

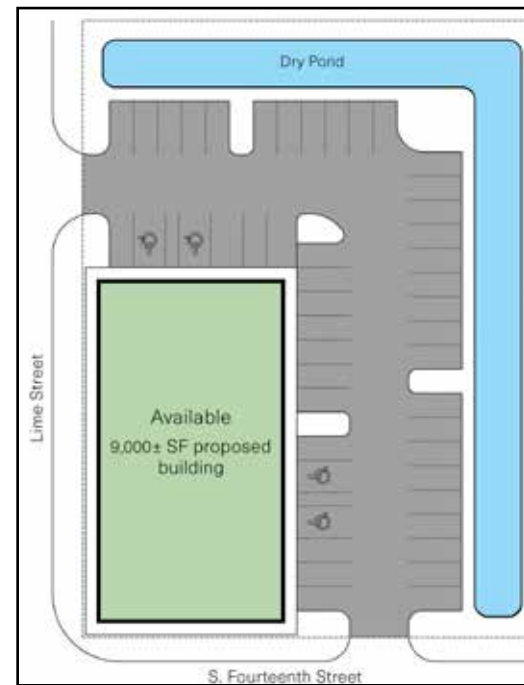
1127 S. 14TH STREET  
FERNANDINA BEACH, FL 32024



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



Traffic Count: 12,015± AADT on  
14th Street & Lime Street.



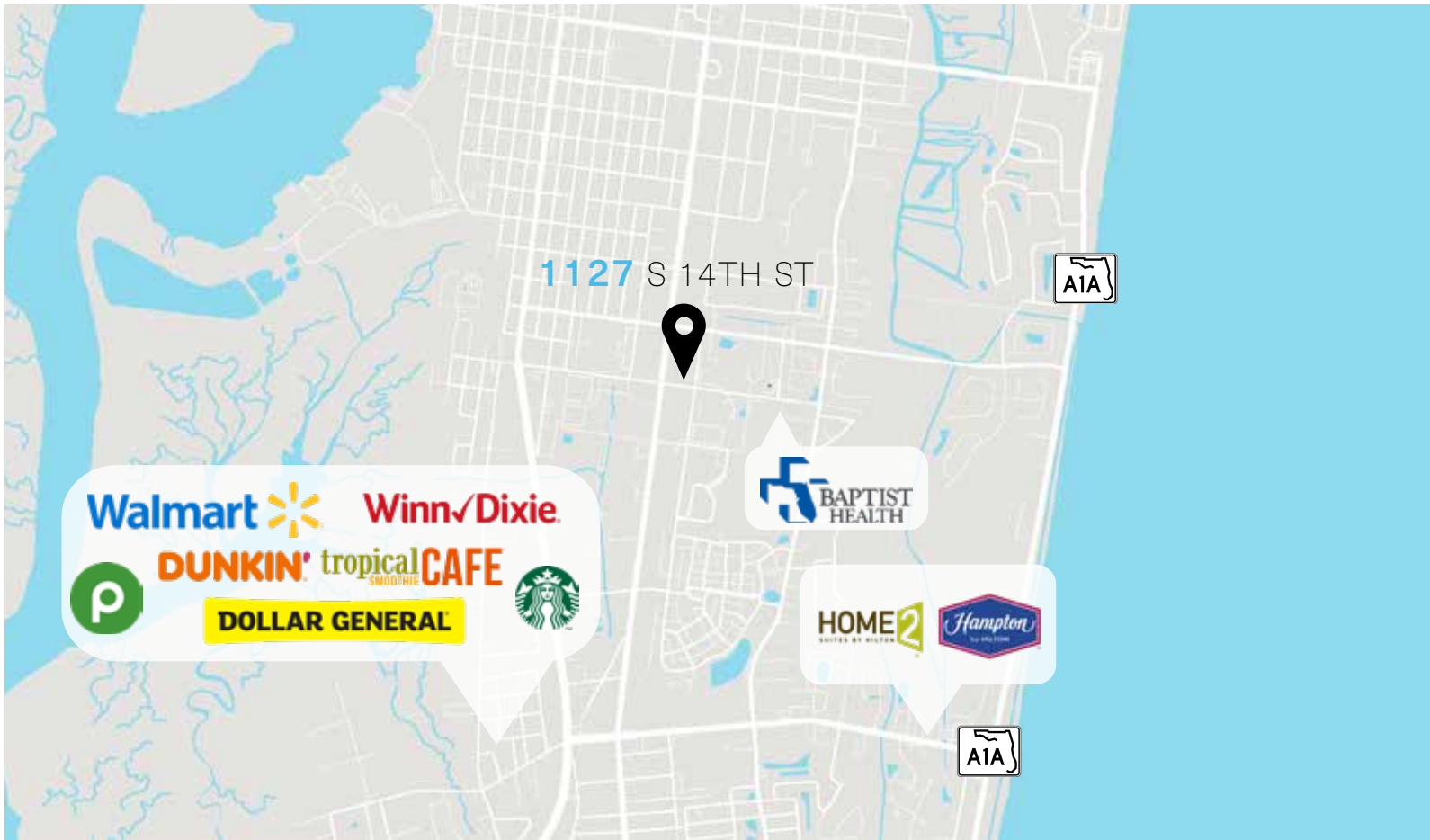
Available 9,000± square feet  
multi-use space, suited for  
office, medical, or retail use.



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



0.4 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.


## LISTING CONTACTS



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