

# Amelia Markets

Shadow anchored by Lowe's

474323 SR 200, Fernandina Beach, Florida 32034



## INVESTMENT DETAILS

- Asking Price: \$4,435,000
- Year 1 Proforma NOI: \$321,598
- Cap Rate: 7.25%
- Rentable SF: 27,980± SF
- Lease Type: Various
- Underwritten Occupancy: 95%
- Offering Type: Fee Simple

## LOCATION HIGHLIGHTS

- Located on SR 200 (A1A) shadow anchored by Lowe's
- 27,980± SF retail center
- Year Built: 2006
- Great location- first lighted intersection as you come over the bridge from Amelia Island

## FOR ADDITIONAL INFORMATION

Please [CLICK HERE](#) to complete our Confidentiality Agreement.

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