

329 Place

11,055± SF AVAILABLE



- > 11,055± SF total - 3 buildings
 - Building 1: 9,216± SF: Retail building with rollup door
 - Building 2: 920± SFL Office
 - Building 3: 920± SF: Apartment
- > 0.68± acres with 300' of frontage on S. 8th Street
- > Ideal for retail, meeting, or office use
- > Close to downtown Fernandina Beach
- > At the corner of S. 8th Street and Date Street
- > Asking Lease Rate: \$10/SF NNN
- > Asking Sales Price: \$1,100,000

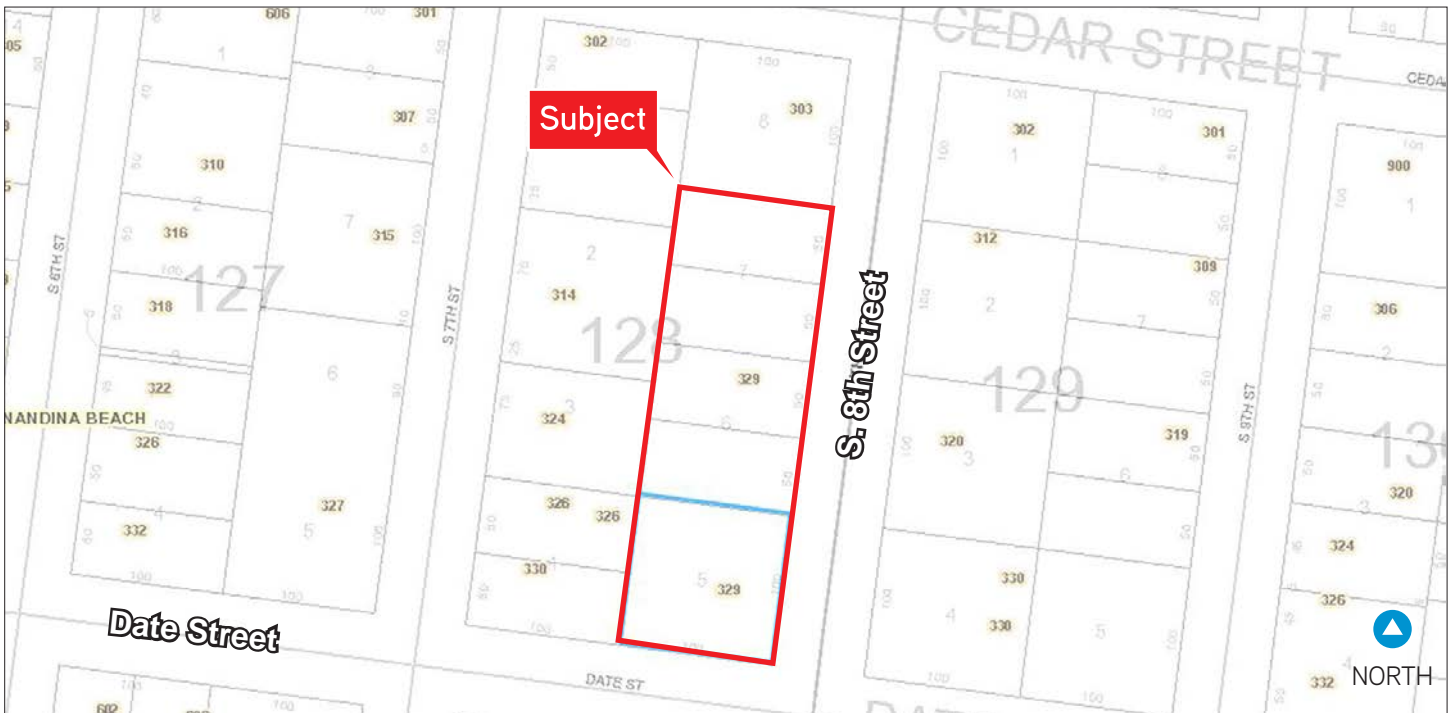
7070

COLLIERS INTERNATIONAL
NORTHEAST FLORIDA
50 N. Laura Street | Suite 1725
Jacksonville, FL 32202
www.colliers.com/jacksonville

FOR LEASE/SALE > OFFICE/ RETAIL PROPERTY

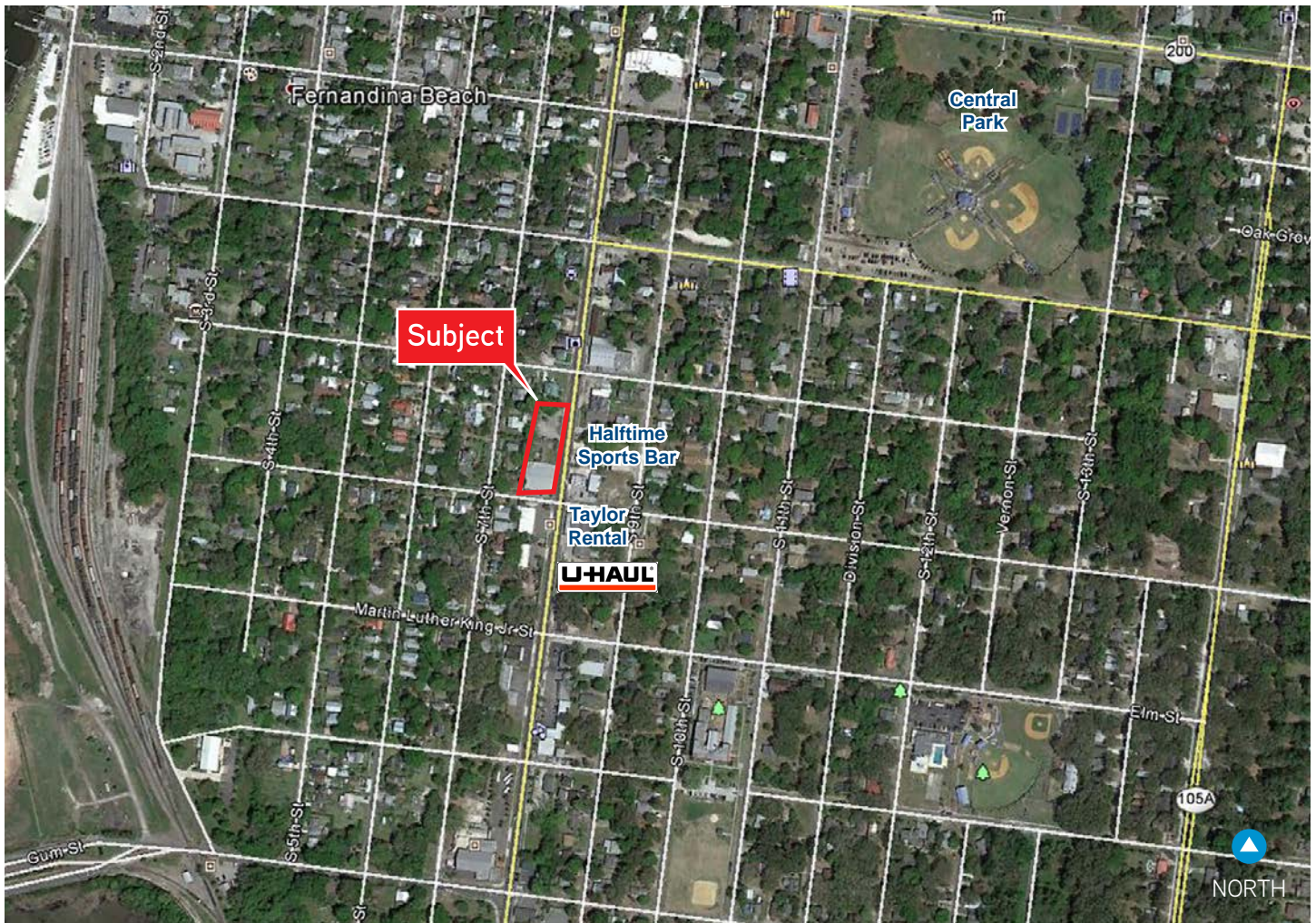
Street & Plat Map

329 S. 8TH STREET, FERNANDINA BEACH, FLORIDA 32034



Aerial

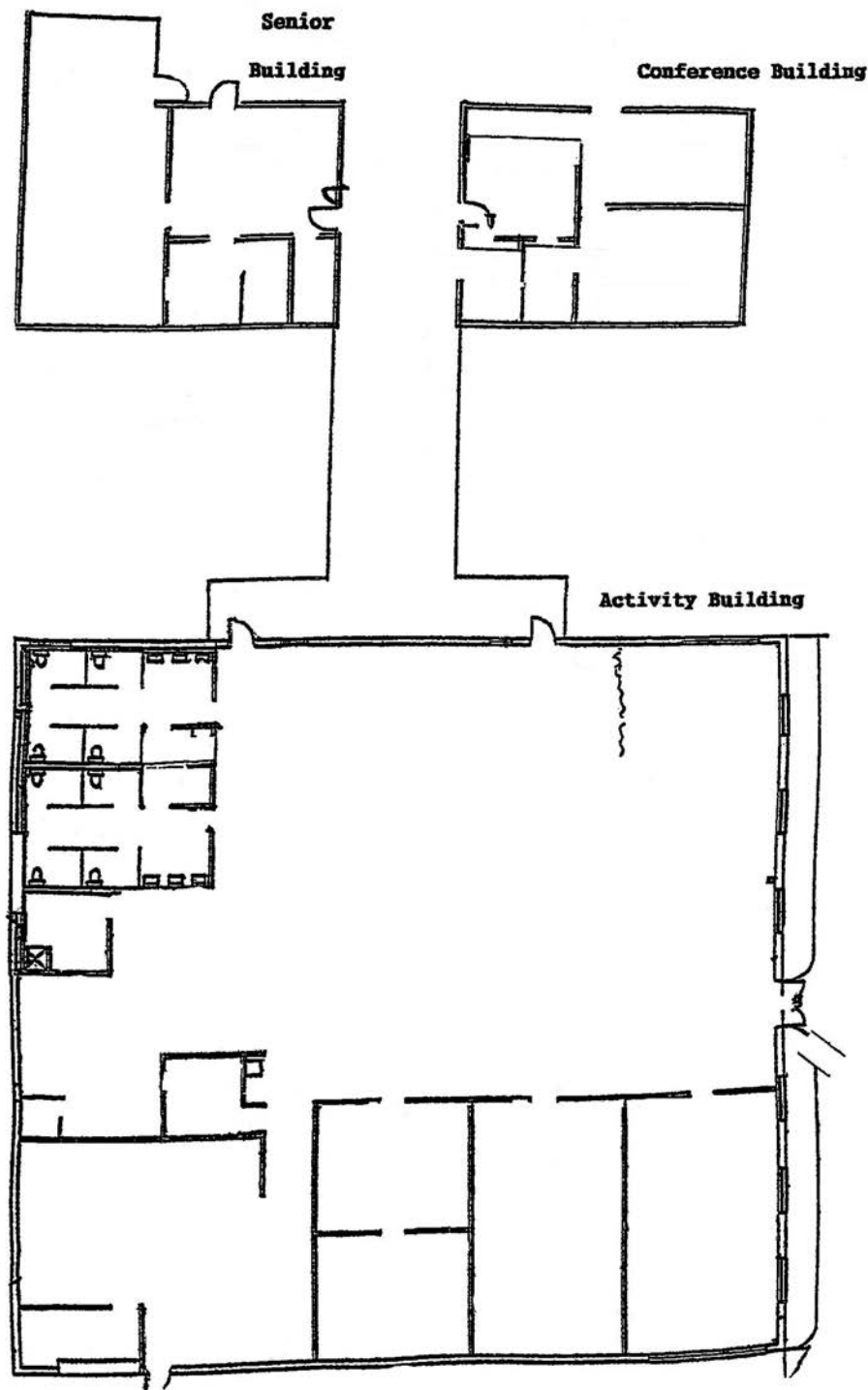
329 S. 8TH STREET, FERNANDINA BEACH, FLORIDA 32034



Demographics	1 Mile	3 Mile	5 Mile
2016 Population Est.	4,289	16,127	21,802
2016 Est. Households	1,784	7,038	9,425
Avg. Household Income	\$62,113	\$75,331	\$82,452

Floor Plan

329 S. 8TH STREET, FERNANDINA BEACH, FLORIDA 32034





Profile 1 of 1

Summary (7070)



329 Place
329 S. 8th Street
Fernandina Beach, FL
32034

County:	Nassau
Market:	Jacksonville
Sub Market:	Nassau County
Property Near:	Date Street
Land Size (Acres)	0.68 Acres
Lot Dimensions (LxW):	100' x 300'
Available SF:	11,055 SF
Building SF:	11,055 SF
RSF:	11,055 SF
Office SF:	11,055 SF

Building/Space

Construction Status:	Existing
Primary Use:	Office
Secondary Use:	Retail
Year Built:	1968
# Buildings:	2
ConstructionType:	Concrete Block
Exterior Type:	Brick
# Floors:	1

Utilities

Power Supplier:	FPU
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Site

Land SF:	29,621 SF
Parcel Number:	00-00-31-1800-0128-0050
Zoning:	C-2; R-2
Access:	From S. 8th Street
Visibility:	Excellent
Frontage:	300' Frontage
Frontage Traffic Count:	10,500± cars per day on S. 8th Street

General Listing/Transaction Information1

Asking Price:	\$1,100,000.00 \$99.50 Per
Transaction Type:	Lease/Sale

Parking

Parking Comments:	Available Parking
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Contacts

Listing Broker(s)	Robert Selton, III Colliers International Northeast Florida 904.861.1111 robert.selton@colliers.com
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Comments

Listing Comments:

- > Three buildings, total 11,055± SF
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- > Owner is a licensed Florida Real Estate Broker