

Suite 808

**For Lease**

Asking Price:

\$23.00/SF NNN

\$6.25/SF CAM

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Five Points Plaza Shopping Center

808 Sadler Road
Fernandina Beach, FL 32034

Property Features

- 1,200± SF (20'x60') suite for lease
- Shopping Center is located at the southeast corner of S. 8th Street and Sadler Road, with 14th Street access, a "main and main" intersection on Amelia Island
- Anchor Tenants: Beach Diner, Dollar Tree. Other tenants include: Scally-Wags Pet Grooming, OP's Pizza Kitchen, Q Nails, etc.
- Average 31,000 vehicles per day on 8th/SR 200, 15,200 vehicles per day on Sadler Rd and 19,200 on 14th Street

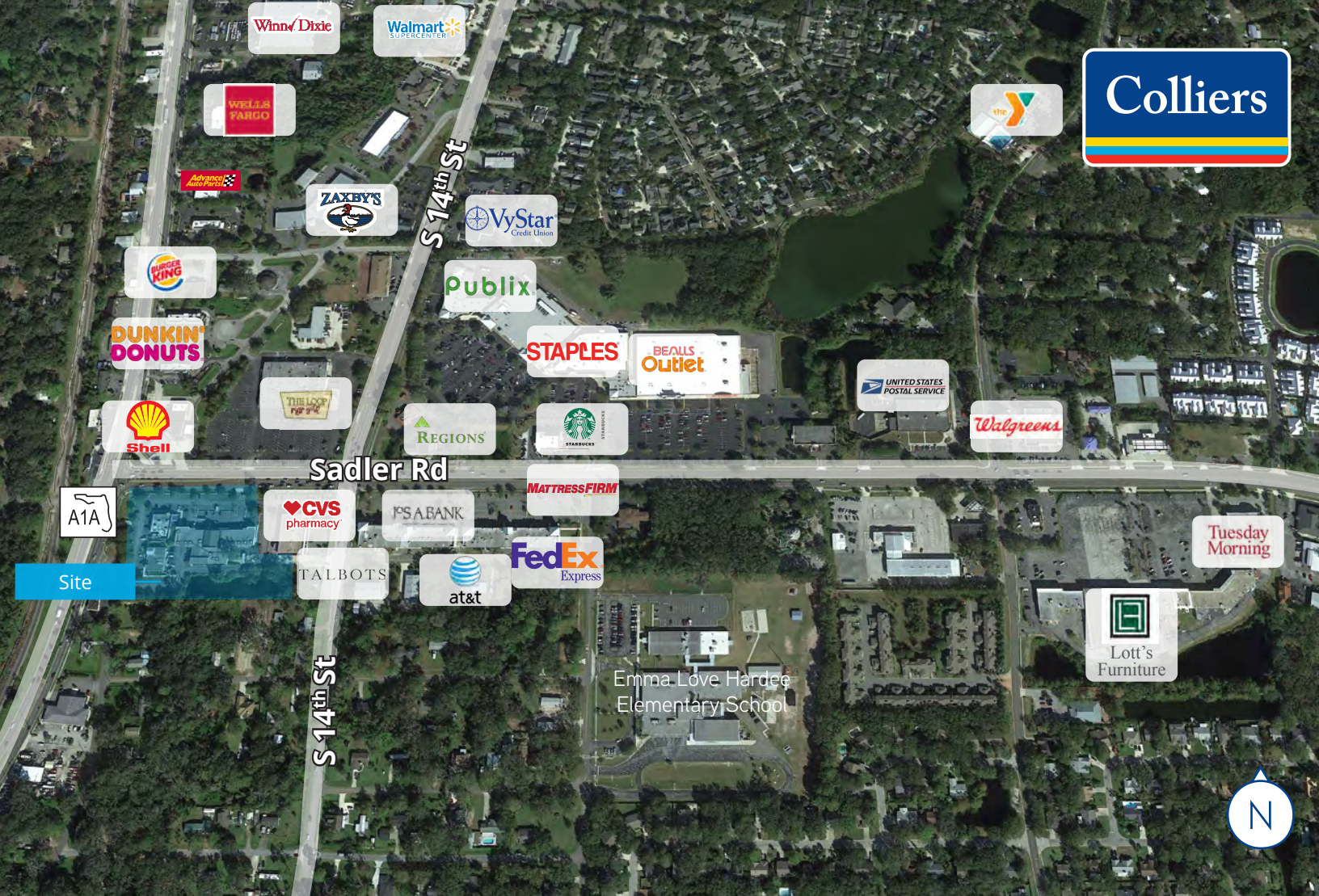
Location Aerial



Interior Photos

Suite 808





Area Demographics | 10 mile radius

Source: ESRI Business Analyst



2024 Estimated
Population

68,314



2024 Est. Avg.
Household Income

\$130,631



2029 Projected
Population

69,776



2029 Proj. Avg.
Household Income

\$145,331

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