

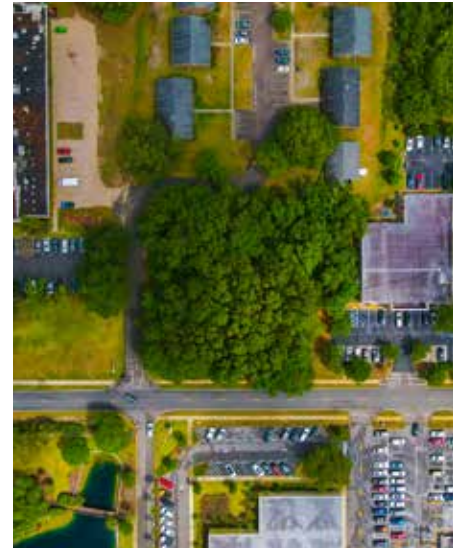
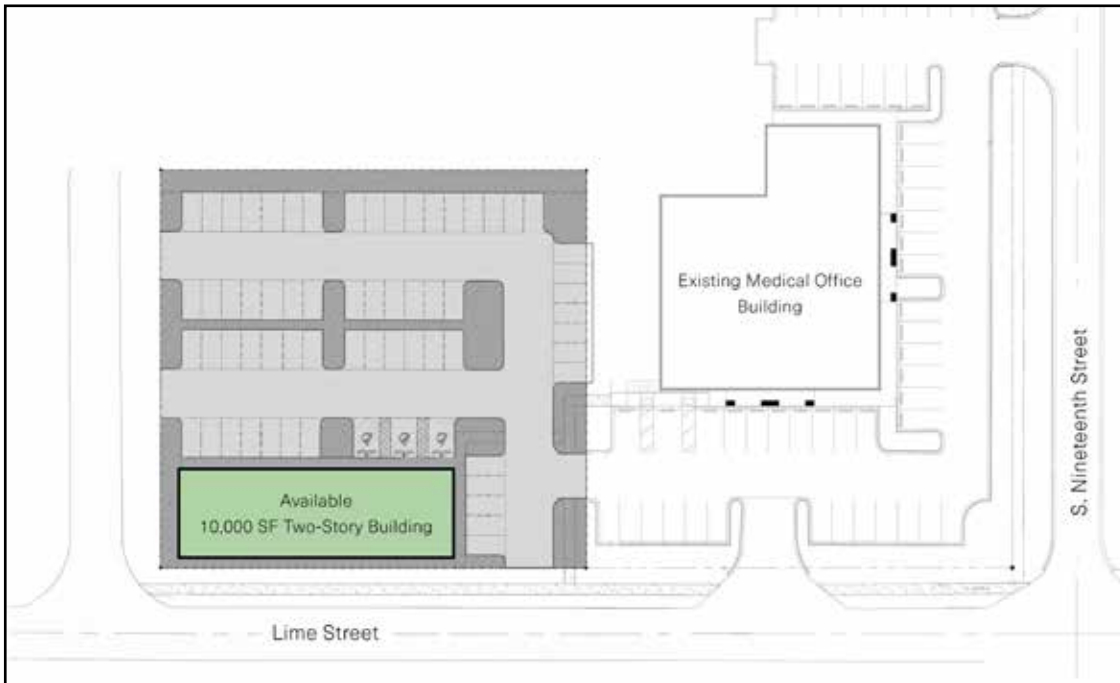
1865 LIME STREET
FERNANDINA BEACH, FL 32024



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



Parking ratio estimated 6.5± per 1,000 SF.



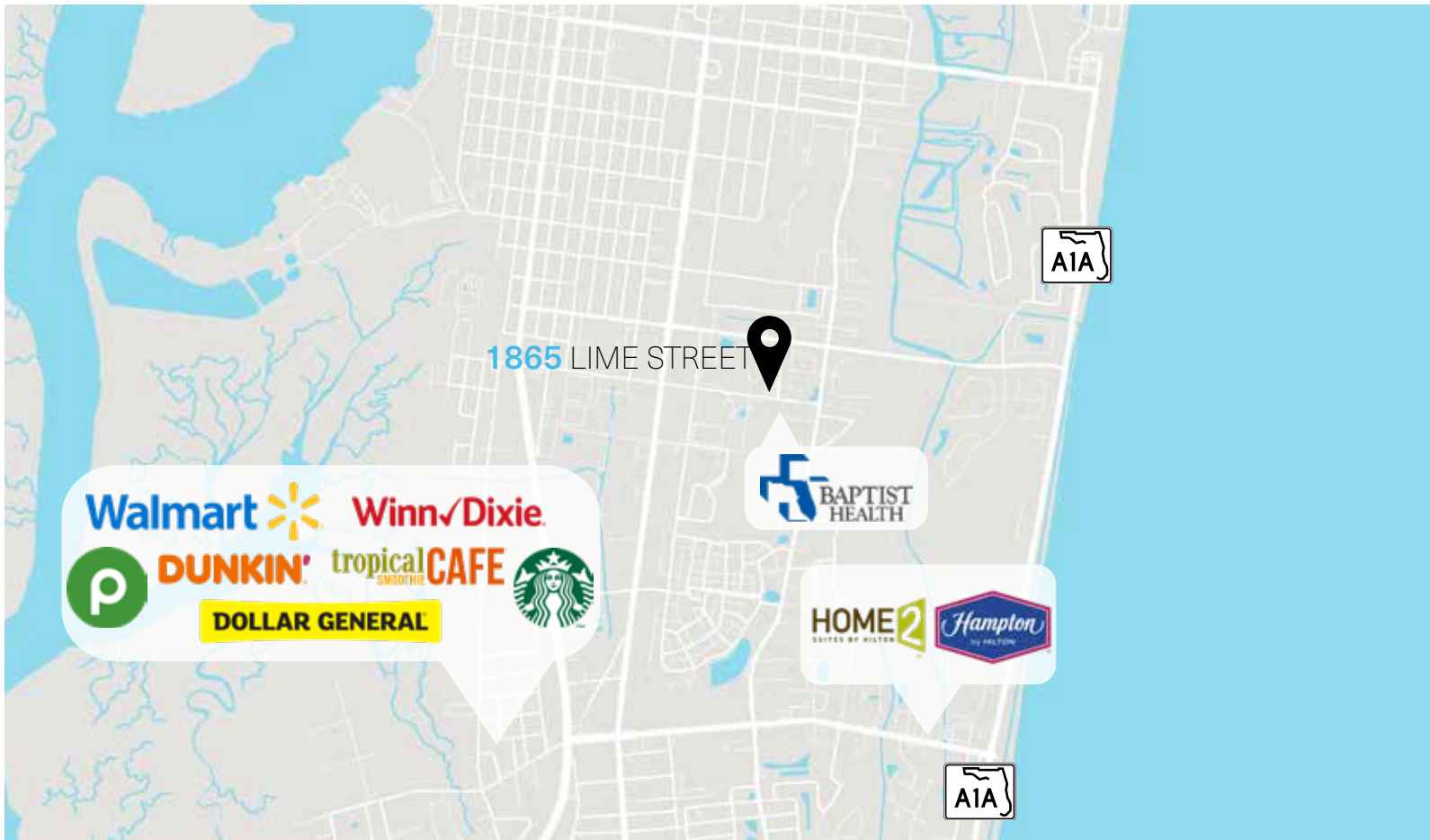
Available 10,000± square feet two story option, or 15,000± square feet three story.



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



Across the street 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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