

FOR LEASE > RETAIL

# Amelia Crossing

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

600± SF - 2,400± SF AVAILABLE

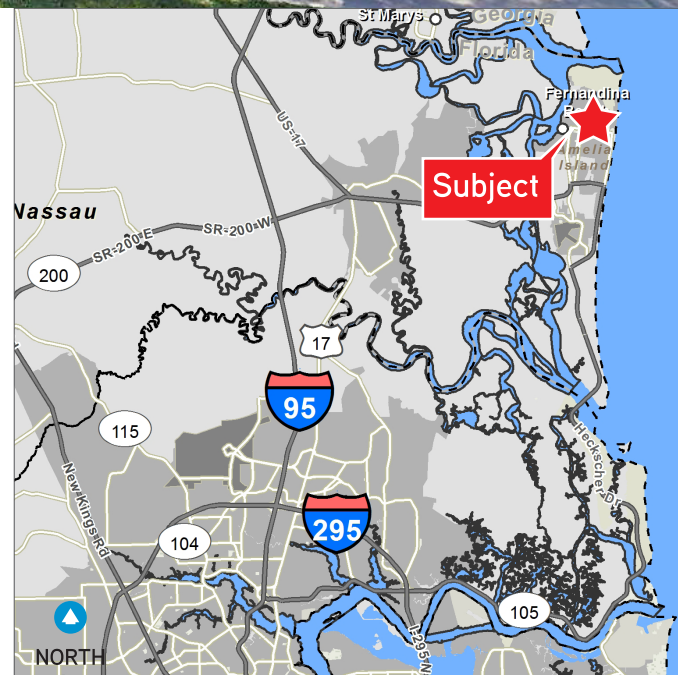


Northeast Florida



## 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 Healthcare and Amelia Gentle Dentistry
- > 1/2 mile from Baptist Medical Center with ample parking available
- > **Available Unit:**
  - Unit 7 (1,200± SF)
  - Unit 16 & 17 (2,400± SF)
  - Unit 20A (600± SF)
- > **Landlord offering the following incentive to lease the remaining space:**
  - **5 year initial lease term: 6 months free and \$15/SF TI**
- > **Asking Rate: \$15.00 plus \$4.65 CAM**



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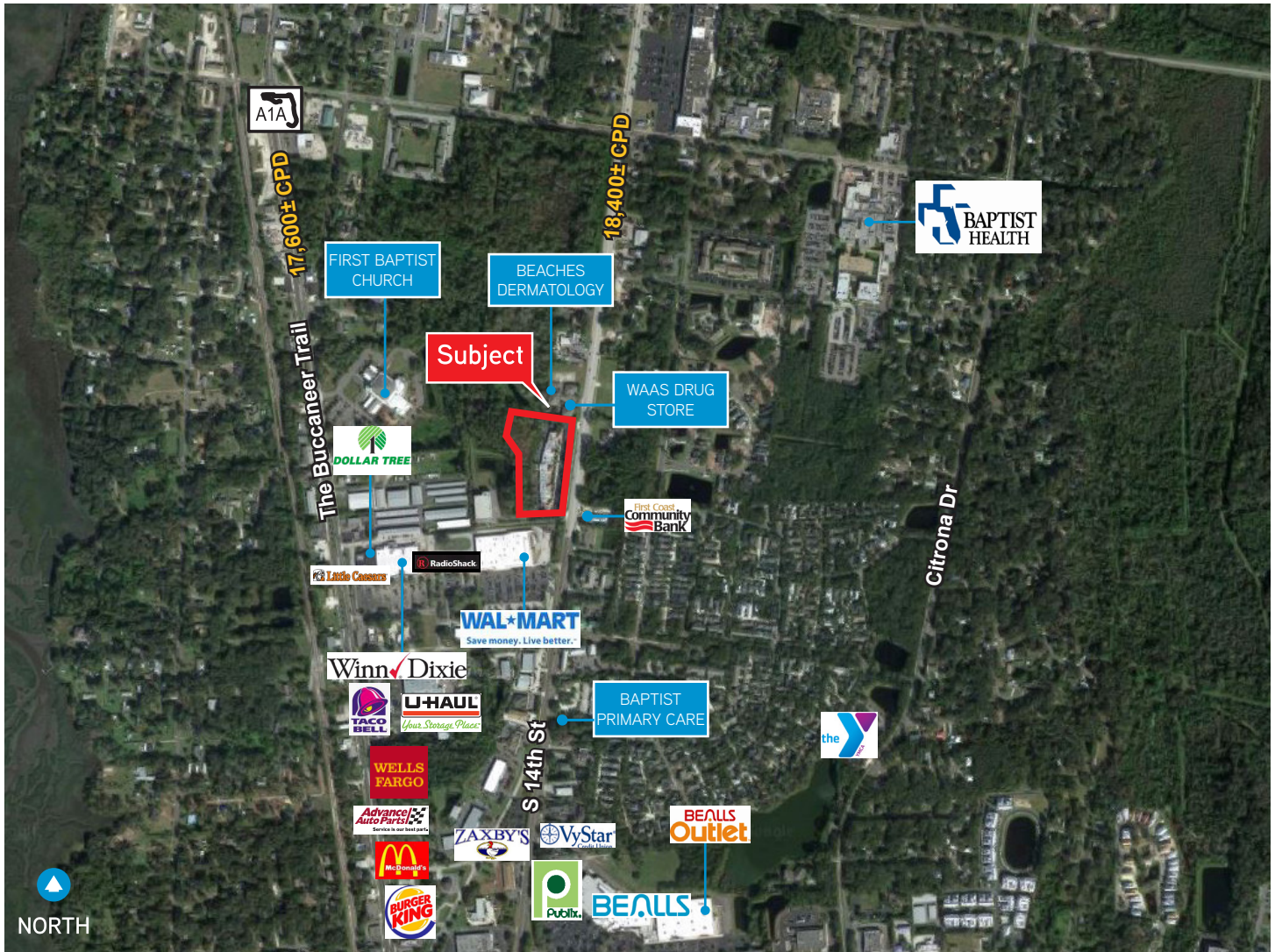
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# Aerial

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

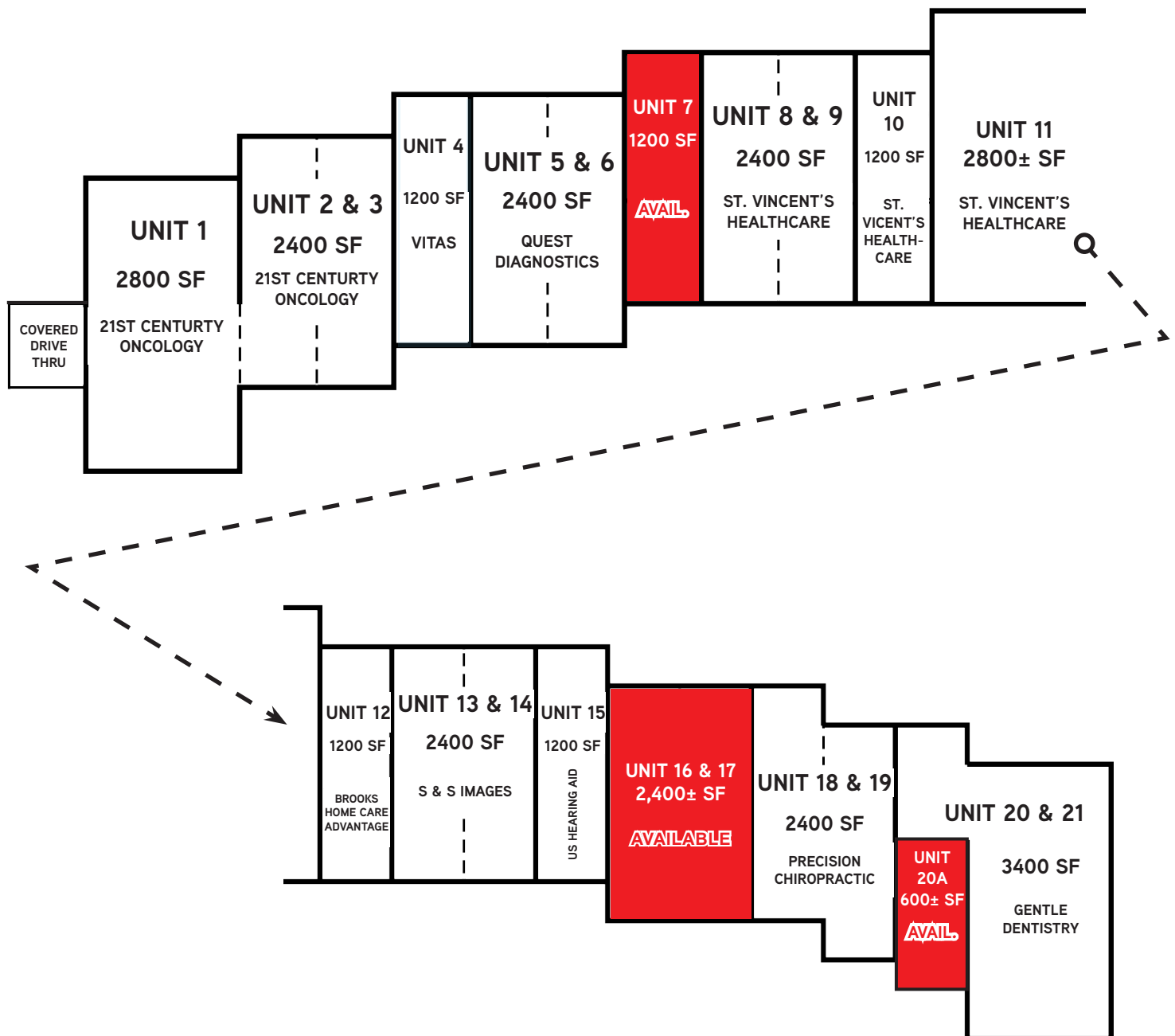
Source: Esri Business Analyst Online

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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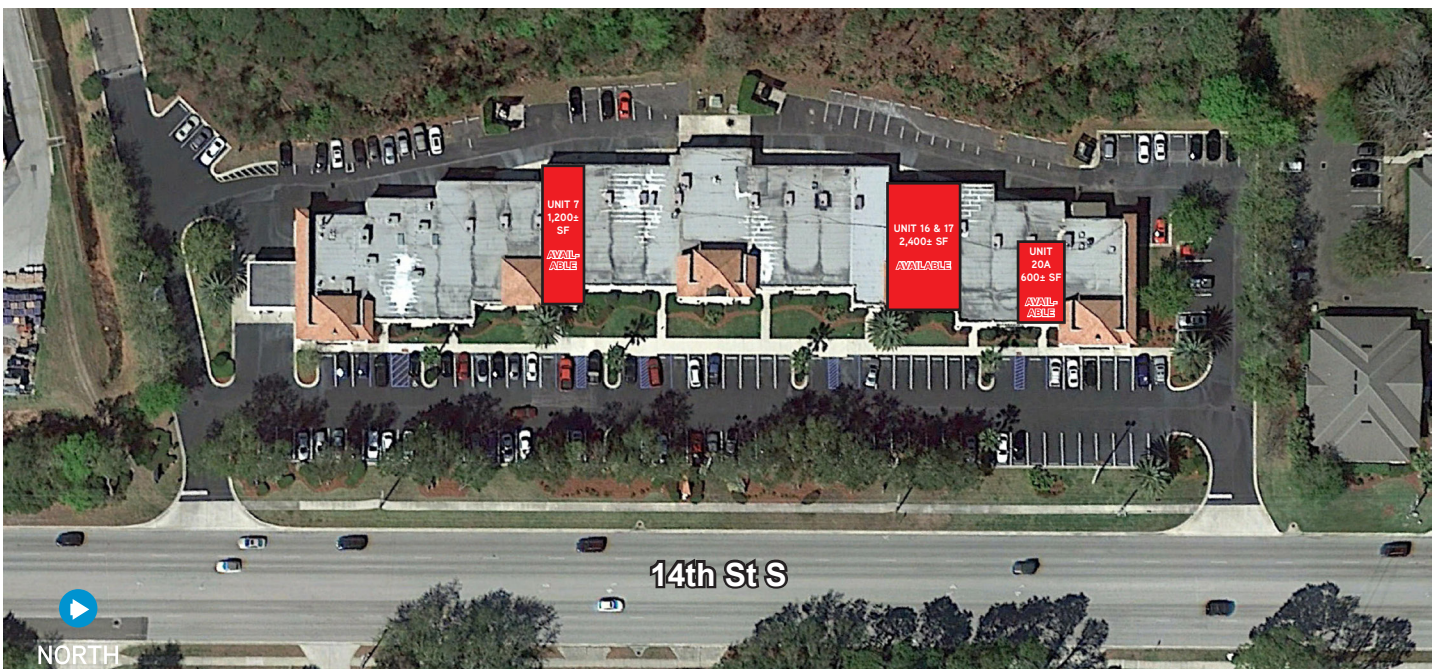




# Space Plan

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Unit	Tenant	SF
1, 2 & 3	21st Century Oncology	5,200± SF
4	Vitas	1,200± SF
5 & 6	Quest Diagnostics	2,400± SF
<b>7</b>	<b>Available</b>	<b>1,200± SF</b>
8 & 9	St. Vincent's Healthcare	2,400± SF
10	St. Vincent's Healthcare	1,200± SF
11	St. Vincent's Healthcare	2,800± SF
12	Brooks Home Care Advantage	1,200± SF
13 & 14	Images Salon	2,400± SF
15	US Hearing Aid	1,200± SF
<b>16 &amp; 17</b>	<b>Available</b>	<b>2,400± SF</b>
18 & 19	Precision Chiropractic, Inc.	2,400± SF
<b>20A</b>	<b>Available</b>	<b>600± SF</b>
20 & 21	Amelia Gentle Dentistry	3,400± SF



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Please contact us to see this property

## Contact Us

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