

FOR LEASE > RETAIL

Amelia Crossing

1699 S. 14TH STREET, FERNANDINA BEACH, FL 32034

2,400± SF AVAILABLE

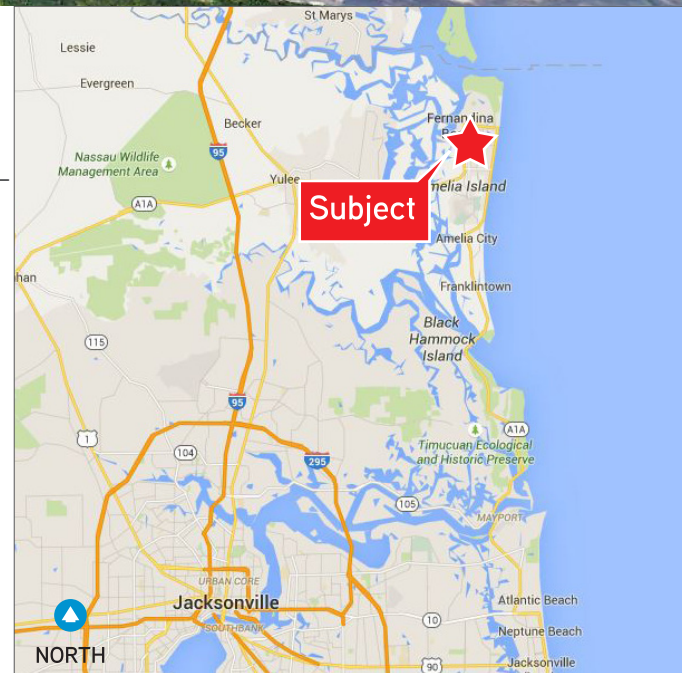


Northeast Florida



Property Features

- > Well located attractive, modern, professional office and retail center located in the commercial center of Amelia Island/Fernandina Beach, FL
- > Composed mostly of medical tenants including UF Health/21st Century Oncology, Quest Diagnostics, St. Vincent's Ambulatory Care and Amelia Gentle Dentistry
- > 1/2 mile from Baptist Medical Center with ample parking available
- > **Available Unit:**
 - Unit 16 & 17 (2,400± SF)
- > **Landlord offering the following incentives to lease the remaining space:**
 - **3 year initial lease term: 3 months free and \$10/SF TI**
 - **5 year initial lease term: 6 months free and \$15/SF TI**
- > **Asking Rate: \$14.50 plus \$4.65 CAM**



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Aerial

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Demographics	1 Mile	3 Mile	5 Mile
Population Est. 2017	4,964	17,929	25,351
Population Est. 2022	5,154	18,836	27,036
2017 Est. Avg. HH Income	\$73,894	\$85,296	\$91,855

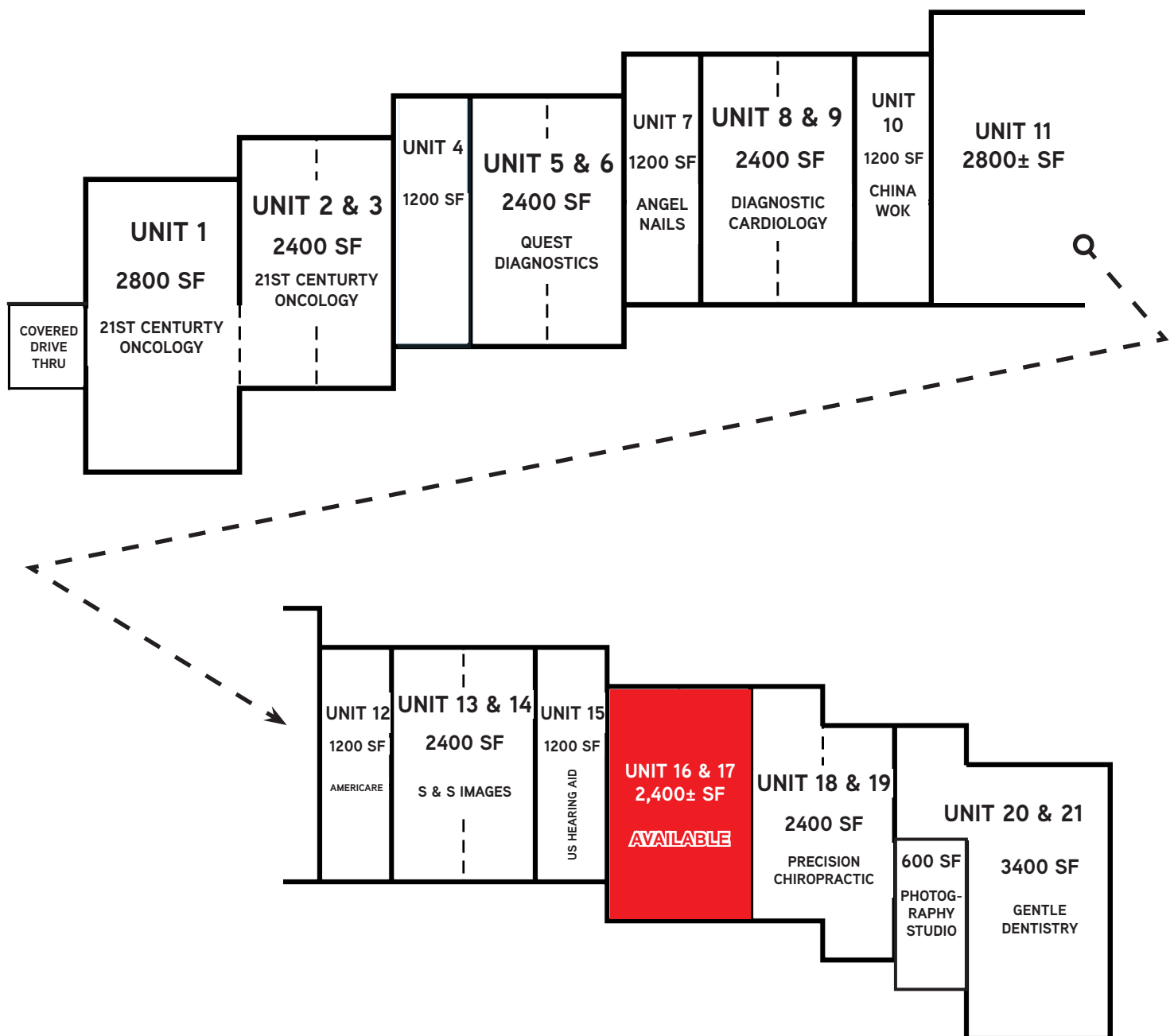
Source: Esri Business Analyst Online

Traffic Count	Daily	Trucks
14th St.	18,400	466
A1A / SR 200	17,600	1,179

Source: Florida Department of Transportation (FDOT)

Available Units

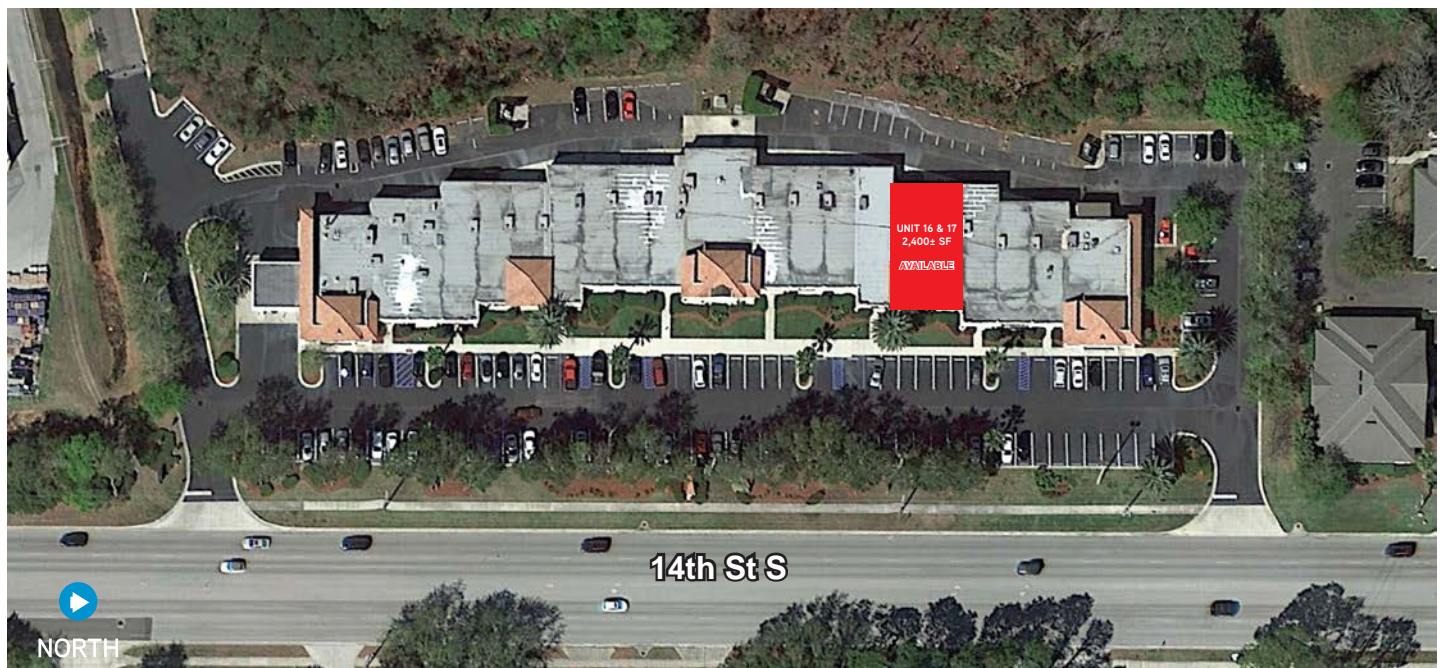
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Space Plan

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Unit	Tenant	SF Available
1	21st Century Oncology	Not available
2 & 3	21st Century Oncology	Not available
4	Occupied	Not available
5 & 6	Quest Diagnostics	Not available
7	Angel Nails	Not available
8 & 9	Diagnostics Cardiology	Not available
10	China Wok	Not available
11	Leased	Not available
12	Americare	Not available
13 & 14	S&S Images	Not available
15	US Hearing Aid	Not available
16 & 17	Available	2,400± SF
18 & 19	Precision Chiropractic	Not available
20A	Photography Studio	Not available
20 & 21	Gentle Dentistry	Not available



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Please contact us to see this property

Contact Us

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