



# Commercial Land For Sale

8th St. N.  
Fernandina Beach, FL 32034

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## PROPERTY FEATURES

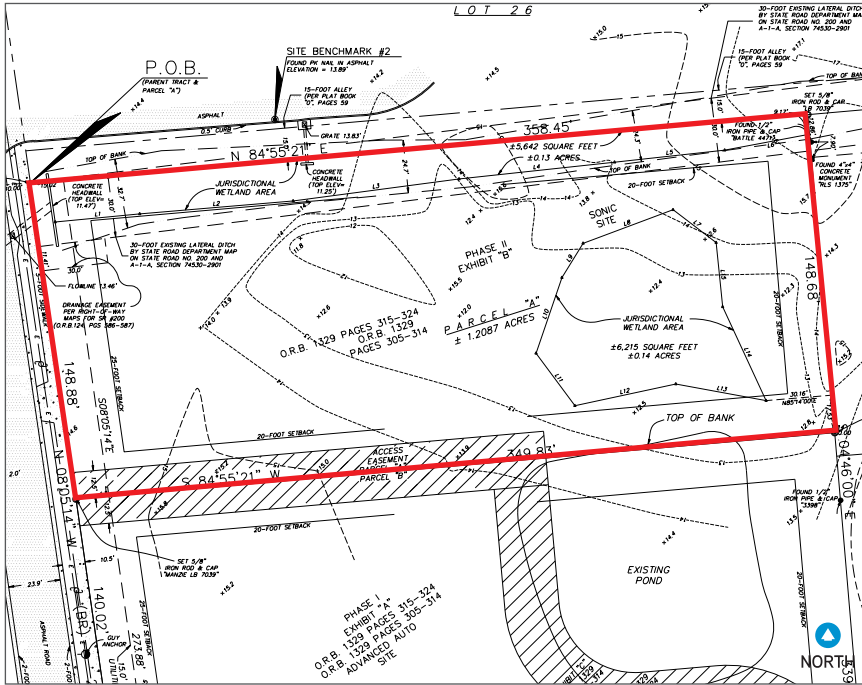
- › 118± AC parcel
- › Located just North of Sadler Rd.
- › 148± feet of frontage on 8th St.
- › Has access behind McDonald's to road with median break
- › Deed Restricted against automobile retail
- › Great location for bank, fast food or retail user
- › Many national retailers in the trade area
- › Daily Traffic: 16,800± vehicles per day
- › Asking Price: \$695,000 (\$13.52/SF)

Demographics	1 Mile	3 Mile	5 Mile
2017 Population Est.	4,459	18,289	27,696
2017 Est. Households	1,925	7,969	11,862
2017 Est. Avg. HH Income	\$77,005	\$86,002	\$91,594

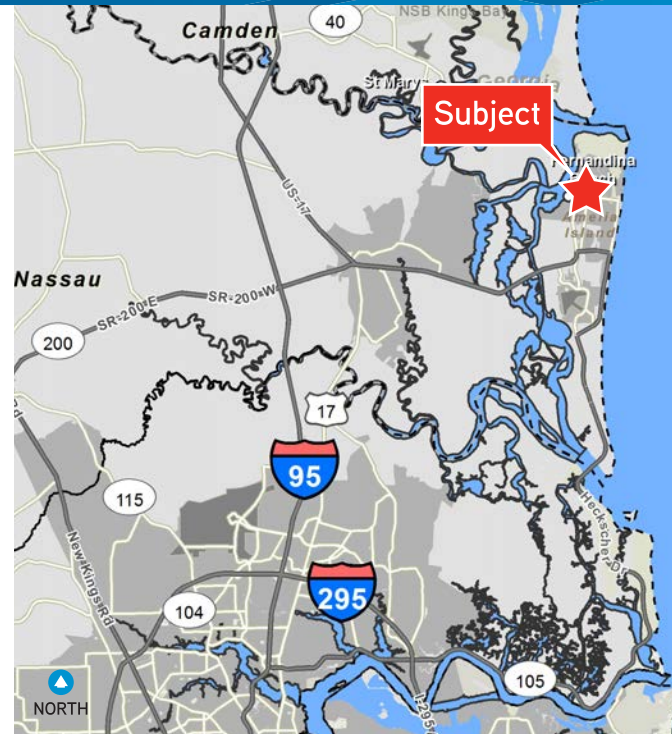
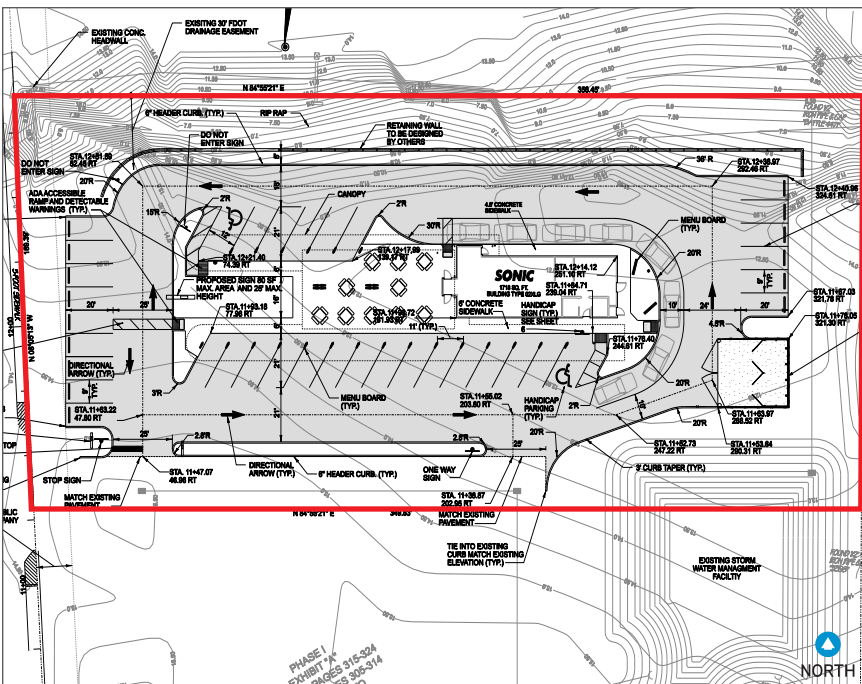
Source: Esri Business Analyst Online



## SURVEY



## SITE PLAN



## Contact Us

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