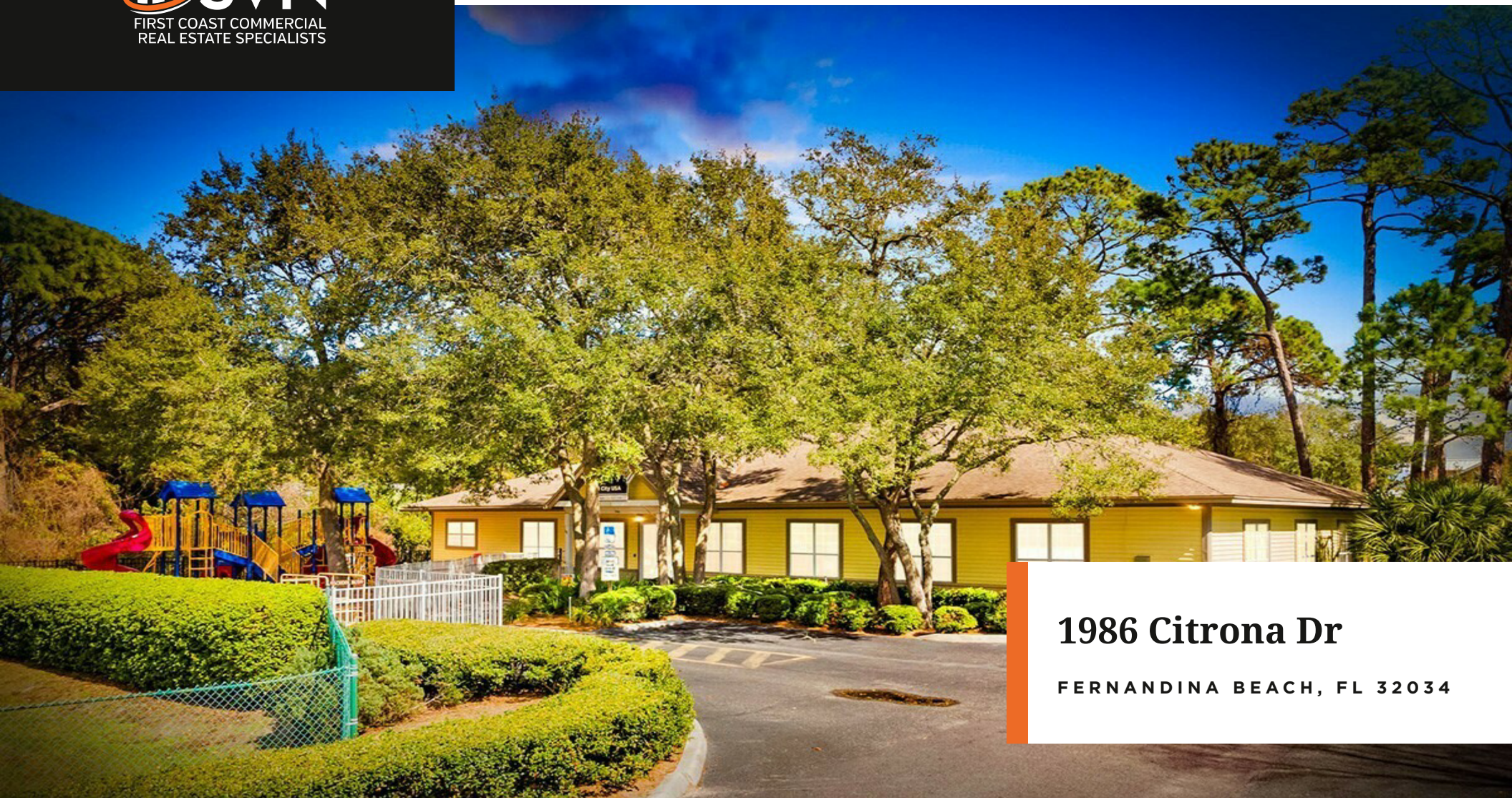




For Sale or Lease



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

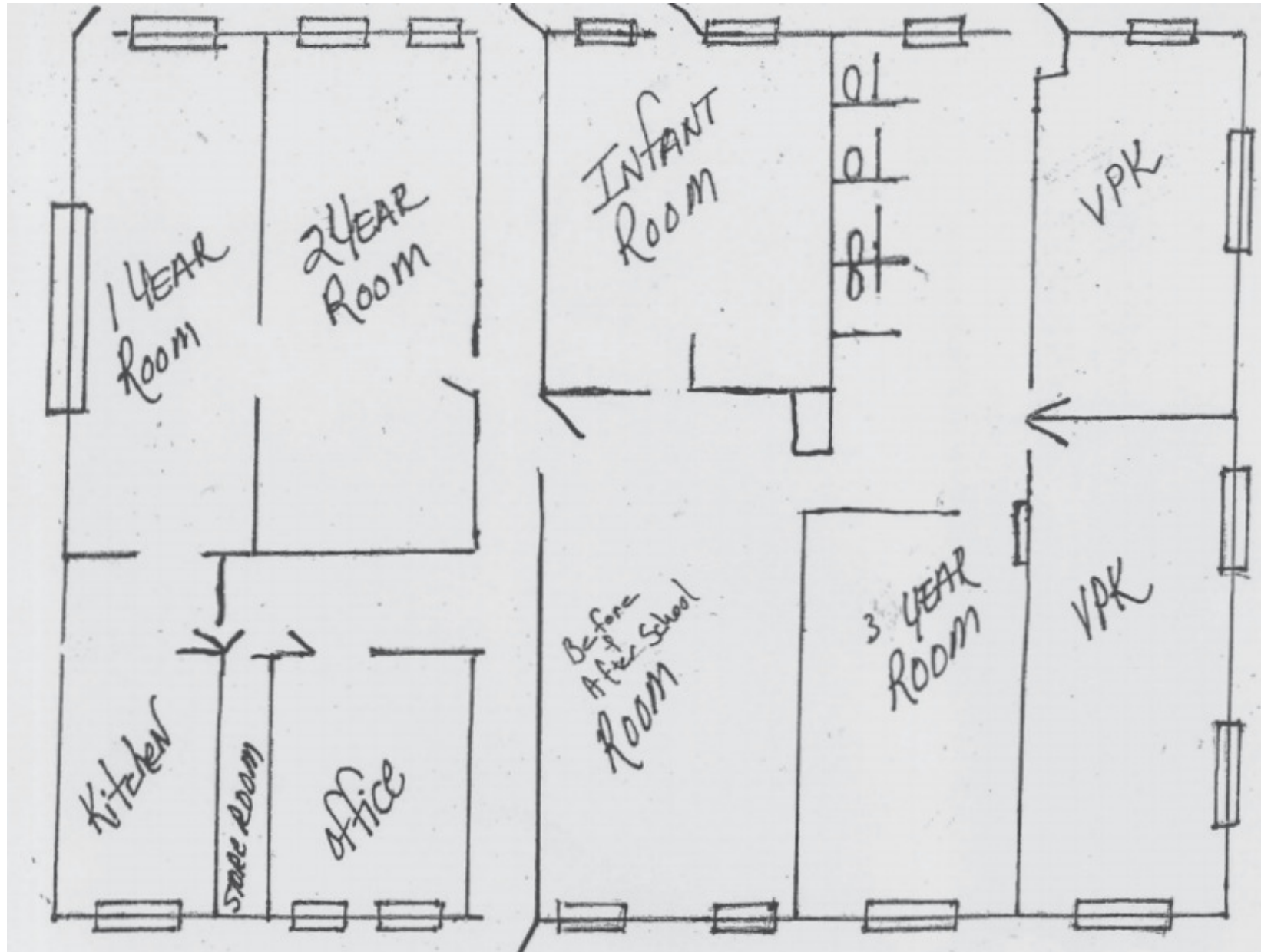


LOCATION DESCRIPTION

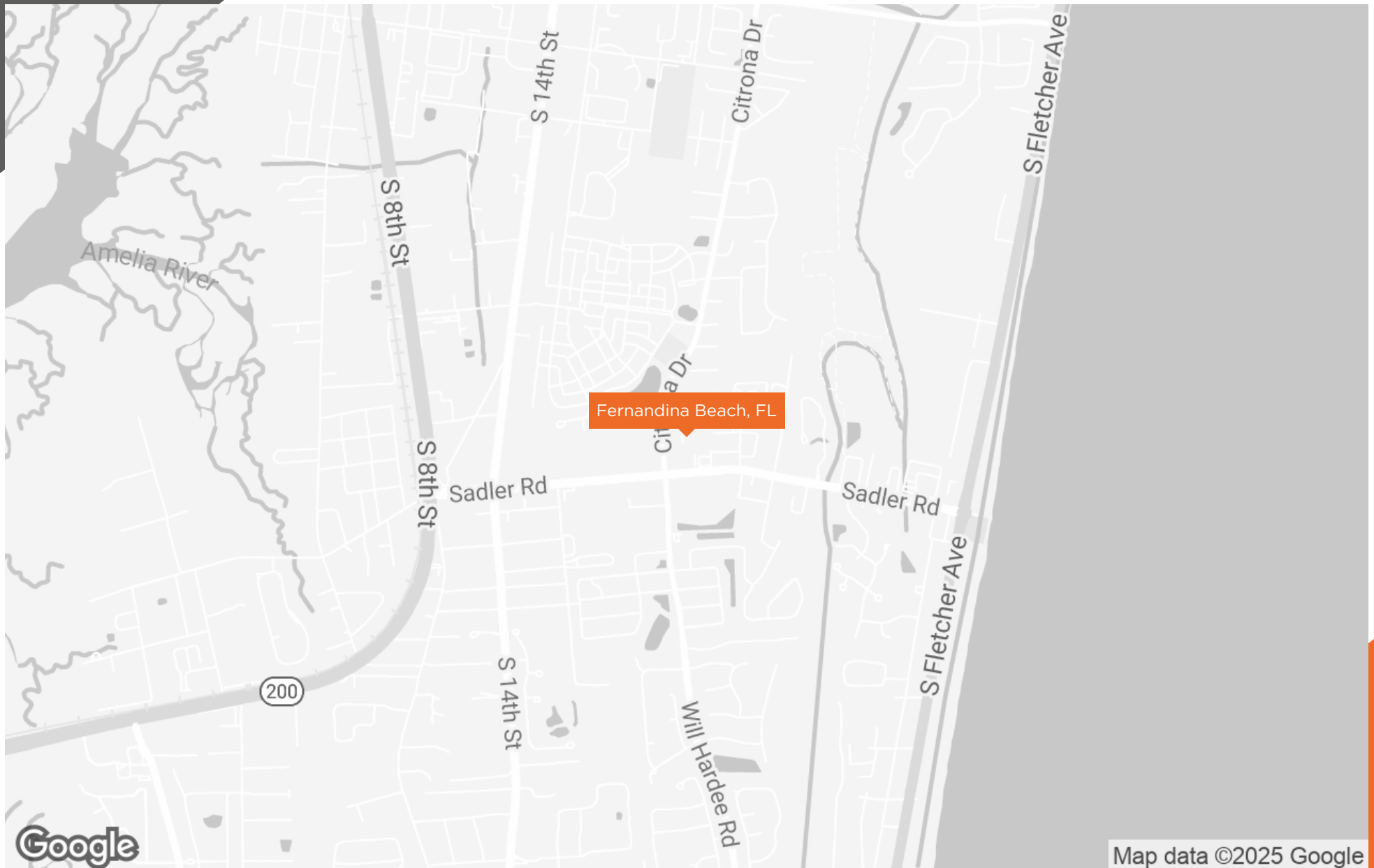
Explore the charm of Fernandina Beach, a coastal gem with a rich history and stunning surroundings. Situated in a vibrant community, the area offers a mix of modern amenities and Southern hospitality, making it an ideal location for businesses seeking inspiration and growth. Nearby, discover local attractions 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.



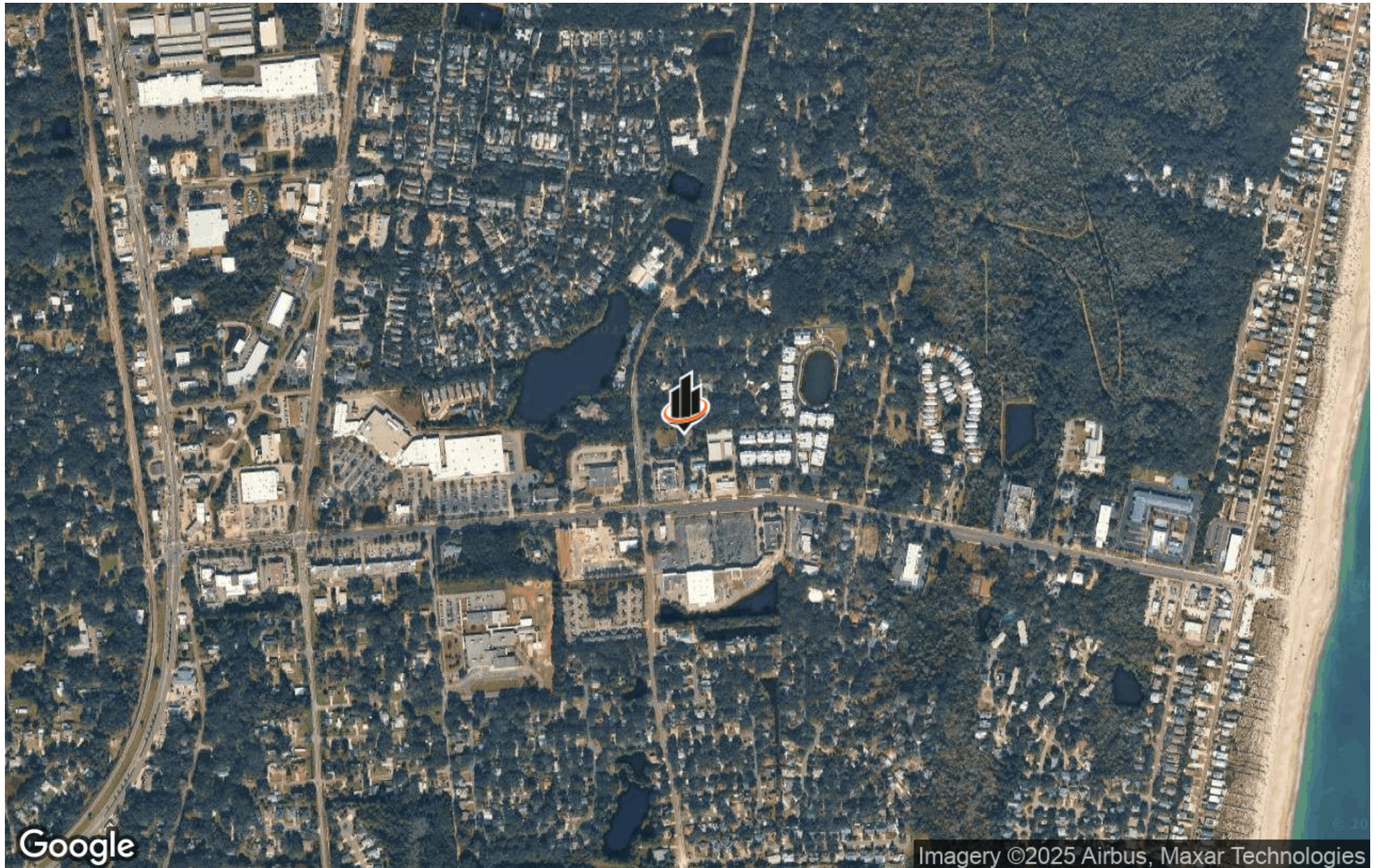
FLOOR PLANS



REGIONAL MAP



AERIAL MAP

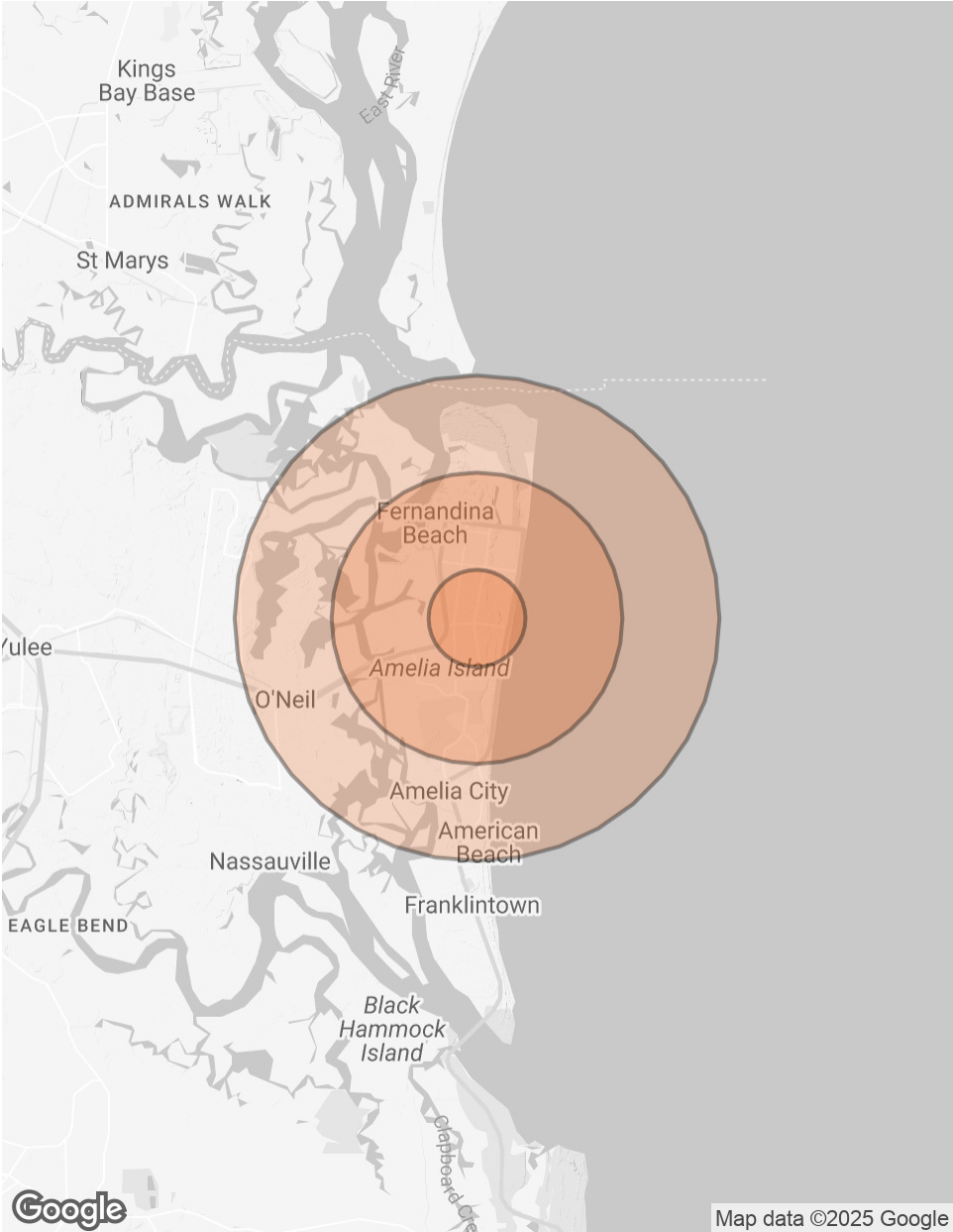


DEMOGRAPHICS MAP & REPORT

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



Map data ©2025 Google

MEET THE TEAM



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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.



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