



# SADLER CROSSING

1484 SADLER RD • AMELIA ISLAND, FL

**1,410 TO 3,850 SF AVAILABLE**

- ◆ ± 39,829 SF SHOPPING CENTER
- ◆ PRESTIGIOUS AMELIA ISLAND LOCATION
- ◆ GOING HOME/TO THE BEACH SIDE FROM I95 AND A1A
- ◆ TENANTS INCLUDE PET SUPERMARKET, TALBOTS, MATTRESS FIRM, SURCHEROS, 1000 DEGREE PIZZA, GNC, & JERSEY MIKES

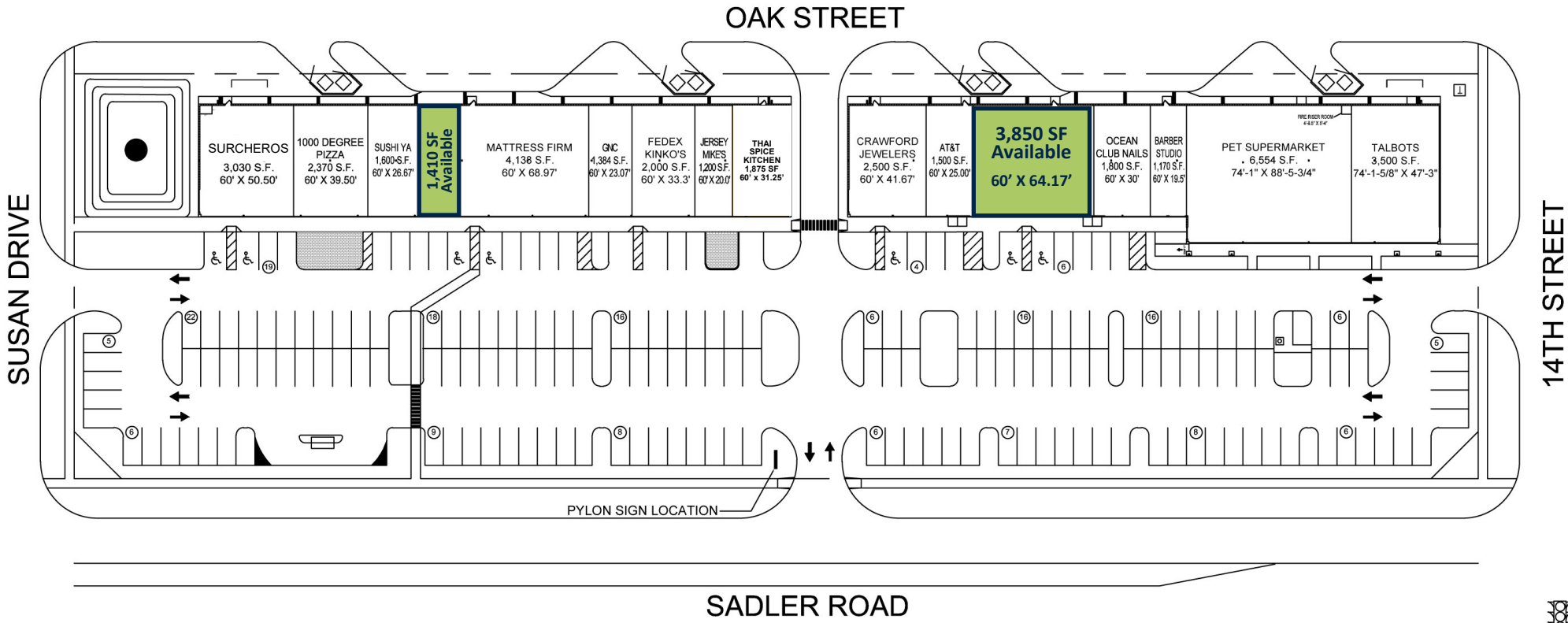
## DEMOGRAPHICS

	ONE MILE	TWO MILES	THREE MILES
POPULATION	5,308	11,828	17,378
DAYTIME POP.	6,312	13,193	19,023
AVG. HH INCOME	\$80,676	\$84,173	\$86,613

## TRAFFIC COUNTS

SADLER ROAD	200 & A1A
<b>20,105 VPD</b>	<b>32,500 VPD</b>





**TENANT LIST**

1484	SURCHEROS	3,000 SF	1470	FEDEX KINKO'S	2,000 SF	1448	NAIL SALON	1800 SF
1480	1000 DEGREE PIZZA	2,370 SF	1468	JERSEY MIKES	1,200 SF	1428	BARBER STUDIO	1,170 SF
1478	FANCY SUSHI	1,600 SF	1460	THAI SPICE KITCHEN	1,875 SF	1416	PET SUPERMARKET	6,532 SF
<b>1476</b>	<b>AVAILABLE</b>	<b>1,410 SF</b>	1458	CRAWFORD JEWELERS	2,500 SF	1408	TALBOTS	3,500 SF
1474	MATTRESS FIRM	4,138	1456	AT&T	1,500 SF	ATM	JP MORGAN CHASE	
1472	GNC	1,384 SF	<b>1450</b>	<b>AVAILABLE</b>	<b>3,850 SF</b>			