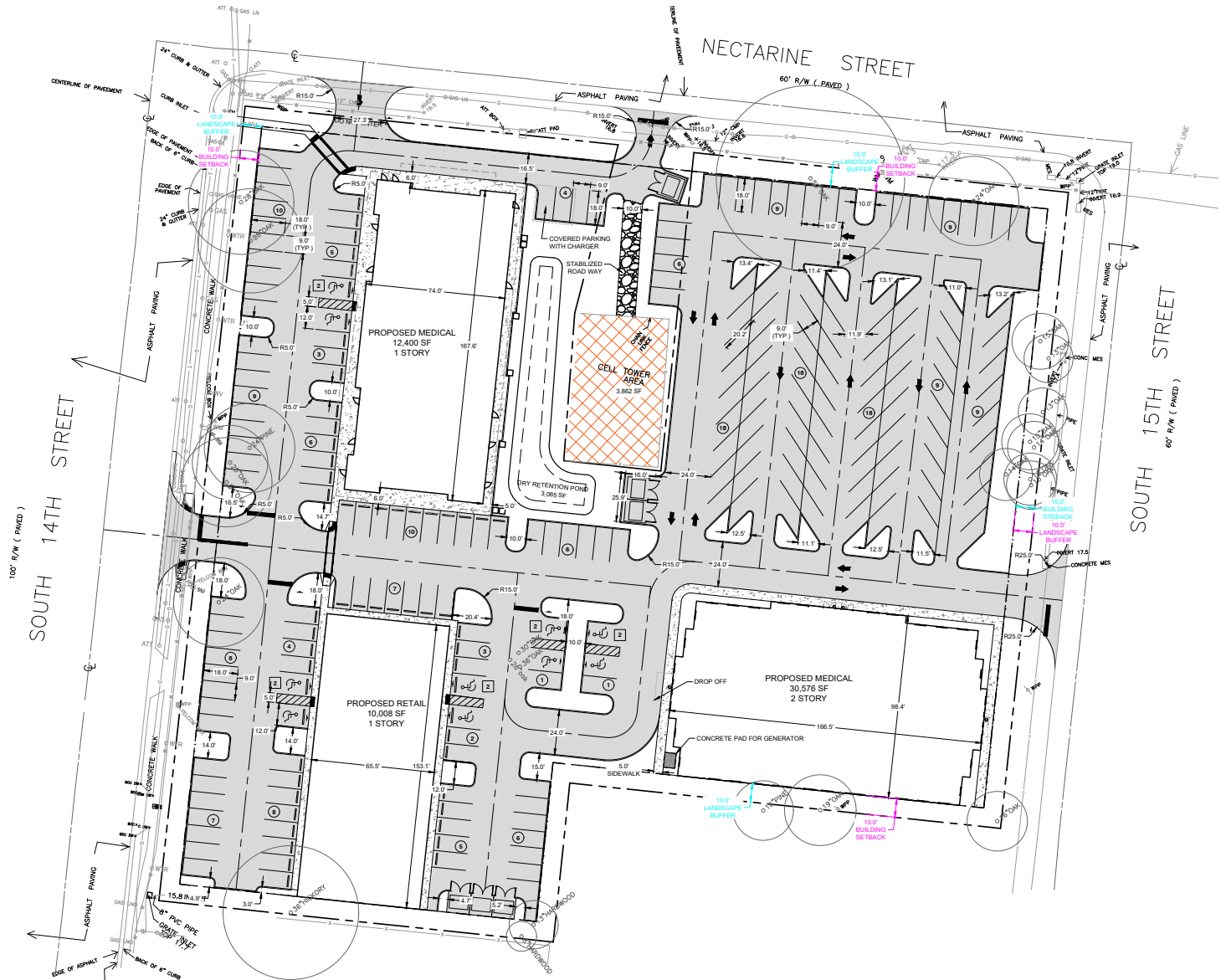




# FOR LEASE

1412 NECTARINE STREET  
FERNANDINA BEACH, FLORIDA 32034

Discover an exceptional opportunity to elevate your retail or medical practice in this beautifully designed, state-of-the-art mixed use development.



## PRIME MIXED-USE SPACE



Sufficient parking for medical & retail users.



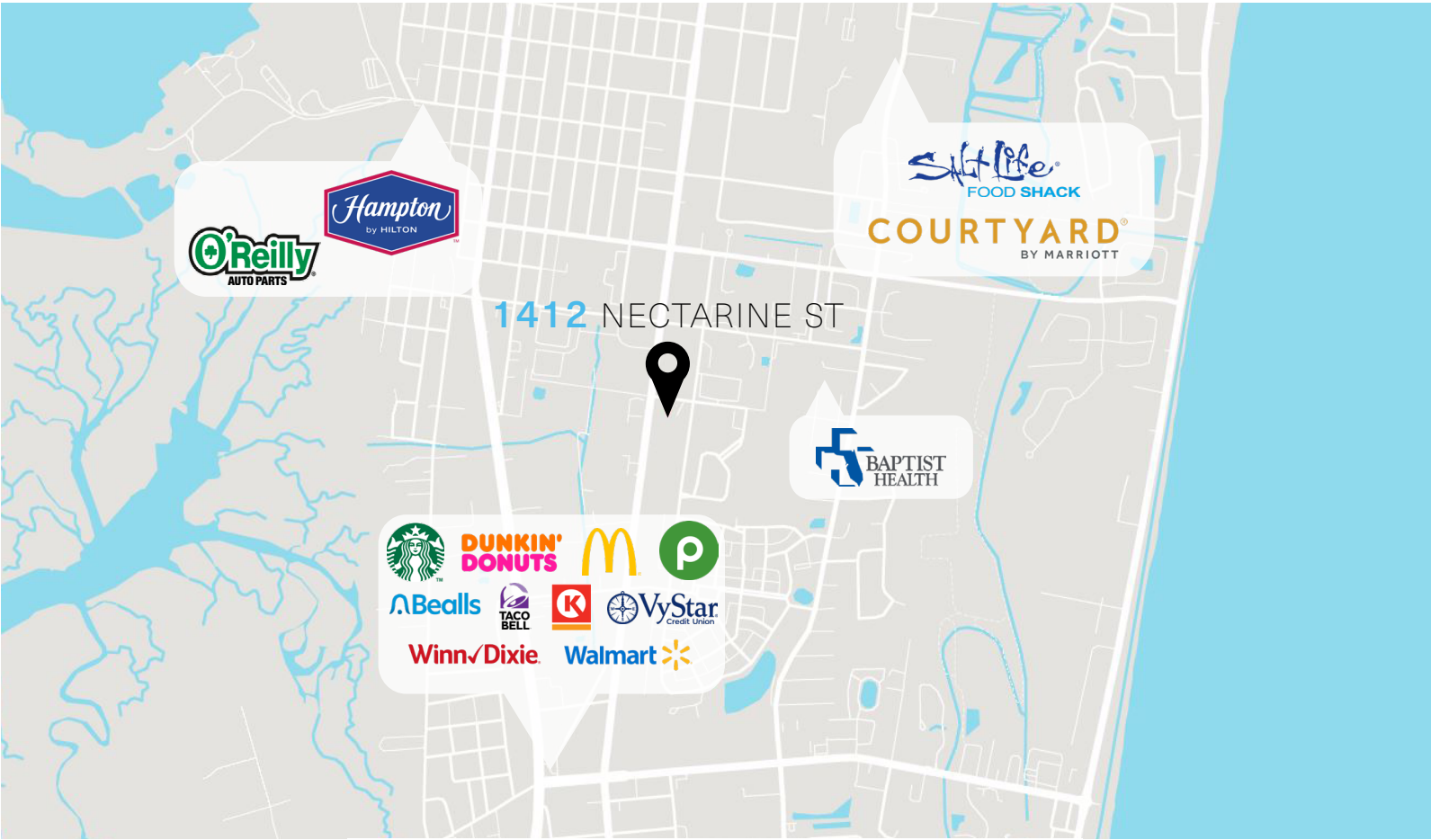
Available 24,000± square feet medical & 10,000± square feet retail.



Located in the fast-developing area of Fernandina Beach, Nassau County.



0.3 miles from Baptist Medical Center Nassau



# DEMOGRAPHICS

## HOUSEHOLDS

|                 | 3 MILE  | 5 MILE  | 10 MILE |
|-----------------|---------|---------|---------|
| 2020 Households | 7,820   | 11,501  | 26,659  |
| 2024 Households | 9,505   | 14,268  | 32,149  |
| 2029 Projection | 11, 693 | 17, 594 | 39,124  |

## INCOME \$

|                          | 3 MILE   | 5 MILE    | 10 MILE   |
|--------------------------|----------|-----------|-----------|
| Average Household Income | \$99,434 | \$107,239 | \$106,109 |
| Median Household Income  | \$81,081 | \$86,124  | \$82,769  |







## 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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