



AMELIA CONCOURSE DEVELOPMENT

AMELIA CONCOURSE | FERNANDINA BEACH, FLORIDA

± 3.51 ACRES



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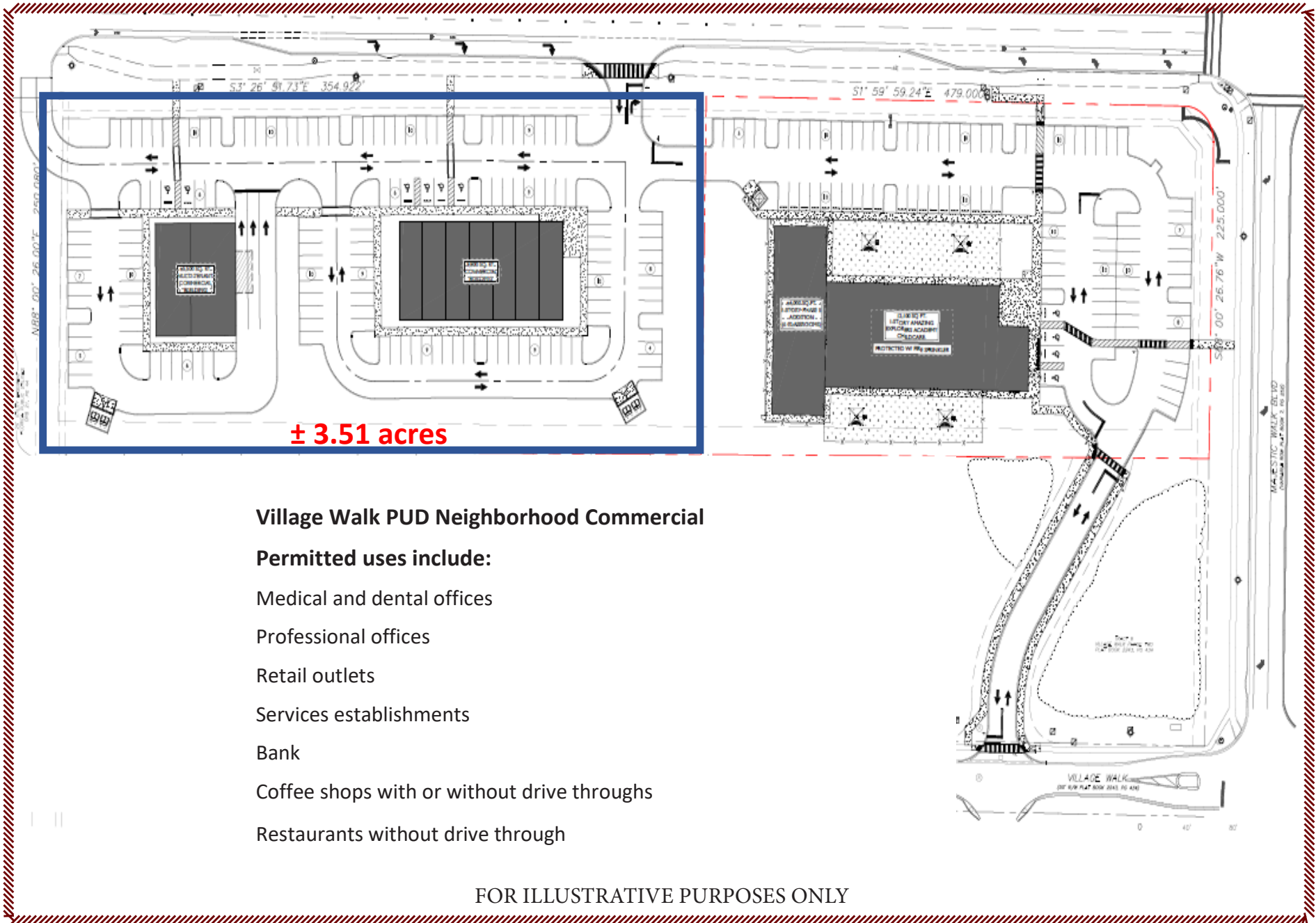


THE OPPORTUNITY



PROPERTY DETAILS

Address:	95493 Amelia Concourse Fernandina Beach FL 32034
Price:	Subject to Offer
Tax Real Estate Number:	Part of 12-2N-0000-0001-0090
Land Size:	±3.51 Acres
Zoning:	Zoned PUD, Neighborhood Commercial
Access	New turn lane to be constructed into the property
Utilities:	Utilities stubbed to boundary





 Target

 THE HOME DEPOT

 Publix

Villages of Amelia

 Panera BREAD

 taylor morrison.
KINGSLEY CREEK

 AMC THEATRES
WE MAKE MOVIES BETTER

 Chick-fil-e

 The Golf Club
AT NORTH HAMPTON

 Amelia National
GOLF & COUNTRY CLUB

 Amelia WALK

 CENTURY COMMUNITIES
CONCOURSE CROSSING



NASSAU COUNTY, FL



POPULATION
96,971



LABORFORCE
48,242



UNEMPLOYMENT RATE
2.4%



MEDIAN HOUSEHOLD INCOME \$86,655



EDUCATION
"A" SCHOOL DISTRICT



TOTAL DWELLINGS
46,017



± 3.51 ACRES

The image is an aerial photograph of a residential community. A large, irregularly shaped area of dense, tall pine trees is outlined in red. This area is labeled as ± 3.51 acres. The surrounding area includes several rows of single-story houses with grey roofs, a paved parking lot, a swimming pool with a lounge area, and a golf course with a pond in the distance. The sky is clear and blue.