



# 8,466±SF Retail Opportunity on 0.66± acres in Fernandina Beach

Sales price:

# \$1,300,000

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## 1120 S. 8th Street Fernandina Beach, FL 32034

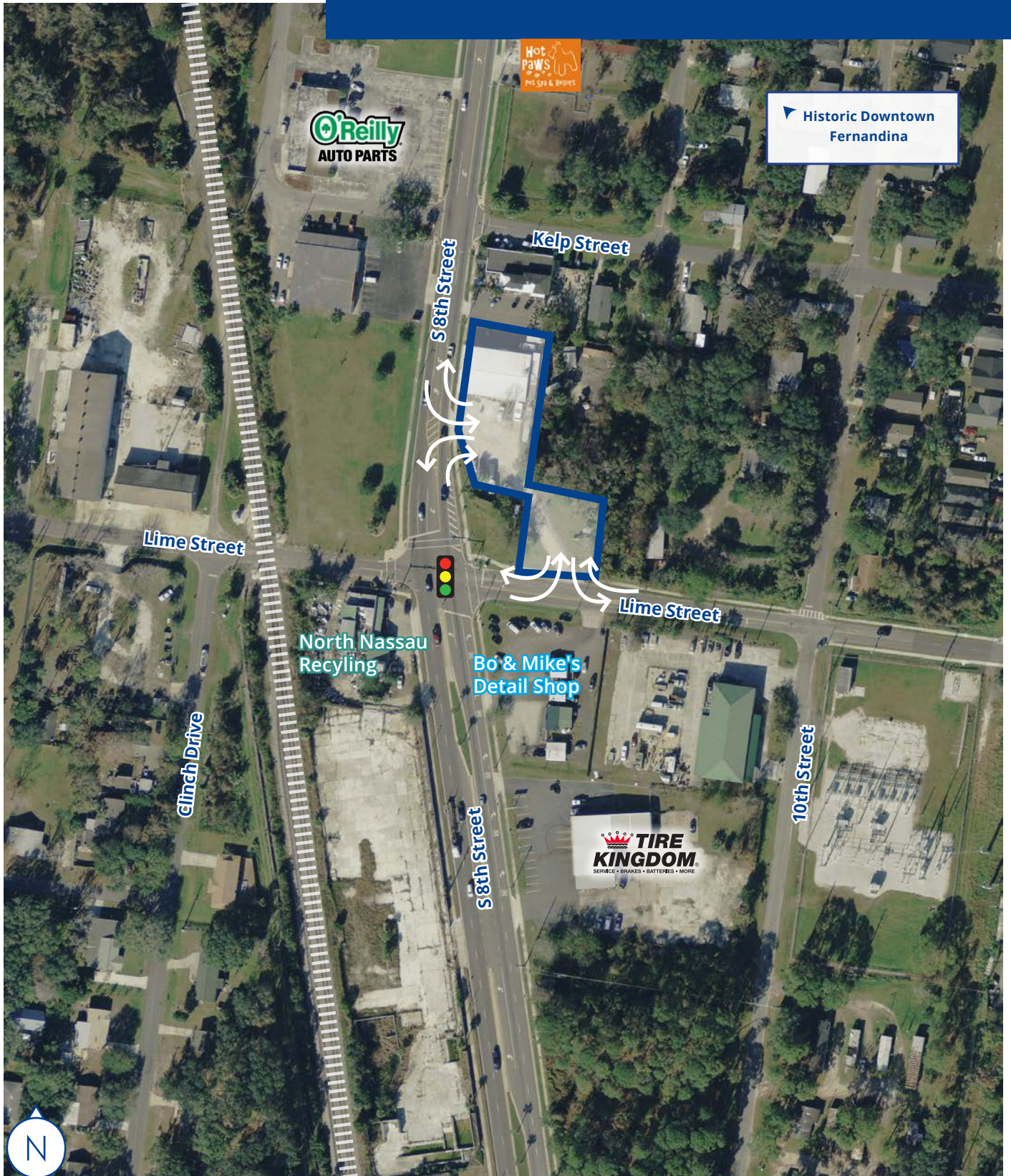
- Prime retail location available for sale at the entrance to historic downtown Fernandina Beach
- 8,466±SF retail building on 0.66± acres available on S. 8th St in Fernandina Beach
- The building consists of 4,146±SF heated area and 4,320±SF unheated area, originally built in 1976 and remodeled/added on to over the years
- Two (2) points of ingress/egress to the property. Direct access from both 8th Street and Lime Street
- All 3 parcels comprising the 0.66± acres are zoned MU-8 and are part of the 8th Street Mixed Use overlay expanding the potential uses for the site
- Seller has an on-going, upholstery business and intends to move the business to another location upon a sale
- Seller looking to do a possible sale/lease back while developing the new location for the on-going business

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Accelerating success.

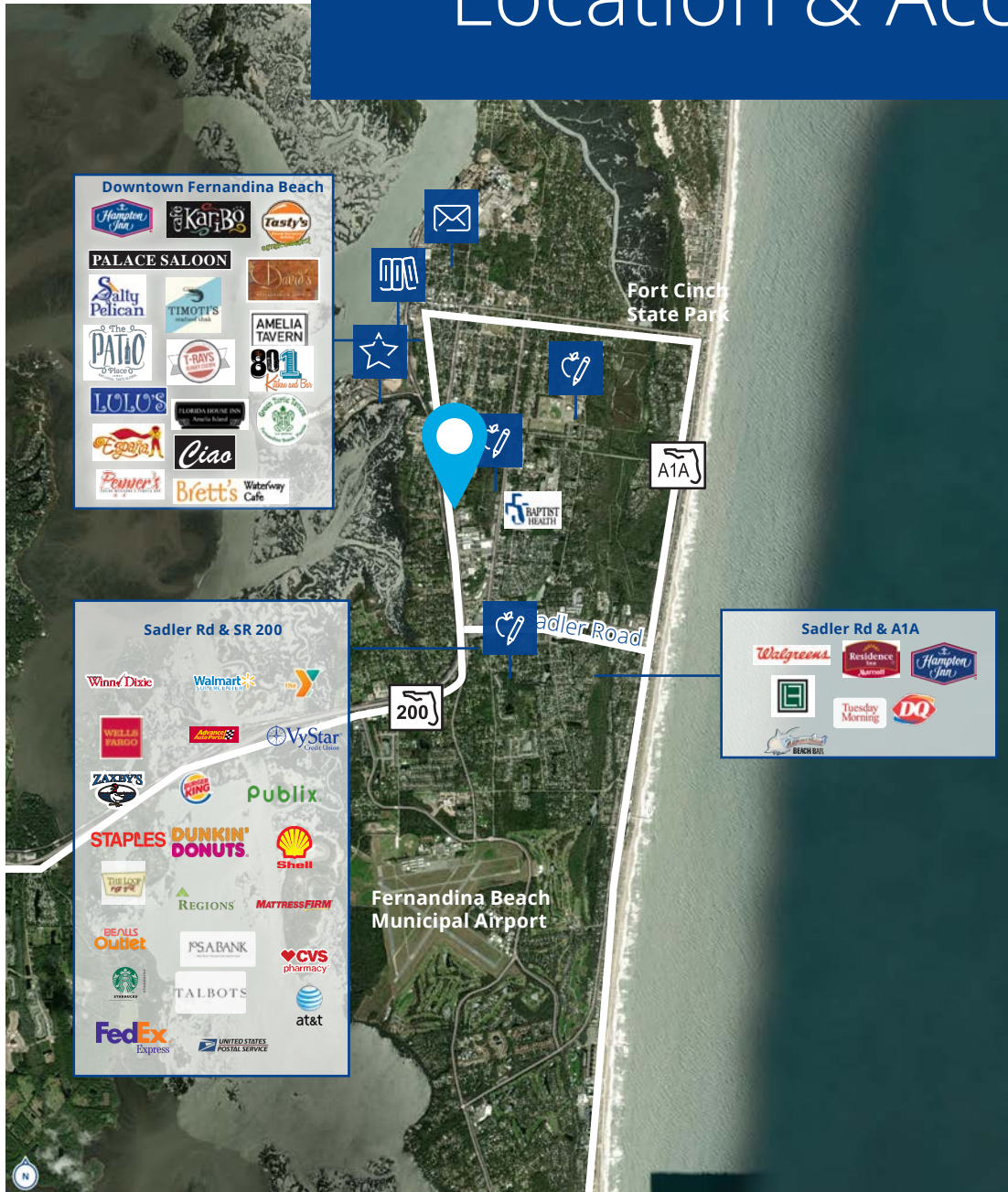


# Ingress/egress





# Location & Access



- Post office
- City Hall
- Public Library
- School

## 5 mi. Area Demographics

Source: ESRI Business Analyst



2020 Estimated Population  
**28,313**



2020 Est. Avg. Household Income  
**\$94,666**



2025 Projected Population  
**30,128**



2025 Proj. Avg. Household Income  
**\$104,001**



# Property Gallery





# For Sale

## Property Specifications

Address	1120 S. 8th Street Fernandina Beach, FL 32034
Total Size	8,466± SF
Heated area	4,146± SF
Unheated area	4,320± SF
Property use	Retail
Property size	0.66± acres
Ingress/egress	S. 8th Street Lime Street
Zoning	MU-8
Sales price	\$1,300,000



### Contact us:

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