



## Amelia Plaza

S. 8th St & T.J. Courson Rd  
1722 S. 8th Street  
Fernandina Beach, FL 32034

Metro Area: Jacksonville–St. Marys–Palatka,  
FL–GA

Center Type: Community

GLA: 91,627

LEASING CONTACT

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### PROPERTY HIGHLIGHTS

- Walmart attached to center
- Located on Amelia Island and attracts a regional draw of customers
- Average household income of over \$81,000 within 5 mile radius
- Intersection of S. 8th St and T.J. Courson Rd with 43,600 VPD
- 2nd generation restaurant space available

### MAJOR TENANTS






### DEMOGRAPHICS

	1 MI	3 MI	5 MI
<b>POPULATION</b>	5,009	17,494	28,435
<b>HOUSEHOLDS</b>	2,281	8,070	12,798
<b>AVG HH INCOME</b>	\$73,674	\$87,650	\$88,173

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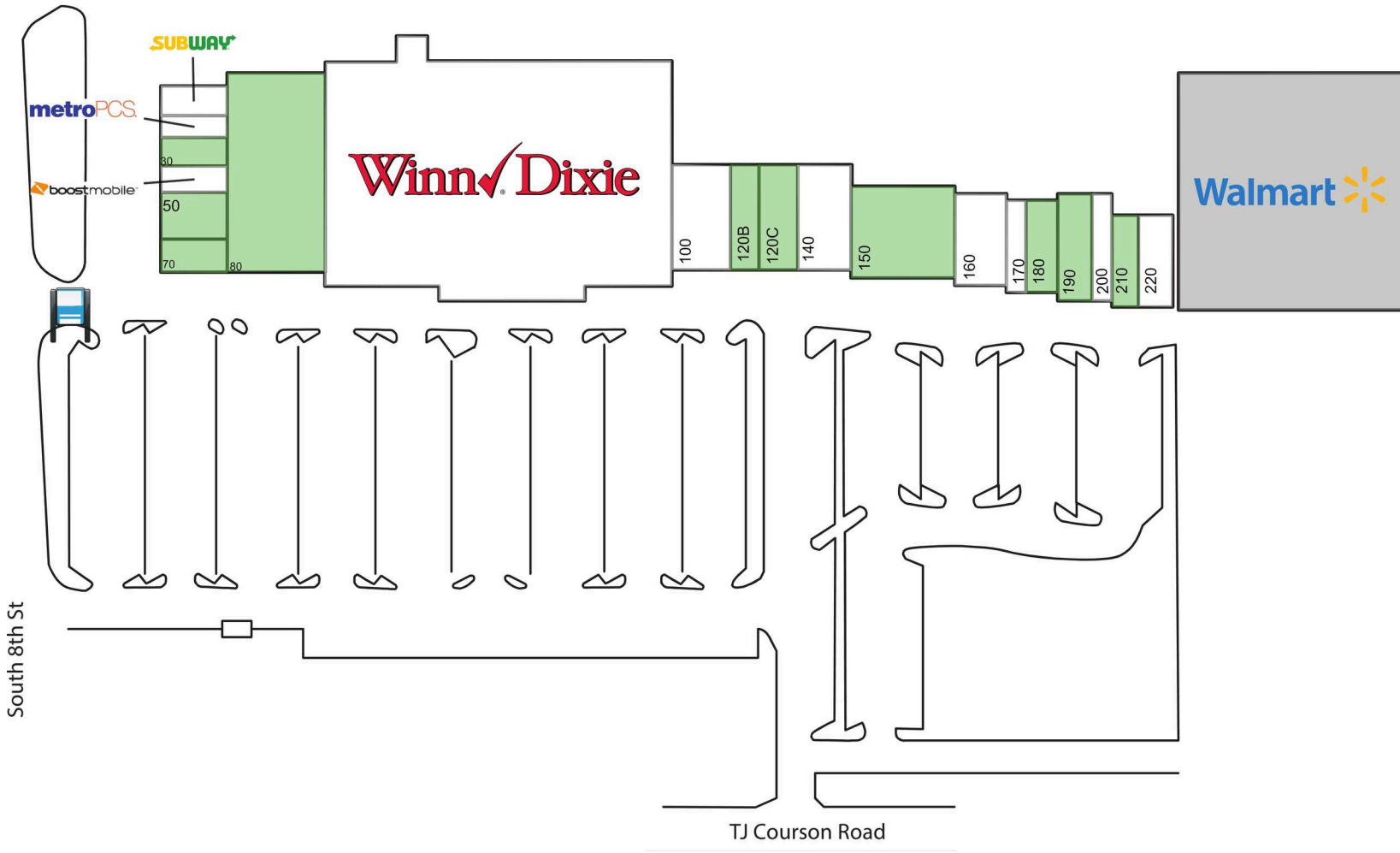
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This site plan indicates the general layout of the shopping center and is not a warranty, representation, or agreement on the part of the landlord that the shopping center will be exactly as depicted herein.

## AVAILABLE SPACES

30	1,000 SF
50	1,800 SF
70	1,200 SF
80	10,080 SF
120B	1,616 SF
120C	2,400 SF
150	4,328 SF
180	1,767 SF
190	2,480 SF
210	1,413 SF



## CURRENT TENANTS

10	Subway	1,200 SF	100	New China Buffet	3,600 SF	200	Consolidated Lab Services	746 SF
20	Metro PCS	800 SF	140	Kabuki Steakhouse & Sushi Bar	3,200 SF	220	USA Martial Arts	1,899 SF
40	Boost Mobile	1,000 SF	160	New York Nails	4,072 SF			
90	Winn Dixie	45,965 SF	170	Swayze Hair Design	1,061 SF			