



SADLER CROSSING

1484 SADLER RD • AMELIA ISLAND, FL

1,384 SF AVAILABLE

- ◆ ± 39,829 SF SHOPPING CENTER
- ◆ PRESTIGIOUS AMELIA ISLAND LOCATION
- ◆ GOING HOME/TO THE BEACH SIDE FROM I95 AND A1A
- ◆ TENANTS INCLUDE PET SUPERMARKET, TALBOTS, MATTRESS FIRM, SURCHEROS, GNC, JERSEY MIKES, & AMELIA COFFEE & DONUTS

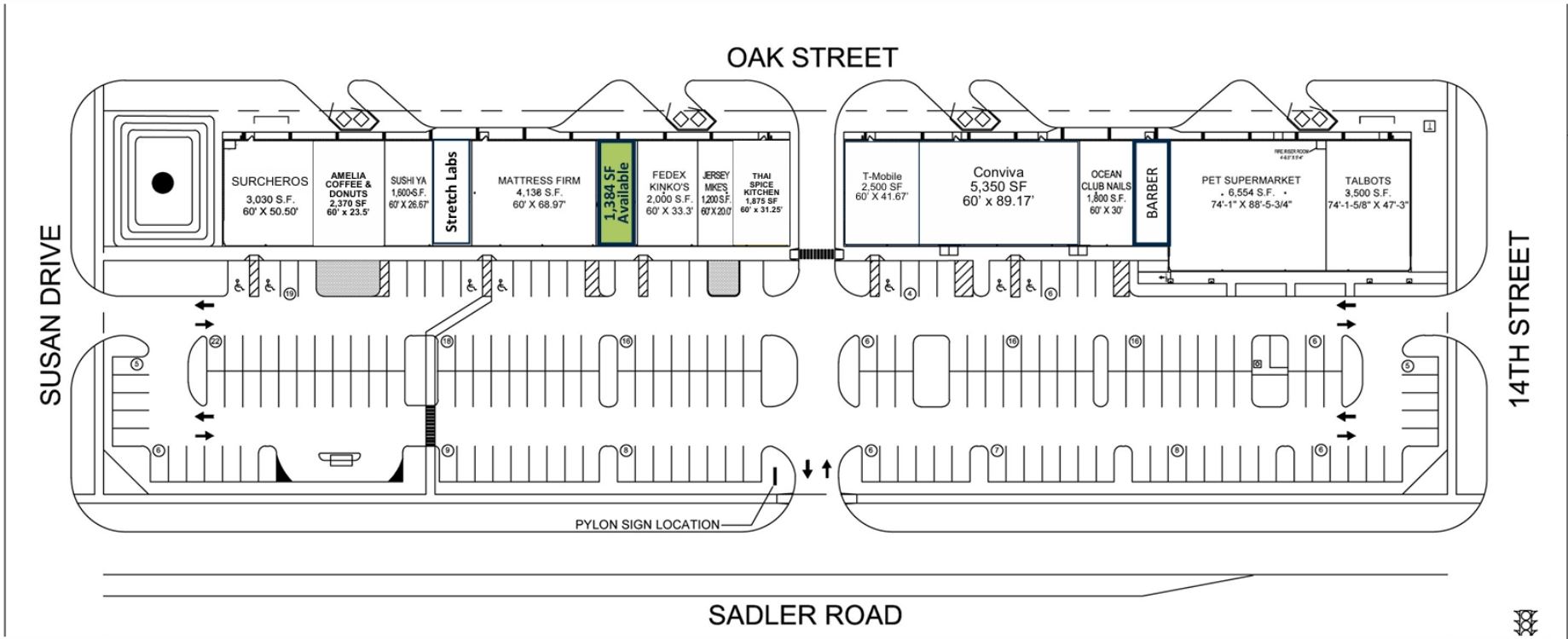
DEMOGRAPHICS

	ONE MILE	THREE MILES	FIVE MILES
POPULATION	5,681	14,308	19,652
DAYTIME POP.	4,301	7,178	10,591
AVG. HH INCOME	\$104,202	\$93,333	\$92,829

TRAFFIC COUNTS

SADLER ROAD	200 & A1A
14,644 VPD	19,437 VPD





TENANT LIST

1484	SURCHEROS	3,000 SF	1470	FEDEX KINKOS	2,000 SF	1448	NAIL SALON	1800 SF
1480	AMELIA DONUTS & COFFEE	2,370 SF	1468	JERSEY MIKES	1,200 SF	1428	BLACKBEARD BARBERING	1,170 SF
1478	FANCY SUSHI	1,600 SF	1460	THAI SPICE KITCHEN	1,875 SF	1416	PET SUPERMARKET	6,532 SF
1476	STRETCH LABS	1,410 SF	1458	T-MOBILE	2,500 SF	1408	TALBOTS	3,500 SF
1474	MATTRESS FIRM	4,138 SF	1456	CONVIVA	1,500 SF	ATM	JP MORGAN CHASE	
1472	AVAILABLE	1,384 SF	1450	CONVIVA	3,850 SF			