

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 \$86K +/- within 5 miles.



62k +/- is the surrounding population within 10 miles.



47k +/- Vehicles per day along A1A.



904-757-4000

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### HAKIMIAN HOLDINGS

7077 Bonneval Road, Suite 400

Jacksonville, FL 32216

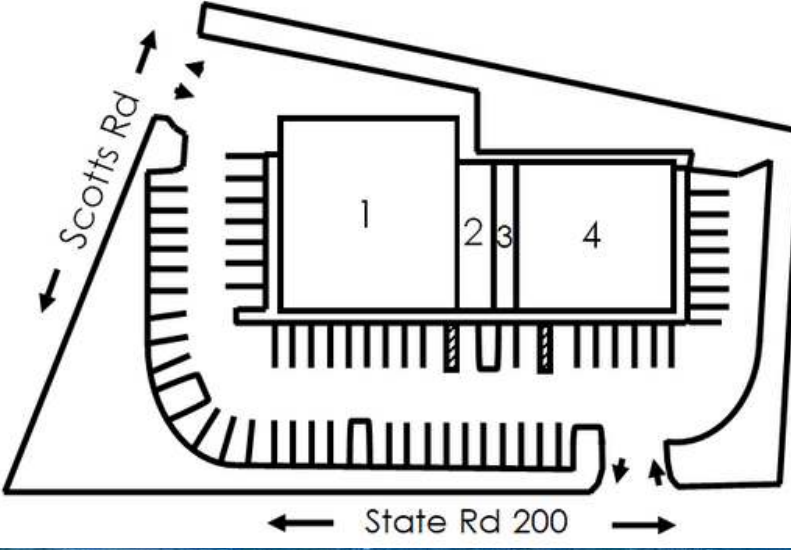
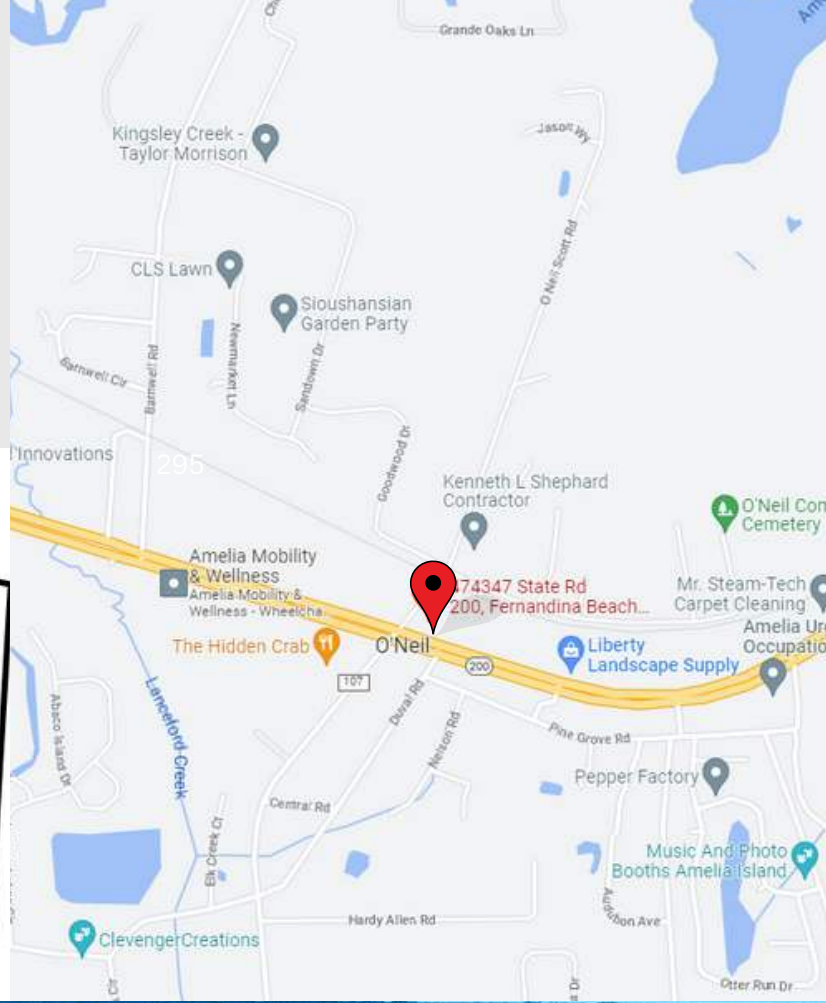
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# TENANT LIST

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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