

# Sadler Square

2132 Sadler Square, Fernandina Beach, FL 32034

LOCATION ZONE: NASSAU COUNTY



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

## TENANTS

- Tuesday Morning
- Lott's Furniture
- Ms. Carolyn's Breakfast & Desserts
- UF Jacksonville Physicians

## LEASING CONTACT

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DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	6,257	17,211	25,052
2025 Population Projected	7,558 4.2%	20,843 4.2%	30,134 4.1%
Income	\$119,983	\$98,954	\$102,258
Households	3,022	8,219	11,869
Median Age	53.0	51.0	51.5

# Sadler Square

2100 Sadler Square, Fernandina Beach, FL 32034

LOCATION ZONE: Northside/Nassau County



### SITE SUMMARY

TENANT	ADDRESS	SIZE
<i>AVAILABLE (88.5' x 100')</i>	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
<i>AVAILABLE (62.55' x 80')</i>	2112	5,004 sf
<i>AVAILABLE (20' x 80')</i>	2116	1,600 sf
MS. CAROYN'S BREAKFAST & DESSERTS	2118	3,200 sf
UF JACKSONVILLE PHYSICIANS	2122	3,400 sf
<i>AVAILABLE (60' x 156.66')</i>	2126	9,400 sf
CASH ADVANCE	2130	900 sf
LY'S NAILS	2132	1,200 sf
A JANET LYNNE SALON	2134	1,204 sf
VINTAGE MARKET AT SADLER	2136	1,933 sf
SOAP BUBBLE LAUNDRY	2138	1,950 sf
TUESDAY MORNING	2146	14,143 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.