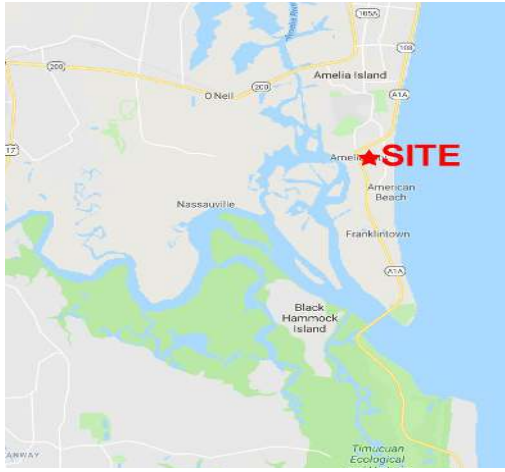


# Shops at Amelia Market



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 & Bidly Restaurant
- Brooks Rehabilitation
- Keller Williams Realty



## LEASING CONTACT

**Alex Main**

904-807-4262

amain@sleiman.com

**SLEIMAN**

1 Sleiman Parkway  
 Jacksonville, FL 32216

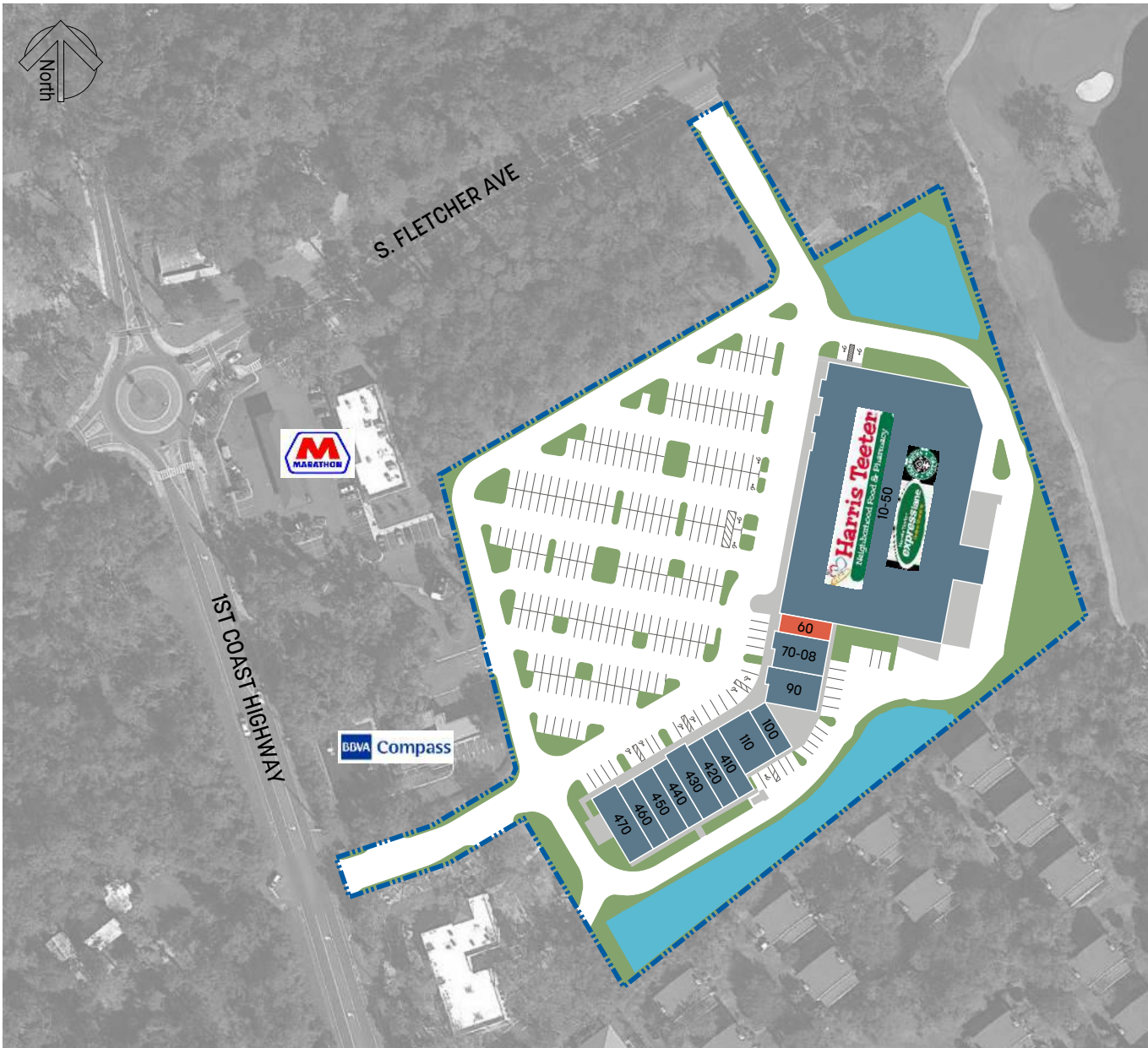
904-731-8806

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

# Shops of Amelia Market

4800 1st Coastal Highway, Fernandina Beach, FL 32034



## SITE SUMMARY

TENANT	UNIT	SIZE
HARRIS TEETERS	10-50	53,000 sf
<i>AVAILABLE (20.74' x 57.83')</i>	<i>60</i>	<i>1,223 sf</i>
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