

NOW PRE-LEASING

# Azalea Walk

9565 Spring Blossom Lane  
Fernandina Beach, FL.

Pre-Leasing  
Premier Class A Office  
Space in Amelia Island

**SVR**  
Commercial

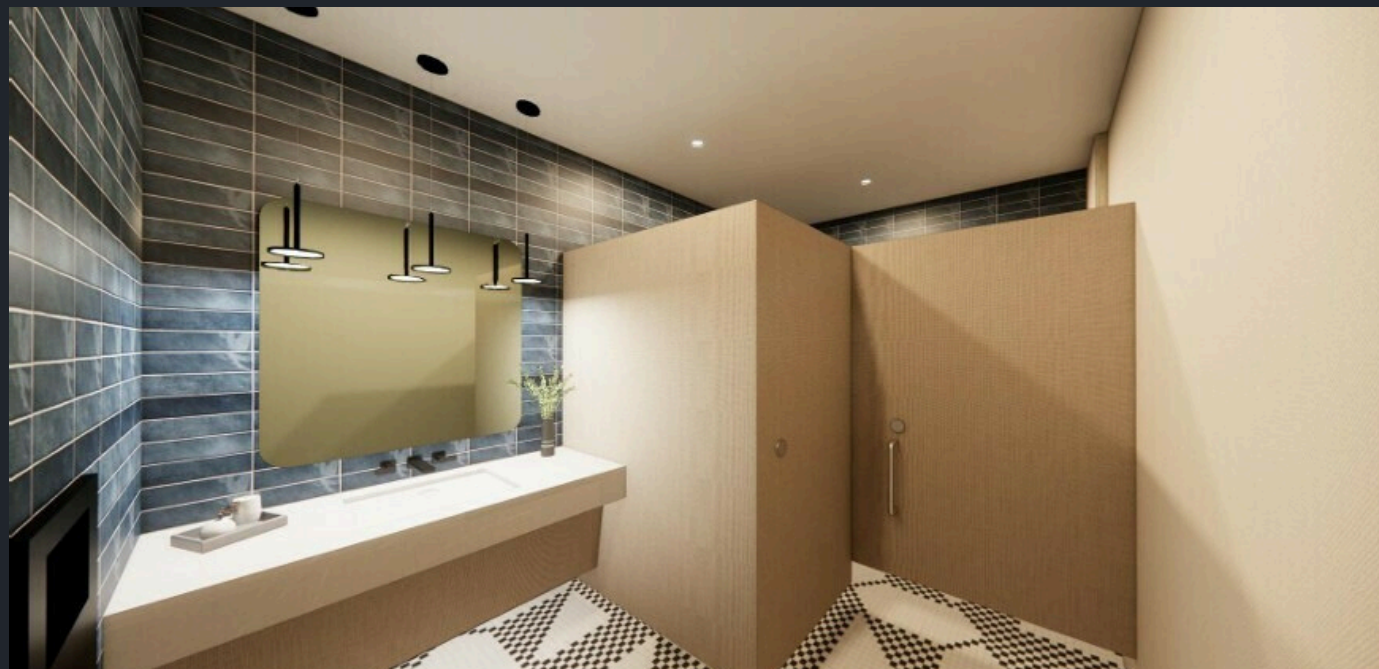
[svrcommercial.com](http://svrcommercial.com)



# Overview

This prime commercial space offers a sleek, professional environment ideal for businesses seeking a polished image. With spacious office suites, state-of-the-art amenities, and customizable floor plans, this property provides flexibility and functionality to suit your business needs.

Ample parking, elegant common areas, and proximity to major roadways ensure convenience for employees and clients alike. Experience a contemporary workspace designed to elevate your business presence and productivity.



- **Spacious office suites with customizable floor plans**
- **State-of-the-art amenities for a versatile workspace**
- **Turnkey plug and play office suites available**



PRE-LEASE NOW  
AVAILABLE FALL 2026

## Azalea Walk

9565 Spring Blossom  
Lane, Fernandina Beach,  
FL 32034



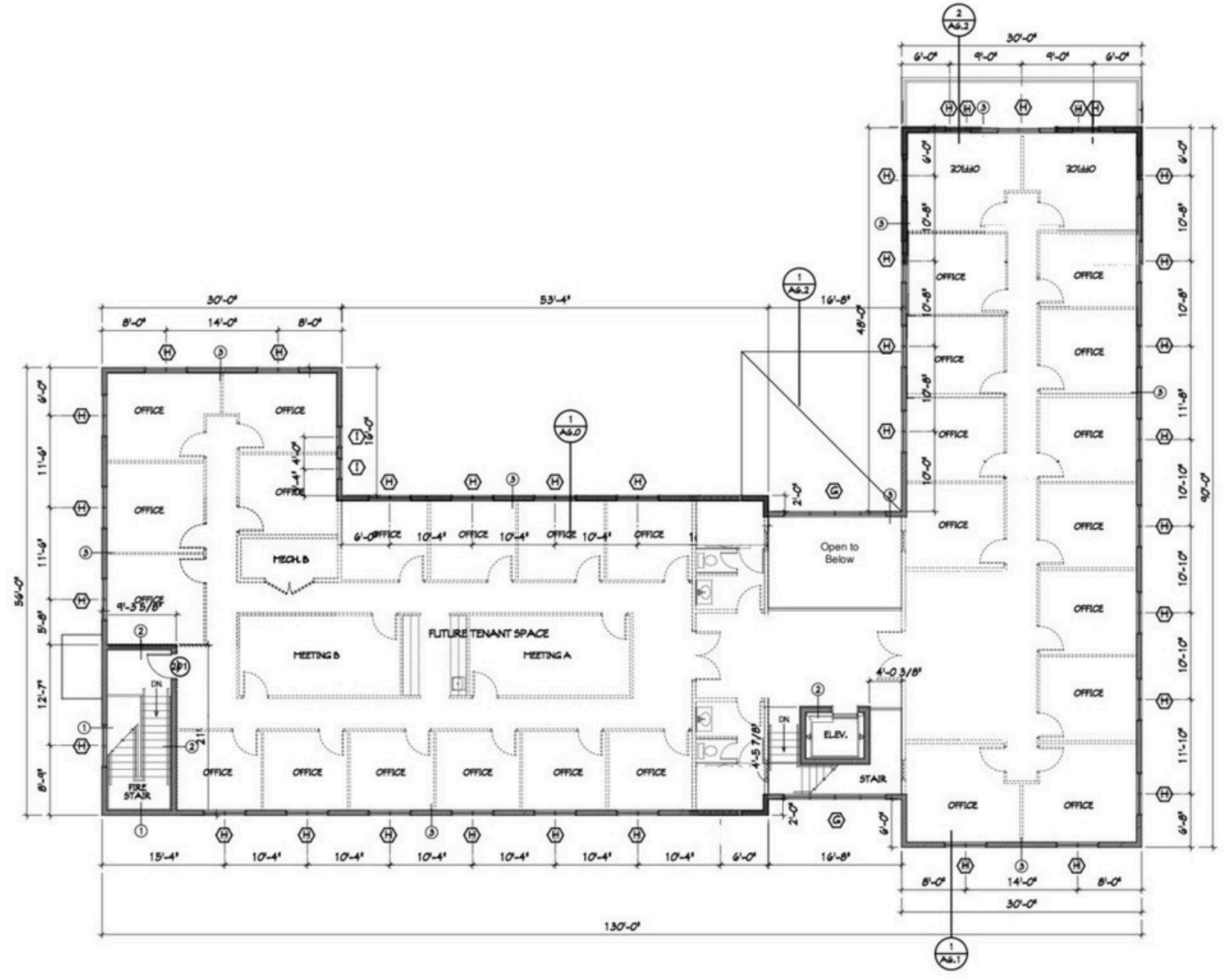
Discover the perfect blend of modern convenience and comfort at 9565 Spring Blossom Lane in Fernandina Beach, FL.



The document has been electronically signed and sealed by J. Miranda, J. AIA on the Date and/or Date Stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

WALL TYPE SCHEDULE			
WALL TYPE	WALL ASSEMBLY/CONSTRUCTION	FIRE RATING	U.L.L. ASSEMBLY
①	EXTERIOR CMU WALL - FIRE RATED HARDIE SIDING ON P.T. 1/2" PLYWD. SHTG. ON 8" CONC. BLOCK	2-HR	U905
②	INTERIOR CMU WALL - FIRE RATED 8" CONCRETE BLOCK	2-HR	U905
③	EXTERIOR CMU WALL HARDIE SIDING ON P.T. 1/2" PLYWD. SHTG. ON 8" CONC. BLOCK	N/A	N/A

AZALEA POINTE  
BSS 1 FLOOR PLAN  
PROJECT # A210115  
DRAWN BY -- JLM  
CHKD BY -- JLM  
DATE -- 02-15-22



FLOOR PLAN LEGEND	
	CMU WALL ASSEMBLY
	FRAMED WALL ASSEMBLY
	FEATURES ABOVE
	WINDOW SYMBOL
	DOOR SYMBOL
	WALL SECTION
	WALL TYPE PER SCHEDULE

SECOND FLOOR PLAN

1/8" = 1'-0"

**MIRANDA ARCHITECTS**  
309 1/2 CENTRE STREET, SUITE 208  
FERNANDINA BEACH, FL 32034  
904.284.4586 TEL.  
FL ARCH. REG. NO. 12000000

**AZALEA POINTE BUILDING ONE**  
SPRING BLOSSOM LANE  
FERNANDINA BEACH, FL 32034

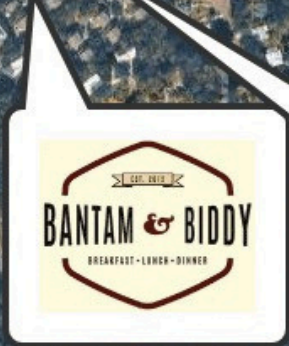
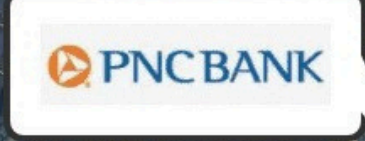
REVISIONS	DATE

A3.0

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Shops at Amelia Market



# Prime Location

**Lease Rate:** Negotiable - Call Now

**Building Size:** 14,380 SF

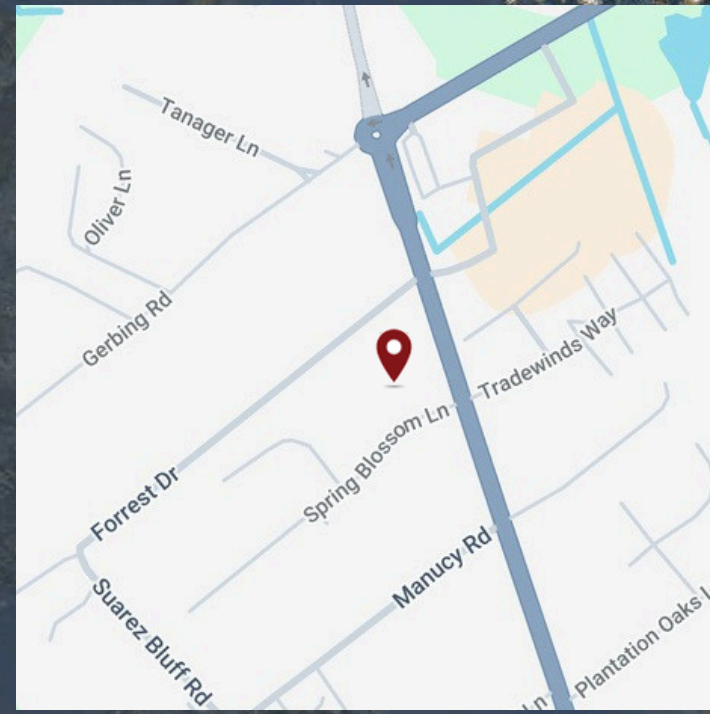
**Available SF:** 100 - 3,906 SF

**Lot Size:** 1.43 Acres

**Year Built:** 2026

**Zoning:** PUD

- Proximity to major roadways for easy access.
- Prime shopping district



# Demographic Overview

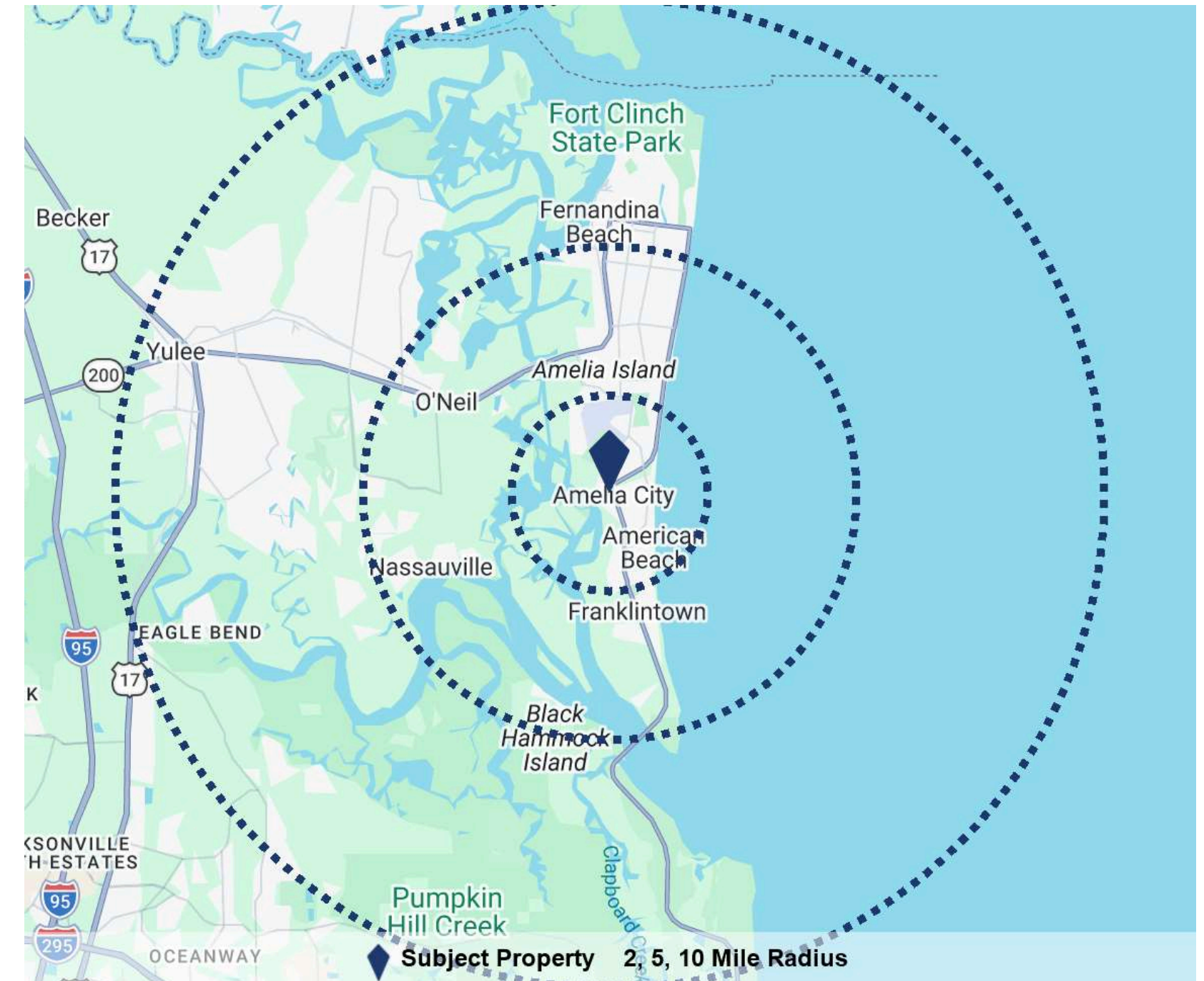
9565 Spring Blossom Ln

Population (2mi)	Avg. HH Size(2mi)	Avg. Age (2 mi)	Med. HH Inc. (2 mi)
<b>6,729</b>	<b>2.0</b>	<b>60</b>	<b>\$110,709</b>

## DEMOGRAPHIC SUMMARY

	2 Mile	5 Mile	10 Mile
<b>Population</b>			
2025 Population	6,729	35,230	76,870
2030 Population	7,823	39,983	85,986
Pop Growth 2025-2030	16.3%	13.5%	11.9%
2025 Average Age	60	52	47
<b>Households</b>			
2025 Households	3,370	15,974	32,122
2030 Households	3,924	18,182	36,081
Household Growth 2025-2030	16.4%	13.8%	12.3%
Median Household Income	\$110,709	\$107,062	\$99,063
Average Household Size	2.0	2.2	2.4
Average HH Vehicles	2	2	2
<b>Housing</b>			
Median Home Value	\$809,724	\$634,683	\$477,633
Median Year Built	1994	1997	2000

## DEMOGRAPHIC RADIUS RINGS



100 Fairway Park Blvd, Suite 2200 Ponte Vedra Beach, FL 32082  
 904-454-3856 | SVRCOMMERCIAL.COM



Schedule Your Tour Now!!!



**Vasha Carter**

VP OF LEASING OPERATIONS

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