




# GATES OF FERNADINA

 474347 St Rd 200 | Fernandina Beach, FL 32034





# TABLE OF CONTENTS

Property Description.....	3-4
Area Map.....	5
Local Demographics.....	6
Availability.....	7
Tenant Overview.....	8
Leasing Team.....	9
About Us.....	10
Disclaimer.....	11

# 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



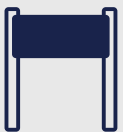
BUILT  
2007



LOCATION  
Located on FL-200 in Fernandina Beach.

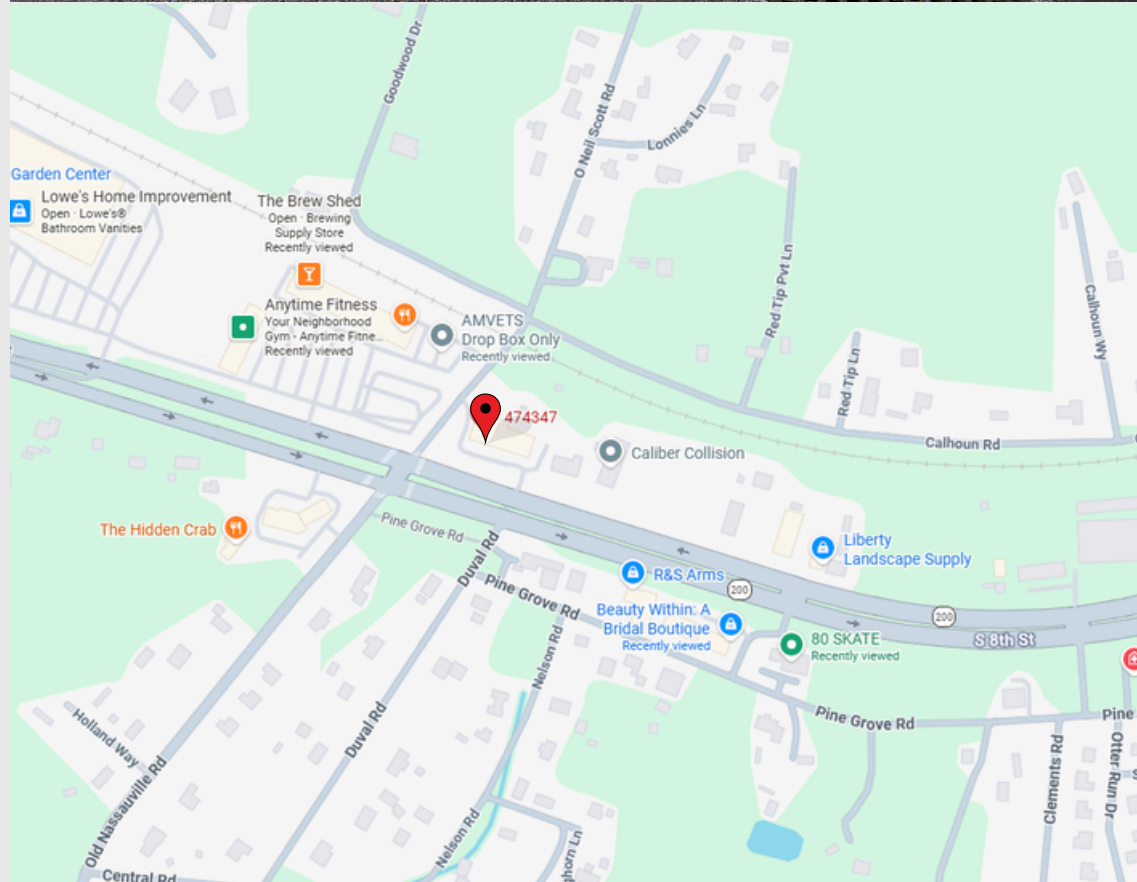


INGRESS/EGRESS  
This property has two entry and exit points along FL-200 and O Neil Scott Rd.



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

4



# AREA MAP








Gates of Fernandina

Jimmy Buffet Mem Hwy



# LOCAL DEMOGRAPHICS

	2 miles	5 miles	10 miles
 <b>POPULATION</b>	10,098	53,146	95,814
 <b>Population Growth 2025-2030</b>	2.4%	2.5%	2.4%
 <b>AVG INCOME</b>	\$126,384	\$118,511	\$120,910
 <b>DAYTIME EMPLOYMENT</b>	2,771	17,425	28,054
	<b>Street</b>	<b>VPD</b>	<b>Distance</b>
 <b>TRAFFIC</b>	FL - 200	48,000	0.01 mi
	O Neil Scott Rd	13,500	0.25 mi



# CURRENT AVAILABILITY

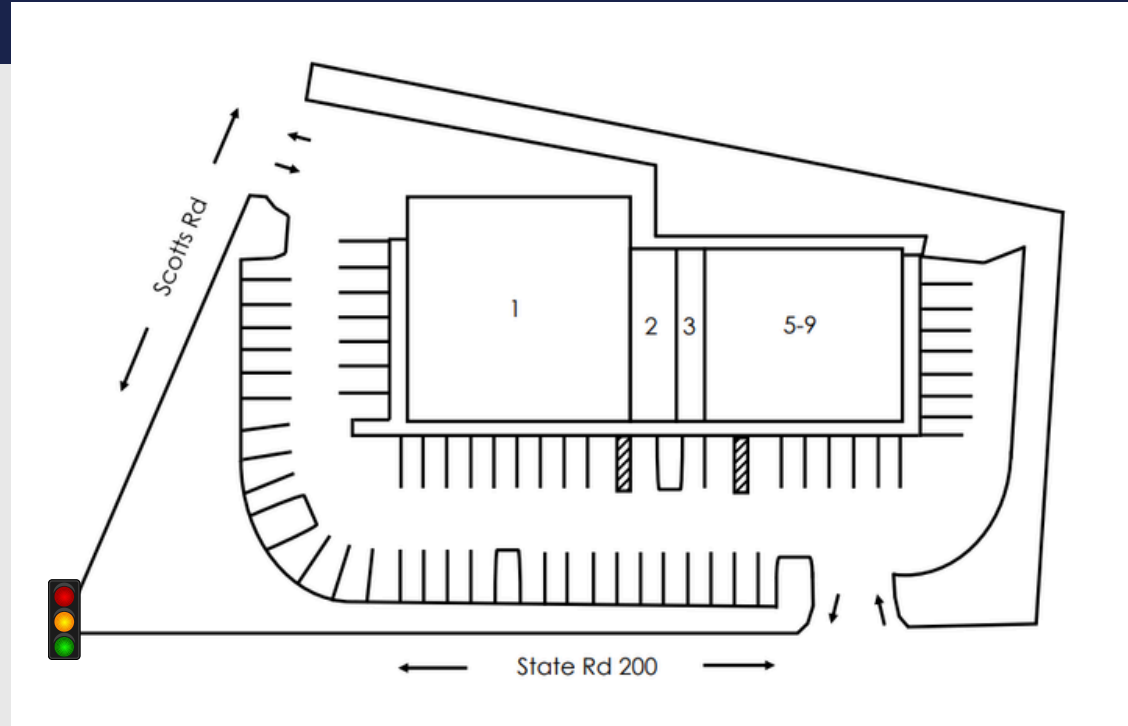
UNIT    SQ FT



100% Occupied

## 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	West Marine	5,000
2	Pinch A Penny	2,629
3	Gourmet Market and Meats	1,635
4	T.Gregory Imports	4,100

 West Marine  
For your life on the water.

  
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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