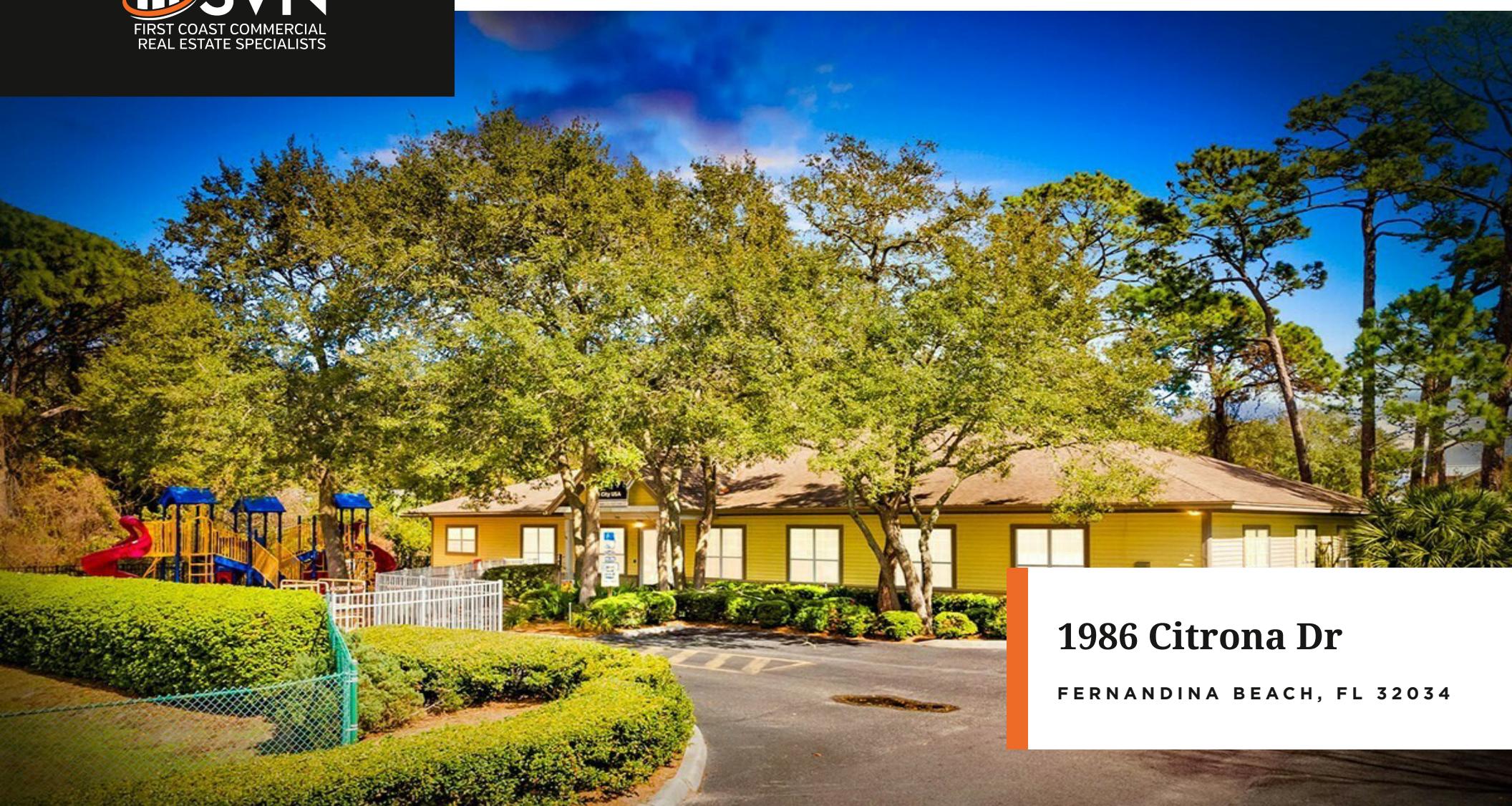




For Sale or Lease



1986 Citrona Dr

FERNANDINA BEACH, FL 32034

Property Information



PROPERTY SUMMARY

1986 CITRONA DR

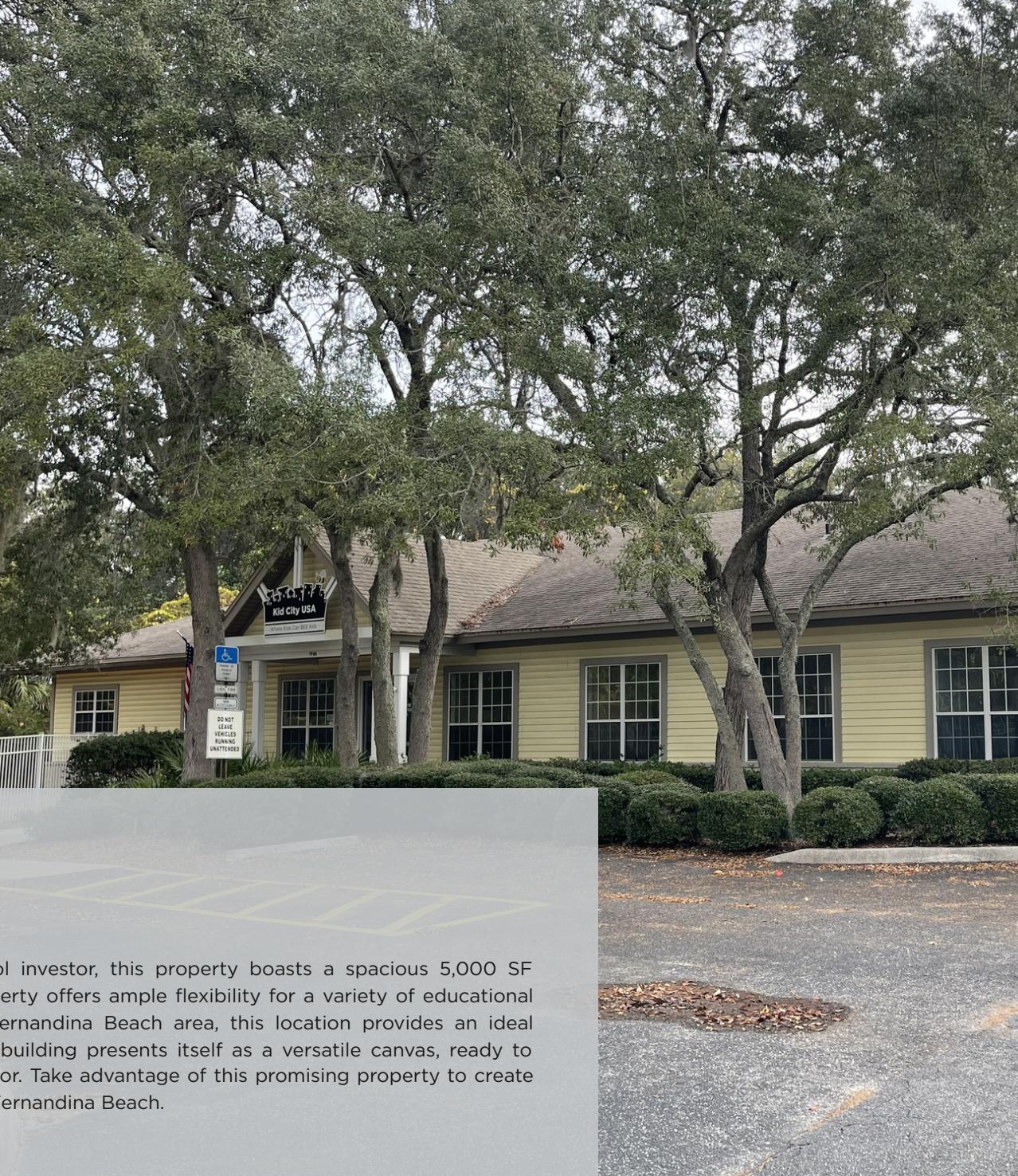
FERNANDINA BEACH, FL 32034

OFFERING SUMMARY

LEASE RATE:	\$25.20/SF NNN
FOR SALE:	Call For Pricing
BUILDING SIZE:	5,000 SF
AVAILABLE SF:	5,000 SF
LOT SIZE:	47,850 SF

PROPERTY SUMMARY

Presenting a prime opportunity for a special purpose/school investor, this property boasts a spacious 5,000 SF building crafted in 2001. With a coveted C-2 zoning, the property offers ample flexibility for a variety of educational and specialized use options. Nestled within the charming Fernandina Beach area, this location provides an ideal environment for educational endeavors. The well-maintained building presents itself as a versatile canvas, ready to accommodate the unique visions and needs of a school investor. Take advantage of this promising property to create an impactful and purposeful educational space in the heart of Fernandina Beach.



PROPERTY HIGHLIGHTS

- 5,000 SF building
- Built in 2001
- Zoned C-2
- Located in Fernandina Beach area



Reception area



7 open rooms



Built out for daycare

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



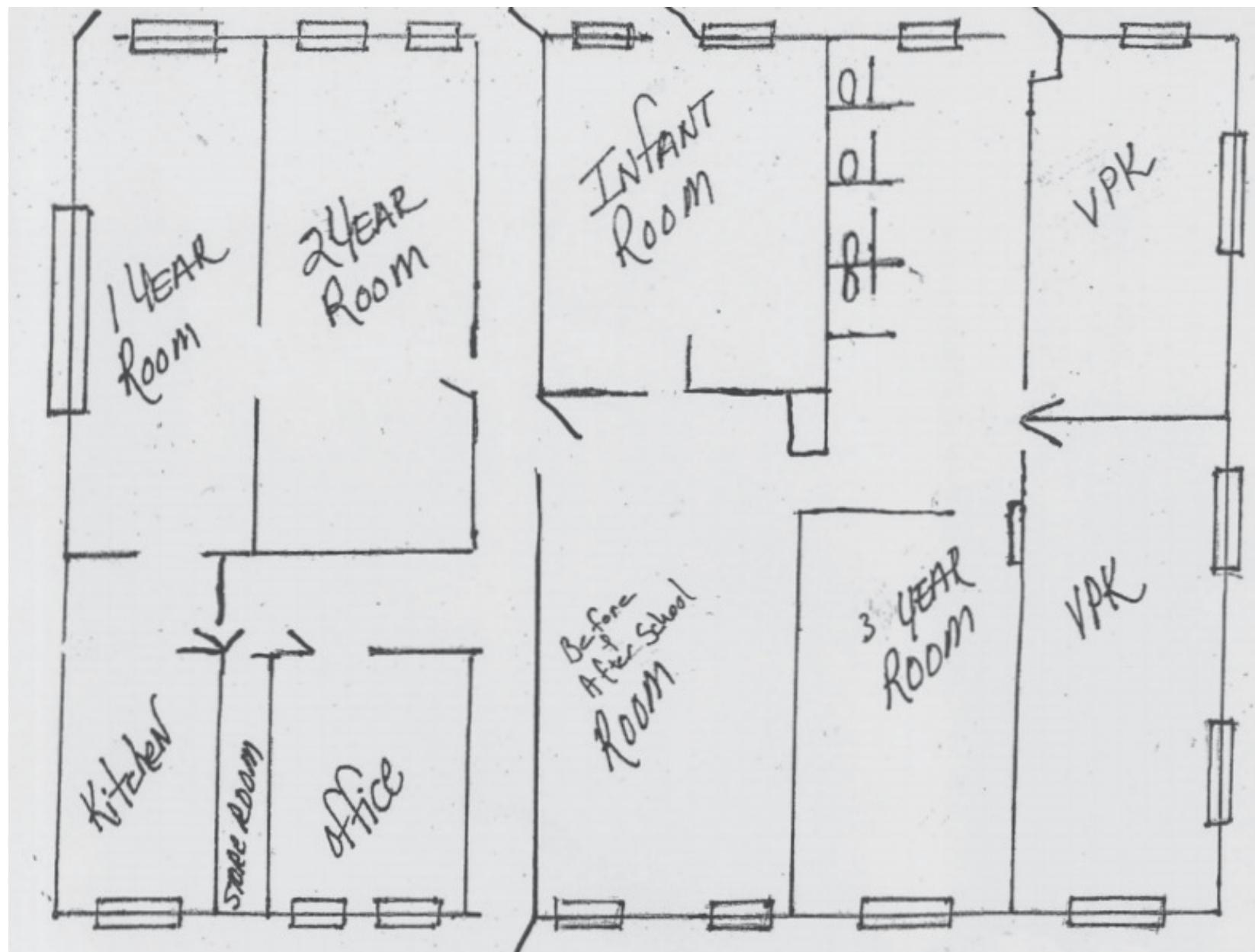
ADDITIONAL PHOTOS



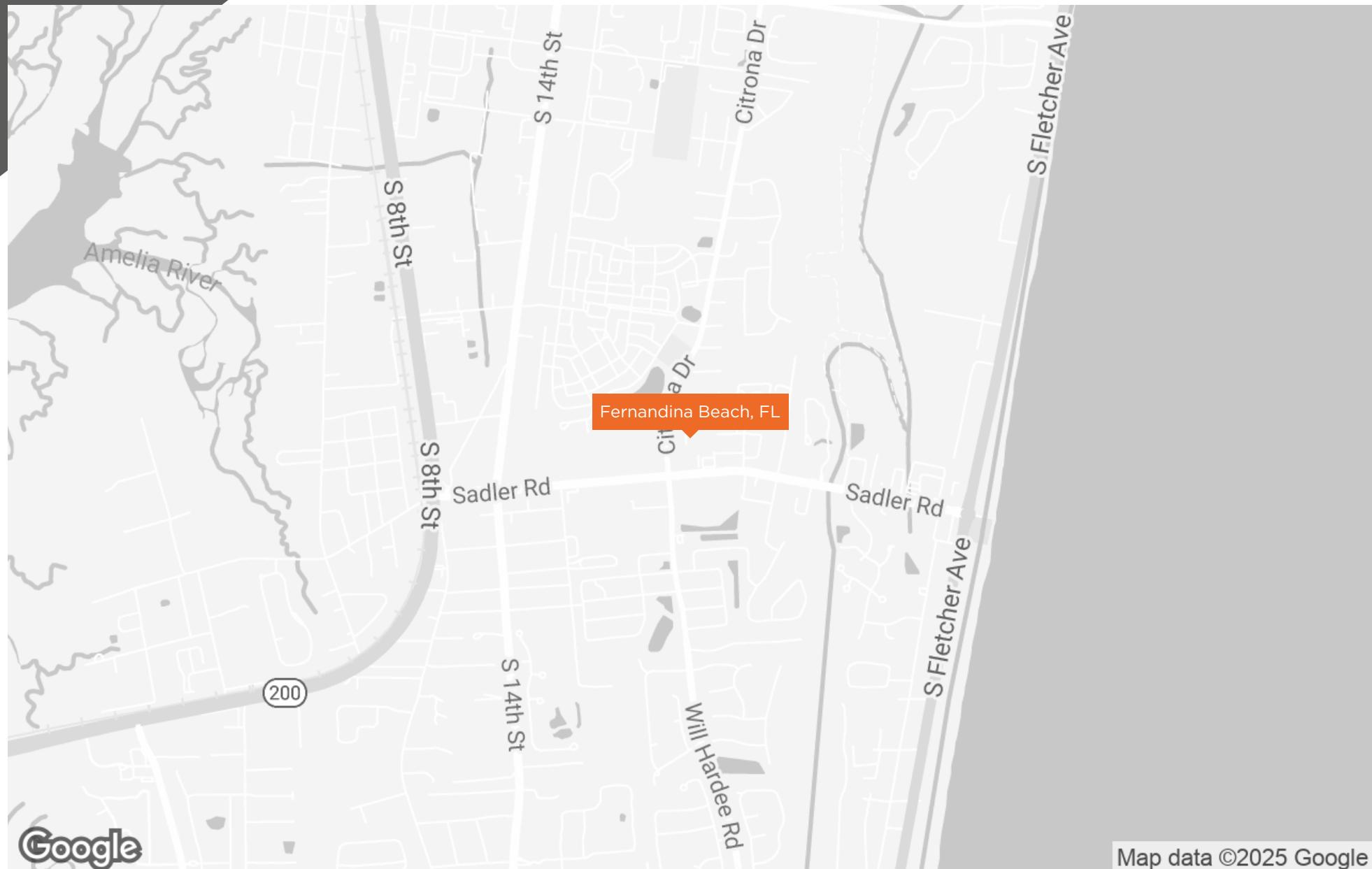
LOCATION DESCRIPTION

Explore the charm of Fernandina Beach, a coastal gem with a rich history and stunning surroundings. Situated in a vibrant community, the area offers a mix of modern amenities and Southern hospitality, making it an ideal location for businesses seeking inspiration and growth. Nearby, discover local attractions such as the historic downtown district, Amelia Island Plantation, and pristine beaches perfect for relaxation or team-building activities. With renowned restaurants, boutique shops, and a lively arts scene, the area provides a dynamic and inviting atmosphere for professionals and employees. Experience the quintessential coastal lifestyle while fostering productivity and success at this exceptional location.

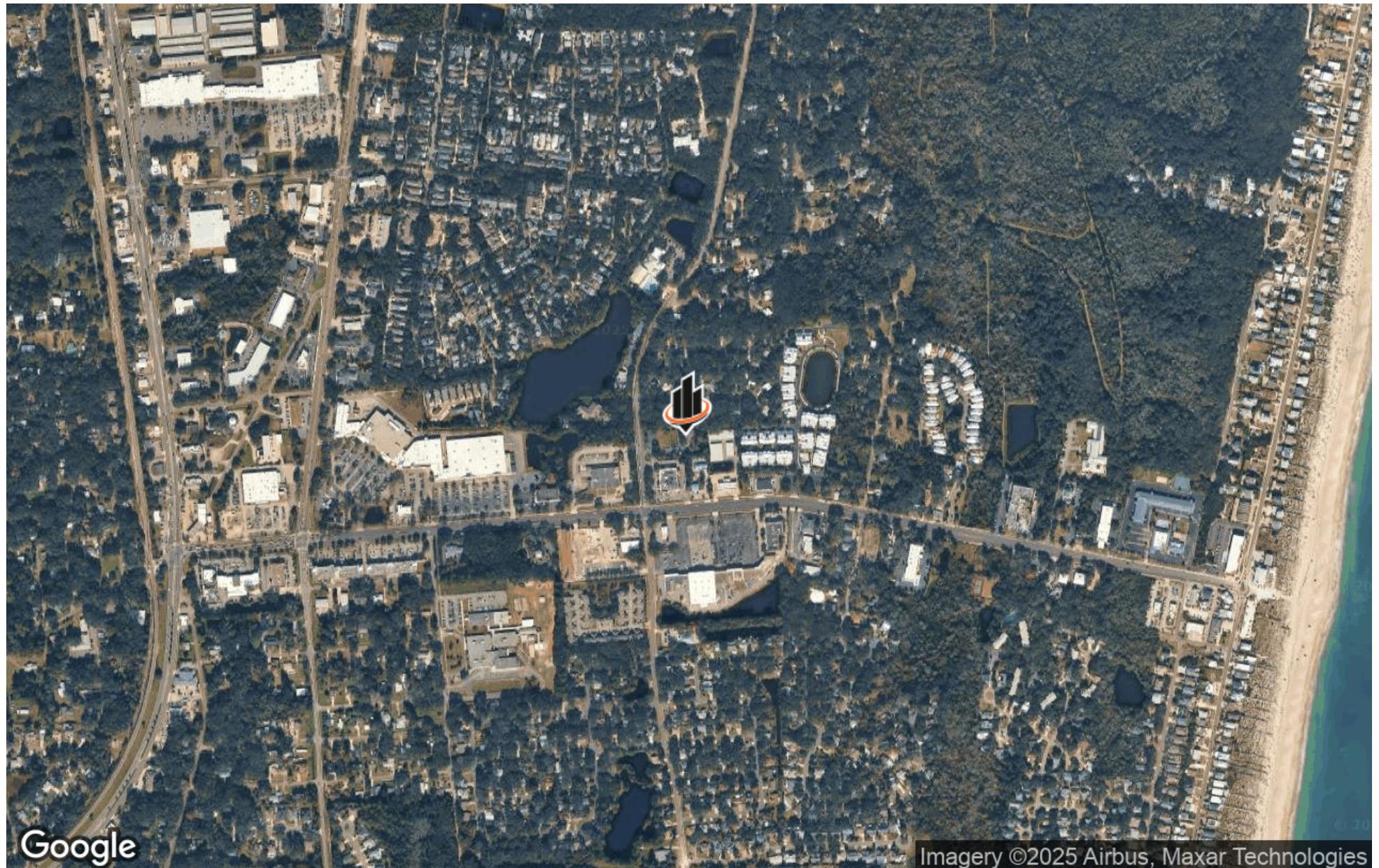




REGIONAL MAP



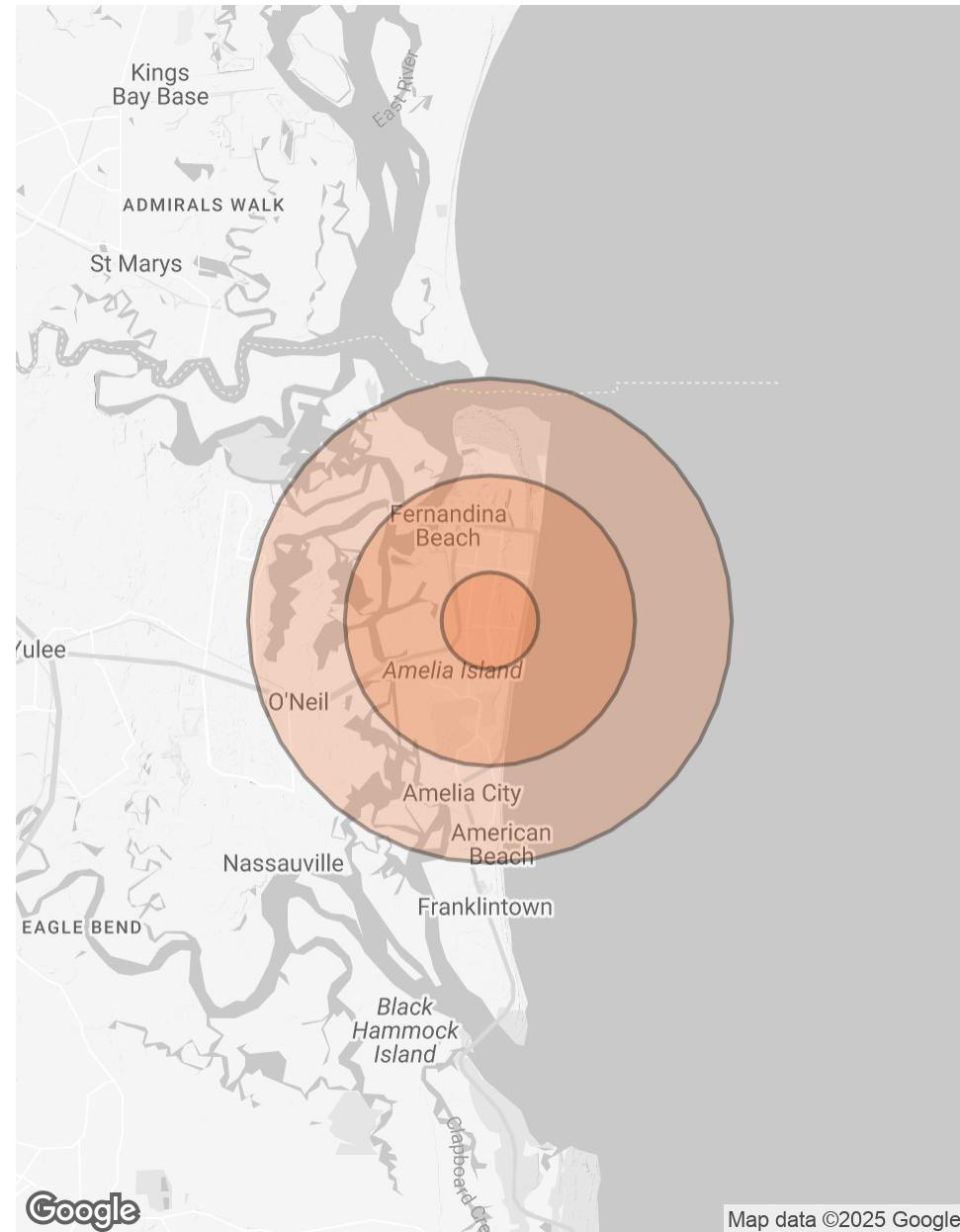
AERIAL MAP



DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,145	19,757	31,037
AVERAGE AGE	56	53	52
AVERAGE AGE (MALE)	55	52	51
AVERAGE AGE (FEMALE)	57	54	52
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,945	9,178	14,006
# OF PERSONS PER HH	2.1	2.2	2.2
AVERAGE HH INCOME	\$124,234	\$112,057	\$116,951
AVERAGE HOUSE VALUE	\$606,378	\$616,686	\$635,424

Demographics data derived from AlphaMap



MEET THE TEAM



Colin Nicholson III, CCIM

O: 904.281.1990
cnicholson@svn.com



Sam Nicholson

O: 904.281.1990
sam.nicholson@svn.com



DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



Collective Strength, Accelerated Growth

8833 PERIMETER PARK BLVD
#703
JACKSONVILLE, FL 32216



SVNFIRSTCOASTCOMMERCIAL.COM