

For sale or lease

Village Center at Gateway Ste. 101J

961687 Gateway Blvd, Ste. 101J
Fernandina Beach, FL 32034

This is a 1,197± SF office space available for sale just minutes from historic downtown Fernandina Beach. An ideal location for a professional service related use such as an Attorney, CPA, or Physician.

- Conveniently located on Amelia Island, minutes from historic downtown Fernandina Beach, the south end of the island and Yulee
- Located in the Village Center at Gateway professional offices just off State Road 200/A1A on Amelia Island
- Rear and front entrances with parking available in both areas
- Ideal location for a law firm, CPA, medical professional office or clinic
- Five (5) Individual offices, receptionist/waiting area and kitchenette
- Ground floor location
- Owner willing to entertain a lease: \$17/SF (NNN)

Sales price:

\$265,000

Lease rate

\$17.00/SF

(NNN)

Contact us:

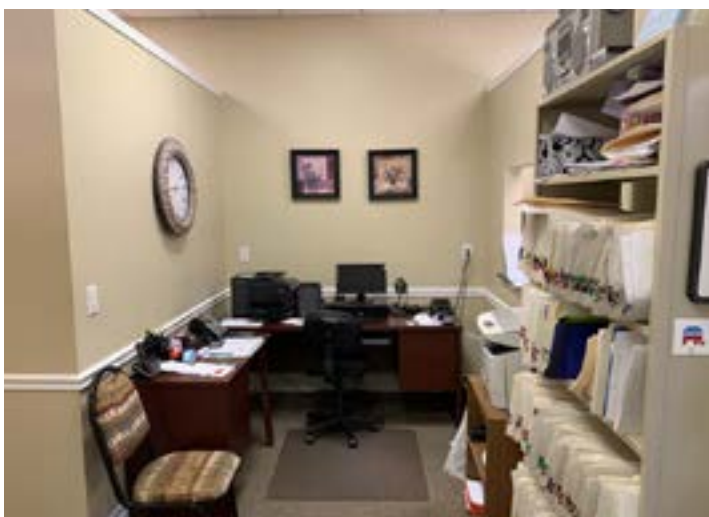
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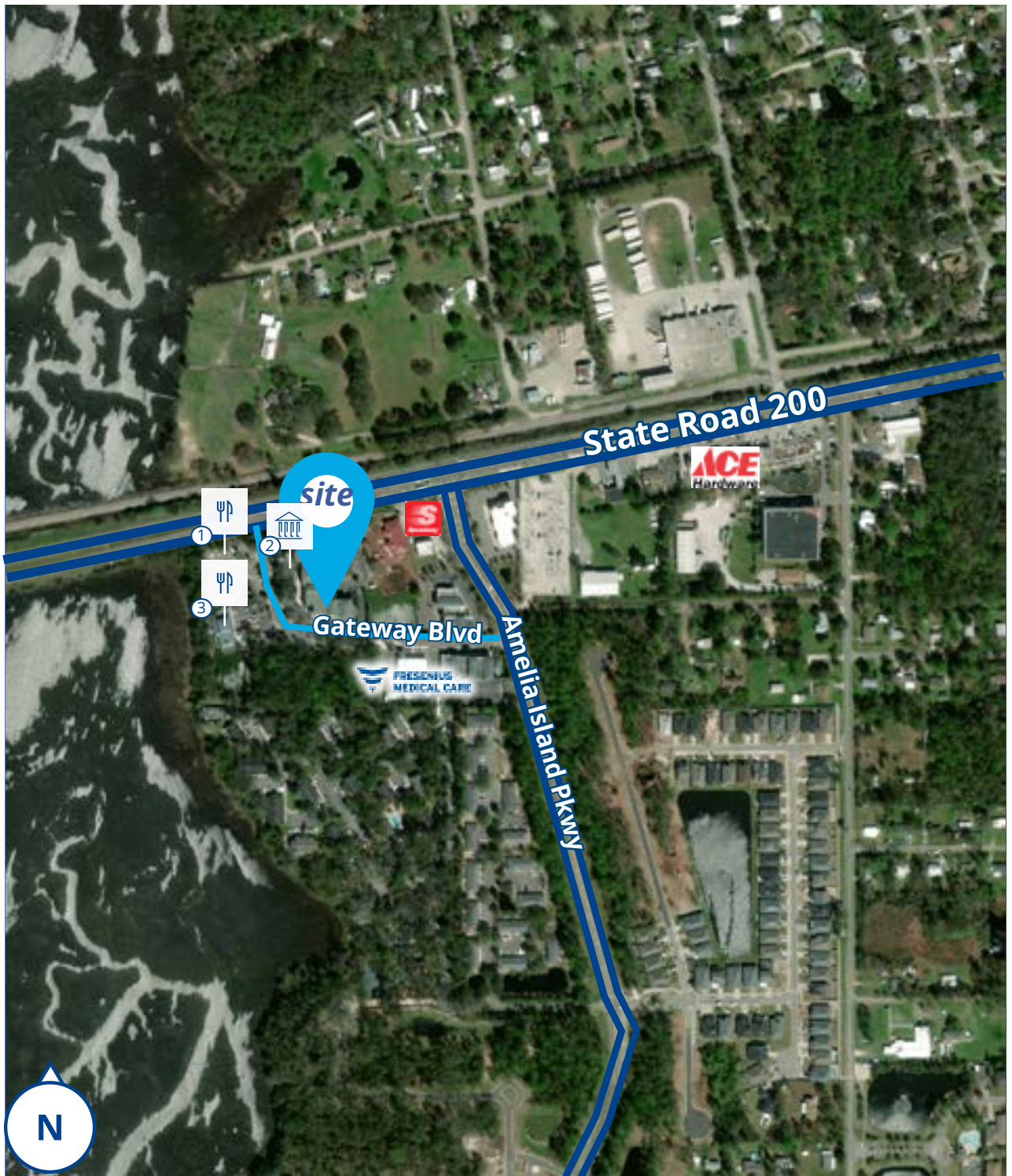
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Property Gallery



Location & Access



① • Captain Jack's BBQ

② • Nassau County Chamber of Commerce

③ • Cantina Louie

For Sale/Lease

Property Highlights

Address	961687 Gateway Blvd, Ste. 101J Fernandina Beach, FL 32034
Size	1,197± SF
Buildout	Office
Year built	2003
Location	The property is located in the Village Center at Gateway office complex just off State Road 200/A1A on Amelia Island
Open areas	1
Restrooms	1
Breakrooms	1
Offices	5
Storage room	1
Parking	In front & in rear of building
Lease rate	\$17.00/SF (NNN)
Asking price	\$265,000



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5 mi. area demographics

Source: ESRI Business Analyst



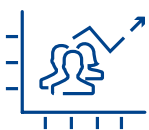
2020 Estimated
Population

36,459



2020 Est. Avg.
Household Income

\$99,633



2025 Projected
Population

38,693



2025 Est. Avg.
Household Income

\$109,506

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