

## Land For Sale

# Amelia Medical Park {Phase Two}

96279 Brady Point Road  
Fernandina Beach, FL 32034



## Property Features:

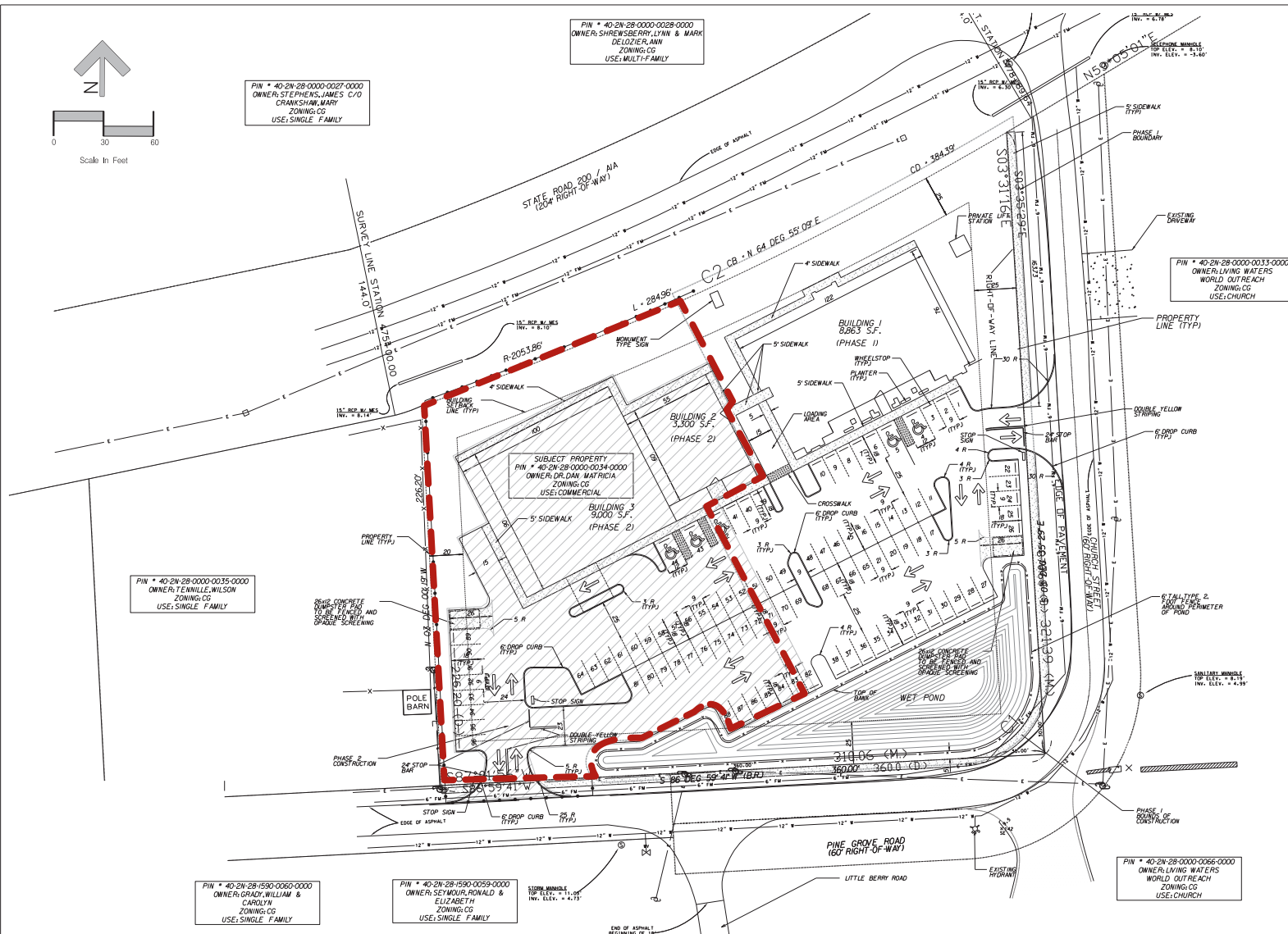
- This is a 1.07± acre vacant parcel that is Phase II of a larger 2.4± acre medical park development
- Located at Brady Point Road and highly traveled State Road 200 (A1A) in Fernandina Beach
- Zoned for CG
- Adjacent to the Amelia Urgent Care
- Phase II was site planned in 2005 for a 12,300± square feet office building
- Asking Sales Price: \$700,000

## Contact us:

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# Amelia Medical Park {Phase Two}



Phases I & 2 Notes:  
PID# 40-4N-28-0000-0034-0000

Calculated Parking:

Building 1:  
-No. of Doctors: 3  
-No. of Employees: 10  
-No. of Exam Rooms: 12  
-1 Space/Doctor: 3 Spaces  
-1 Space/2 Employees: 5 Spaces  
-15 Spaces/Exam Rooms: 18 Spaces  
-Total: 26 Spaces

Building 2:  
-189,000 SF  
-13,300 SF/3000 - 11 spaces  
-6 employees/1 space/employees - 3 spaces  
-Total: 14 Spaces

Building 3:  
-No. of Doctors: 3  
-No. of Employees: 10  
-No. of Exam Rooms: 12  
-1 Space/Doctor: 3 Spaces  
-1 Space/2 Employees: 5 Spaces  
-15 Spaces/Exam Rooms: 18 Spaces  
-Total: 26 Spaces

Total required parking:  
-Building 1: 26 spaces  
-Building 2: 14 spaces  
-Building 3: 26 spaces  
-Total: 66 spaces

Parking Provided:  
-9 STD Spaces  
-5 ADA Spaces  
-96 Total Spaces

Parking spaces 9' x 18' Min.  
All handicap spaces 12' x 18' (max 2% cross slope)  
All handicap ramps 5' wide - (max slope = 2:01)

Lot Acreage - 2.40 Ac.  
Building Coverage - 20,750 sf - 19.85%  
Impervious Area - 66,647 sf - 63.75%  
Open Area - 21,296 sf - 20.37%  
Pond Area - 10,807 sf - 10.34%

Site is Zoned CG  
Minimum yards:  
Front: 25 feet  
Rear: 60 feet  
Side: 60 feet

Electric Service currently provided by FPU

Site to be served by water (JEA) and sewer (JEA)

All Dimensions in feet unless otherwise noted

All Radial 5' unless otherwise noted

All dimensions are to the edge of pavement or the property line

2 dumpster pad (to be screened)

Roof drains to drain to parking lot

The building will be approx. 25' tall and will be made of mixed construction

Except as noted on plans, signage and lighting on buildings and lighting on all signs

All street lighting to be performed by FPU in accordance with FPU protocol

Building roof downspouts to tie to u/g site drainage

Three buildings are proposed for the site. Buildings to be sighted by licensed surveyor.

<p>Revised to adjust phase I turnaround radius</p> <p>Revised for Nassau County Comments</p> <p>Revised for Nassau County &amp; SFPD Comments</p> <p>Issue For Permit Review</p>	<p>Scale: 1" = 30'</p> <p>Project Mgr: AG</p> <p>Designed by: AG</p> <p>Drawn by: MP</p> <p>OACG: NG</p>	<p>Gillette &amp; Associates, Inc.</p> <p>20 South 4th Street</p> <p>Fernandina Beach, FL 32034</p> <p>Certificate of Authorization No. 9332</p> <p>DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PRECEDENCE. DRAWING IS REDUCED IF LESS THAN 22" x 34"</p>	<p>G&amp;A</p> <p>Gillette &amp; Associates, Inc.</p>	<p>Dr. Dan Matricia</p>	<p>Amelia Medical Park</p>	<p>Geometry Plan Phases I &amp; 2</p>	<p>Sheet No. GE-2 5 of 20</p> <p>Issue Date DEPENDENT</p> <p>Project No. 05-1031</p> <p>Registered Professional</p>
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## Property Survey:



## Demographic Info:



Population  
(2018)



Population  
Projection (2023)



Average Household  
Income (2018)



Projected Average Household  
Income (2023)

	Population (2018)	Population Projection (2023)	Average Household Income (2018)	Projected Average Household Income (2023)
1 Mile	1,849	2,144	\$69,022	\$83,298
3 Mile	13,397	15,295	\$89,748	\$106,999
5 Mile	40,369	44,716	\$93,669	\$111,485

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