Shops at Amelia Market



4800 First Coast Highway, Fernandina Beach, FL 32034

LOCATION ZONE: NORTHSIDE/NASSAU COUNTY



Close proximity to Omni Amelia Island Plantation and The Ritz-Carlton

High income area with high retail user traffic

TENANTS

- Harris Teeter
- Bantam & Biddy Restaurant
- Brooks Rehabilitation
- Keller Williams Realty

LEASING CONTACT

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SLEIMAN 1 Sleiman Parkway Jacksonville, FL 32216 904-731-8806 SLEIMAN.COM







DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	2,103	10,286	28,292
2025 Population Projected	2,488 3.7%	12,428 4.2%	33,459 3.7%
Income	\$122,749	\$129,995	\$111,272
Households	1,068	5,090	13,029
Median Age	60.7	57.0	52.2

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LOCATION ZONE: Northside/Nassau County

SITE	SUM	MARY
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S.FLETCH	ER AVE
IST COM	
IST COAST HICHWAY	

TENANT	UNIT	SIZE	
HARRIS TEETERS	10-50	53,000	sf
AVAILABLE (20.74' x 57.83')	60	1,223	sf
KELLER WILLIAMS	70-80	2,848	sf
BROOK'S REHAB	90	1,840	sf
LY'S NAILS	100	2,400	sf
EVELYNE TALMAN	110	2,400	sf
MONKEY BARREL OF AMELIA	410	1,577	sf
J. MCLAUGHLIN	420	1,577	sf
FIFI'S	430	2,011	sf
SHOE VISIONS	440	1,577	sf
PEDEGO ELECTRIC BIKES	450	1,971	sf
AMELIA LIQUORS	460	1,577	sf
BANTAM + BIDDY	470	2,443	sf

SLEIMAN Office: 904-731-8806 Fax: 904-731-1252 SLEIMAN.COM

This site plan is presented solely for the purpose of identifying the approximate location and size of the building presently contemplated by the owner. Building sizes, site dimensions, access and parking areas, existing tenant locations and identities are subject to changes without notice and at the owners discretion. Unit numbers as indicated are not necessarily the actual suite number and are intended for use as reference only.