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911 S. 8th Street Office For Lease

911 S. 8th Street, Fernandina Beach, FL 32034

The 911 S. 8th Street Office Property for lease offers 2,000 square feet of space available along the highly traveled 8th Street Corridor in Fernandina Beach, FL.

FEATURES

- A portion of the building is currently occupied by Shapiro Insurance
- Perfect for a user that does not require much visibility
- Set up for a back office use
- Has spacious offices and floor plan that lends it to many office uses
- Great parking surrounding the building
- Centrally located in Amelia Island
- Availability includes own access from 7th street
- Additional parking lot on 7th street
- Lease rates are below market

Lease rate

\$12 /SF (NNN)

Contact us:

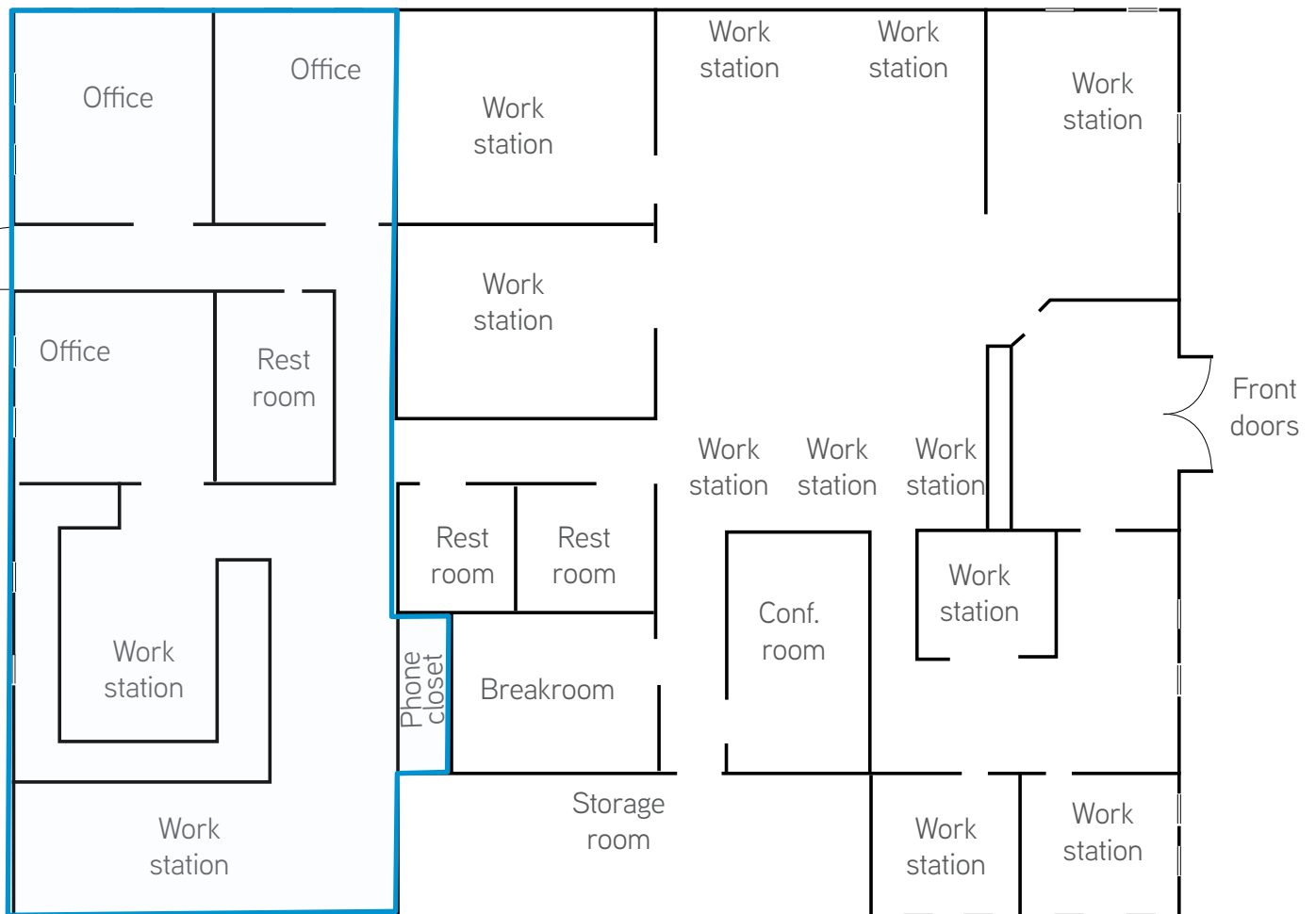
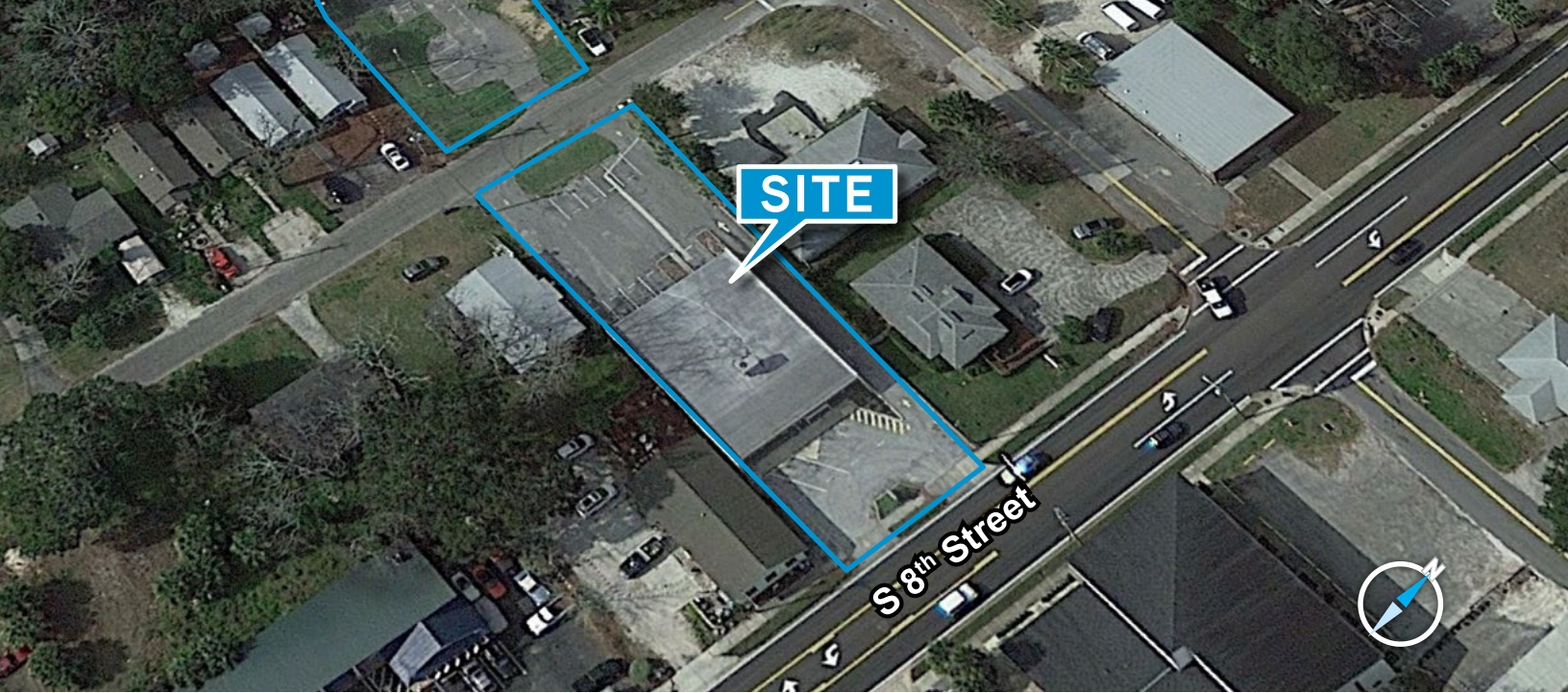
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Property Floor plan

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CLOCKWISE FROM TOP:
Front entrance // Rear Entrance // Additional Parking // View from S 7th Street

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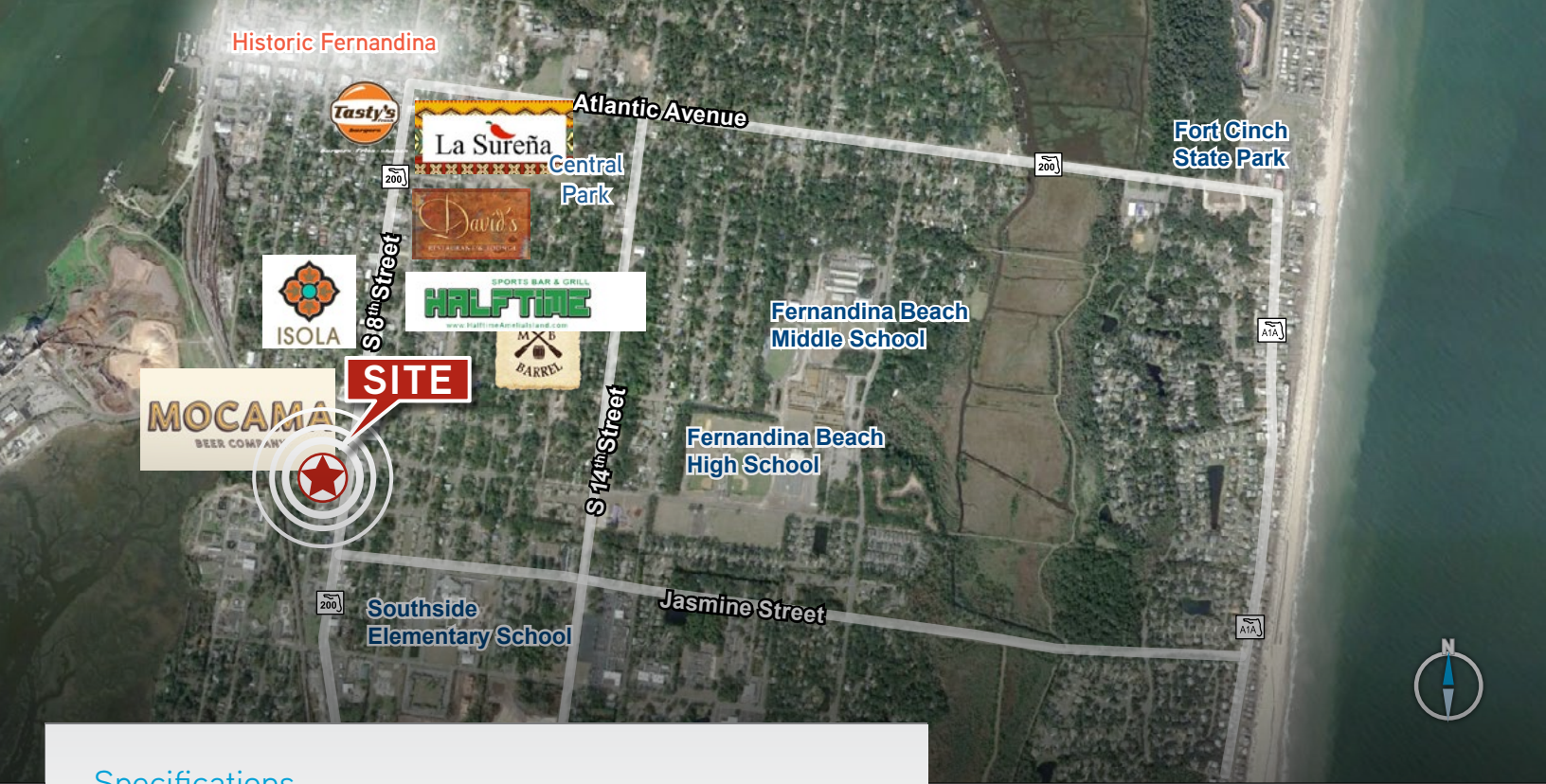
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Specifications

Address	911 S. 8 th Street, Fernandina Beach, FL 32034
Zoning	Office
Size available	2,000 square feet
Total building size	4,553 square feet
Current configuration	3 offices Open workstation 1 Restroom Phone Closet
Lease rate	\$12/SF (NNN)

Area Demographics

5 mile radius

Source: ESRI Business Analyst



Current Population
(2019)

26,897



Projected Population
(2024)

28,208



Average Household Income (2019)

\$96,567



Projected Average Household Income (2024)

\$108,873

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