

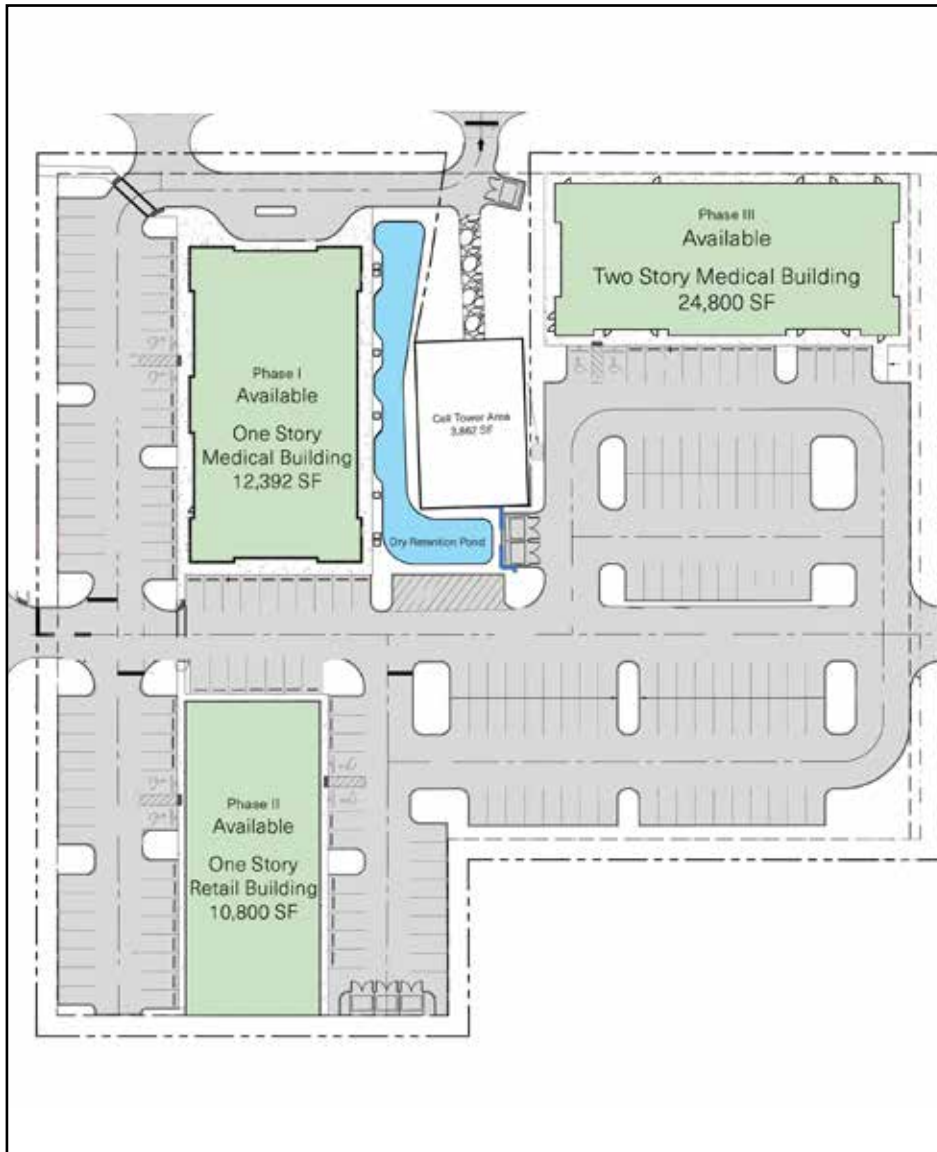
1412 NECTARINE STREET
FERNANDINA BEACH, FL 32024



FOR LEASE



Discover an exceptional opportunity to elevate your medical practice in this beautifully designed, state-of-the-art medical office space.



PRIME MEDICAL SPACE



Sufficient parking for medical & retail users.



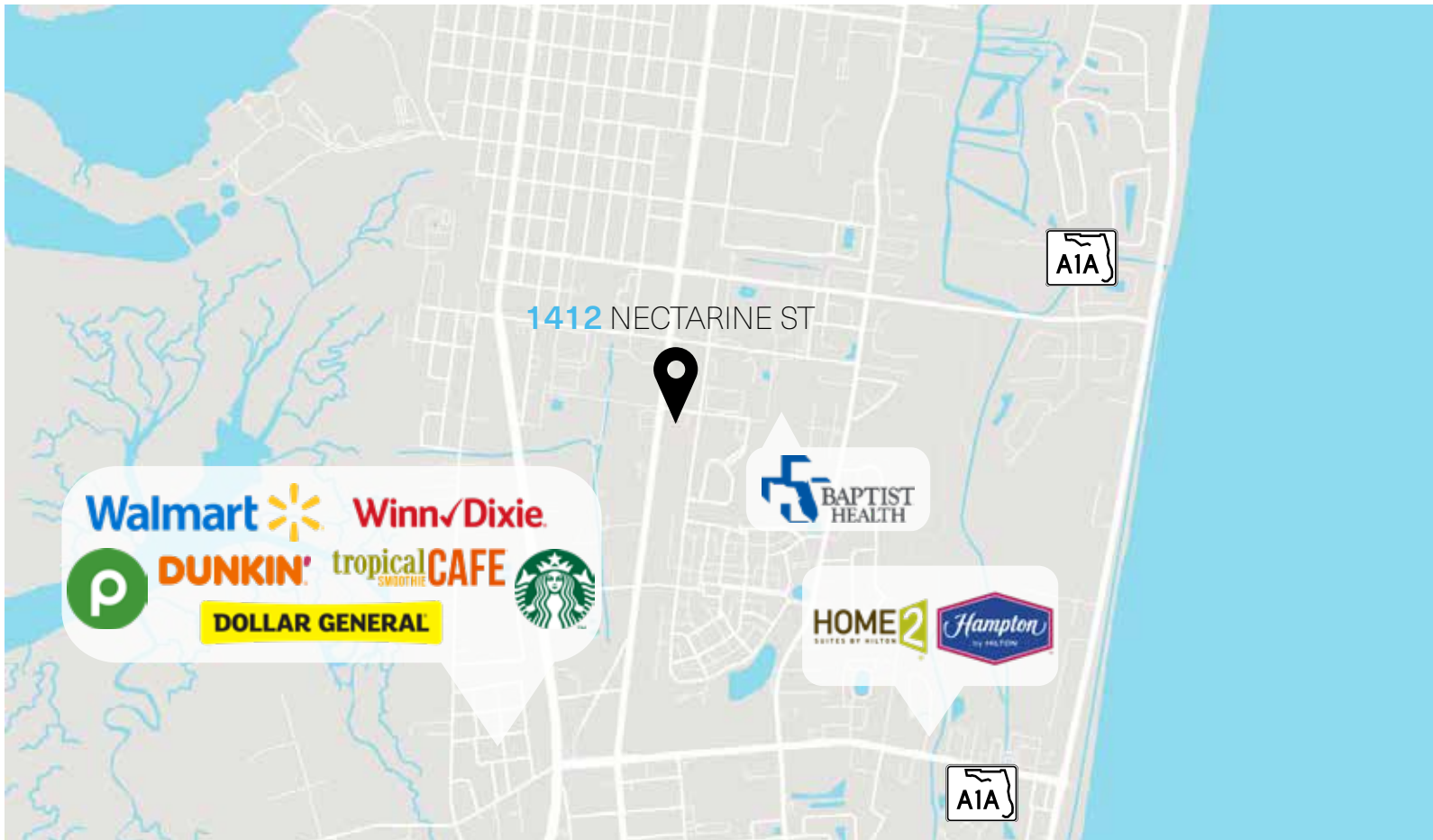
Available 24,000± square feet medical & 10,000± square feet retail.



Brand new development strategically located in rapid-growing Nassau County.



0.3 miles from Baptist Health Hospital.



DEMOGRAPHICS

HOUSEHOLDS

	3 MILE	5 MILE	10 MILE
2020 Households	7,809	10,755	26,034
2024 Households	9,501	13,434	32,457
2029 Projection	11,960	16,577	38,314

INCOME \$

	3 MILE	5 MILE	10 MILE
Average Household Income	\$99,176	\$107,678	\$106,391
Median Household Income	\$80,943	\$86,547	\$83,109



WHO WE ARE


Cross Regions Group, based in Jacksonville, Florida, stands out as a premier development firm and brokerage, specializing in a diverse range of real estate services. With a strong commitment to excellence, the firm integrates innovative development strategies with expert brokerage services.

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