



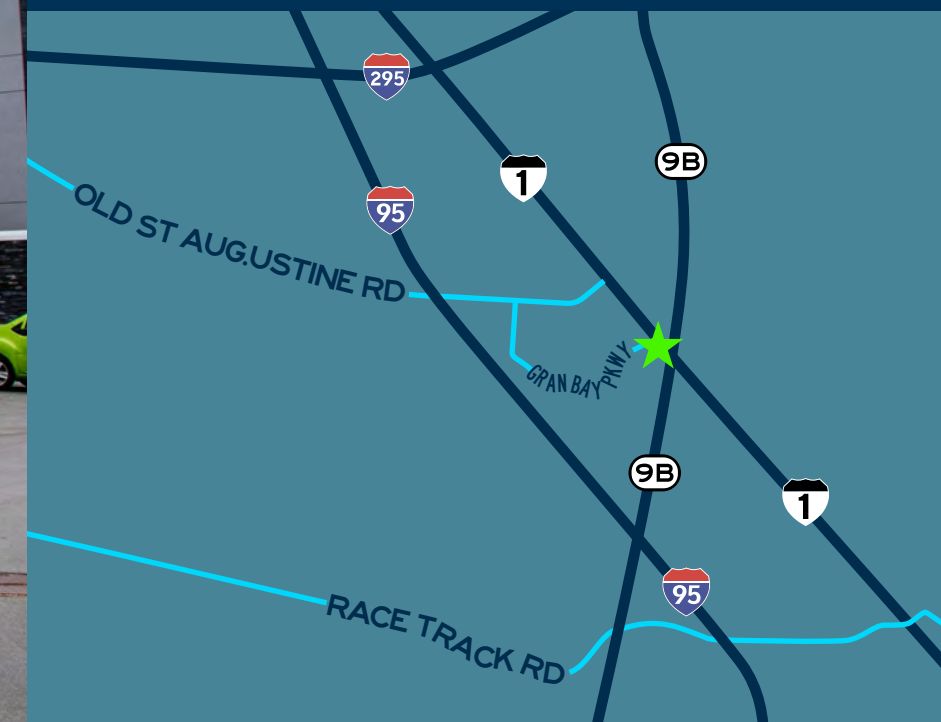
# GRAN BAY WAREHOUSES

📍 13830 Gran Bay Parkway | Jacksonville, FL 32258



## FEATURES

- ◆ Located within the Flagler Development at a prime lighted intersection, right off the 9B exit at US-1
- ◆ Brand-new construction offering ideal spaces for retail, showrooms, offices, and flexible workspaces, complete with roll-up door access



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## NEARBY BUSINESS, RETAIL AND RESIDENTIAL

**Baptist Medical Center**  
5 minute drive

Among Florida's top-ranked hospitals and the second largest private employer in the area

**eTown, EverRange & Nocatee**

Gran Bay Warehouses are situated between a multitude of neighborhoods, including eTown, Nocatee, and EverRange, a community comprised of 1,600+ residences and a 27-acre commercial development to be completed in late 2025

**Industry**

Gran Bay Pkwy is home to several distribution, manufacturing and industrial centers bringing daytime workers to the area

## DEMOGRAPHICS BY RADIUS

	1 mile	3 miles	5 miles
Population	5,073	28,889	84,519
Daytime Population	8,292	27,746	77,158
Average HH Income	\$127,516	\$114,866	\$127,375

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SUITE	TENANT	SF
101-102	Revel Golf Cars	3,327
103	Available	1,657
104	Retro Pilates	1,657
105	Domino's Pizza	1,670
301	All Dry	1,099
302	Available	1,090
303	Available	1,099
401	Available	2,022
402	Available	2,008
403-404	Jacksonville Strength	4,016
405	Steven Gretton	2,008
406-408	Inspired Closets	6,038
501	Fruit Time Ice Cream & Juice	1,096
502	Jiu Jitsu	1,088
503	Kiani Spa	1,088
504-505	Gran Bay Smoke & Food	2,184

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