FERNANDINA PLAZA

2884 S 8th St | Fernandina Beach, FL 32034

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PROPERTY DESCRIPTION

Fernandina Plaza is an 11,388-square-foot medical and professional office plaza strategically located along South 8th Street, the primary commercial corridor serving Fernandina Beach. Originally built in 1975 and renovated in 2022, the property features an updated exterior, enhanced curb appeal, and excellent street visibility along a well-traveled roadway with approximately 30,600 vehicles passing daily.

Designed to accommodate a variety of medical, professional, and service-oriented businesses, Fernandina Plaza offers an established tenant mix that includes dental, chiropractic, and educational providers. Its convenient location just one mile from Baptist Medical Center Nassau and approximately 3.2 miles from historic downtown Fernandina Beach places tenants within easy reach of essential healthcare services, local businesses, and the vibrant Amelia Island community.

Surrounded by a strong and established trade area, Fernandina Plaza benefits from approximately 42,900 residents, an average household income of $123,000, and 16,800 employees within a five-mile radius. With its prominent location, refreshed exterior, and access to an affluent local market, Fernandina Plaza presents an attractive opportunity for medical practices and professional businesses seeking a well-positioned presence in Fernandina Beach and greater Nassau County.

PROPERTY DESCRIPTION

SIZE
11,388 SF

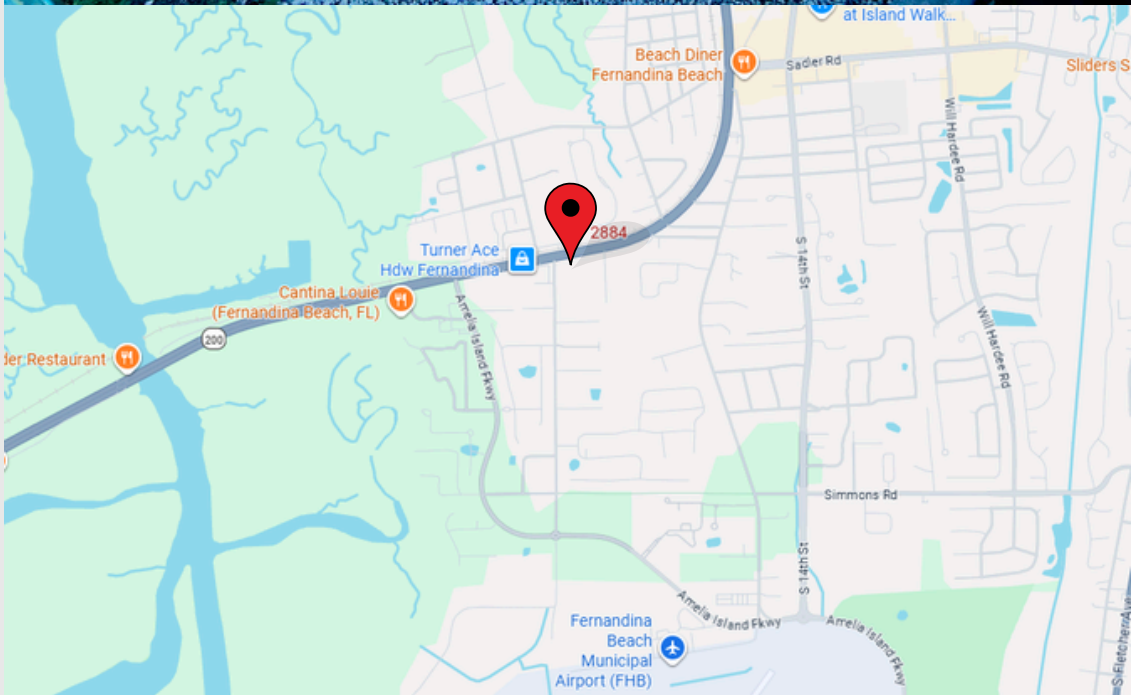
PARKING
50 Surface parking spaces
4.30/1,000 SF

RENOVATED
2022

LOCATION
Located in Fernandina Beach, FL on a corner lot.

INGRESS/EGRESS
Four ingress and egress points provide convenient access throughout the property, complemented by wraparound parking for easy circulation and accessibility for tenants and visitors.

SIGNAGE
Prominent corner pylon signage offers excellent visibility for tenant branding.



AREA MAP

The Catty Shack Ranch Wildlife Sanctuary
INTERSTATE 95
Drumms Creek
Nassau Village-Ratliff
Crawford
INTERSTATE 95
ACE Hardware
Compass Self Storage
DIY Essential Spa
Speedway
Cantina Louie
The Back Porch Southern Eats
U-HAUL
Coastline Orthodontics
Fernandina Plaza
Friedman, Robert H DMD
35k VPD
Amelia Chiropractic Clinic
Dental Care of North Florida
Rain Lily Montessori

LOCAL DEMOGRAPHICS

	2 miles	5 miles	10 miles
POPULATION	12,715	42,968	74,003
Population Growth 2020-2025	4.6%	4.4%	4.0%
AVG INCOME	$126,215	$123,298	$121,096
DAYTIME EMPLOYMENT	7,090	16,895	25,368

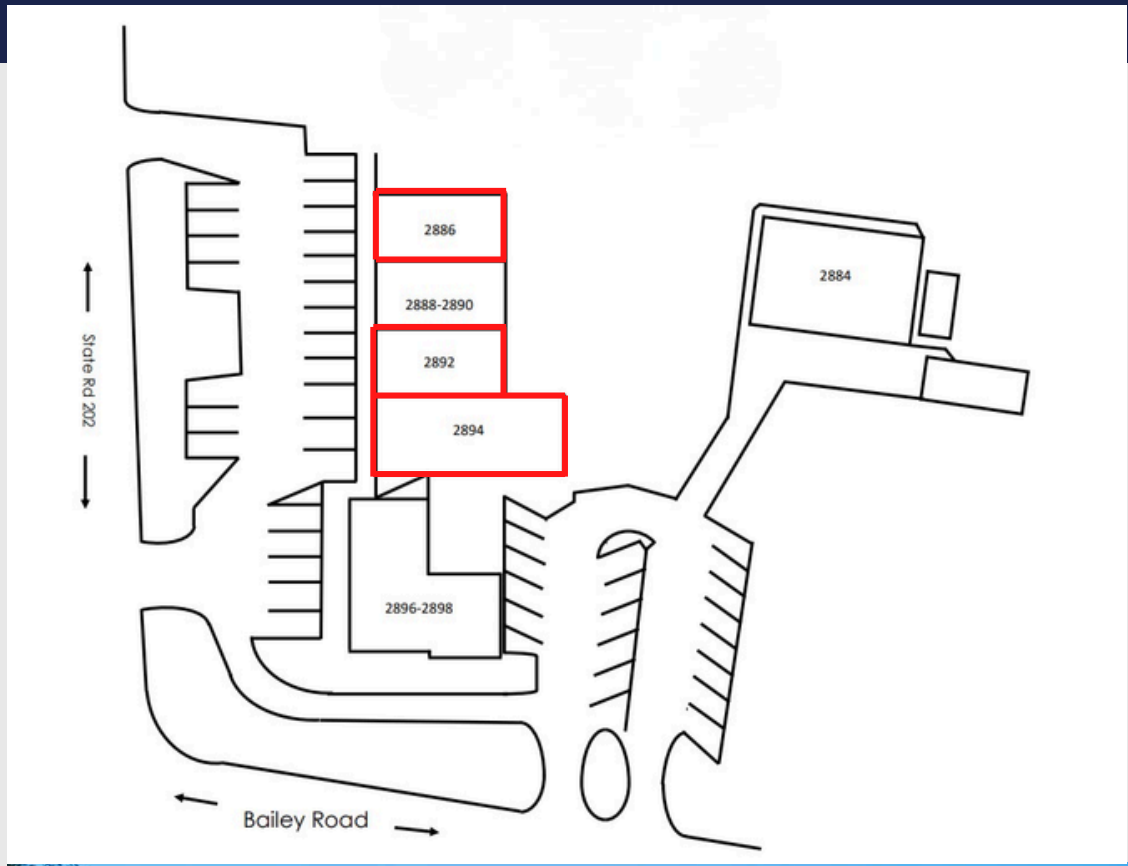
	Street	VPD	Distance
TRAFFIC	S 8th St	31,615	0.07 mi
	Amelia Island Prkwy	12,528	0.28 mi
	SR A1A, FL 200	44,810	0.41 mi

CURRENT AVAILABILITY

UNIT	SQ FT
2886	1,867
2892	1,117
2894	1,123

HIGHLIGHTS

- **Flexible Buildout Options:** Customize the space to accommodate your company's unique needs and business operations.
- **Corner Lot Location:** Prominent corner positioning alongside additional available space.
- **Recently Renovated Exterior:** Updated in 2021 to enhance curb appeal and create a welcoming environment for tenants and visitors.
- **High-Visibility Pylon Signage:** Prominent corner pylon signage offers excellent visibility for tenant branding.



TENANT OVERVIEW

UNIT	TENANT	SQ FT
2896-2898	Dental Care of North Florida	2,686
2894	Available	1,867
2892	Available	1,117
2888-2890	Amelia Chiropractic	2,195
2886	Available	1,123
2884	Rain Lily Montessori School	2,400

LEASING TEAM

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ABOUT US

25 +
YEARS OF
EXPERIENCE

Making Connections - One Investment at a Time

Hakimian Holdings dates back over 20 years, born from the initial success of property investments made by founder and Chief Executive Officer Benjamin Hakimian.

Mr. Hakimian achieved his success through tenacity and hard work, as well as a fierce entrepreneurial spirit, he started a successful auto parts company before shifting to real estate full-time in 1999. He built Hakimian Holdings from the ground up by following a straightforward strategy: acquire quality properties, make upgrades if necessary, and operate within the community as a good neighbor who learns from the past, while continually striving toward a better future.

Our hands-on approach to adding value means that we are involved at every step of the way, from acquisition to leasing to property management. This strategy has served us well and Hakimian Holdings continues to expand as a leading investor, redeveloper, and manager of commercial retail and office space in the Southeastern United States.

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HAKIMIAN HOLDINGS