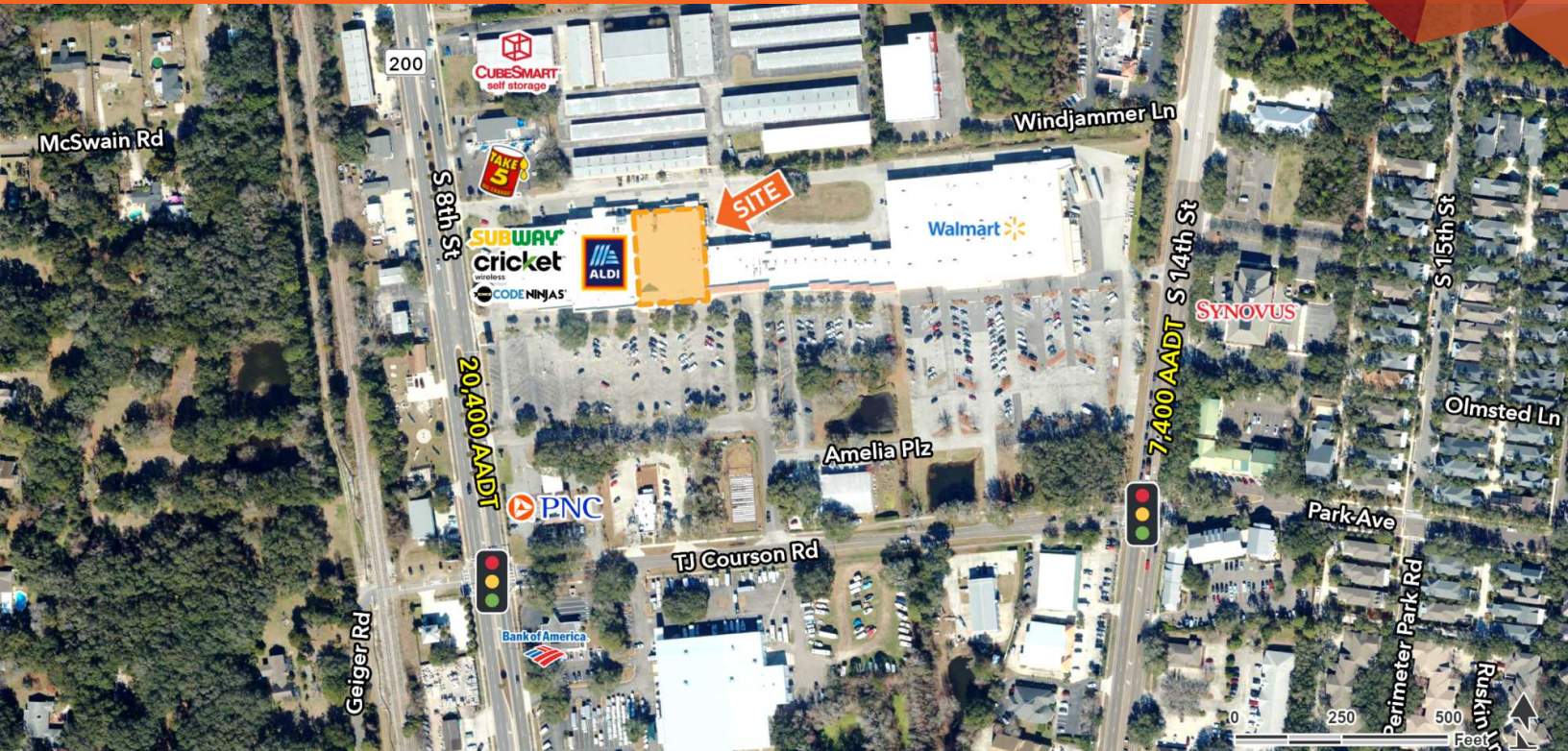


ALDI EXCESS

FOR LEASE

947 AMELIA PLAZA, FERNANDINA BEACH, FL 32034

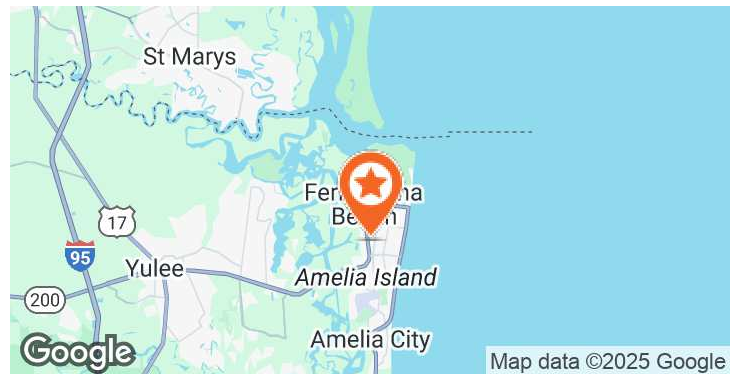


LOCATION DESCRIPTION

Located in Amelia Plaza at the signalized intersection of SR 200 (SW 8th St) and T.J. Courson Rd in Fernandina Beach

PROPERTY HIGHLIGHTS

- 24,427 SF junior box available for sublease
- Situated on the direct route to Amelia Island which sees a year-round tourist draw with ~1.5M visitors annually
- The economic impact of tourism in Nassau county is approx. \$1 billion annually as of 2025
- Co-tenants include Aldi, Walmart and PNC Bank
- Traffic Counts: SR 200 (SW 8th) - 20,400 AADT; SW 14th St - 7,400 AADT



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2025 Total Population	4,926	19,947	32,422
2025 Daytime Population	7,701	22,232	33,537
2025 Average Household Income	\$123,234	\$133,365	\$133,423



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FOR LEASE

Amelia River



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