



THE PALMS at GATE PARKWAY

📍 7510, 7540 and 7570 Gate Pkwy N | Jacksonville, FL 32256



FEATURES

- ◆ Brand new mixed-use center with award-winning designs and sought-after retail and office spaces
- ◆ Heavy daytime population
- ◆ A four minute drive from the St. Johns Town center
- ◆ Direct access to the I-295 and Butler Blvd interchange, providing daily exposure to over 120,000 passing vehicles.
- ◆ High-volume parking lot with 451 surface spaces and 20 handicapped-accessible spaces



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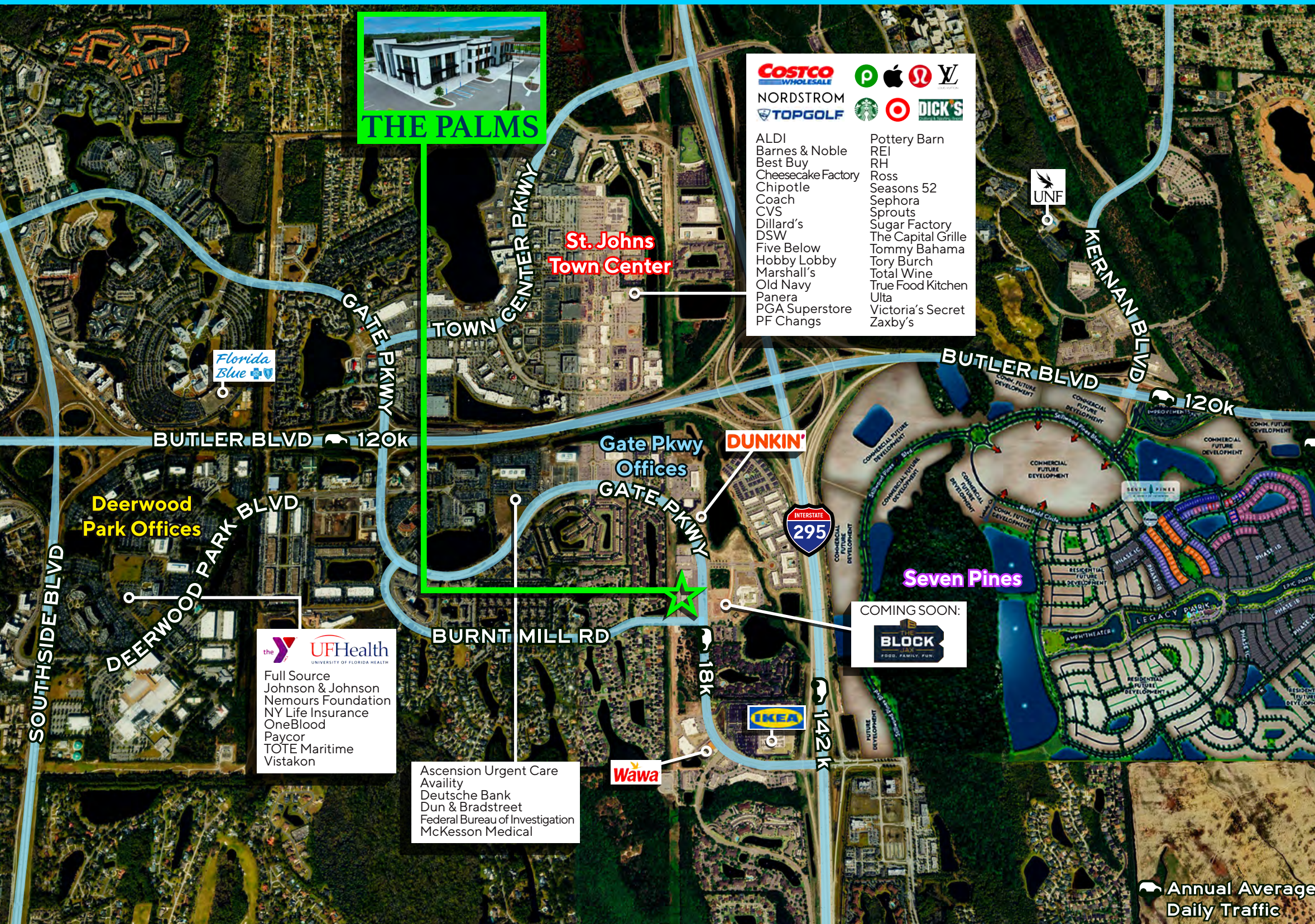
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NEARBY BUSINESS, RETAIL AND RESIDENTIAL

Deerwood Park Offices

3 minute drive

Busy corporate district with heavy daytime population

Gate Parkway Offices

1 minute drive

Active business hub within a short walking distance

St. Johns Town Center

4 minute drive

Jacksonville's premier shopping destination bustling with over 175 stores and restaurants

Seven Pines

5 minute drive

New master-planned destination with over 1,000 acres of homes

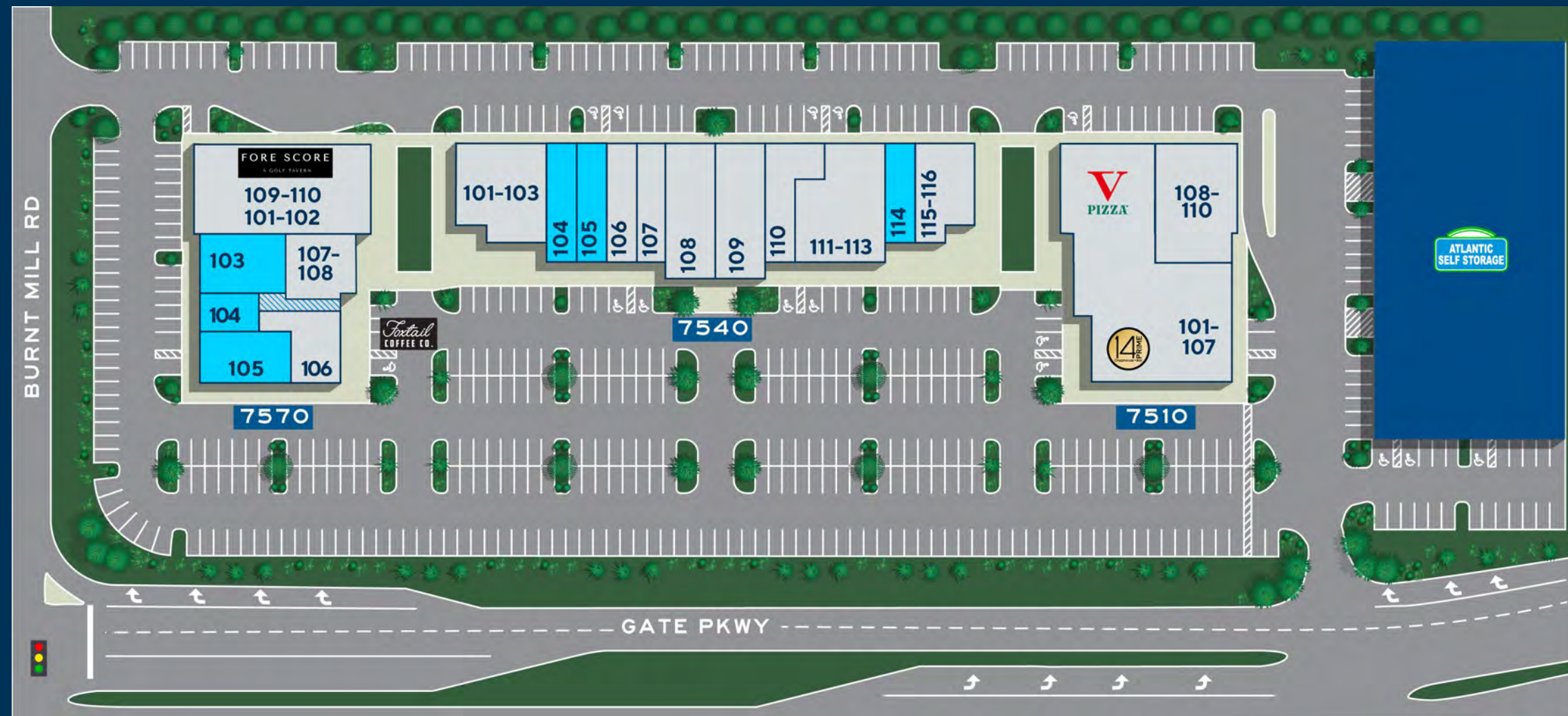
DEMOGRAPHICS BY RADIUS

	1 mile	3 miles	5 miles
Population	7,830	73,245	164,659
Daytime Population	17,367	90,997	195,152
Household Income	\$116,262	\$104,606	\$104,099

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	SUITE	TENANT	SF
7510 Gate Pkwy	101-107	V Pizza, Sidecar, 14 Prime	11,480
	108-110	Jax Kava Bar	4,033
	201-205	Parlor Suites	8,244
	206-210	Available	7,321
7540 Gate Pkwy	101-103	Nomu Izakaya	3,454
	104	Available	1,499
	105	Available	1,572
	106	Studio 314	1,576
	107	Guanabana	1,569
	108	Bamboo Nails	2,167
	109	Luminess Med Spa	2,311
	110	The Smile Society	2,053
	111-113	Jacksonville Imaging	4,293
	114	Available	1,045
7570 Gate Pkwy	115-116	Sip N Smash Burgers	2,406
	201-216	Ash Properties	21,429
	101-102, 109-110	Golf Tavern	6,729
	103	Available	2,340
	104	Available	752
	105	Available	2,093
	106	Foxtail Coffee	1,585
	107-108	Chocolate Bar	2,011
	201-210	Available	14,818

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