

Sadler Square



2132 Sadler Square, Fernandina Beach, FL 32034

LOCATION ZONE: NASSAU COUNTY



- New construction outparcel building available
- Great visibility at signalized intersection
- Ample parking

TENANTS

- Lott’s Furniture
- Ms. Caroy’n’s Breakfast & Desserts
- UF Jacksonville Physicians



LEASING CONTACT

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	6,143	19,240	28,429
2027 Population Projected	6,818 2.2%	20,926 1.8%	31,211 2.0%
Income	\$125,352	\$99,379	\$105,353
Households	2,899	8,781	12,827
Median Age	53.6	51.8	51.5

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2100 Sadler Square, Fernandina Beach, FL 32034

LOCATION ZONE: Northside/Nassau County



SITE SUMMARY

TENANT	ADDRESS	SIZE
SADLER SQUARE		
AVAILABLE (88.5' x 100')	2100	8,850 sf
FERNANDINA BEACH PINBALL MUSEUM	2106	1,200 sf
LUCKY WOK	2108	1,500 sf
LOTT'S FURNITURE	2110	29,000 sf
AVAILABLE (62.55' x 80')	2112	5,004 sf
AVAILABLE (20' x 80')	2116	1,600 sf
MS. CAROYN'S BREAKFAST & DESSERTS	2118	3,200 sf
UF JACKSONVILLE PHYSICIANS	2122	3,400 sf
AVAILABLE (60' x 156.66')	2126	9,400 sf
AVAILABLE	2130	900 sf
AMELIA NAILS	2132	1,200 sf
CORMIER HAIR STUDIO	2134	1,204 sf
AVAILABLE	2136	1,933 sf
SOAP BUBBLE LAUNDRY	2138	1,950 sf
AVAILABLE	2146	14,143 sf
SADLER ROAD		
AVAILABLE	2108	2,198 sf

This site plan is presented solely for the purpose of identifying the approximate location and size of the building presently contemplated by the owner. Building sizes, site dimensions, access and parking areas, existing tenant locations and identities are subject to changes without notice and at the owners discretion. Unit numbers as indicated are not necessarily the actual suite number and are intended for use as reference only.