

# Gateway to Amelia Units H & I

961687 Gateway Blvd, Units H & I  
Fernandina Beach, FL 32034

1,828± SF

MATT ENTRIKEN  
904 861 1148  
matt.entriken@colliers.com

ROBERT SELTON, III  
904 861 1111  
robert.selton@colliers.com

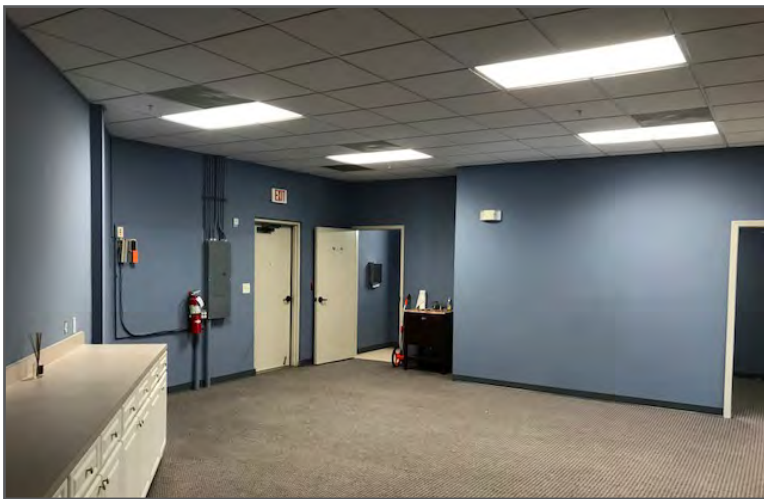
COLLIERS INTERNATIONAL  
50 N. Laura Street, Suite 1725  
Jacksonville, FL 32202  
+1 904 861 1206  
www.collier.com/jacksonville



## KEY FEATURES

- › 1,828± SF double unit, office condo located on the first floor of the Gateway to Amelia office building in Fernandina Beach
- › Conveniently located on Amelia Island. Minutes from historic downtown Fernandina Beach, the south end of the island and Yulee
- › Space is adjacent to the Chamber of Commerce and has two store front entries
- › Parking available in front of and behind the unit
- › Ideal location for a professional service related use such as an attorney, cpa or physician
- › **Lease Rate: \$18.00/SF (NNN)**

# Property Photos



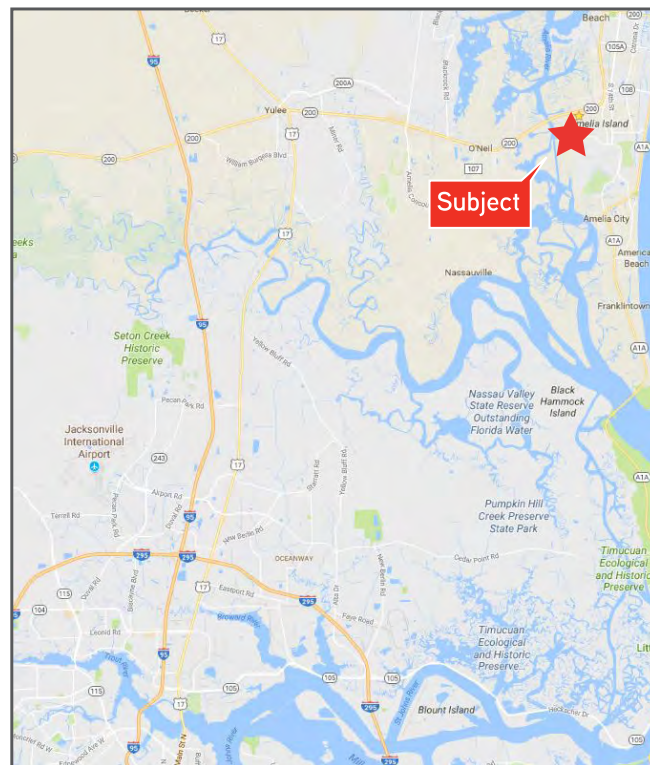




Demographics	1 Mile	3 Mile	5 Mile
Pop. Est. 2017	2,020	17,539	32,500
2017 Est. Households	815	7,610	13,753
2022 Proj. Avg. HH Income	\$84,098	\$90,296	\$92,424

Source: Esri Business Analyst Online

Address:	961687 Gateway Blvd, Units H & I
City, State, Zip:	Fernandina Beach, FL 32034
County:	Nassau
Building size:	1,828± SF
Parking:	Ample shared parking
Zoning:	C-2
Lease Rate:	\$18.00/SF (NNN)



## CONTACT US

MATT ENTRIKEN  
904 861 1148  
[matt.entriken@colliers.com](mailto:matt.entriken@colliers.com)

ROBERT SELTON, III  
904 861 1111  
[robert.selton@colliers.com](mailto:robert.selton@colliers.com)



**COLLIERS INTERNATIONAL**  
50 N. Laura Street, Suite 1725  
Jacksonville, FL 32202  
+1 904 358 1206  
[www.colliers.com/jacksonville](http://www.colliers.com/jacksonville)