

Colliers

J. Turner Butler Blvd.



For Sale or  
Ground Lease

Call for Pricing



View  
Online

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## Pad-Ready Retail Parcel

Gate Parkway & Deerwood Park Blvd  
Jacksonville, FL 32256

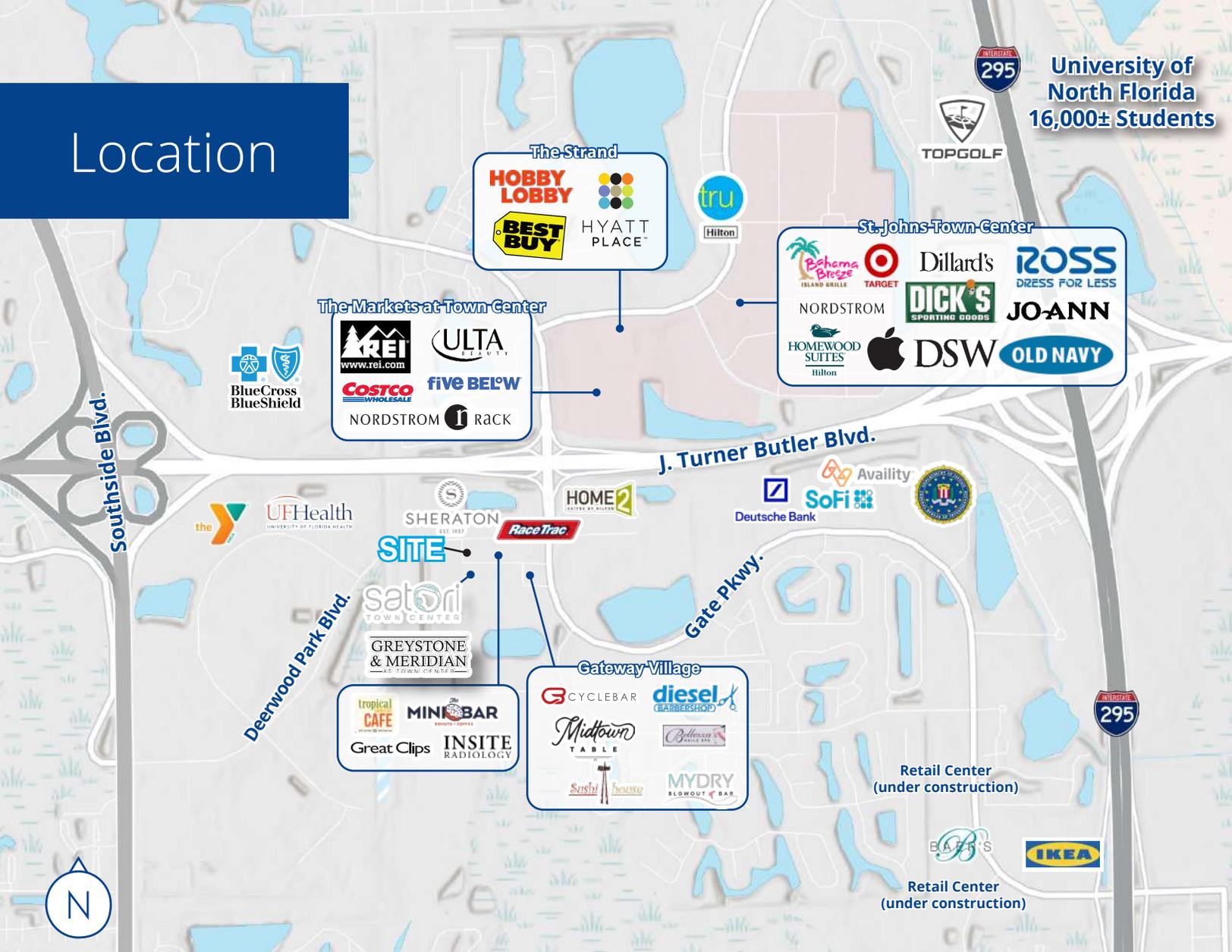
### Property Highlights

- .52± to 2.0± AC pad-ready with off-site retention available for sale or 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, Avality, 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



University of North Florida  
16,000± Students

## Area Demographics



Population



Daytime Population



Median Household Income



Average Household Income

3 Mile

76,768

93,733

\$75,505

\$100,516

5 Mile

185,205

234,401

\$76,258

\$101,885

7 Mile

360,914

419,106

\$77,718

\$106,596

# Aerial Overview



**The Strand**

**BEST BUY** **HOBBY LOBBY** **HYATT PLACE**



**Oasis at Town Center**  
(384 Units)

University of North Florida  
16,000± students

**St. Johns Town Center**

**Dillard's** **NORDSTROM** **DICK'S SPORTING GOODS** **TARGET** **ROSS DRESS FOR LESS** **JO-ANN** **DSW** **OLD NAVY**

**324 Apartments Under Construction**

**The Markets at Town Center**

**COSTCO WHOLESALE** **SPROUTS FARMERS MARKET** **ULTA** **NORDSTROM** **rack** **REI** **FIVE BELOW**

**600,000 SF Office**

**Office**  
(400,000± SF)

**St Vincents Medical**  
(12,000± SF)

**234 Townhomes**

**308 Apartments (Under Construction)**

**280 Apartments (Proposed)**

**Office & Retail**  
(120,000± SF Under Construction)

**Proposed**  
(Entitled for 300,000+ SF Office)

**Gateway Village at Town Center**  
(290 Units)

**Site**

**The Point at Town Center**  
(246 Units)

**Gateway Village**  
(20,000± SF Retail)

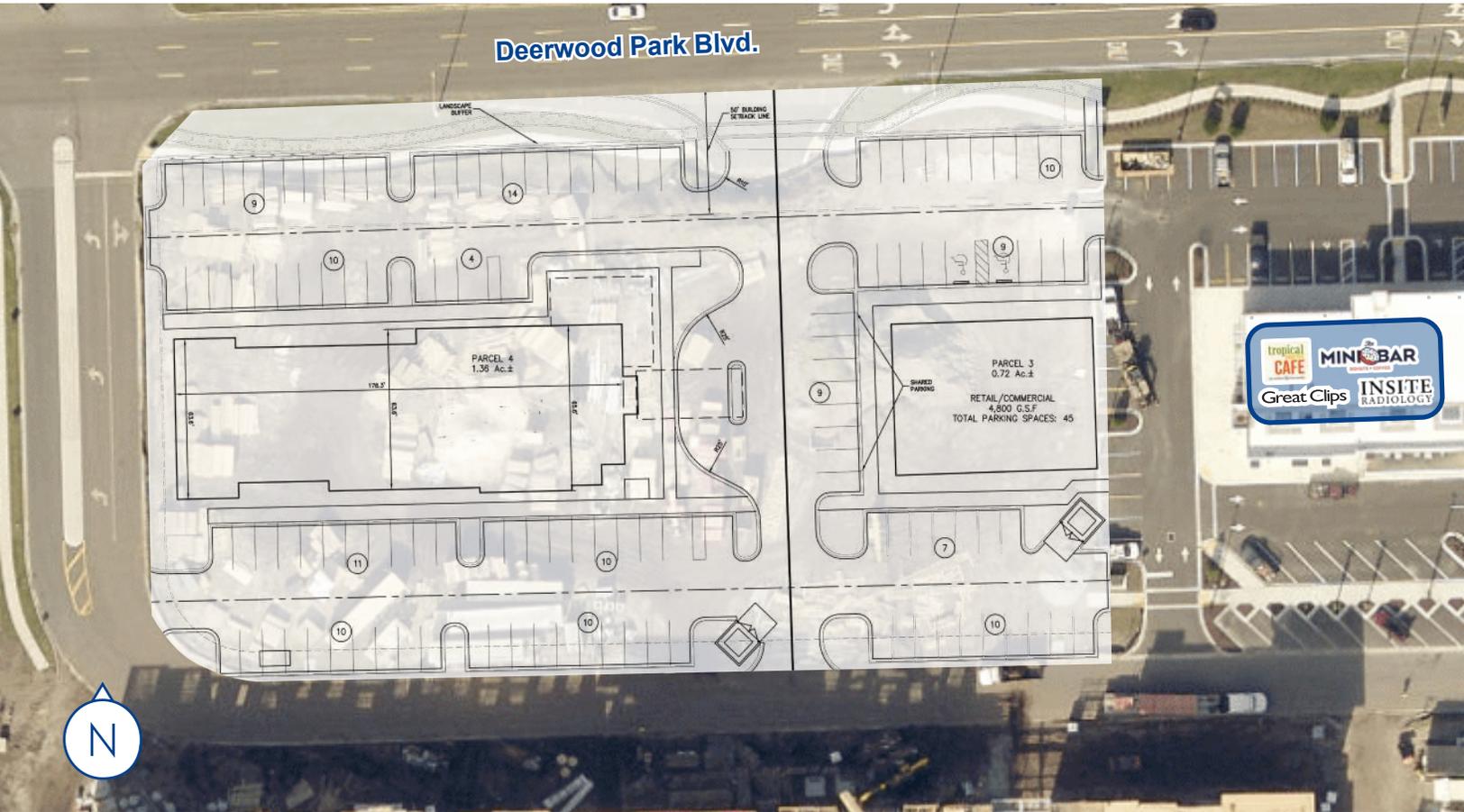
**Race Trac** **Bellerxa NAILS SPA** **sushi house**

**Burnt Mill Rd**

**Seven Pines Village Under Construction**



# Conceptual Plan



Accelerating success.

## Contact

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