



1940 South 8th Street

Fernandina Beach, Florida 32034

Property Highlights

- Turn-Key Condition: Fully equipped with Furniture, Fixtures & Equipment (FF&E), offering a seamless, ready-to-operate setup.
- Premier Location: Situated on bustling 8th Street, adjacent to national brands including McDonald's, Taco Bell, Dunkin'/Baskin Robbins, and Tropical Smoothie.
- Strong Traffic & Demographics: Enjoy exposure to over 20,700 vehicles per day and a robust average household income of \$116,699 within a 3-mile radius.
- Excellent Access: Features convenient 3/4 access with a U-turn less than 100 feet beyond the right-hand exit for easy ingress and egress.
- Proximity to Major Retailers: Located within 1/4 mile of high-traffic anchors such as Publix, Winn-Dixie, and Walmart.

Offering Summary

Sale Price:	Subject To Offer
Lease Rate:	Negotiable
Building Size:	3,849 SF
Zoning:	CI - Commercial Intensive
Lot Size:	0.94 Acres

Demographics 1 Mile 3 Miles 5 Miles

Total Households	2,578	9,119	15,212
Total Population	5,431	19,731	33,980
Average HH Income	\$118,737	\$113,466	\$116,694

For More Information



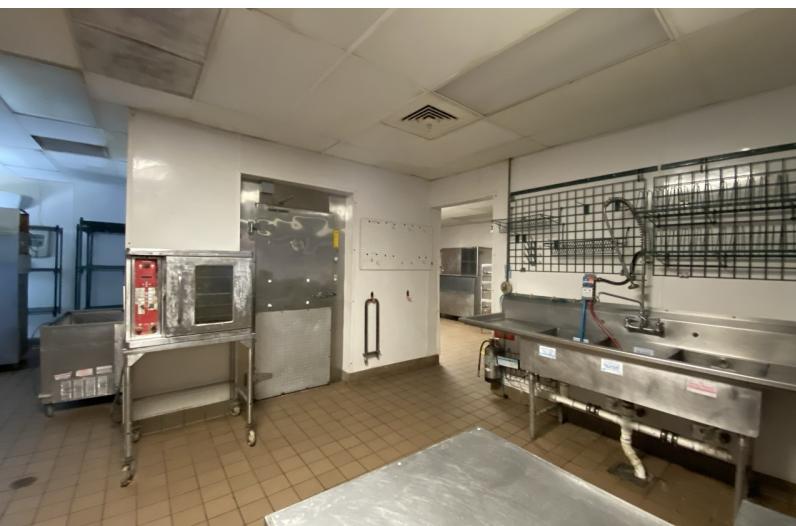
Austin Kay

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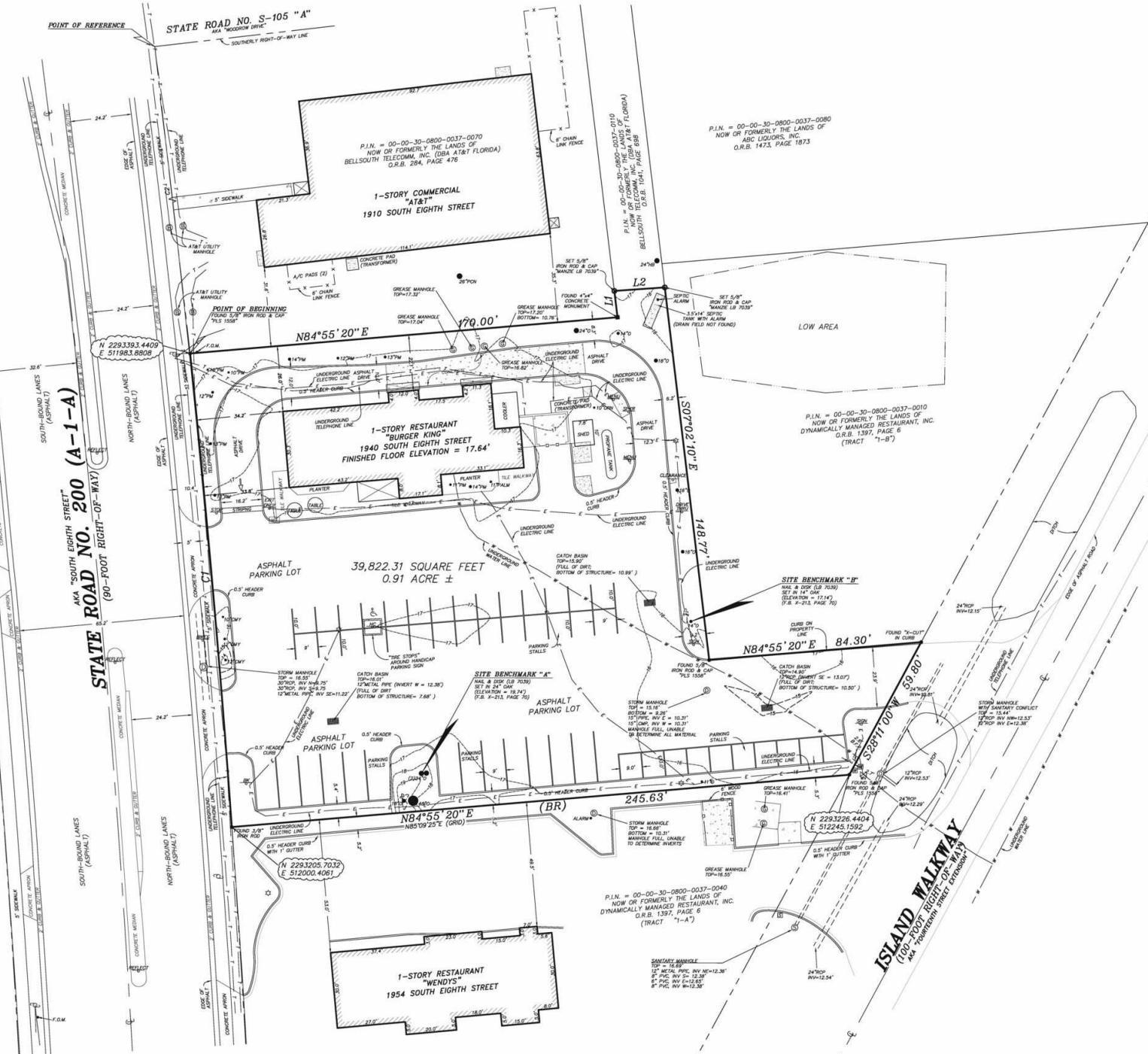
200 Riverside Avenue, Suite 5
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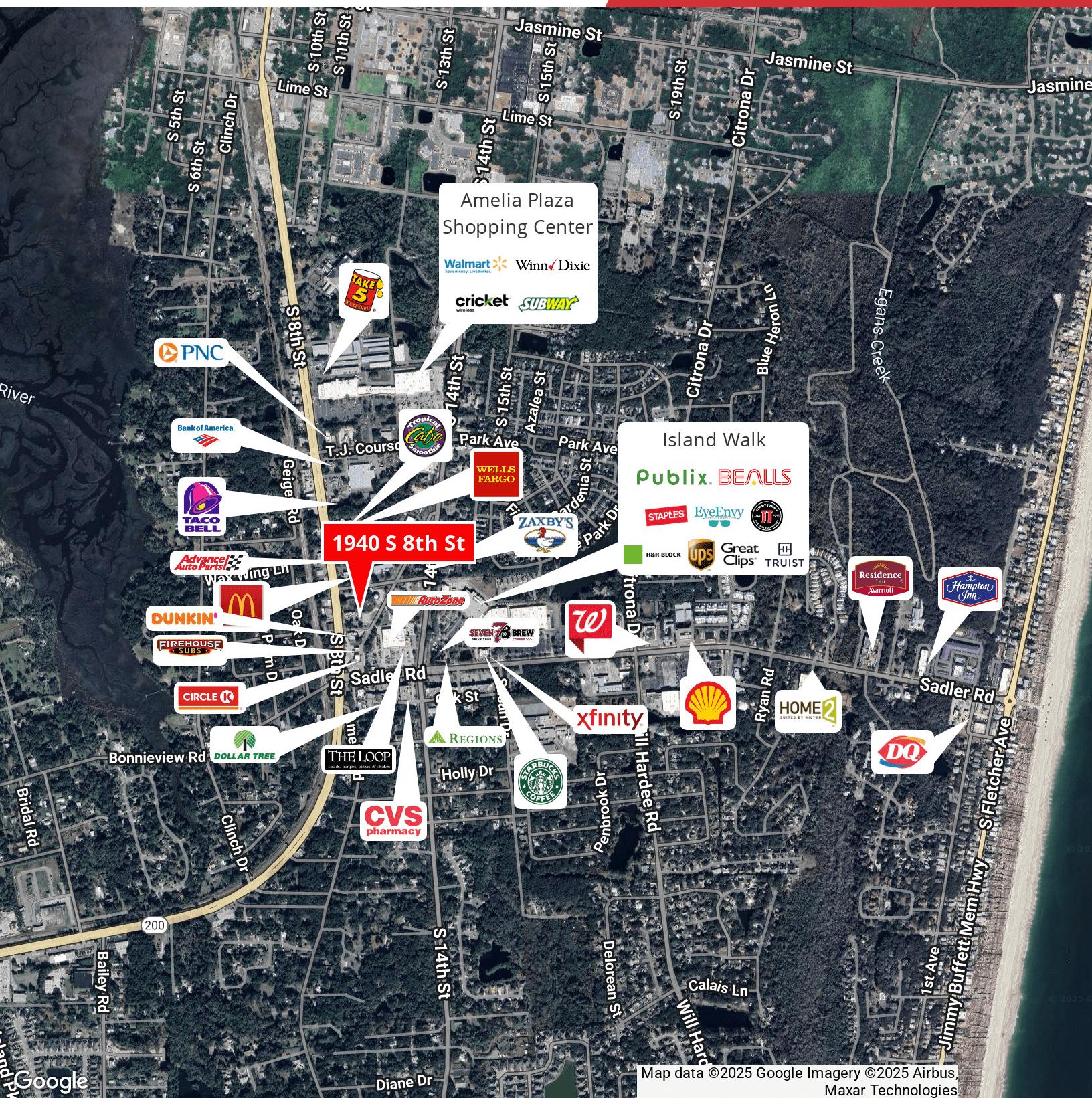
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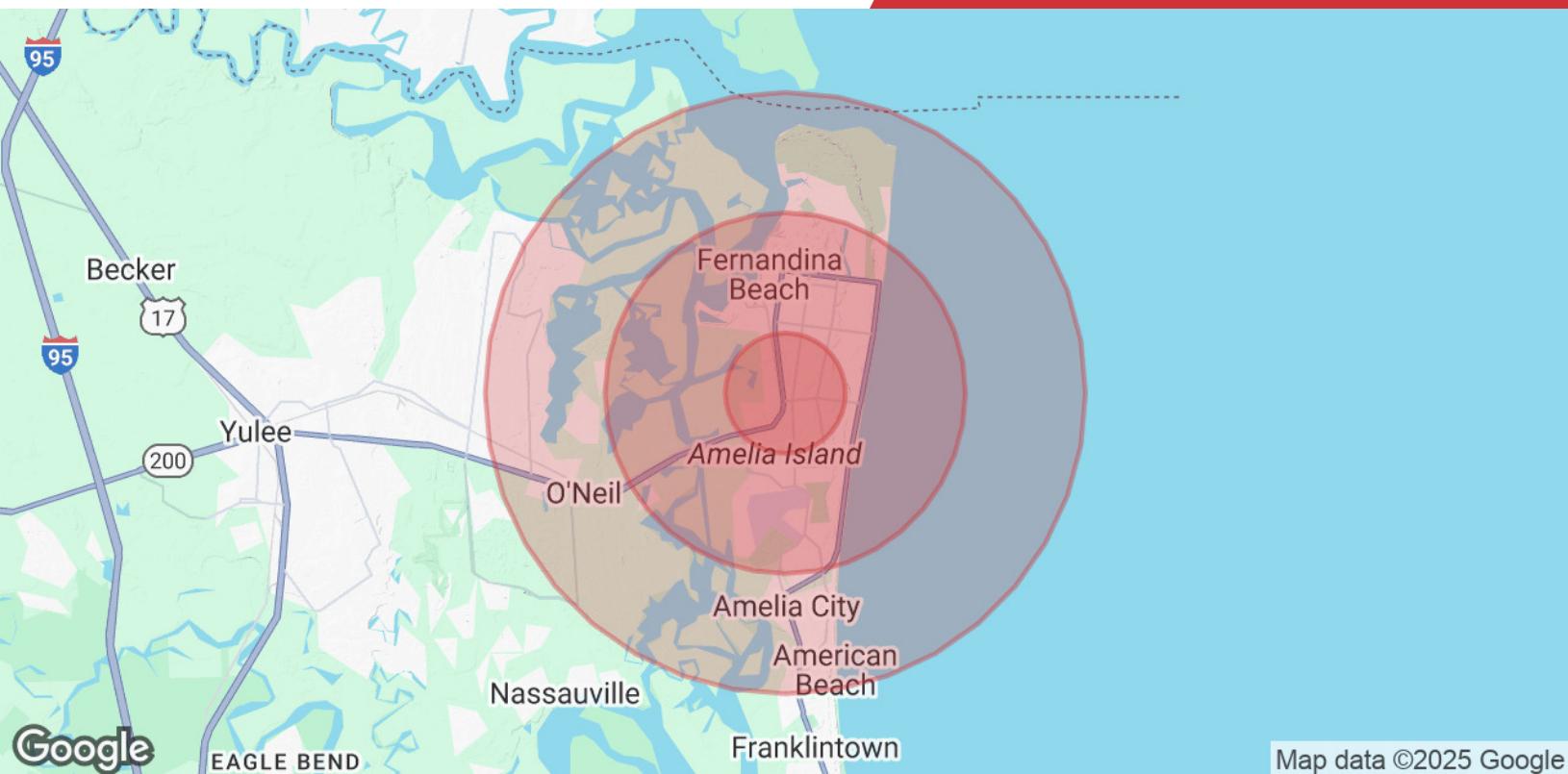




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Population	1 Mile	3 Miles	5 Miles
Total Population	5,431	19,731	33,980
Average Age	55	53	51
Average Age (Male)	54	52	50
Average Age (Female)	56	54	52
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,578	9,119	15,212
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$118,737	\$113,466	\$116,694
Average House Value	\$588,308	\$613,310	\$619,221

Demographics data derived from AlphaMap