



2ND GENERATION RESTAURANT SPACE - 4,180 SF | FOR LEASE GATEWAY VILLAGE SHOPPING CENTER

5016 Gate Parkway
Jacksonville, FL 32256

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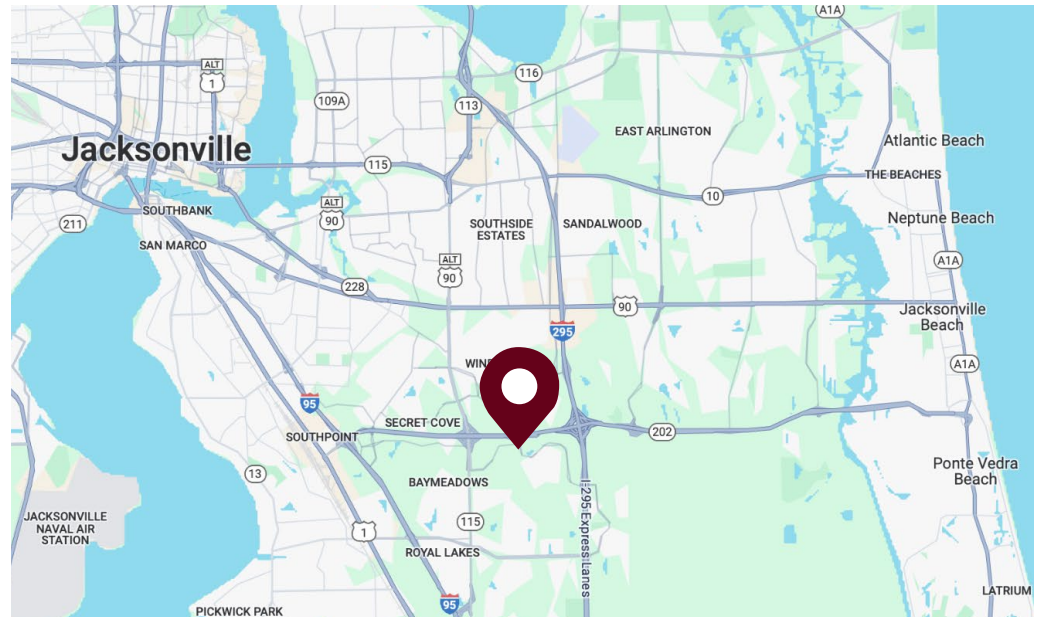
PROPERTY OVERVIEW

PROPERTY HIGHLIGHTS

- 2nd Generation Restaurant Space
- 4,180 SF Available
- End-cap Unit on Gate Parkway
- Large Patio space
- 114 Parking space available
- Close Proximity to the St. Johns Town Center
- Monument and Building Signage Available

DEMOGRAPHICS

2023 - 2028 DEMOGRAPHICS	3 MILES	5 MILES
2023 Population	79,518	183,644
Projected 2028 Population	83,264	190,874
Households	36,745	79,487
Median Age	33.4	35.6
Median Household Income	\$69,696	\$67,206
Average Household Income	\$96,788	\$94,639



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GATEWAY VILLAGE SITE PLAN & AVAILABILITY



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SURROUNDING AREA



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INTERIOR PHOTOS



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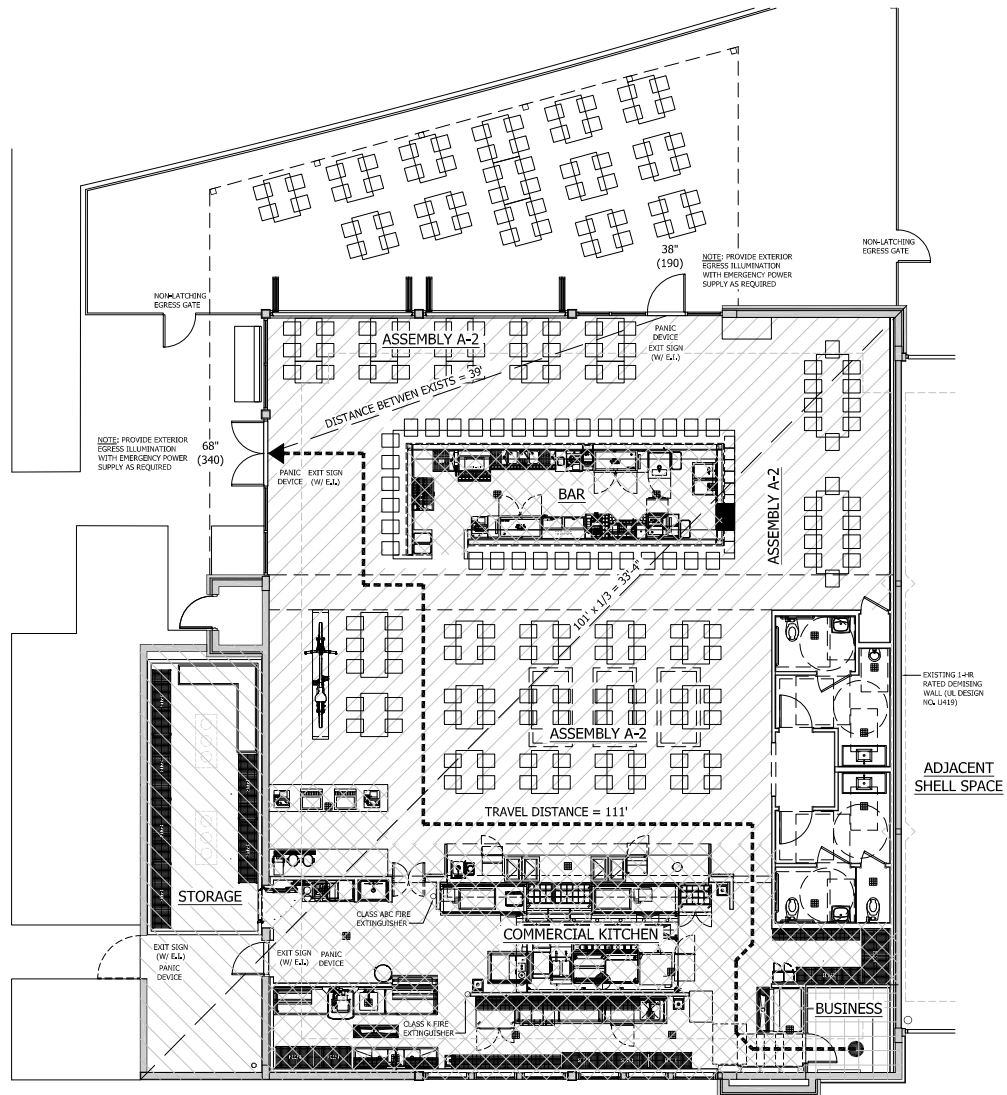
FLOOR PLAN

LIFE SAFETY NOTES

1. THIS PROJECT IS SPRINKLERED.
2. TOTAL OCCUPANT LOAD IS LESS THAN 300, SO NO VOICE EVAC SYSTEM REQUIRED (2000 LIFE SAFETY CODE SECTION 12.2.4.1)
3. THIS PROJECT WAS DESIGNED TO BE COMPLIANT WITH 2017 FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION.
4. ALL OUTSWINGING DOORS TO BE FURNISHED WITH PANIC BAR EXIT DEVICE PER NFPA 101, LIFE SAFETY CODE.
5. PROVIDE REQUIRED SIGNAGE/SYMBOL, PER NFPA 101, FOR NOTICE OF LIGHTWEIGHT ROOF TRUSS CONSTRUCTION.
6. EGRESS ILLUMINATION (E.I.) TO BE PROVIDED WITH EMERGENCY POWER SUPPLY PER FBC 2017 1006.3
7. EXIT SIGNS SHALL HAVE EGRESS ILLUMINATION (E.I.) COMBINATION.
8. TACTILE SIGNAGE TO BE PROVIDED PER NFPA 101.
9. EXTERIOR CANOPY SPRINKLED PER NFPA 813, 5.1.1, ANTI-FREEZE LOOP PROPOSED.

OCCUPIED AREA TABULATION

BAR (COMMERCIAL)	275 SF	200 GR.	2
BAR (SEATS)	68"	1 PER 24"	34
COMMERCIAL KITCHEN	1,196 SF	200 GR.	6
BUSINESS	77 SF	100 GR.	1
ASSEMBLY (A-2)	2,094 SF	15 NET	140
STORAGE	469 SF	300 GR.	2
BUILDING OCCUPIED AREA	4,101 SF		
BUILDING OCCUPANTS			185
COVER PATIO (NUMBER OF SEATS)			56
TOTAL OCCUPANCY			241
INTERIOR SEATING			141
TOTAL SEATING			197



LIFE SAFETY PLAN

SCALE: 3/16" = 1'-0"

