

FOR SALE

# 5.8± AC Zoned PUD on Amelia Concourse

NWQ Amelia Concourse & Majestic Walk Blvd  
FERNANDINA BEACH, FL 32034

The 5.8 acre site is zoned PUD and fronts Amelia Concourse at the northwest quadrant of Majestic Walk Boulevard. The site is surrounded by multiple residential subdivisions including Amelia Walk, the Golf Club at North Hampton, Amelia National Golf & Country Club, Floridian Enclave, and Flora Parke.

- Site is “pad ready” with master retention in place and utilities available to the site
- Entitled up to 35,000 square feet of commercial/office space
- Excellent site for neighborhood commercial, professional office, medical office, business office, etc
- Owner willing to subdivide



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# NWQ of Amelia Concourse & Majestic Walk Blvd

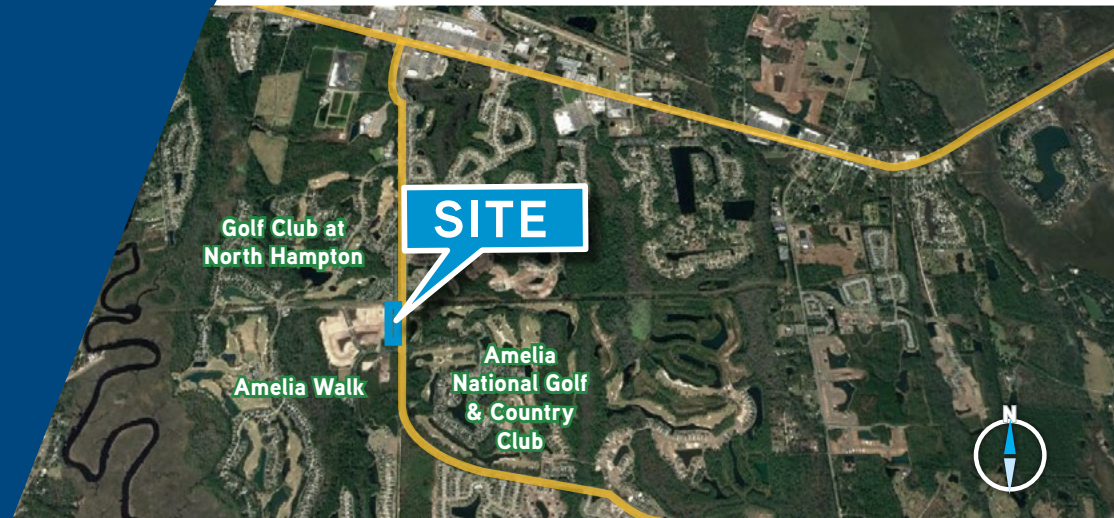
## PROPERTY SPECIFICATIONS

Address	Amelia Concourse Fernandina Beach, FL 32034
Location	NWQ of Amelia Concourse & Majestic Walk Boulevard
Size	5.8± AC
Zoning	PUD
Traffic Count	12,000± AADT via Amelia Concourse
Utilities	JEA, FP&L

**\$1,300,000**  
SALE PRICE

Demographics	Yulee (32097) and Fernandina (32034) Trade Area		
2019 Estimated Population	57,527		
2024 Projected Population	67,091		
2019 Est. Avg. HH Income	\$101,828		
Demographics	3 mile	5 mile	7 mile
2019 Estimated Population	18,037	29,971	48,662
2024 Projected Population	20,233	37,583	57,650
2019 Est. Avg. HH Income	\$93,758	\$95,111	\$94,444
Number of Households within 2 miles of site	4,569		

Source: Esri Business Analyst Online



# Amelia Walk Community Commercial Tract

## THE AREA

Two miles south of the intersection of A1A and fronting directly on Amelia Concourse in east Nassau County, Florida

Amelia Walk is a 673-acre master-planned community in east Nassau County. The overall development is planned for 749 total units.

Village Walk, at the main entrance, is a 210-unit residential neighborhood with vehicular and pedestrian connectivity between the Village Walk residential neighborhoods and the commercial uses.

