



2ND GENERATION QUICK-SERVICE RESTAURANT | FOR LEASE OR FOR SALE

1940 S 8th Street
Fernandina Beach, FL 32034

CONNOR MARABELL
D - 904.302.7109
M - 904.874.6969
connor@cantrellmorgan.com



PROPERTY OVERVIEW

This high-visibility location is ideal for quick-service restaurants or fast-casual dining. A fantastic opportunity to utilize the existing space in turn-key condition, ready to support your business vision.

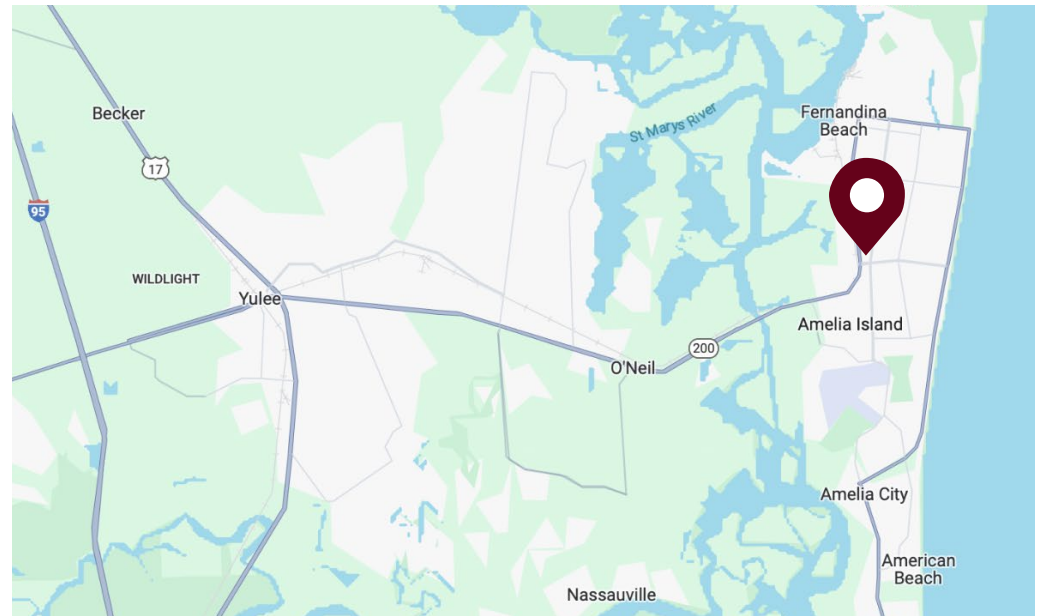
KEY HIGHLIGHTS:

- Fully equipped and ready to open: Includes FF&E (Furniture, Fixtures, and Equipment).
- Prime location: Positioned alongside national chains like McDonald's, Taco Bell, Dunkin'/Baskin Robbins, and Tropical Smoothie on busy 8th St.
- High traffic: Benefit from 20,700 vehicles passing daily and a 3-mile radius household income of \$116,699.
- Strategic access: 3/4 access with a U-turn available within 100 feet after the right-hand exit.
- Nearby retailers: Located within ¼ mile of major anchors such as Publix, Winn Dixie, and Walmart.

This versatile commercial site is perfect for retail, service, or restaurant use, with a high-traffic location surrounded by established national brands. Don't miss out on this exceptional opportunity!

OFFER DETAILS

Price:	Contact for Pricing
Address:	1940 S 8th St, Fernandina Beach, FL
Size:	3,849 SF
Lot Size:	± 0.94 AC
Year built:	2010
Parcel ID:	00-00-30-0800-0037-0060
Zoning:	CCG-1
Tenancy:	Single Tenant
Frontage:	Approximately 189' on 8th St

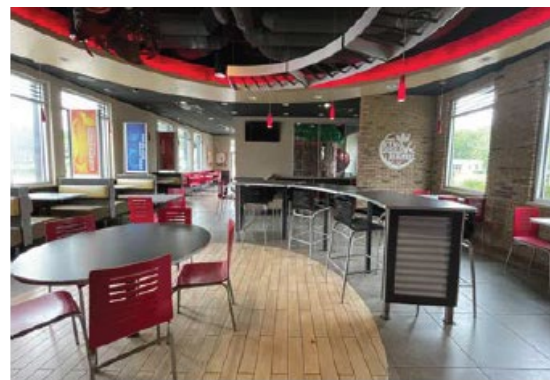
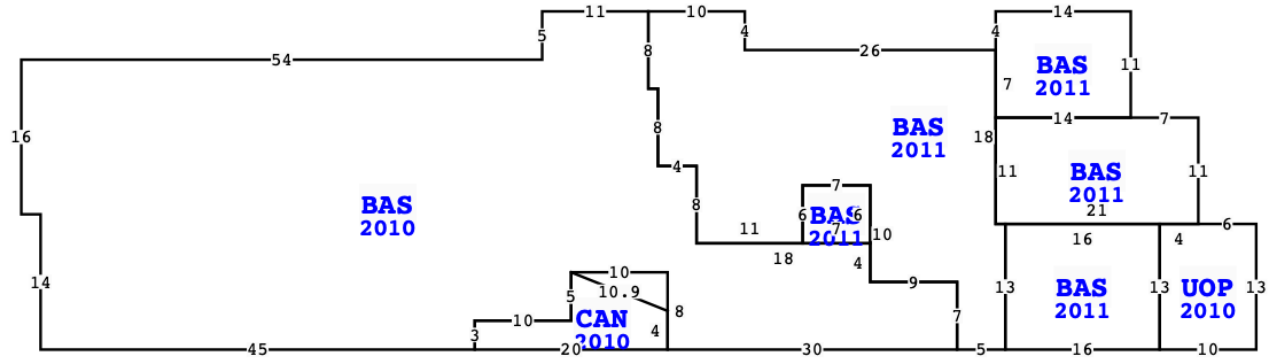


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FLOOR PLAN & INTERIOR PHOTOS



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SURROUNDING AREA



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