



Colliers

For Sale

Sale Price:
\$5,200,000

Robert W. Selton, III

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Colliers

76 S. Laura Street, Suite 1500
Jacksonville, FL 32202
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3.29± AC Parcel Available

0 S 14th Street, Fernandina Beach, FL 32234

Property Features

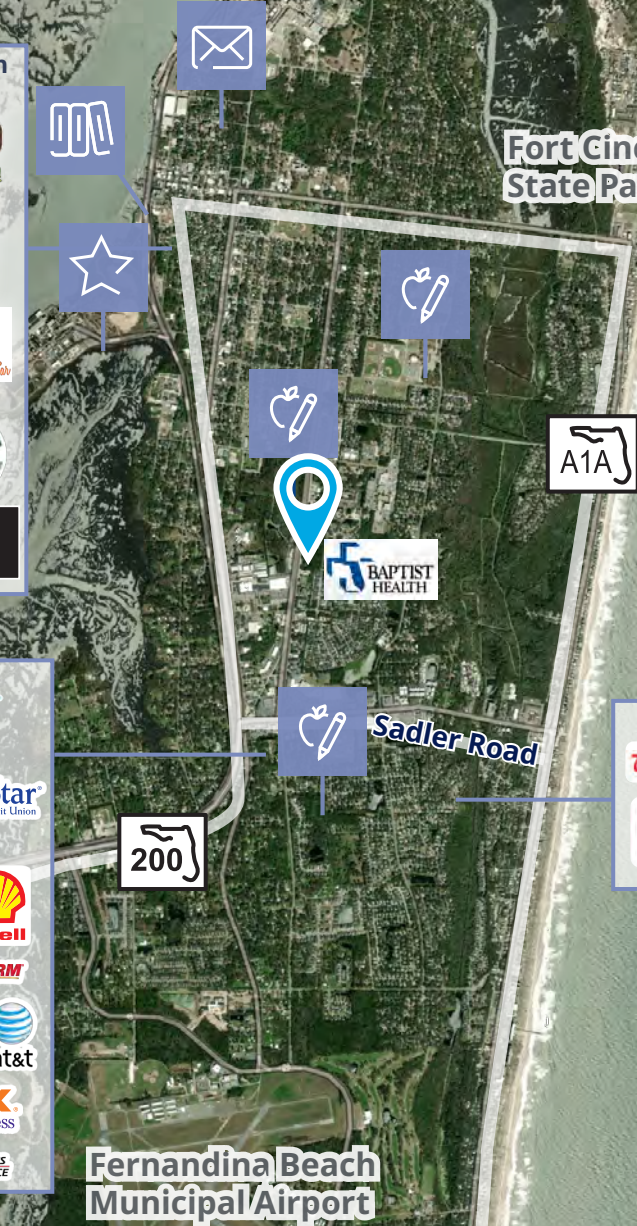
- 3.29 acres of vacant commercial land suitable for a wide range of neighborhood-scale uses
- Infill site
- Prime S 14th Street location on major Amelia Island retail traffic corridor with strong visibility and steady daily traffic
- High net worth market
- C-1 zoning allows retail, office, medical, and service-oriented development
- Minutes from Sadler Road, Amelia Island Parkway and beachside communities
- Surrounded by established retail, medical and residential areas, offering strong demand fundamentals
- Real estate #25-3N-28-0000-0001-0050

Location

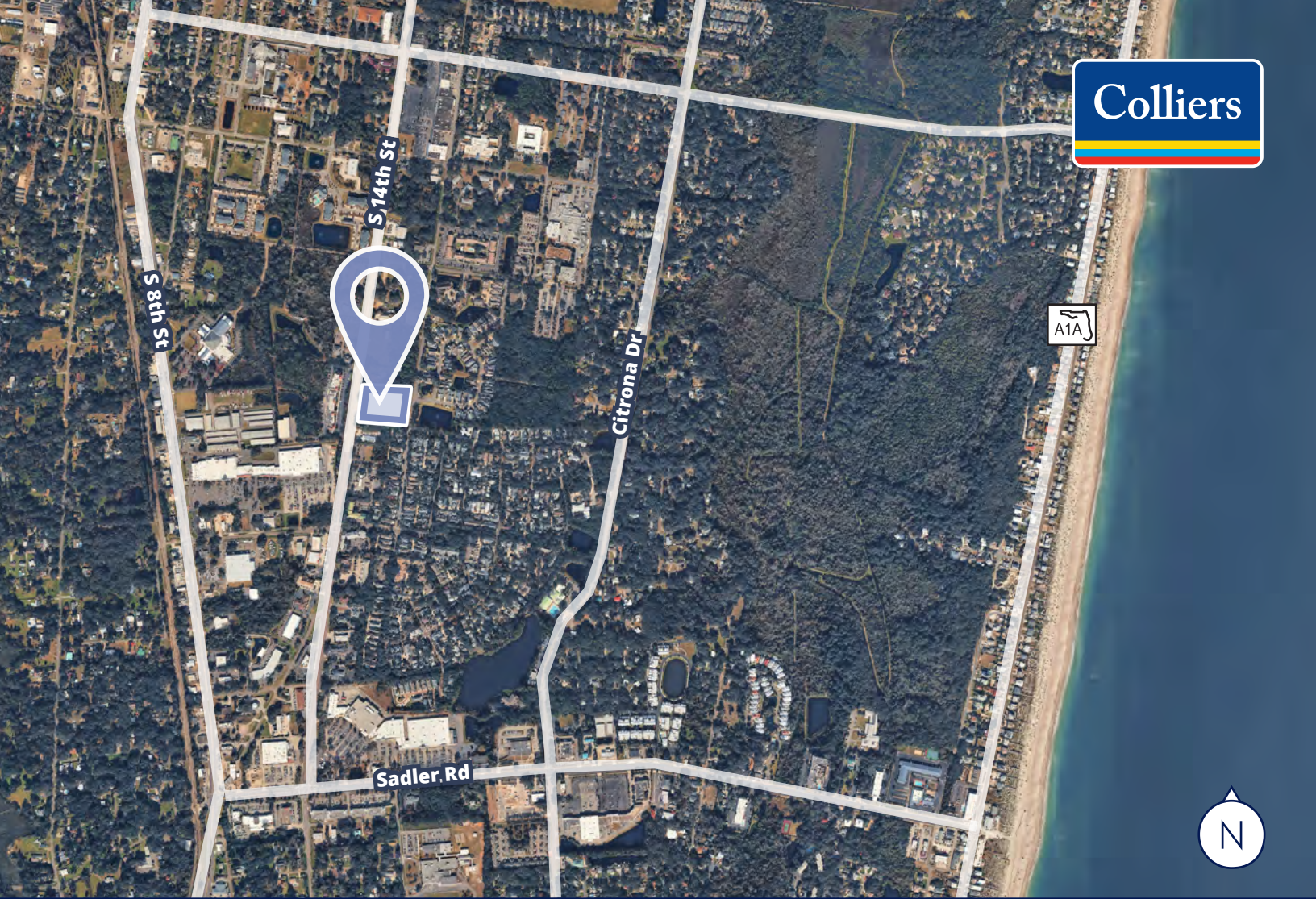
Downtown Fernandina Beach

Sadler Rd & SR 200

Sadler Rd & A1A



- 
 Post office
- 
 City Hall
- 
 School
- 
 Public Library



Area Demographics | 5 mi radius

Source: ESRI Business Analyst



2025 Estimated Population

24,617



2030 Projected Population

26,484



2025 Est. Avg. Household Income

\$133,132



2030 Proj. Avg. Household Income

\$143,112

Contact:

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