



FOR LEASE

**1541 S. 14th St.
Fernandina Beach, FL
32034**

MATT ENTRIKEN

Executive Vice President
+1 904 861 1148
matt.entriken@colliers.com

JASON RYALS

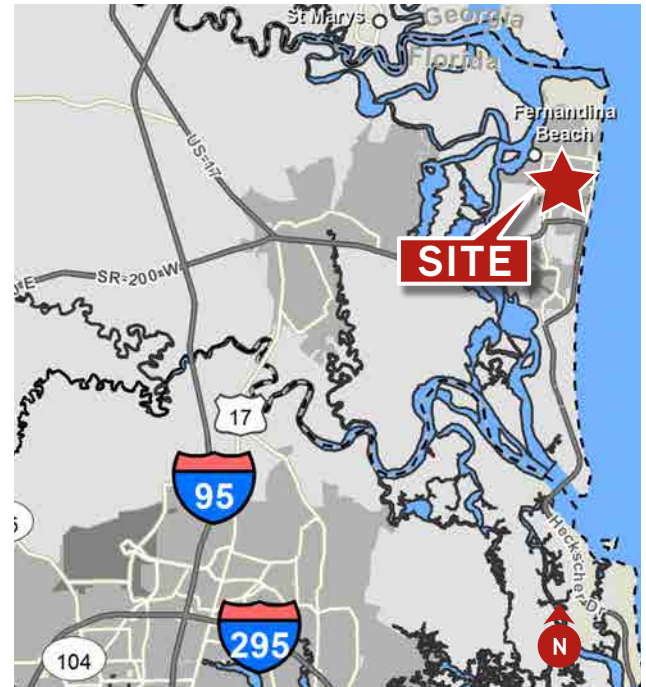
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Property Features

- › 4,224± SF medical office condo building within close proximity to Baptist Medical Center Nassau and retail centers
- › Property consists of large waiting/check-in area, two large labs/procedure rooms, four exam rooms, four offices, three restrooms, conference room and breakroom/kitchenette
- › Ideal for a medical use or other professional office use
- › Building has excellent visibility from S. 14th St.
- › Other users within the medical office park include Lab Corp, Waas Drugstore and Beaches Dermatology
- › Ownership may consider a sale
- › CAM: Estimated to be \$4/SF
- › Asking lease rate: \$16/SF NNN



COLLIERS INTERNATIONAL
76 S Laura St., Ste 1500
Jacksonville, FL 32202
+1 904 358 1206
www.colliers.com/jacksonville



Contact Us



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Demographic Summary

	1 Mile	3 Mile	5 Mile
2018 Population Estimate	5,074	17,843	25,966
2018 Estimated Households	2,227	7,753	11,206
2018 Estimated Average HH Income	\$86,623	\$102,926	\$111,971

Source: Esri Business Analyst Online



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