

Colliers

J. Turner Butler Blvd.

Deerwood Park Blvd. (19,600 AADT)

Gate Pkwy. (17,000 AADT)

Ground Lease

Call for Pricing



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Pad-Ready Retail Parcel

Gate Parkway & Deerwood Park Blvd
Jacksonville, FL 32256

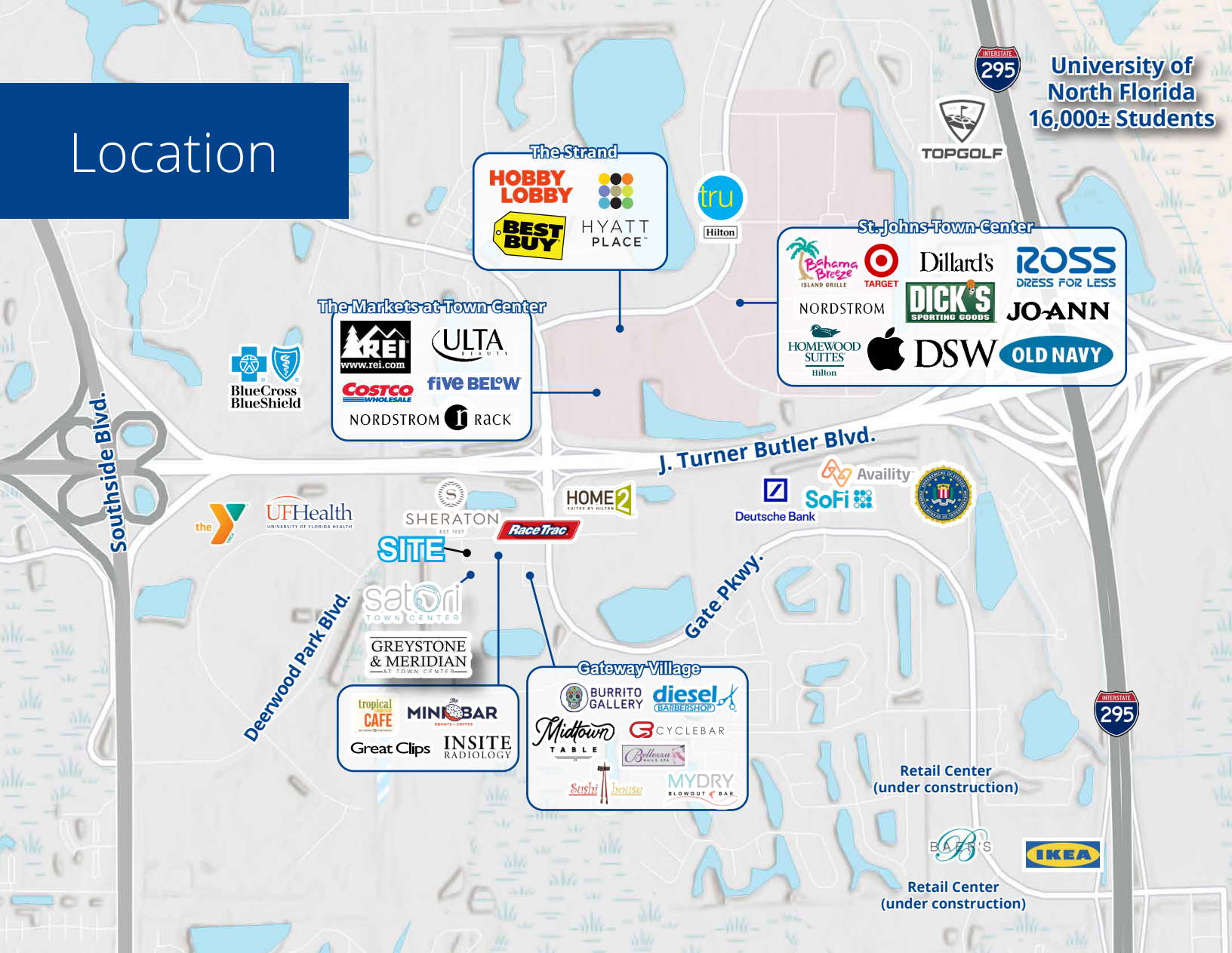
Property Highlights

- .52± to 2.0± AC pad-ready site available for ground lease near Gate Pkwy. and J. Turner Butler
- One of the few remaining parcels in St. Johns Town Center for a QSR with drive-thru
- St. Johns Town Center remains the shopping and dining hub of Jacksonville
- Existing office complexes on Deerwood Park Blvd. and Gate Pkwy. S. are home to Web.com, Availity, McKesson, FBI, RS&H, SoFi, Vistakon and more
- 8,700+ multifamily units are in the Gate Pkwy. area with more planned
- Traffic counts:
 - > Gate Pkwy: 17,000 AADT
 - > Deerwood Park Blvd: 19,600 AADT

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Location



Area Demographics



Population

3 Mile

72,834

5 Mile

180,454

7 Mile

332,118



Daytime Population

98,147

224,436

379,258



Median Household Income

\$64,067

\$61,766

\$60,638



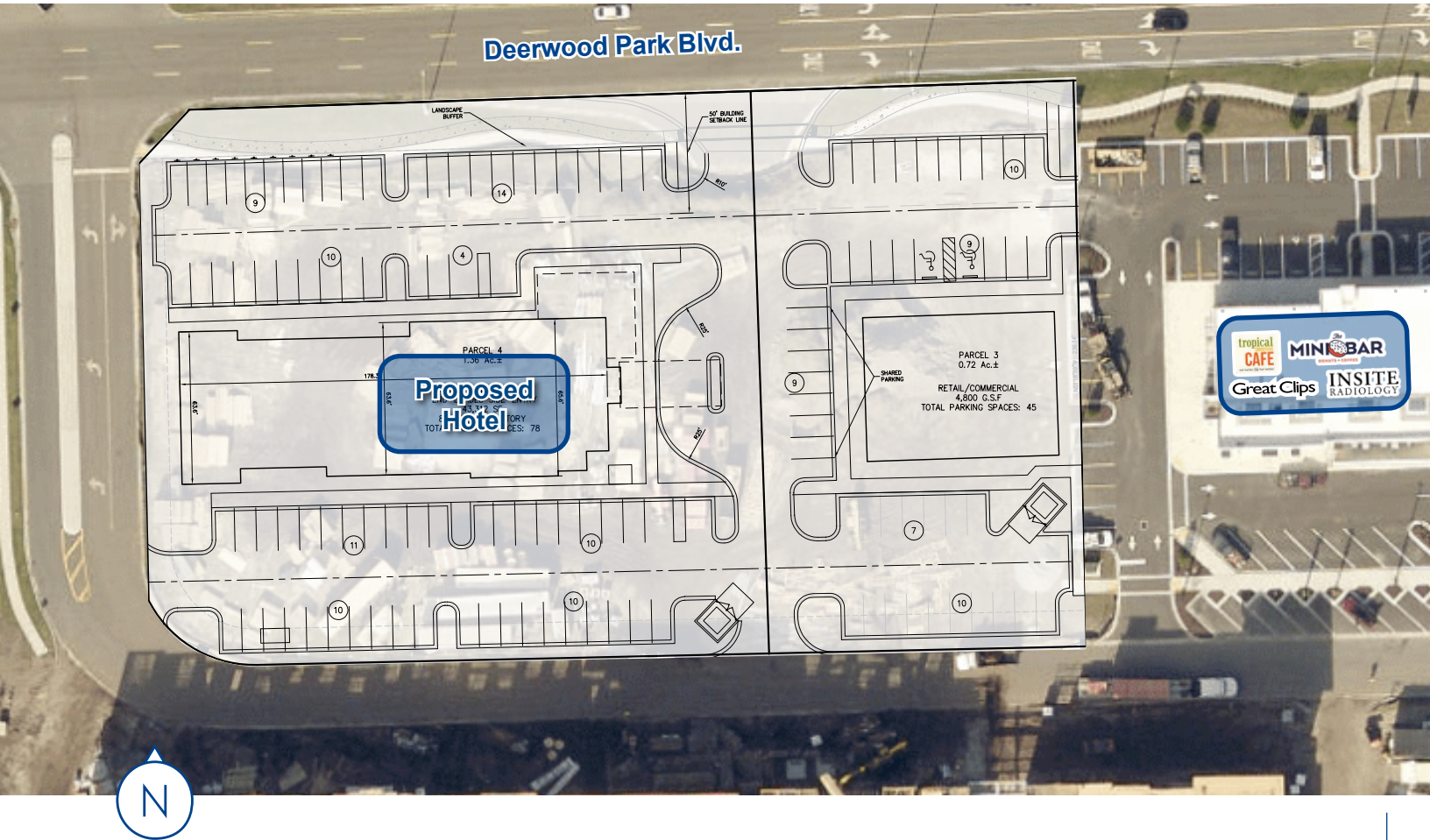
Average Household Income

\$86,893

\$83,818

\$83,679

Proposed Site Plan



Accelerating success.

Contact

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