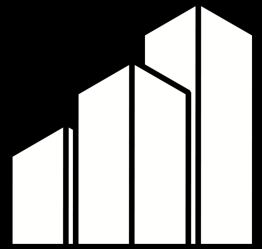
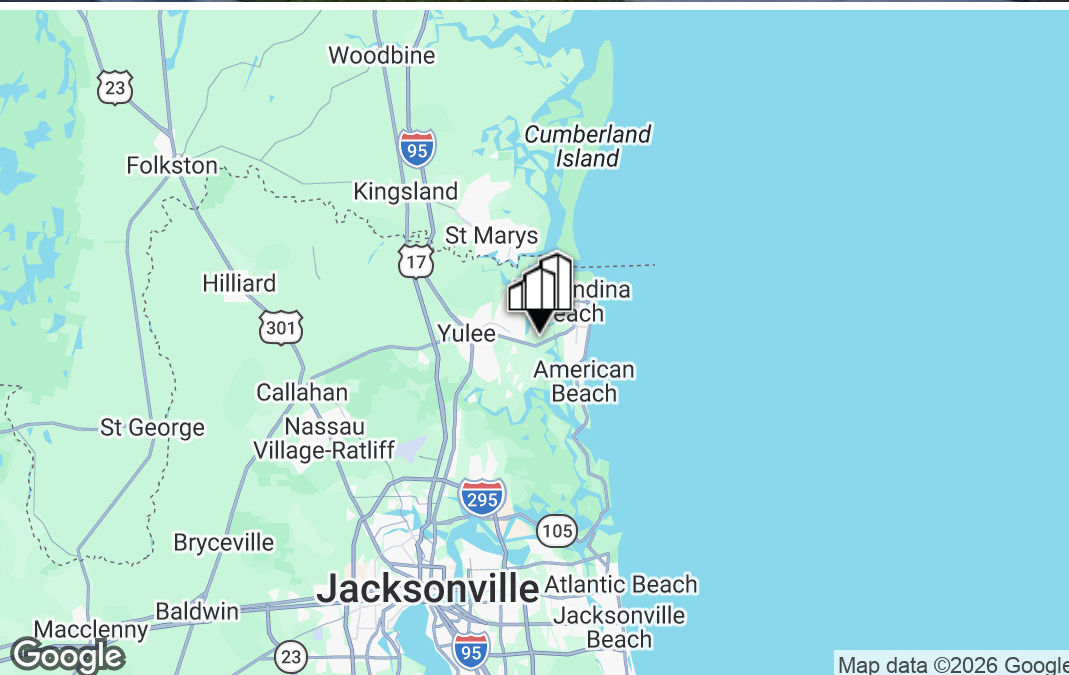


1.66 ACRES FOR SALE AS-IS OR PRE-LEASING FOR FLEX SPACE

474455 SR 200, FERNANDINA BEACH, FL 32034



PRIMER**REALTY**



Map data ©2026 Google

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Office | Industrial | Retail | Multi-Family

All information has been gathered from sources deemed to be reliable. Provided information may be independently verified and shall not be solely relied upon.

Pre-Leasing for Flex Spaces | 474455 SR 200



474455 SR 200, Fernandina Beach, FL 32034



OFFERING SUMMARY

Pre-Lease Rate:	\$20.00/SF/YEAR (NNN)
Sale Price	\$1,500,000.00 (as-is)
Available SF:	13,750 SF
Lot Size:	1.66 Acres
Building 1 Size:	7,500 SF
Building 2 Size:	6,250 SF
Individual Bay:	1,250 SF

PROPERTY OVERVIEW

This 1.66 acre site is situated along the highly traveled SR-200 corridor connecting Yulee and Amelia Island and provides convenient access for trucks, trailers, and service vehicles. Ownership will be developing 13,750 SF of flex space here, ideal for small businesses, contractors, landscapers, construction companies, and more seeking a strategic location in one of Nassau County's fastest-growing commercial areas.

This project has not yet broken ground and the property is also available for purchase in its current condition at \$1.5M.

PROPERTY HIGHLIGHTS

- SR-200 location, connecting Fernandina Beach, Yulee, and Amelia Island
- 13,750 SF being developed/1,250 SF Bays
- Land Available for Purchase (as-is) at \$1,500,000.00
- Flexible Commercial Use Potential
- \$20/SF/YR plus NNN
- Outdoor Fenced Storage Also Available at Additional Charge

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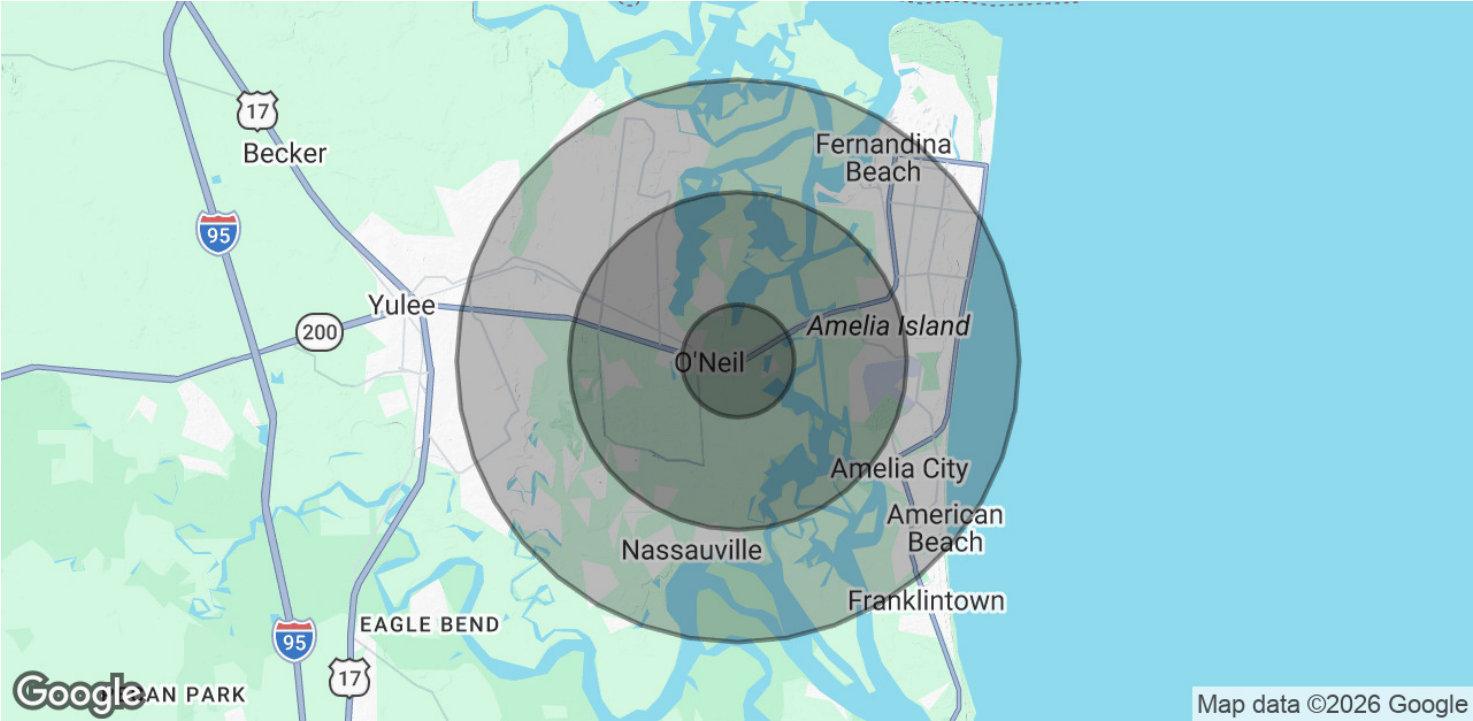
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,933	16,434	43,018
Average Age	45.5	46.2	49.0
Average Age (Male)	45.7	45.5	48.7
Average Age (Female)	45.9	47.0	49.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	773	6,953	18,787
# of Persons per HH	2.5	2.4	2.3
Average HH Income	\$131,552	\$122,258	\$121,296
Average House Value	\$482,138	\$489,648	\$484,946

2023 American Community Survey (ACS)

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