

WATERFRONT TURN-KEY RESTAURANT

960062 GATEWAY BLVD, FERNANDINA BEACH, FL 32034



FOR SALE | \$2,750,000

Property Overview



RESTAURANT



YEAR BUILT: 2003



TRAFFIC COUNT:
SR 200 = 48,000 VPD



ZONE: C-2
1.22 ACRES



5,481 SQ FT



LOCATION:
FERNANDINA BEACH



Turn-key second generation restaurant opportunity at 960062 Gateway Blvd, Fernandina Beach, FL — property will be delivered vacant and is situated along the Intracoastal Waterway on 1.22 acres with waterfront views and an on-site retention pond. The 5,481 SF building features a large covered outdoor patio, ample parking and benefits from heavy traffic exposure along SR-200/A1A near the Amelia Island Parkway intersection, just under 10 minutes to downtown Fernandina Beach and about 13 minutes to public beach access. It sits in close proximity to Amelia River Club, Fernandina Beach Golf Club, The Ritz-Carlton, Fernandina Beach Municipal Airport, and Amelia Island Marina & Boat Club, with everyday convenience nearby via Publix, Starbucks, Dunkin', Zaxby's, and McDonald's. An ideal purchase for an owner-user in one of Amelia Island's most sought-after corridors.

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Property Highlights



- NASSAU COUNTY, FL
- BUILDING SIZE: 5,481 SF
- LOT SIZE: 1.22 ACRES
- TURN-KEY SECOND GENERATION RESTAURANT
- LARGE COVERED OUTDOOR PATIO THAT INCLUDES BAR AREA AND PUTTING TURF
- SITE FEATURES: WATERFRONT VIEWS, ON-SITE RETENTION POND, LARGE PARKING LOT
- TRAFFIC/LOCATION: HEAVY TRAFFIC EXPOSURE ON SR 200/A1A; NEAREST INTERSECTION A1A & AMELIA ISLAND PARKWAY
- PROXIMITY: ~10 MINUTES TO DOWNTOWN FERNANDINA BEACH; ~13 MINUTES TO PUBLIC BEACH ACCESS
- ADJACENT TO BRAND NEW HOLIDAY INN HOTEL
- NEARBY LANDMARKS: AMELIA RIVER CLUB, FERNANDINA BEACH GOLF CLUB, THE RITZ-CARLTON, FERNANDINA BEACH MUNICIPAL AIRPORT, AMELIA ISLAND MARINA & BOAT CLUB
- NEARBY RETAIL/DINING: PUBLIX, STARBUCKS, DUNKIN', ZAXBY'S, MCDONALD'S



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Nearby Retailers



DUNKIN'



ZAXBY'S



PartyCity

Aerial Photo



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Photos



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ELIAS HIONIDES
O. 904.241.1151
C. 904.894.6620
ehionides@petrajax.com



RICHARD TRENDL
O. 904.241.1151
C. 904.703.7778
rich@petrajax.com



ASHLEIGH SHIM
O. 904.241.1151
C. 904.962.2655
ashleigh@petrajax.com

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