



AMELIA CONCOURSE RETAIL CENTER 2,437 SF ENDCAP RETAIL SUITE | FOR LEASE

95742 Amelia Concourse
Fernandina Beach, FL 32034

KAYLA DEGUZMAN
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PROPERTY OVERVIEW

Now available for lease – a **2,437 SF endcap retail suite** located in the well-positioned **Amelia Concourse Retail Center**. This attractive center offers **nearly 400 feet of frontage** along busy Amelia Concourse, providing excellent visibility and easy access for local residents and commuters alike.

This space benefits from **prime monument and façade signage opportunities**, making it ideal for retail, service, or professional office users looking to establish a strong presence in the growing Fernandina Beach market.

Neighboring tenants include Guardian Title, Elements Salon, Edward Jones, Church of Christ, Step By Step, and Sayers Family Chiropractic – creating a strong mix of professional and service-oriented businesses.

Located in a rapidly expanding area of Nassau County, Amelia Concourse Retail Center offers the perfect opportunity for your business to thrive in a visible, community-centered location.

PROPERTY HIGHLIGHTS

- ±2,437 SF endcap available
- Can be divided in half
- Nearly 400 feet of road frontage
- Excellent monument and building signage
- Ample parking and easy access
- Surrounded by established residential communities
- Strong co-tenancy and local traffic

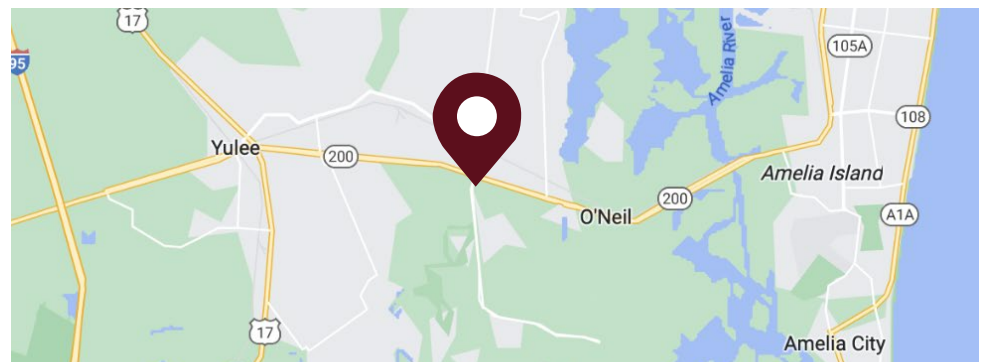
LEASE DETAILS

Suite	Size	Lease Price
95742 / 95746	2,437 SF	\$28/SF + \$8.22/SF/SF NNN
<i>Can be demised into two 1,218 SF spaces</i>		



LEASING SUMMARY

Property name:	Amelia Concourse Retail Center
Address:	95742 Amelia Concourse Fernandina Beach, FL
Property Type:	Freestanding Retail (Strip Center)
Property Size:	13,948 SF
Tenancy:	Multi-tenant
Frontage:	398' on Amelia Concourse (with 1 curb cuts)
Year built:	2007
Zoning:	PUD
County:	Nassau County Submarket



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INTERIOR PHOTOS - SUITE 95742/95746

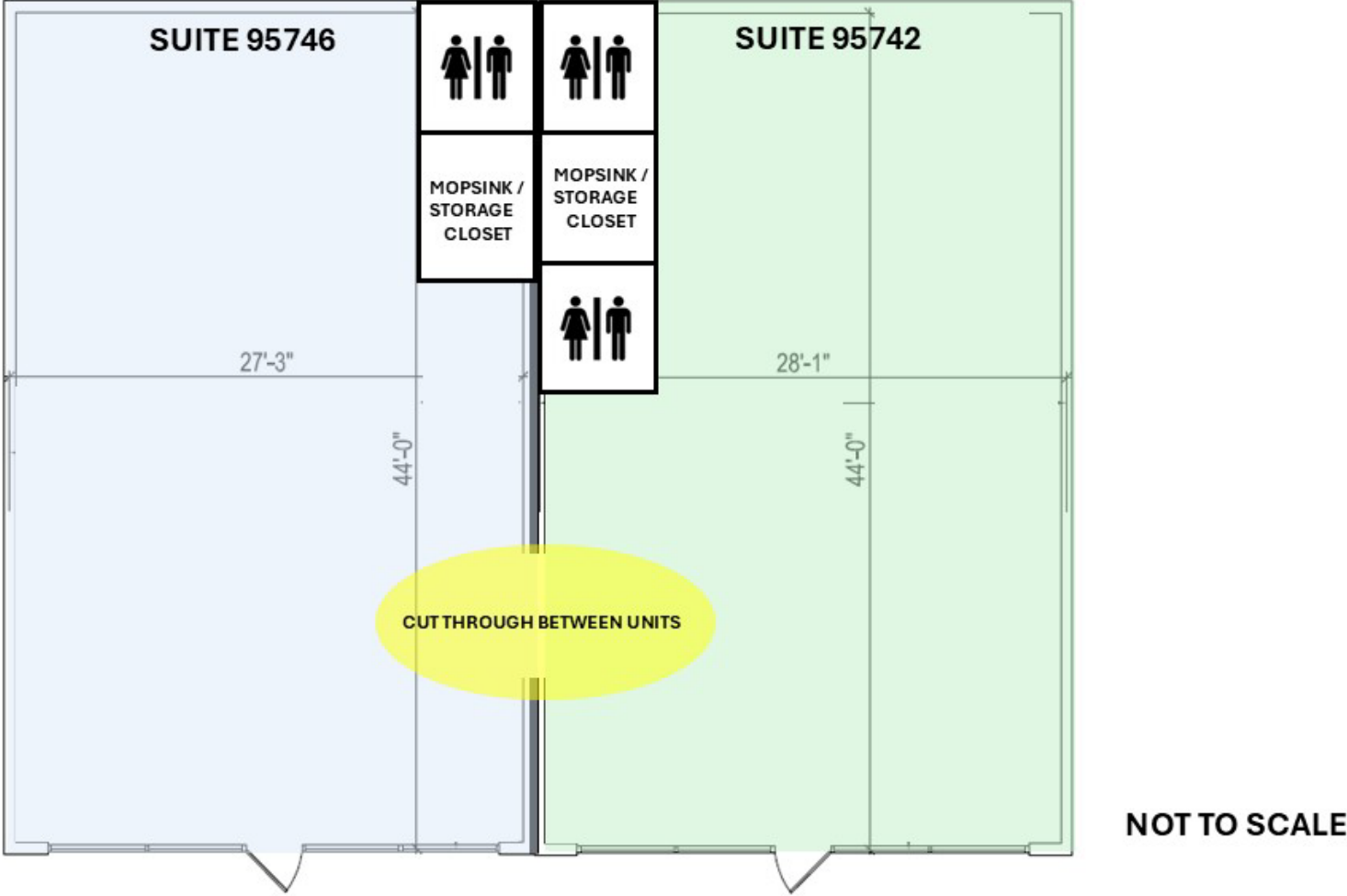


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FLOOR PLAN



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AERIAL OVERVIEW & DEMOGRAPHICS



DEMOS:		
		Population
3 Miles		30,388
5 Miles		46,947
		Median Age
3 Miles		44.0
5 Miles		43.7
		Residential Count
3 Miles		11,681
5 Miles		18,102
		Average Household Income
3 Miles		\$125,319
5 Miles		\$121,264