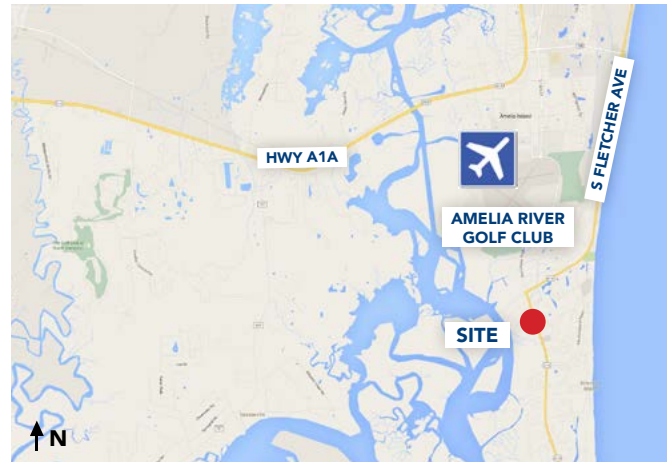


## LAND FOR SALE

**\$650,000**

- 1.45/AC
- Near South Fletcher Ave
- Amelia Island Resort Area
- Great Visibility; Easy Access
- Great location for medical/dental or office development
- Across from Harris-Teeter anchored Center
- Additional adjacent property may be made available



### DEMOGRAPHICS:

#### DAYTIME BUSINESS POPULATION

1 mile	1,469
3 miles	4,839
5 miles	12,596

#### AVERAGE HOUSEHOLD INCOME

1 mile	\$123,884
3 miles	\$103,331
5 miles	\$91,589

#### POPULATION

1 mile	2,386
3 miles	8,777
5 miles	22,842

#### TRAFFIC COUNT

over **41,000** cars/day  
within 5 miles of the site

