GATES OF FERNADINA

474347 St Rd 200 | Fernandina Beach, FL 32034

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PROPERTY DESCRIPTION

The **Gates at Fernandina** is a neighborhood shopping center strategically located at the signalized intersection of State Road 200 (A1A) and O'Neil Scott Road in Fernandina Beach, Florida. Positioned along one of Nassau County's primary commercial corridors, the property benefits from exceptional visibility and exposure to more than 47,000 vehicles per day.

The center is anchored by a strong mix of established tenants, including West Marine, T. Gregory Imports, Gourmet Market & Meats, and Pinch A Penny. These well-known businesses help drive consistent customer traffic and make the center a destination for both local residents and visitors.

Surrounded by growing residential communities and just minutes from Amelia Island, The Gates at Fernandina serves an affluent and expanding customer base. Its prime location, convenient access, and quality tenant mix make it a valuable retail destination within one of Northeast Florida's most desirable coastal markets.

PROPERTY DESCRIPTION

SIZE

13,364 SF

PARKING

3.74/1,000 SF

50 surface parking spots

BUILT

2007

LOCATION

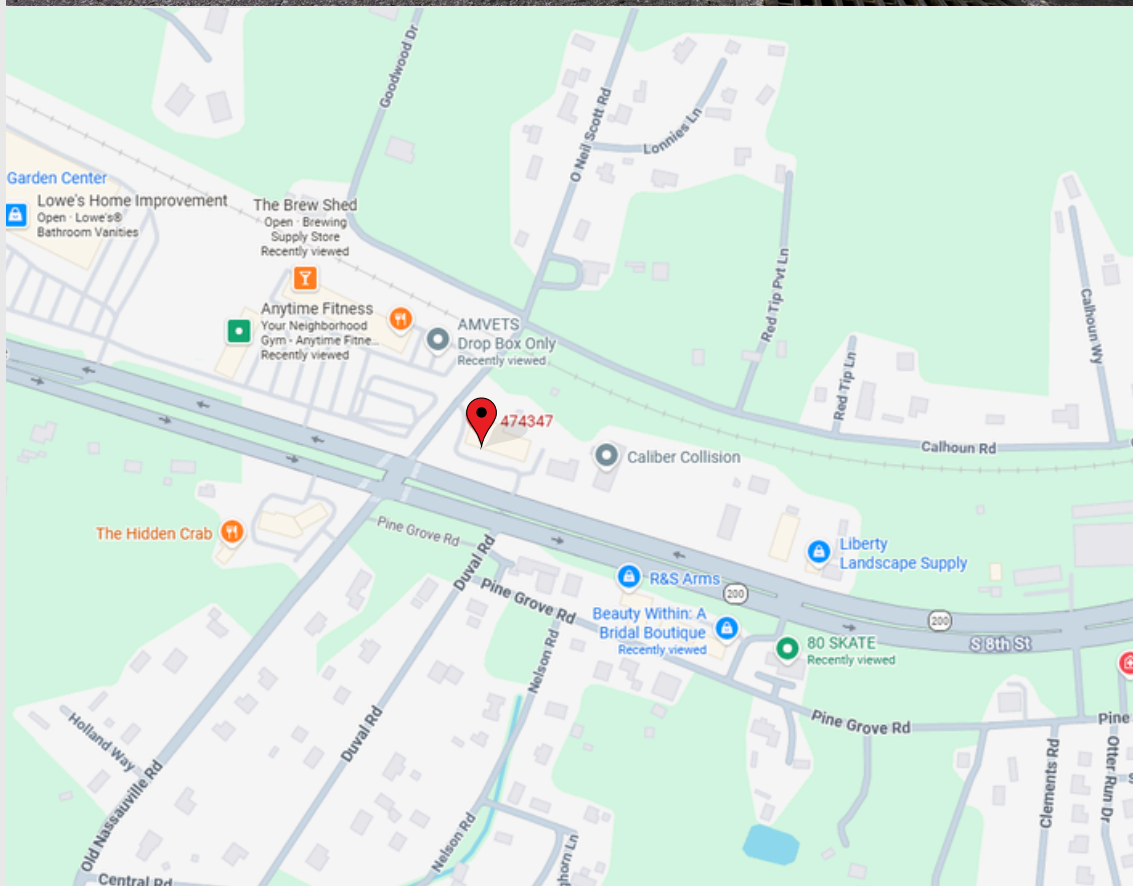
Located on Fl-200 in Fernandina Beach.

INGRESS/EGRESS

This property has two entry and exit points along FL-200 and O Neil Scott Rd.

SIGNAGE

Large frontage space available on the exterior of building as well as available pylon sign space.



AREA MAP

LUV CAR WASH
ellianos coffee
DONATE THIS RECYCLE THAT
THE BREW SHED
ANYTIME FITNESS
PARIS NAILS
LOWE'S Home Improvement Warehouse
CALIBER COLLISION
TRI-CITY STONE
U-HAUL
GAINES FENCE
Rapid Growth
Gates of Fernadina
West Marine
Jimmy Buffett Mem Hwy
beauty within A BRIDAL BOUTIQUE
PEACOCK ELECTRIC
LIBERTY LANDSCAPE SUPPLY
CUSTOM GOLF CARTS
XL
JAZZERCISE
38.5k VPD

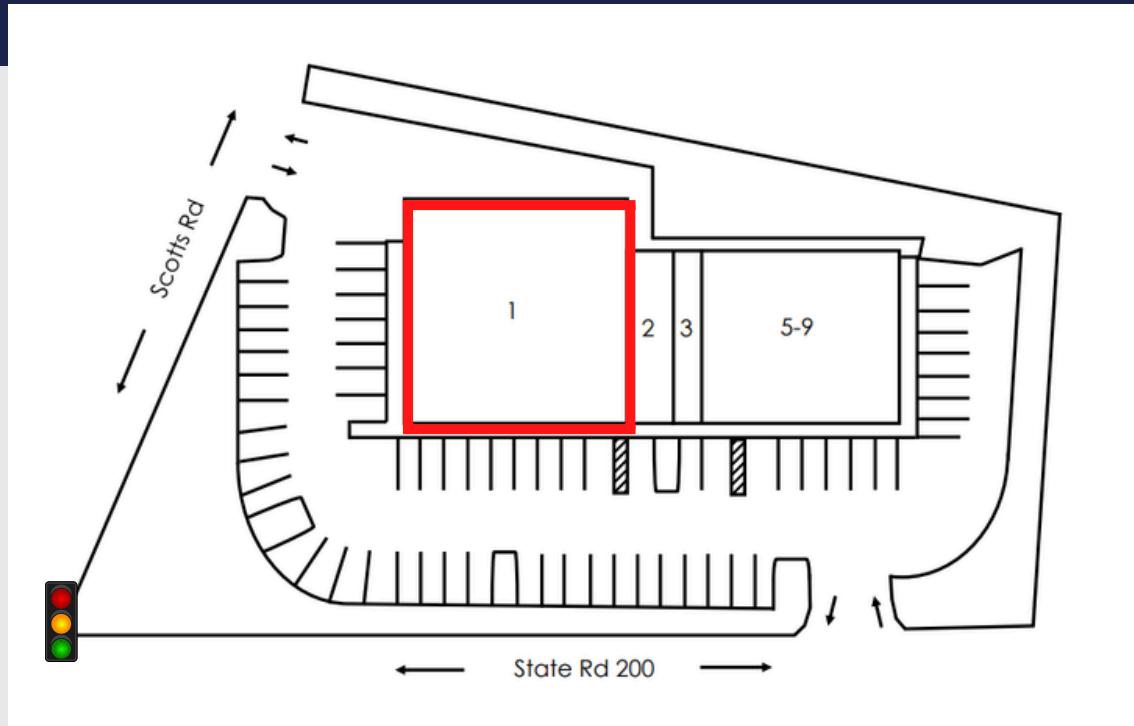
LOCAL DEMORAPHICS

	2 miles	5 miles	10 miles
POPULATION	10,098	53,146	95,814
Population Growth 2025-2030	2.4%	2.5%	2.4%
AVG INCOME	$126,384	$118,511	$120,910
DAYTIME EMPLOYMENT	2,771	17,425	28,054

	Street	VPD	Distance
TRAFFIC	FL - 200	48,000	0.01 mi
	O Neil Scott Rd	13,500	0.25 mi

CURRENT AVAILABILITY

UNIT	SQ FT
1	5,000



HIGHLIGHTS

- Property management offers flexibility with buildout options.
- Corner lot at a lighted Intersection.
- Large frontage for signage and two Pylon signs.

TENANT OVERVIEW

Unit	TENANT	SQ FT
1	Available	5,000
2	Pinch A Penny	2,629
3	Gourmet Market and Meats	1,635
4	T.Gregory Imports	4,100

PINCH·A·PENNY POOL·PATIO·SPA®
The Perfect People For A Perfect Pool

GOURMET MARKET
AND MEATS OF FERNANDINA

T. GREGORY IMPORTS

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 built his business 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