

ISLAND WALK SHOPPING CENTER

FERNANDINA BEACH, FL



SIZE

213,656 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
6,472	19,258	32,283
Households		
3,027	8,861	14,518
Median HH Income (\$)		
93,328	88,238	93,120

MAJOR TENANT(S)

Publix



LOCATION

1421 Sadler Road | Fernandina Beach, FL 32034

PROPERTY HIGHLIGHTS

- Top ranked shopping center by foot traffic in the area
- Anchored by Publix
- Additional national tenants include Starbucks, Jimmy John's, Staples, Bealls, and Bealls Outlet/Home Centric
- Located in Fernandina Beach, a suburb 36 miles north of Jacksonville with an average household income greater than \$119,300
- The center is located at the intersection of Sadler Road and South 14th Street, which benefits from over 34,081 VPD

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



PHILLIPS EDISON & COMPANY®

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SPACE	TENANT	SQ. FT.		
OUT1	Starbucks	1,850 SF	17	Smokin Buddy's Vape 950 SF
OUT2	Xfinity	2,683 SF	22A	Coastal Cottage of Amelia 4,895 SF
01	Diamond Realty-Pro Tech Title	1,800 SF	22B	Staples 13,335 SF
02	Coastal Pizza	2,700 SF	22C	Gretchen's Hallmark Shop 16,166 SF
05	Truist Bank	2,100 SF	27	H&R Block 1,300 SF
07	Great Clips	1,125 SF	28	King Wok 1,000 SF
08	Valet Cleaners	995 SF	29A	Don Patron II 2,414 SF
09	CA Nails	1,245 SF	29B	Jimmy John's 1,201 SF
10	Hana Sushi	1,240 SF	29C	Eye Envy Optical and Sunglasses 1,600 SF
11	Amelia Liquors	2,120 SF	33A	Bealls 58,023 SF
12A	Southeastern Hearing	700 SF	33B	Bealls Outlet 28,719 SF
12B	The UPS Store	1,840 SF	33C	Golf Pub Social 3,575 SF
13	AVAILABLE	1,910 SF	TOTAL SQ. FT. 213,656	
14	Publix	55,000 SF		
15	AVAILABLE	2,155 SF		
16	Peterbrooke Chocolatier	1,015 SF		

SITE LEGEND

Available	Occupied
Leased (not occupied)	Owned by Others
Site Boundary	



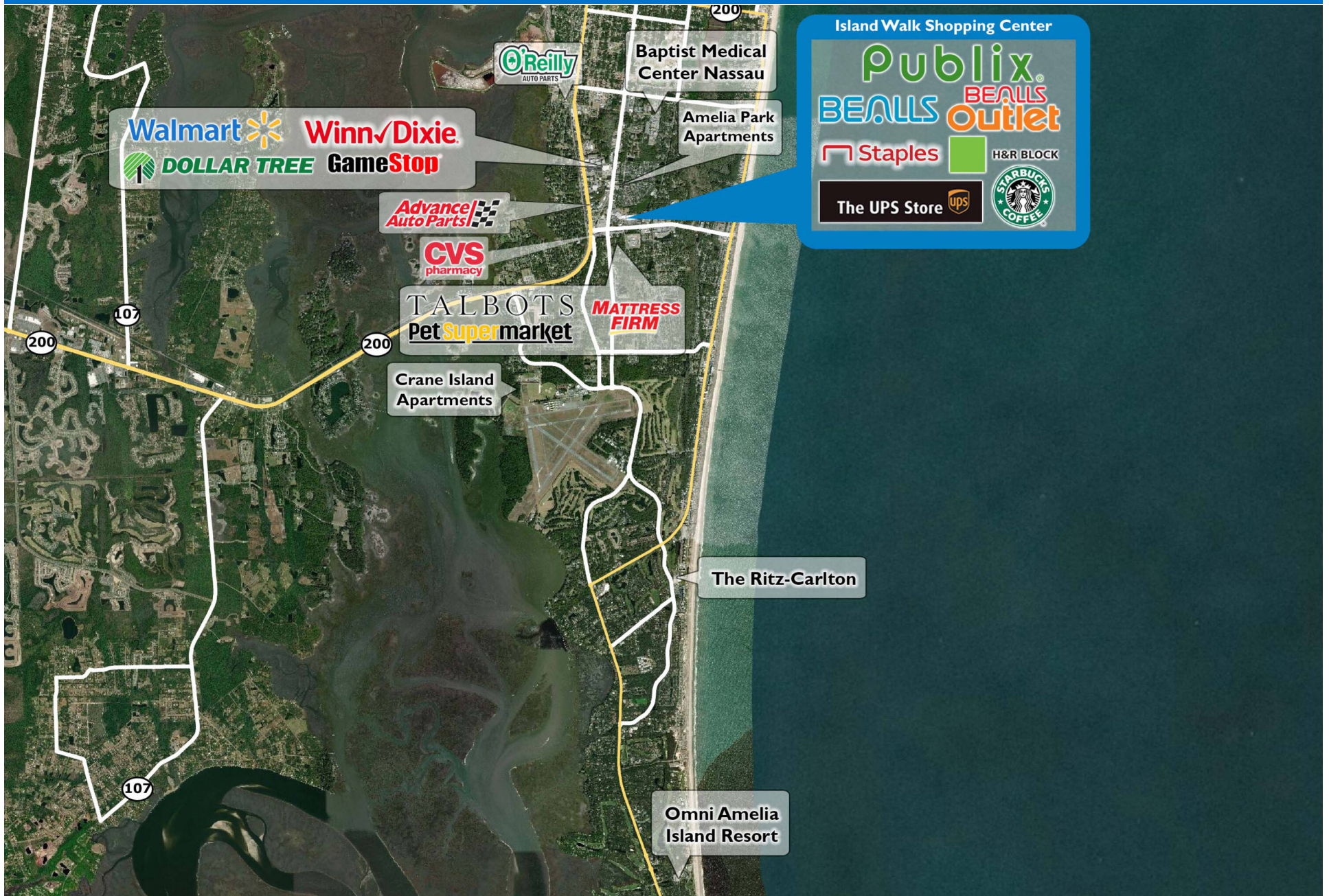
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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 30.641314

Longitude: -81.454133

Island Walk Shopping Center Fernandina Beach, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	6,472	19,258	32,283
	2028 Projected Population	6,776	19,810	33,708
	2010 Census Population	5,085	15,891	24,643
	2000 Census Population	4,423	15,150	21,162
	1990 Census Population	3,104	12,198	15,871
	Historical Annual Growth 1990 to 2000	3.61%	2.19%	2.92%
	Historical Annual Growth 2000 to 2010	1.40%	0.48%	1.53%
	Estimated Annual Growth 2010 to 2023	1.77%	1.41%	1.98%
	Projected Annual Growth 2023 to 2028	0.92%	0.57%	0.87%
	Median Age	61.0	59.2	57.9
Households	Q4 2023 Estimated Households	3,027	8,861	14,518
	2028 Projected Households	3,181	9,114	15,133
	2010 Census Households	2,283	7,036	10,760
	2000 Census Households	1,798	6,326	8,786
	1990 Census Households	1,190	4,785	6,204
	Historical Annual Growth 1990 to 2000	4.22%	2.83%	3.54%
	Historical Annual Growth 2000 to 2010	2.42%	1.07%	2.05%
	Estimated Annual Growth 2010 to 2023	2.07%	1.69%	2.20%
	Projected Annual Growth 2023 to 2028	1.00%	0.56%	0.83%
	Population per Household	2.08	2.14	2.20
Population by Race	White	86.2%	81.7%	84.1%
	Black or African American	2.9%	6.9%	5.6%
	Asian & Pacific Islander	1.4%	1.0%	1.0%
	Other Races	2.7%	2.6%	2.8%
	Hispanic Population	6.8%	7.8%	6.6%
Income	Average Household Income	\$128,840	\$119,369	\$122,896
	Median Household Income	\$93,328	\$88,238	\$93,120
	Per Capita Income	\$61,480	\$55,617	\$55,720
Education (Age 25+)	Elementary	0.9%	1.2%	1.2%
	Some High School	1.5%	1.9%	2.0%
	High School Graduate	19.6%	18.9%	17.8%
	Some College	19.3%	19.7%	20.2%
	Associates Degree Only	8.5%	9.3%	9.8%
	Bachelors Degree Only	33.9%	30.0%	30.0%
	Graduate Degree	16.3%	18.9%	19.1%
Business	Number of Businesses	469	1,106	1,489
	Total Number of Employees	3,384	8,161	10,922
	Employees per Business	7.22	7.38	7.33
	Residential Population per Business	13.81	17.41	21.68

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.