

Premier Mixed-Use Development

1412 Nectarine Street Fernandina Beach, FL 32024



Ample Parking for
Medical & Retail
Users



Fast-Growing
Fernandina Beach,
Nassau County



0.3 Miles to Baptiste
Medical Center
Nassau



24,000 SF Medical
10,000 SF Retail
Available

A STRATEGIC LOCATION BUILT FOR GROWTH

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



PRIME RETAIL AND MEDICAL SPACE

34,000 SF

Medical Office
Building 1 is under
construction

8,043 AADT

At S 14th street at
Lime St

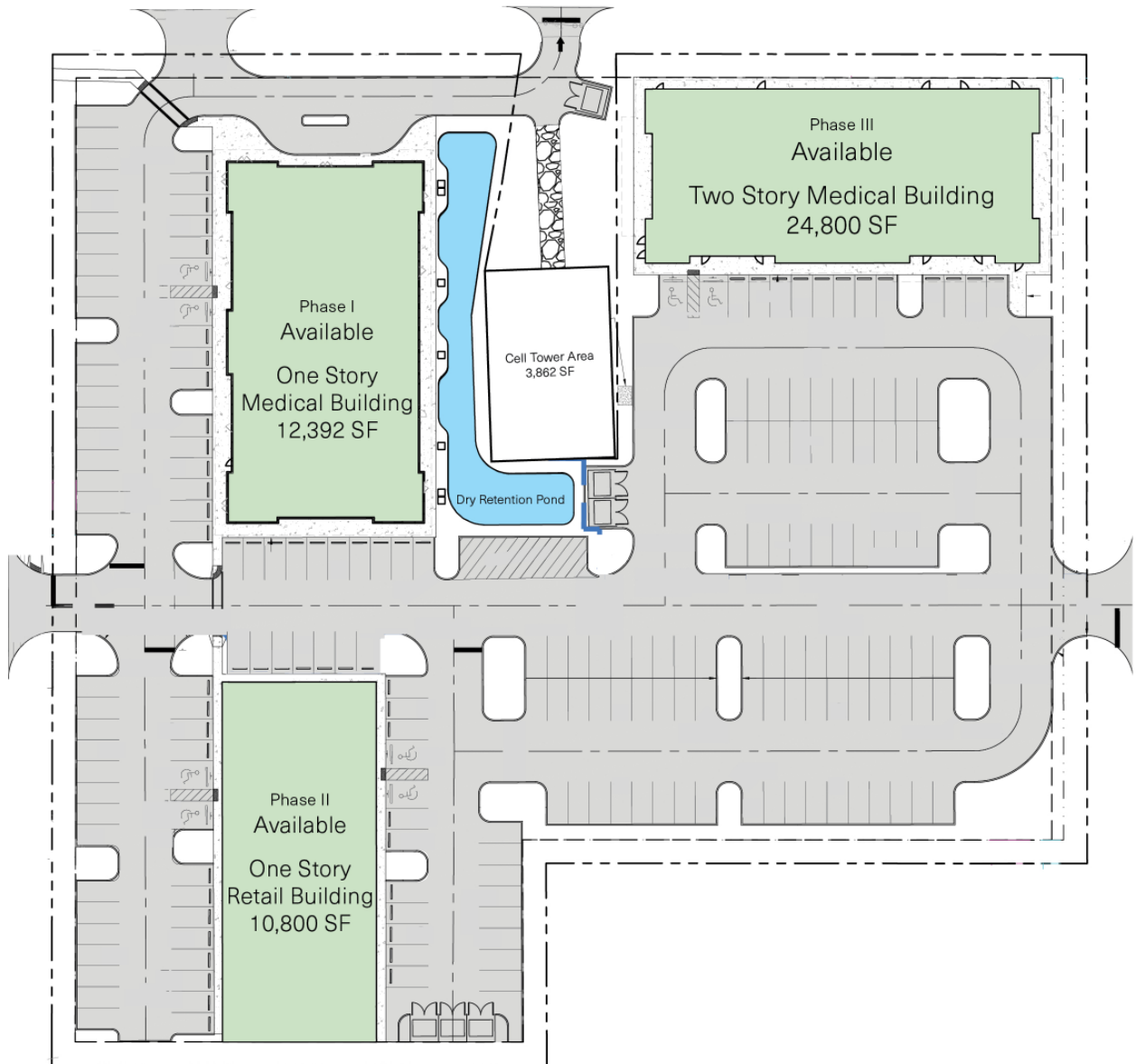
\$119,427

Average Household
income

18.49%

2020-2025
Population Growth

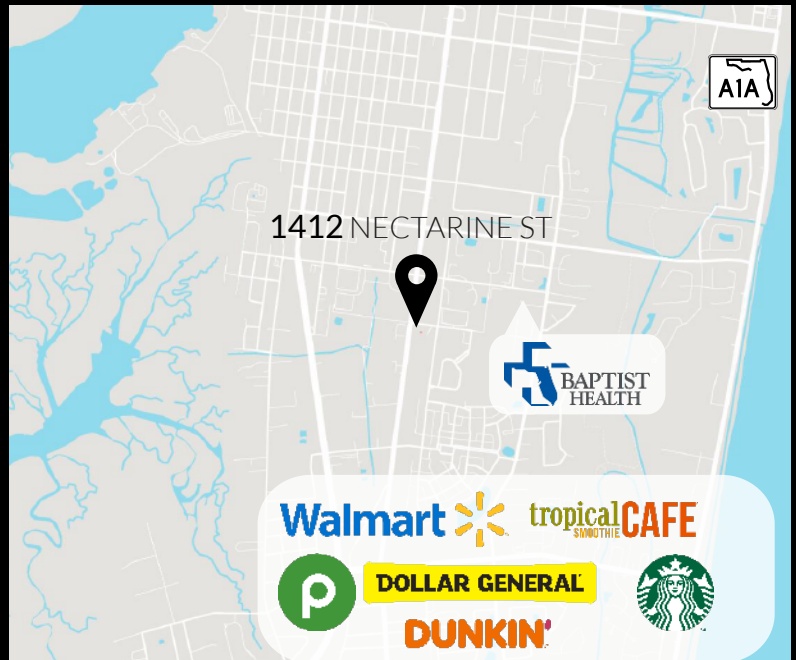
**THREE FLEXIBLE BUILDINGS.
ONE CONNECTED DESTINATION.**



Conceptual plan; dimensions and building layouts may be customized for qualified users.

IN THE CENTER OF GROWTH & CONVENIENCE

Surrounded by a strong mix of national retailers, hospitality, healthcare, and dining options—supporting visibility, accessibility, and long-term value.



DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE
2025 Population	17,023	32,459	73,887
2030 Population Projection	19,129	36,713	82,906
Average Household Income	\$119,170	\$121,385	\$119,427

TRAFFIC COUNTS

S 14 th Street & Nectarine Street	8,043AADT
SR200 & Lime Street	20,100 AADT

ISLAND PARK DEVELOPMENT

Join a forward-thinking development designed for success.
Contact our team to discuss availability, delivery structure, and
your space requirements.



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