OFFICE SPACE FOR LEASE

FERNANDINA BEACH PROPERTY
960194 GATEWAY BLVD, FERNANDINA BEACH, FL 32034

For More Information:

Tyler Salduti
Chief Executive Officer
904.373.0578
tsalduiti@primerealtyinc.com
## OFFERING SUMMARY

<table>
<thead>
<tr>
<th>Description</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lease Rate</td>
<td>$14.50 SF/yr (MG)</td>
</tr>
<tr>
<td>Available SF</td>
<td>1,460 SF</td>
</tr>
<tr>
<td>Year Built</td>
<td>2006</td>
</tr>
<tr>
<td>Building Size</td>
<td>16,159</td>
</tr>
<tr>
<td>Zoning</td>
<td>C-1</td>
</tr>
<tr>
<td>Market</td>
<td>Fernandina Beach</td>
</tr>
</tbody>
</table>

## PROPERTY OVERVIEW

Prime Realty is pleased to present this first floor office space available in Fernandina Beach near Highway A1A. The space offers partitioned offices, private restrooms, conference rooms and a reception area. With 13 miles of pristine beaches, abundant wildlife and clear, calm waters. Amelia Island is known for it's quaint charm and has been a beloved destination for generations. It’s upscale resorts and world-class spas combined with a charming collection of bed and breakfasts, historic sites and captivating festivals make for an experience that’s uniquely Floridian. Fernandina Beach and Amelia Island have consistently been among Florida’s highest-ranked island destinations.

The Boston Globe may have said it best: “The living is easy on Amelia Island. Discriminating retirees who value the pace of a charming small town but still want the best in (and easy access to) services, well-priced housing options, and convenient transportation will want to take a close look at Amelia Island.”
960194 Gateway Boulevard
Suite 104
Amelia Island, Florida 32034
### DEMOGRAPHICS

<table>
<thead>
<tr>
<th></th>
<th>1 MILE</th>
<th>3 MILES</th>
<th>5 MILES</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018 Population</td>
<td>2,249</td>
<td>18,048</td>
<td>33,309</td>
</tr>
<tr>
<td>Projected 2023 Population</td>
<td>2,499</td>
<td>19,408</td>
<td>36,555</td>
</tr>
<tr>
<td>Population Change</td>
<td>2.13%</td>
<td>1.46%</td>
<td>1.88%</td>
</tr>
<tr>
<td>Households</td>
<td>908</td>
<td>7,830</td>
<td>14,090</td>
</tr>
<tr>
<td>Median Age</td>
<td>46.9</td>
<td>52.5</td>
<td>50.4</td>
</tr>
<tr>
<td>Median Household Income</td>
<td>$60,533</td>
<td>$63,744</td>
<td>$65,861</td>
</tr>
<tr>
<td>Average Household Income</td>
<td>$73,778</td>
<td>$91,383</td>
<td>$94,792</td>
</tr>
<tr>
<td>Per Capita Income</td>
<td>$30,023</td>
<td>$39,909</td>
<td>$40,345</td>
</tr>
</tbody>
</table>