



JACKSONVILLE, FL

# 4838 GATE PKWY

9,431 SF END CAP AVAILABLE | FOR SUBLEASE



# PROJECT DETAILS

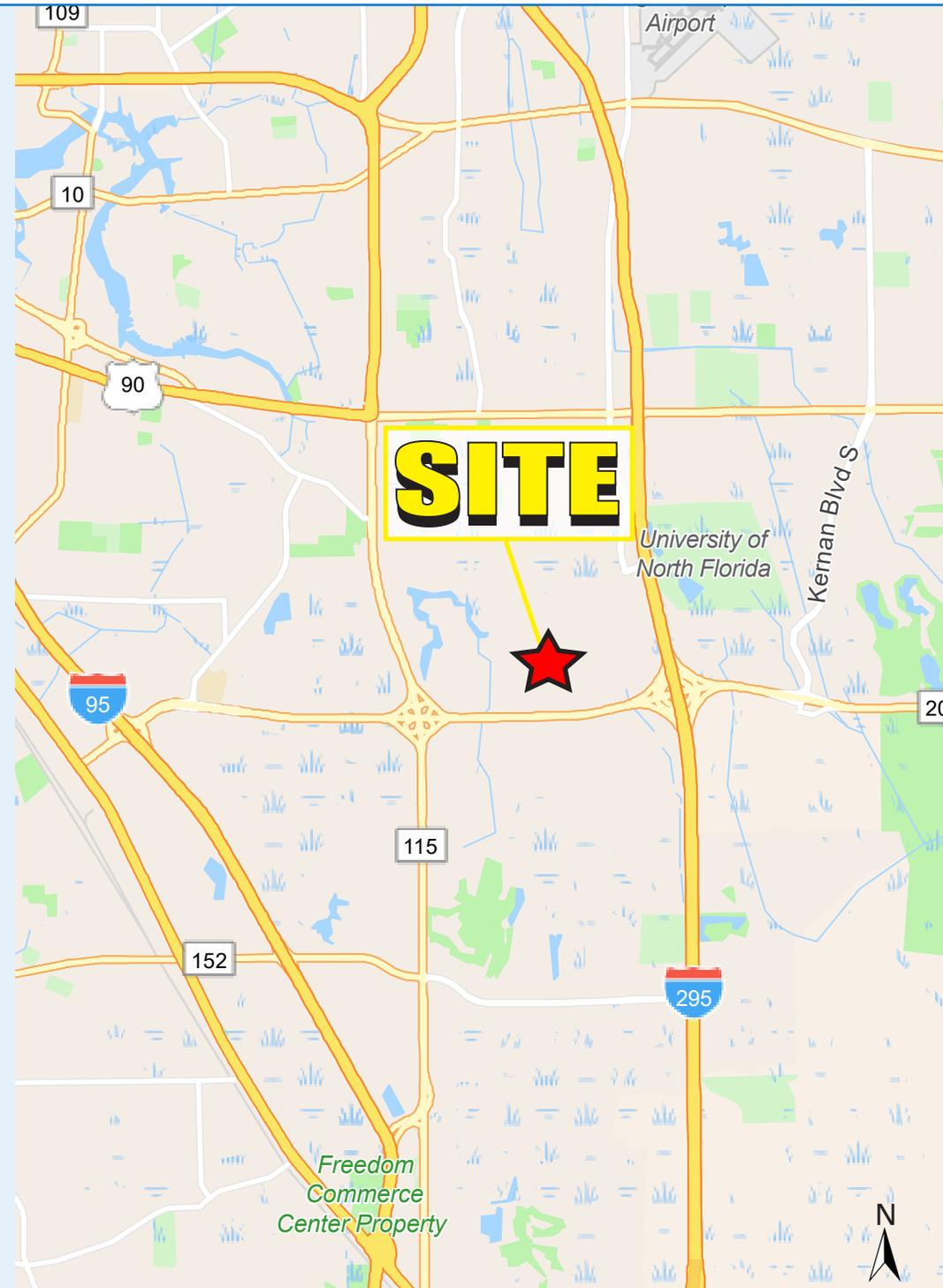
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## PROPERTY HIGHLIGHTS

- 9,431 SF End Cap
- High profile, regional positioning at the entrance to St. John's Town Center
- Signalized access and excellent visibility
- Dedicated pylon panel
- 55 Shared parking spaces
- 14 Years of term remaining with 20 years of options
- St Johns Town Center (1.3M SF) is the dominant retail center in N Florida and attracts 11 million visitors annually
- Building constructed in 2019
- **Operating Business - DO NOT ALERT EMPLOYEES**

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE	7 MILE
 <b>TOTAL POPULATION</b>	10,660	76,085	205,258	368,783
 <b>DAYTIME POPULATION</b>	21,323	64,368	161,595	249,534
 <b>AVERAGE HH INCOME</b>	\$110,228	\$99,592	\$100,434	\$104,806



SITE AERIAL



ZOOM  
AERIAL



Cheddar's SCRATCH KITCHEN MISSION BBQ The American Way

Chips FIREBIRD FB FOOD FRED ONLY POCO DE CHIO

**HOBBY LOBBY**

PGA TOUR SUPERSTORE 2ND & CHARLES BEST BUY

**TEXAS ROADHOUSE**

BUFFALO WILD WINGS

TEXAS de BRAZIL CUBANASCATIA Brazilian Steakhouse

ALDI

Total Wine & MORE Publix

ST JOHN'S TOWN CENTER

ROSS DRESS FOR LESS Ashley HOMESTORE

OLD NAVY TARGET PET SMART

Marshalls DSW DESIGNER SHOE WAREHOUSE

TOPGOLF

FLOOR DECOR

COOPER'S HAWK BIRDS & RESTAURANT

sugar FACTORY

BURGERFi ULTA SPROUTS FARMERS MARKET

NORDSTROM rack REI five BELOW

West Marine KIRKLAND'S ROOMS TO GO

ST JOHN'S TOWN CENTER II

VICTORIA'S SECRET J.CREW RH OUTLET

BARNES & NOBLE WHITE HOUSE BLACK MARKET

NORDSTROM Dillard's

EVERY SEASON STARTS AT DICK'S SPORTING GOODS ANTHROPOLOGIE

ETHAN ALLEN ARHAUS FURNISHING A BETTER WORLD

Cantina LAREDO LA BOY ANN TAYLOR

PF. CHANG'S

california PIZZA KITCHEN

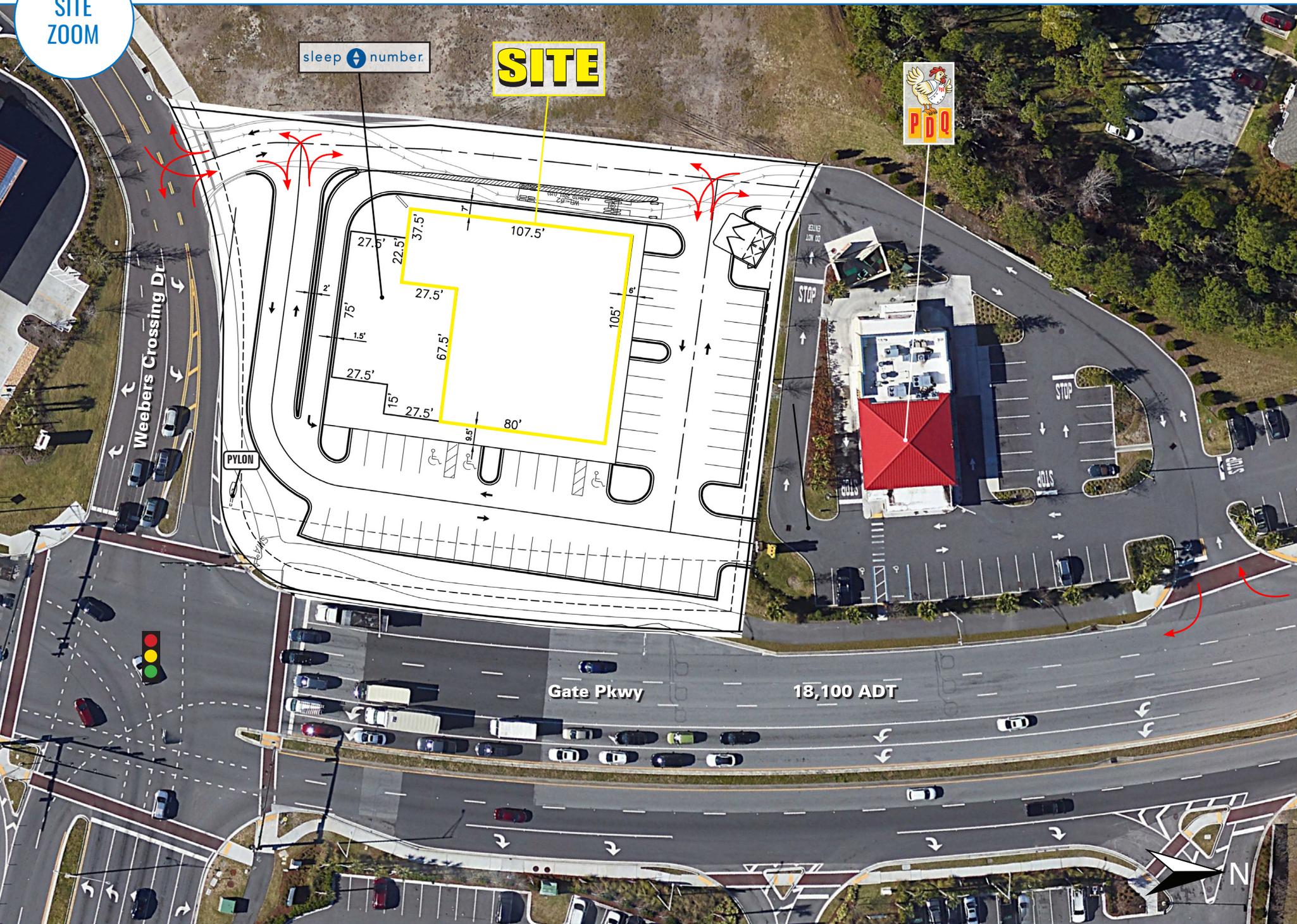
MAGGIANO'S LITTLE ITALY Bahama Breeze

BONO'S PET WORLD-SINCE 1940

BJ's RESTAURANT BREWHOUSE

COSTCO WHOLESALE

SITE ZOOM



**SITE**

sleep number

POD

Weebers Crossing Dr

Gate Pkwy

18,100 ADT

PYLON

STOP

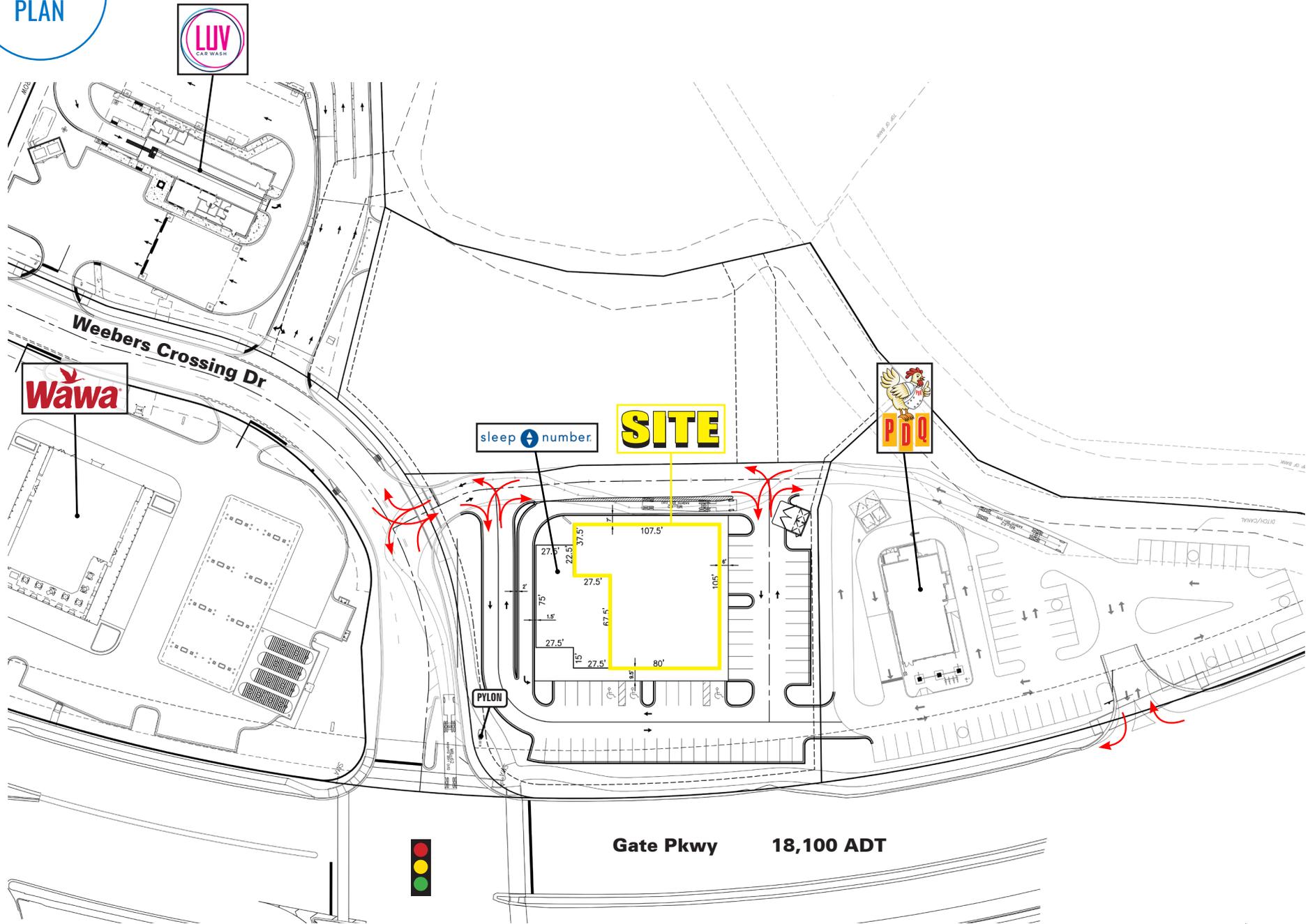
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STOP

STOP

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SITE PLAN



**OPERATING BUSINESS –  
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RESOURCES**