



**Figure 1:** The Amelia Park study site is shown above. The trade area can presently support an additional 20,300 sf of retail and restaurant development.

### **Executive Summary**

This study finds that the Amelia Park study area, located 25 miles north of Jacksonville, Florida, has an existing demand for 20,300 square feet (sf) of retail development producing up to \$5.9 million in sales. By 2020, due to household income growth and economic development within the study area, this demand will likely generate up to \$6.1 million in gross sales.

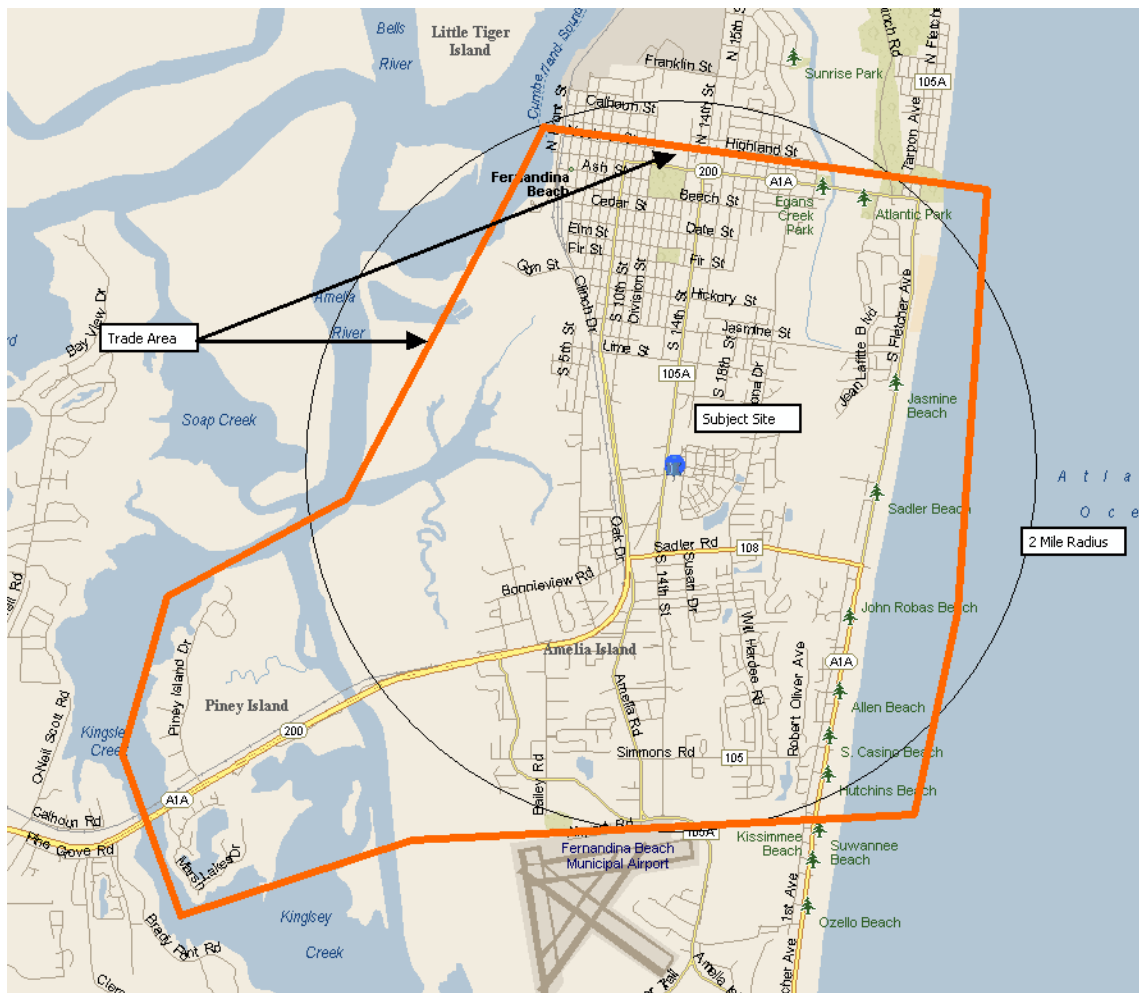
Please find below a summary of the 2015 supportable retail:

3,400	sf	Pharmacy
3,050	sf	Full-Service Restaurant /Special Food Services
2,380	sf	Grocery/Specialty Food Store
2,150	sf	General Merchandise Store
1,950	sf	Miscellaneous Store Retailers
1,770	sf	Hardware
1,680	sf	Furniture & Home Furnishings Store
1,680	sf	Apparel & Shoe Store
940	sf	Electronics & Appliance Store
750	sf	Jewelry Store
550	sf	Florist
<b>20,300</b>	<b>sf</b>	<b>Total</b>

This new retail would be classified as a convenience center by shopping center definitions and could be absorbed by existing businesses or with the opening of 10-15 new retailers and restaurants including: a pharmacy, a grocery/specialty foods store, a general merchandise store, a furniture and home furnishings store, an apparel & shoe store, a special food service/full-service restaurant, an electronics or appliance store, a jewelry store, florist and a few other retailers.

### Trade Area Boundaries

This study estimates that the Amelia Park study area has an approximate 13-square mile primary trade area, limited by SR 200 to the North, the Atlantic Ocean to the East, the northern border of Fernandina Beach Municipal Airport to the South, and Kingsley Creek into the Amelia River to the West.



**Figure 2:** The Amelia Park study area, located on Amelia Island, has an approximate 13-square-mile primary trade area (shown above in red).

The closest significant retail is adjacent to the study area. Amelia Plaza, at S. 8<sup>th</sup> Street and TJ Coulson Blvd., features Walmart and Winn Dixie, as well as a Dollar Store. Specialty shopping is to be found in Fernandina Beach’s historic city center north of the study site, and at Amelia Island Plantation, an upscale resort area with designer shops and boutiques, gourmet restaurants and art galleries located almost six miles south of the study area. Off-island, the new River City Marketplace is the largest retail center in the North Jacksonville area (over 850,000 sf). Located

at the Jacksonville Airport exit on I-95, a little more than 20 miles from the study site, its 70 stores and restaurants are anchored by Bed, Bath & Beyond, Lowe's, Old Navy, PetSmart, Wal-Mart Super Center and the 14-screen Hollywood Theaters. Located on Norwood Road near I-95, Gateway Shopping Center is Jacksonville's oldest mall. Now an urban retail center anchored by a Publix Super Market and featuring Footlocker and Ashley Stewart, it's a 30-mile drive to the study site. Finally, Regency Square Mall is 35 driving miles south of Amelia Park, on Arlington Expressway in East Arlington. It offers 170 stores anchored by Belk, Dillard's, JC Penney and Sears.

### Trade Area Demographics

The Amelia Park study site's trade area includes 13,100 people and is expected to grow to 13,500 in five years, at an annual rate of 0.68 percent. The current households number is 5,800, growing to 6,000 in five years at an annual rate of 0.78 percent, while the total trade area's current average household income is \$78,200 and estimated to increase to \$90,300 by 2020. Median household income in the trade area is \$56,700 and projected to grow to \$65,800 by 2020. Moreover, 37.3 percent of the households earn above \$75,000 per year. The average household size of 2.22 persons is expected to remain the same through 2020; the current median age is 50.6 years.

**Table 1: Demographic Characteristics**

<i>Demographic Characteristic</i>	<i>Fernandina Beach</i>	<i>Primary Trade Area</i>	<i>Nassau County</i>
2015 Population	11,600	<b>13,100</b>	75,700
2015 Households	5,300	<b>5,800</b>	30,000
2020 Population	12,000	<b>13,500</b>	79,500
2020 Households	5,500	<b>6,000</b>	31,500
2015-2020 Annual Population Growth Rate	0.56%	<b>0.68%</b>	0.98%
2015 Average Household Income	\$77,100	<b>\$78,200</b>	\$76,700
2020 Average Household Income	\$89,200	<b>\$90,300</b>	\$86,800
2015 Median Household Income	\$54,800	<b>\$56,700</b>	\$58,300
2020 Median Household Income	\$63,700	<b>\$65,800</b>	\$65,700
% Households w. incomes \$75,000 or higher	35.7%	<b>37.3%</b>	36.6%
% Bachelor's Degree	25.2%	<b>22.1%</b>	14.8%
% Graduate or Professional Degree	12.8%	<b>11.7%</b>	7.9%
Average Household Size	2.17	<b>2.22</b>	2.51
Median Age	51.2	<b>50.6</b>	44.1

**Table 2:** Key demographic characteristics of the study area's primary trade area.

The City of Fernandina Beach includes 11,600 people, projected in five years to grow by 0.56 percent to 12,000. This statistic is lower than Amelia Park's trade area while most other demographics are similar. There are currently 5,300 households, which is expected to rise 0.67 percent to 5,500 by 2020. The city's average household income of \$77,100 is estimated to reach \$89,300 in five years, and the median household income of \$54,800 is projected to grow to \$63,700. The city reports that 35.7 percent earn more than \$75,000. Average household size is close to the trade area at 2.17. Two statistics that are higher than both the trade area and county are a median age at 51.2, and the 25.2 percent of the city's population holding bachelor's degrees.

In comparison, Nassau County includes 75,700 people and 30,000 households. The former is projected to grow at an annual rate of 0.98 percent, and the latter is projected to grow at an annual rate of 1.06 percent to 2020, when the county's projected population will be 79,500 with 31,500 households. Average household income for this trade area is \$76,700, while median household income is \$58,300; they are estimated to grow in five years to \$86,800 and \$65,700, respectively. The county's statistics show that 36.6 percent earn more than \$75,000 annually. Average household size is 2.51 persons; the median age is 44.1 years old.

**Table 2: 2015 & 2020 Supportable Retail Table**

Retail Category	2015 Estimated Retail Sales	2015 Sales/ SF	2015 Estimated Supportable Retail SF	2020 Estimated Retail Sales	2020 Sales/ SF	2020 Estimated Supportable Retail SF	No. of Stores
<b>Retailers</b>							
Apparel Stores	\$219,566	\$280	784	\$230,544	\$294	784	< 1
Book & Music Stores	\$157,677	\$240	657	\$165,561	\$252	657	< 1
Electronics & Appliance Stores	\$318,610	\$340	937	\$334,540	\$357	937	1
Florists	\$123,589	\$225	549	\$129,768	\$236	549	1
Furniture Stores	\$158,745	\$265	599	\$166,682	\$278	599	< 1
General Merchandise Stores	\$613,531	\$285	2,153	\$644,207	\$299	2,153	1
Grocery Stores	\$514,244	\$320	1,607	\$388,093	\$242	1,607	< 1
Hardware	\$407,573	\$230	1,772	\$427,952	\$242	1,772	< 1
Home Furnishings Stores	\$291,892	\$270	1,081	\$306,487	\$284	1,081	1
Jewelry Stores	\$251,695	\$335	751	\$264,280	\$352	751	1
Miscellaneous Store Retailers	\$334,078	\$265	1,261	\$350,781	\$278	1,261	1
Pharmacy	\$1,168,123	\$345	3,386	\$1,226,529	\$362	3,386	1
Shoe Stores	\$256,477	\$285	900	\$269,301	\$299	900	1
Specialty Food Stores	\$207,200	\$265	782	\$217,560	\$278	782	1
<b>Retailer Totals</b>	<b>\$5,022,999</b>	<b>\$282</b>	<b>17,219</b>	<b>\$5,122,286</b>	<b>\$290</b>	<b>17,219</b>	<b>9 - 13</b>
<b>Restaurants</b>							
Full-Service Restaurants	\$506,838	\$320	1,584	\$532,180	\$336	1,584	< 1
Special Food Services	\$414,080	\$280	1,479	\$434,784	\$294	1,479	1
<b>Restaurant Totals</b>	<b>\$920,918</b>	<b>\$300</b>	<b>3,063</b>	<b>\$966,964</b>	<b>\$315</b>	<b>3,063</b>	<b>1 - 2</b>
<b>Retailer &amp; Restaurant Totals</b>	<b>\$5,943,917</b>	<b>\$284</b>	<b>20,282</b>	<b>\$6,089,250</b>	<b>\$293</b>	<b>20,282</b>	<b>10 - 15</b>

**Table 2:** The Amelia Park primary trade area has demand for roughly 20,300 sf of new retail and restaurants.

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## Assumptions

The projections of this study are based on the following assumptions:

- No other major retail centers are planned or proposed at this time and, as such, no other retail is assumed in our sales forecasts.
- No other major retail will be developed within the trade area of the subject site.
- The region's economy will stabilize at normal or above normal ranges of employment, inflation, retail demand and growth.
- The new retail development will be planned, designed, built, leased and managed as a walkable town center, to the best shopping center industry practices of the American Planning Association, Congress for New Urbanism, the International Council of Shopping Centers and Urban Land Institute.
- Parking for the area is assumed adequate for the proposed uses, with easy access to the retailers in the development.
- Visibility of the shopping center or retail is assumed to meet industry standards, with signage as required to assure good visibility of the retailers.

## Limits of Study

The findings of this study represent GPG's best estimates for the amounts and types of retail tenants that should be supportable in the Amelia Park study area's trade area by 2020. Every reasonable effort has been made to ensure that the data contained in this study reflect the most accurate and timely information possible and are believed to be reliable. It should be noted that the findings of this study are based upon generally accepted market research and business standards. It is possible that the Amelia Park study area's surrounding area could support lower or higher quantities of retailers and restaurants yielding lower or higher sales revenues than indicated by this study, depending on numerous factors including respective business practices and the management and design of the study area.

This study is based on estimates, assumptions and other information developed by GPG as an independent third party research effort with general knowledge of the retail industry, and consultations with the client and its representatives. This report is based on information that was current as of March 26, 2015, and GPG has not undertaken any update of its research effort since such date.

This report may contain prospective financial information, estimates, or opinions that represent GPG's view of reasonable expectations at a particular time. Such information, estimates, or opinions are not offered as predictions or assurances that a particular level of income or profit will be achieved, that particular events will occur, or that a particular price will be offered or accepted. Actual results achieved during the period covered by our market analysis may vary from those described in our report, and the variations may be material. Therefore, no warranty or representation is made by GPG that any of the projected values or results contained in this study will be achieved.

This study ***should not*** be the sole basis for designing, financing, planning, and programming any business, real estate development, or public planning policy. This study is intended only for the use of the client and is void for other site locations, developers, or organizations.

- *End of Study* -





## Appendix EXHIBIT A1: Community Profile

Gibbs Planning Group

### Community Profile

Amelia Park, FL  
Area: 12.78 square miles

Prepared by Gibbs Planning Group  
Latitude: 30.64078662  
Longitude: -81.4619693

Population Summary	
2000 Total Population	11,928
2010 Total Population	12,813
2014 Total Population	13,066
2014 Group Quarters	226
2019 Total Population	13,519
2014-2019 Annual Rate	0.68%
Household Summary	
2000 Households	4,918
2000 Average Household Size	2.38
2010 Households	5,633
2010 Average Household Size	2.23
2014 Households	5,796
2014 Average Household Size	2.22
2019 Households	6,025
2019 Average Household Size	2.21
2014-2019 Annual Rate	0.78%
2010 Families	3,596
2010 Average Family Size	2.69
2014 Families	3,665
2014 Average Family Size	2.68
2019 Families	3,783
2019 Average Family Size	2.67
2014-2019 Annual Rate	0.64%
Housing Unit Summary	
2000 Housing Units	5,769
Owner Occupied Housing Units	61.0%
Renter Occupied Housing Units	24.3%
Vacant Housing Units	14.7%
2010 Housing Units	7,090
Owner Occupied Housing Units	54.4%
Renter Occupied Housing Units	25.1%
Vacant Housing Units	20.6%
2014 Housing Units	7,356
Owner Occupied Housing Units	51.1%
Renter Occupied Housing Units	27.7%
Vacant Housing Units	21.2%
2019 Housing Units	7,682
Owner Occupied Housing Units	50.4%
Renter Occupied Housing Units	28.1%
Vacant Housing Units	21.6%
Median Household Income	
2014	\$56,683
2019	\$65,825
Median Home Value	
2014	\$227,536
2019	\$270,108
Per Capita Income	
2014	\$34,712
2019	\$40,173
Median Age	
2010	48.8
2014	50.6
2019	52.2

**Data Note:** Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1 Esri forecasts for 2014 and 2019. Esri converted Census 2000 data into 2010 geography.

## Appendix EXHIBIT A2: Community Profile

Gibbs Planning Group

### Community Profile

Amelia Park, FL  
Area: 12.78 square miles

Prepared by Gibbs Planning Group  
Latitude: 30.64078662  
Longitude: -81.4619693

2014 Households by Income	
Household Income Base	5,796
<\$15,000	14.0%
\$15,000 - \$24,999	8.4%
\$25,000 - \$34,999	8.9%
\$35,000 - \$49,999	11.6%
\$50,000 - \$74,999	19.9%
\$75,000 - \$99,999	14.1%
\$100,000 - \$149,999	12.9%
\$150,000 - \$199,999	5.4%
\$200,000+	4.9%
Average Household Income	\$78,198
2019 Households by Income	
Household Income Base	6,025
<\$15,000	12.0%
\$15,000 - \$24,999	5.6%
\$25,000 - \$34,999	6.6%
\$35,000 - \$49,999	10.7%
\$50,000 - \$74,999	21.0%
\$75,000 - \$99,999	16.9%
\$100,000 - \$149,999	14.3%
\$150,000 - \$199,999	6.8%
\$200,000+	6.1%
Average Household Income	\$90,274
2014 Owner Occupied Housing Units by Value	
Total	3,758
<\$50,000	1.7%
\$50,000 - \$99,999	9.2%
\$100,000 - \$149,999	14.9%
\$150,000 - \$199,999	16.0%
\$200,000 - \$249,999	15.0%
\$250,000 - \$299,999	11.0%
\$300,000 - \$399,999	16.3%
\$400,000 - \$499,999	7.5%
\$500,000 - \$749,999	5.5%
\$750,000 - \$999,999	1.2%
\$1,000,000 +	1.8%
Average Home Value	\$275,958
2019 Owner Occupied Housing Units by Value	
Total	3,868
<\$50,000	0.8%
\$50,000 - \$99,999	3.8%
\$100,000 - \$149,999	7.6%
\$150,000 - \$199,999	14.3%
\$200,000 - \$249,999	18.1%
\$250,000 - \$299,999	13.2%
\$300,000 - \$399,999	19.4%
\$400,000 - \$499,999	10.3%
\$500,000 - \$749,999	7.7%
\$750,000 - \$999,999	2.0%
\$1,000,000 +	2.6%
Average Home Value	\$328,045

**Data Note:** Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019. Esri converted Census 2000 data into 2010 geography.



## Appendix EXHIBIT A3: Community Profile

Gibbs Planning Group

### Community Profile

Amelia Park, FL  
Area: 12.78 square miles

Prepared by Gibbs Planning Group  
Latitude: 30.64078662  
Longitude: -81.4619693

2010 Population by Age	
Total	12,816
0 - 4	4.0%
5 - 9	4.5%
10 - 14	5.3%
15 - 24	10.3%
25 - 34	9.3%
35 - 44	11.2%
45 - 54	16.0%
55 - 64	18.6%
65 - 74	12.2%
75 - 84	6.3%
85 +	2.4%
18 +	82.8%
2014 Population by Age	
Total	13,062
0 - 4	3.8%
5 - 9	4.4%
10 - 14	4.8%
15 - 24	9.4%
25 - 34	9.8%
35 - 44	10.3%
45 - 54	14.8%
55 - 64	19.0%
65 - 74	14.6%
75 - 84	6.3%
85 +	2.6%
18 +	84.0%
2019 Population by Age	
Total	13,518
0 - 4	3.8%
5 - 9	4.3%
10 - 14	4.8%
15 - 24	8.1%
25 - 34	9.7%
35 - 44	10.2%
45 - 54	13.3%
55 - 64	19.2%
65 - 74	16.8%
75 - 84	7.1%
85 +	2.7%
18 +	84.4%
2010 Population by Sex	
Males	6,101
Females	6,712
2014 Population by Sex	
Males	6,252
Females	6,814
2019 Population by Sex	
Males	6,497
Females	7,022

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019. Esri converted Census 2000 data into 2010 geography.

## Appendix EXHIBIT A4: Community Profile

Gibbs Planning Group

### Community Profile

Amelia Park, FL  
Area: 12.78 square miles

Prepared by Gibbs Planning Group  
Latitude: 30.64078662  
Longitude: -81.4619693

<b>2010 Population by Race/Ethnicity</b>	
Total	12,814
White Alone	83.9%
Black Alone	10.6%
American Indian Alone	0.4%
Asian Alone	1.1%
Pacific Islander Alone	0.2%
Some Other Race Alone	2.0%
Two or More Races	1.8%
Hispanic Origin	5.7%
Diversity Index	36.1
<b>2014 Population by Race/Ethnicity</b>	
Total	13,066
White Alone	83.0%
Black Alone	10.6%
American Indian Alone	0.4%
Asian Alone	1.2%
Pacific Islander Alone	0.2%
Some Other Race Alone	2.4%
Two or More Races	2.1%
Hispanic Origin	6.9%
Diversity Index	39.0
<b>2019 Population by Race/Ethnicity</b>	
Total	13,521
White Alone	82.0%
Black Alone	10.5%
American Indian Alone	0.4%
Asian Alone	1.5%
Pacific Islander Alone	0.2%
Some Other Race Alone	2.9%
Two or More Races	2.5%
Hispanic Origin	8.6%
Diversity Index	42.4
<b>2010 Population by Relationship and Household Type</b>	
Total	12,813
In Households	98.2%
In Family Households	78.2%
Householder	27.9%
Spouse	20.7%
Child	23.7%
Other relative	3.3%
Nonrelative	2.6%
In Nonfamily Households	20.0%
In Group Quarters	1.8%
Institutionalized Population	0.9%
Noninstitutionalized Population	0.9%

**Data Note:** Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019. Esri converted Census 2000 data into 2010 geography.

## Appendix EXHIBIT A5: Community Profile

Gibbs Planning Group

### Community Profile

Amelia Park, FL  
Area: 12.78 square miles

Prepared by Gibbs Planning Group  
Latitude: 30.64078662  
Longitude: -81.4619693

<b>2014 Population 25+ by Educational Attainment</b>	
Total	10,124
Less than 9th Grade	1.9%
9th - 12th Grade, No Diploma	5.4%
High School Graduate	21.3%
GED/Alternative Credential	4.3%
Some College, No Degree	25.4%
Associate Degree	7.8%
Bachelor's Degree	22.1%
Graduate/Professional Degree	11.7%
<b>2014 Population 15+ by Marital Status</b>	
Total	11,354
Never Married	21.1%
Married	58.0%
Widowed	8.3%
Divorced	12.6%
<b>2014 Civilian Population 16+ in Labor Force</b>	
Civilian Employed	94.3%
Civilian Unemployed	5.6%
<b>2014 Employed Population 16+ by Industry</b>	
Total	5,773
Agriculture/Mining	0.3%
Construction	8.6%
Manufacturing	7.8%
Wholesale Trade	1.5%
Retail Trade	8.8%
Transportation/Utilities	5.5%
Information	1.4%
Finance/Insurance/Real Estate	6.0%
Services	54.8%
Public Administration	5.4%
<b>2014 Employed Population 16+ by Occupation</b>	
Total	5,775
White Collar	62.1%
Management/Business/Financial	15.6%
Professional	24.2%
Sales	9.1%
Administrative Support	13.1%
Services	20.4%
Blue Collar	17.5%
Farming/Forestry/Fishing	0.0%
Construction/Extraction	7.6%
Installation/Maintenance/Repair	3.9%
Production	3.2%
Transportation/Material Moving	2.9%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019. Esri converted Census 2000 data into 2010 geography.

## Appendix EXHIBIT A6: Community Profile

Gibbs Planning Group

### Community Profile

Amelia Park, FL  
Area: 12.78 square miles

Prepared by Gibbs Planning Group  
Latitude: 30.64078662  
Longitude: -81.4619693

<b>2010 Households by Type</b>	
Total	5,633
Households with 1 Person	29.1%
Households with 2+ People	70.9%
Family Households	63.8%
Husband- wife Families	47.3%
With Related Children	13.2%
Other Family (No Spouse Present)	16.5%
Other Family with Male Householder	4.5%
With Related Children	2.2%
Other Family with Female Householder	12.1%
With Related Children	7.4%
Nonfamily Households	7.1%
All Households with Children	23.3%
Multigenerational Households	3.6%
Unmarried Partner Households	6.0%
Male- female	5.0%
Same- sex	1.0%
<b>2010 Households by Size</b>	
Total	5,632
1 Person Household	29.1%
2 Person Household	41.2%
3 Person Household	14.6%
4 Person Household	9.6%
5 Person Household	3.6%
6 Person Household	1.4%
7 + Person Household	0.6%
<b>2010 Households by Tenure and Mortgage Status</b>	
Total	5,633
Owner Occupied	68.4%
Owned with a Mortgage/Loan	44.8%
Owned Free and Clear	23.6%
Renter Occupied	31.6%

**Data Note:** Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019. Esri converted Census 2000 data into 2010 geography.

Amelia Park, FL  
Area: 12.78 square miles

Prepared by Gibbs Planning Group  
Latitude: 30.64078662  
Longitude: -81.4619693

Data for all businesses in area			
Total Businesses:	1929		
Total Employees:	8,497		
Total Residential Population:	13,066		
Employee/Residential Population Ratio:	0.651		
by SIC Codes	Number	Percent	Employees
			Number Percent
Agriculture & Mining	47	2.4%	171 2.0%
Construction	156	8.1%	393 4.6%
Manufacturing	50	2.6%	516 6.1%
Transportation	50	2.6%	313 3.7%
Communication	7	0.4%	20 0.2%
Utility	6	0.3%	16 0.2%
Wholesale Trade	49	2.5%	133 1.6%
Retail Trade Summary	242	12.5%	1801 21.2%
Home Improvement	10	0.5%	53 0.6%
General Merchandise Stores	9	0.5%	289 3.4%
Food Stores	12	0.6%	300 3.5%
Auto Dealers, Gas Stations, Auto A Itemarket	20	1.0%	89 1.0%
Apparel & Accessory Stores	17	0.9%	116 1.4%
Furniture & Home Furnishings	19	1.0%	49 0.6%
Eating & Drinking Places	68	3.5%	609 7.2%
Miscellaneous Retail	87	4.5%	296 3.5%
Finance, Insurance, Real Estate Summary	151	7.8%	569 6.7%
Banks, Savings & Lending Institutions	16	0.8%	94 1.1%
Securities Brokers	7	0.4%	36 0.4%
Insurance Carriers & Agents	20	1.0%	92 1.1%
Real Estate, Holding, Other Investment Offices	108	5.6%	346 4.1%
Services Summary	862	44.7%	3,809 44.8%
Hotels & Lodging	12	0.6%	116 1.4%
Automotive Services	31	1.6%	109 1.3%
Motion Pictures & Amusements	37	1.9%	282 3.3%
Health Services	95	4.9%	594 7.0%
Legal Services	27	1.4%	106 1.2%
Education Institutions & Libraries	21	1.1%	444 5.2%
Other Services	638	33.1%	2,158 25.4%
Government	23	1.2%	755 8.9%
Unclassified Establishments	288	14.9%	1 0.0%
Totals	1929	100.0%	8,497 100.0%

Source: Copyright 2014 Dun & Bradstreet, Inc. All rights reserved. Esri Total Residential Population forecasts for 2014.

Amelia Park, FL

Area: 12.78 square miles

Prepared by Gibbs Planning Group

Latitude: 30.64078662

Longitude: -81.4619693

by NAICS Codes	Businesses		Employees	
	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	5	0.8%	85	10.0%
Mining	0	0.0%	0	0.0%
Utilities	2	0.1%	4	0.0%
Construction	165	8.6%	446	5.2%
Manufacturing	46	2.4%	488	5.7%
Wholesale Trade	49	2.5%	133	1.6%
Retail Trade	171	8.9%	1,187	14.0%
Motor Vehicle & Parts Dealers	12	0.6%	34	0.4%
Furniture & Home Furnishings Stores	13	0.7%	33	0.4%
Electronics & Appliance Stores	7	0.4%	17	0.2%
Bldg Material & Garden Equipment & Supplies Dealers	10	0.5%	53	0.6%
Food & Beverage Stores	12	0.6%	306	3.6%
Health & Personal Care Stores	8	0.4%	66	0.8%
Gasoline Stations	21	1.1%	130	1.5%
Clothing & Clothing Accessories Stores	14	0.7%	24	0.3%
Sport Goods, Hobby, Book, & Music Stores	9	0.5%	289	3.4%
General Merchandise Stores	47	2.4%	142	1.7%
Miscellaneous Store Retailers	5	0.3%	37	0.4%
Nonstore Retailers	40	2.1%	282	3.3%
Transportation & Warehousing	28	1.5%	107	1.3%
Information	57	3.0%	246	2.9%
Finance & Insurance	18	0.9%	97	1.1%
Central Bank/Credit Intermediation & Related Activities	16	0.8%	53	0.6%
Insurance Carriers & Related Contracts & Other Financial	22	1.1%	95	1.1%
Real Estate, Rental & Leasing	95	4.9%	324	3.8%
Professional, Scientific & Tech Services	209	10.8%	588	7.0%
Legal Services	28	1.5%	109	1.3%
Management of Companies & Enterprises	9	0.5%	16	0.2%
Administrative & Support & Waste Management & Remediation	283	14.7%	947	11.1%
Educational Services	24	1.2%	451	5.3%
Health Care & Social Assistance	122	6.3%	801	9.4%
Arts, Entertainment & Recreation	39	2.0%	269	3.2%
Accommodation & Food Services	80	4.1%	741	8.7%
Accommodation	12	0.6%	116	1.4%
Food Services & Drinking Places	68	3.5%	625	7.4%
Other Services (except Public Administration)	184	9.5%	616	7.2%
Automotive Repair & Maintenance	22	1.1%	62	0.7%
Public Administration	23	1.2%	755	8.9%
Unclassified Establishments	288	14.9%	1	0.0%
<b>Total</b>	<b>1,929</b>	<b>100.0%</b>	<b>8,497</b>	<b>100.0%</b>

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