

ISLAND WALK SHOPPING CENTER

FERNANDINA BEACH, FL



SIZE

213,656 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	5,476	16,892	26,202
Households	2,431	7,473	11,438
Median HH Income (\$)	60,080	57,380	59,160

MAJOR TENANT(S)

Publix



LOCATION

1421 Sadler Road | Fernandina Beach, FL 32034

PROPERTY HIGHLIGHTS

- Anchored by Publix, the number one grocer in the Jacksonville area
- Additional national tenants include Starbucks, Bealls, Bealls Outlet, and more
- Located in Fernandina Beach, a suburb 36 miles north of Jacksonville with an average household income greater than \$75,000
- The center is located at the intersection of Sadler Road and South 14th Street, which benefits from over 34,000 vehicles per day

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



PHILLIPS EDISON & COMPANY

ISLAND WALK SHOPPING CENTER

1421 Sadler Road | Fernandina Beach, FL 32034

SPACE	TENANT	SQ. FT.		
OUT1	Starbucks	1,850 SF	15	Tony's Brick Oven Pizza 2,155 SF
OUT2	Mattress One	2,683 SF	16	Peterbrooke Chocolatier 1,015 SF
01	Jet HomeLoans	1,800 SF	17	Travel Leaders 950 SF
02	AVAILABLE	2,700 SF	22A	Coastal Cottage 4,895 SF
05	AVAILABLE	2,100 SF	22B	Staples 13,335 SF
07	AVAILABLE	1,125 SF	22C	AVAILABLE 16,166 SF
08	Valet Cleaners	995 SF	27	H&R Block 1,300 SF
09	Ca Nails	1,245 SF	28	Regis 1,000 SF
10	Hana Sushi	1,240 SF	29A	Barberitos 2,414 SF
11	Amelia Liquors	2,120 SF	29B	Jimmy John's 1,201 SF
12A	Connect Hearing	700 SF	29C	Eye Envy Optical and Sunglasses 1,600 SF
12B	Diamond Realty Group of Amelia	1,840 SF	33A	Bealls 58,023 SF
13	The UPS Store	1,910 SF	33B	Bealls Outlet 28,719 SF
14	Publix	55,000 SF	33C	AVAILABLE 3,575 SF
			TOTAL SQ. FT.	213,656

SITE LEGEND

- Available
- Leased (not occupied)
- Occupied
- Owned by Others
- Site Boundary



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

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SEARS

O'Reilly
AUTO PARTS

Walmart Winn-Dixie
DOLLAR TREE GameStop

Island Walk Shopping Center

Publix STAPLES
BEALLS BEALLS
Outlet

The UPS Store



H&R BLOCK



BARBERITOS



Advance
Auto Parts

CVS
pharmacy

JPS A
BANK
ESTABLISHED 1908

TALBOTS
PET SUPERMARKET

MATTRESS
FIRM

Tuesday Morning



PHILLIPS EDISON & COMPANY

Demographic Summary Report

1990 - 2000 Census, 2015 Estimates & 2020 Projections

Calculated using TAS Retrieval Retrieval



Apr 26, 2016

Latitude: 30.641314 Longitude: -81.454133

Island Walk Shopping Center Fernandina Beach, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius	10.00 Mile Radius
Population	Q4 2015 Estimated Population	5,476	16,892	26,202	52,248
	2020 Projected Population	5,903	18,131	28,482	57,557
	2010 Census Population	5,222	16,266	24,850	49,082
	2000 Census Population	4,608	15,289	21,493	39,425
	1990 Census Population	3,237	12,283	16,184	30,355
	Historical Annual Growth 1990 to 2000	3.60%	2.21%	2.88%	2.65%
	Historical Annual Growth 2000 to 2010	1.26%	0.62%	1.46%	2.22%
	Estimated Annual Growth 2010 to 2015	0.83%	0.66%	0.93%	1.09%
	Projected Annual Growth 2015 to 2020	1.51%	1.43%	1.68%	1.95%
	Median Age	52.1	50.8	51.1	46.9
Households	Q4 2015 Estimated Households	2,431	7,473	11,438	21,530
	2020 Projected Households	2,625	8,031	12,433	23,694
	2010 Census Households	2,314	7,187	10,853	20,258
	2000 Census Households	1,880	6,355	8,902	15,574
	1990 Census Households	1,241	4,762	6,308	11,305
	Historical Annual Growth 1990 to 2000	4.24%	2.93%	3.50%	3.25%
	Historical Annual Growth 2000 to 2015	2.10%	1.24%	2.00%	2.66%
	Estimated Annual Growth 2000 to 2015	0.86%	0.68%	0.92%	1.06%
	Projected Annual Growth 2015 to 2020	1.55%	1.45%	1.68%	1.93%
	Population per Household	2.20	2.23	2.27	2.41
Population by Race	White	86.5%	81.9%	84.3%	85.6%
	Black or African American	4.7%	9.6%	8.4%	7.5%
	Asian & Pacific Islander	1.6%	1.3%	1.2%	1.1%
	Other Races	1.7%	1.8%	1.7%	1.8%
	Hispanic Population	5.5%	5.3%	4.4%	4.0%
Income	Average Household Income	\$71,235	\$74,995	\$81,333	\$81,890
	Median Household Income	\$60,080	\$57,380	\$59,160	\$59,099
	Per Capita Income	\$32,351	\$33,616	\$35,789	\$33,988
Education (Age 25+)	Elementary	1.8%	2.9%	2.6%	2.5%
	Some High School	4.0%	4.3%	3.8%	5.1%
	High School Graduate	22.8%	24.2%	26.1%	31.2%
	Some College	23.9%	24.7%	23.9%	23.9%
	Associates Degree Only	7.9%	7.6%	9.3%	8.7%
	Bachelors Degree Only	26.3%	24.2%	22.7%	18.7%
	Graduate Degree	13.2%	12.0%	11.6%	9.9%
Business	Number of Businesses	281	825	1,040	1,555
	Total Number of Employees	3,509	10,708	13,357	20,423
	Employees per Business	12.51	12.98	12.84	13.13
	Residential Population per Business	19.52	20.48	25.20	33.59

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.