

EXCLUSIVE

GATES OF FERNANDINA

RETAIL SPACE FOR LEASE

± 13,364 sq ft

474347 St Rd 200
Fernandina Beach, FL 32034



LOCAL DEMOGRAPHICS



Located at the signalized intersection of Hwy A1A and O'Neill Scott Rd.



Average income is \$118K +/- within 5 miles.



53k +/- is the surrounding population within 5 miles.



38.5k +/- VPD on State Rd 107

904-757-4000



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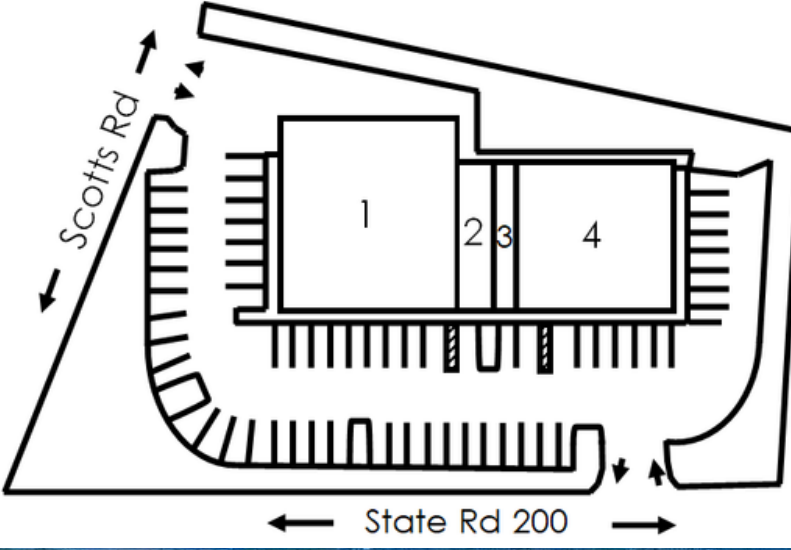
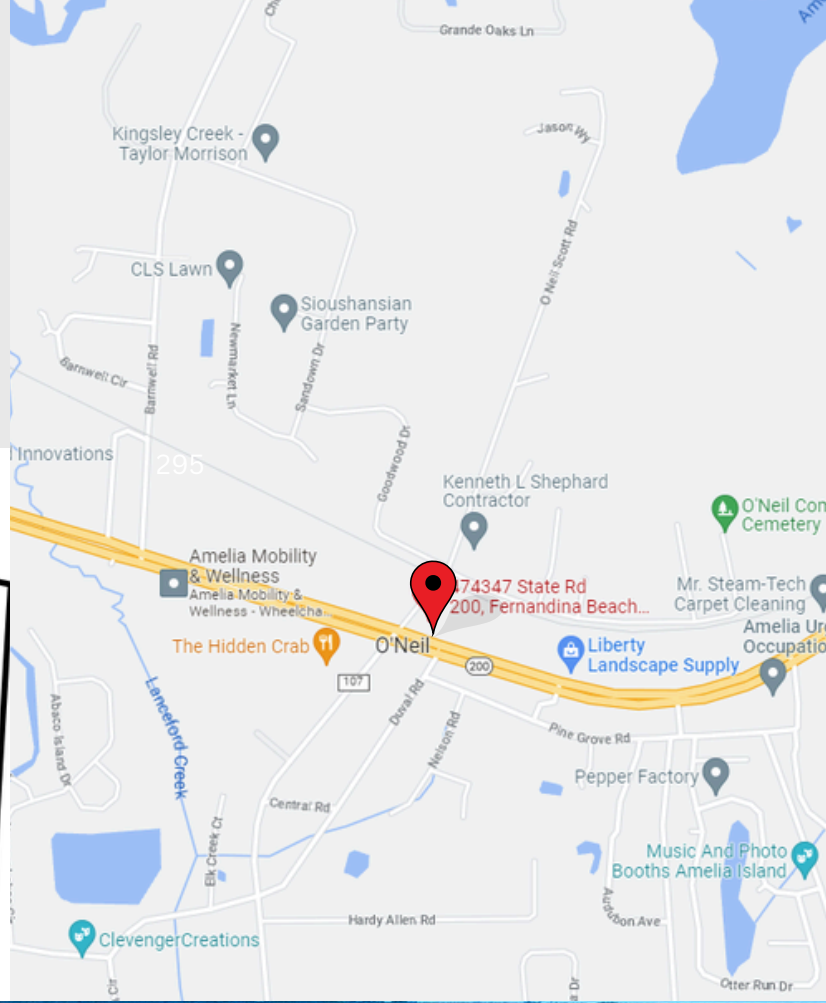
HAKIMIAN HOLDINGS
7077 Bonneval Road, Suite 400
Jacksonville, FL 32216
www.Hakimian.us



TENANT LIST

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



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