



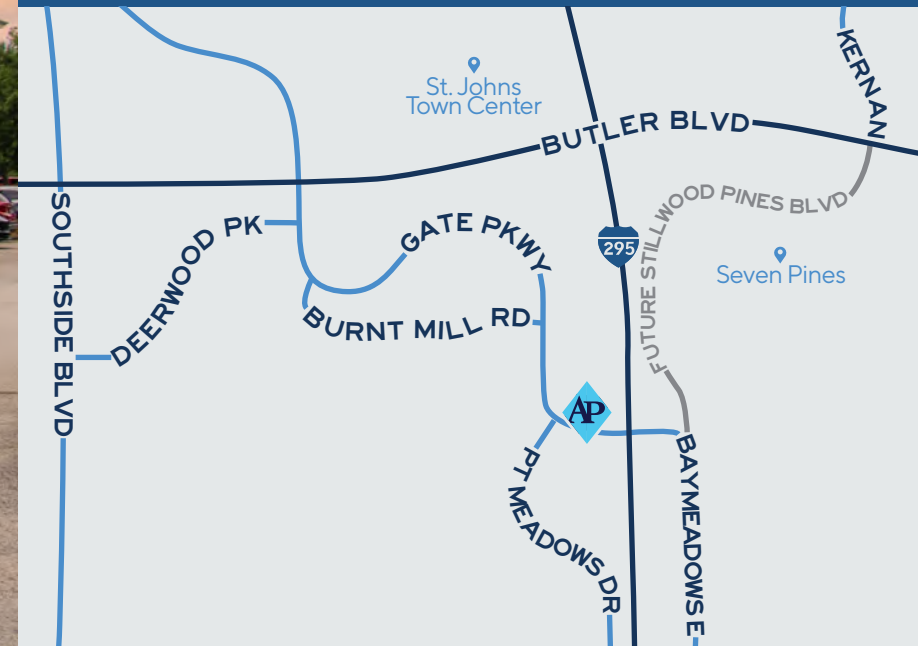
SHOPPES OF GATE PARKWAY

📍 7860 Gate Parkway | Jacksonville, FL 32256



QUICK FACTS

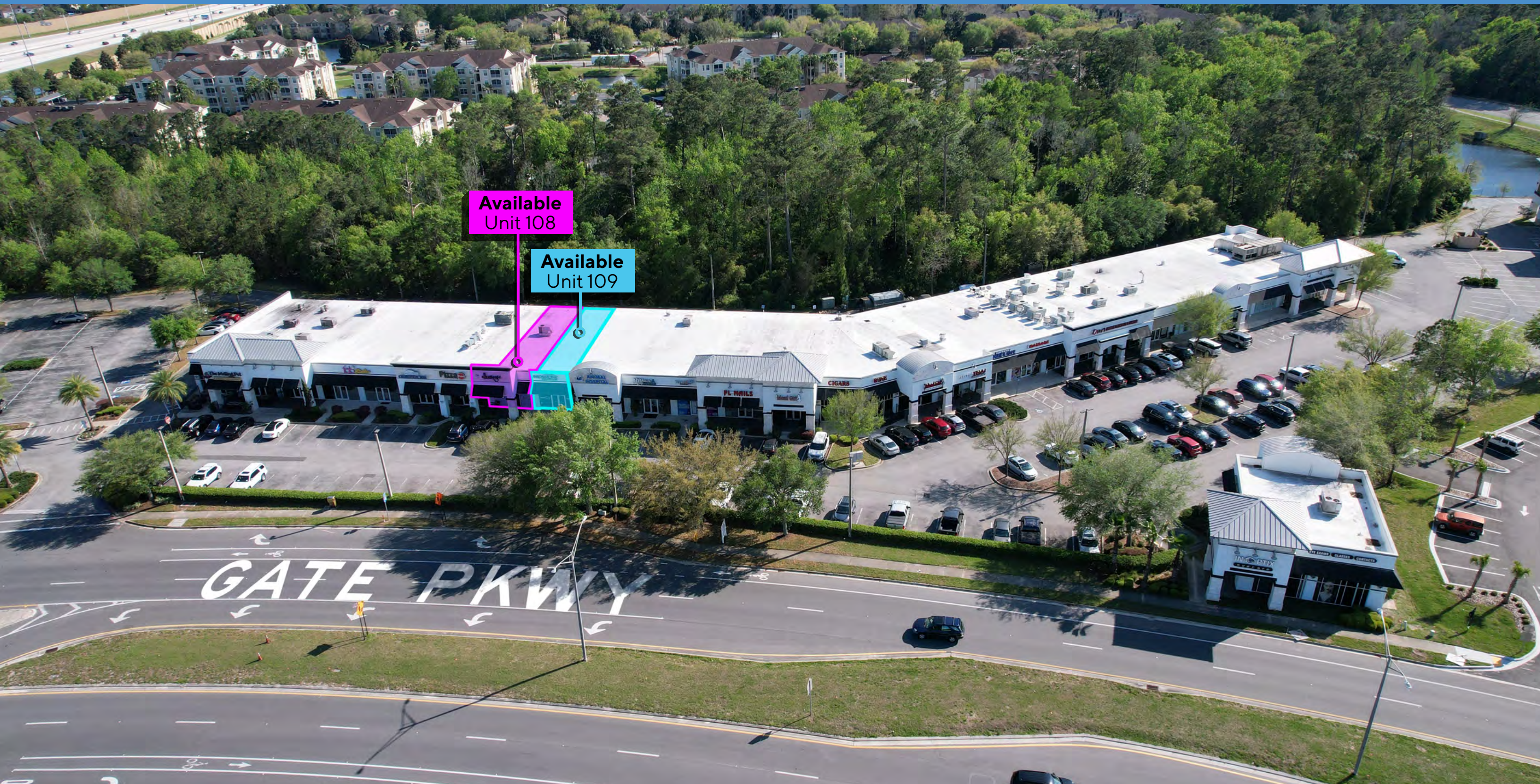
- ◆ Desirable demographics include a rapidly growing population of over 147,000, providing stable daytime employment of over 111,000 in the immediate area
- ◆ 4-minute drive from the St. Johns Town Center
- ◆ Conveniently located just off of the I-295 and Butler Blvd interchange
- ◆ Affluent Seven Pines community currently under development 1/2 mile away



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DEMOGRAPHICS BY RADIUS

	1 mile	3 miles	5 miles
Population	7,252	69,431	147,023
Daytime Population	6,576	72,584	158,359
Household Income	\$148,483	\$100,705	\$99,890

NEARBY BUSINESS, RETAIL AND RESIDENTIAL


Seven Pines
1 minute drive

This new master-planned destination with over 1,000 acres of homes and commercial development is currently under construction. Stillwood Pines Blvd, the main thoroughfare of Seven Pines, will connect to Gate Parkway less than half a mile from the shopping center.



St. Johns Town Center
4 minute drive

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



Gate Parkway Offices
2 minute drive

Active business hub just two minutes away



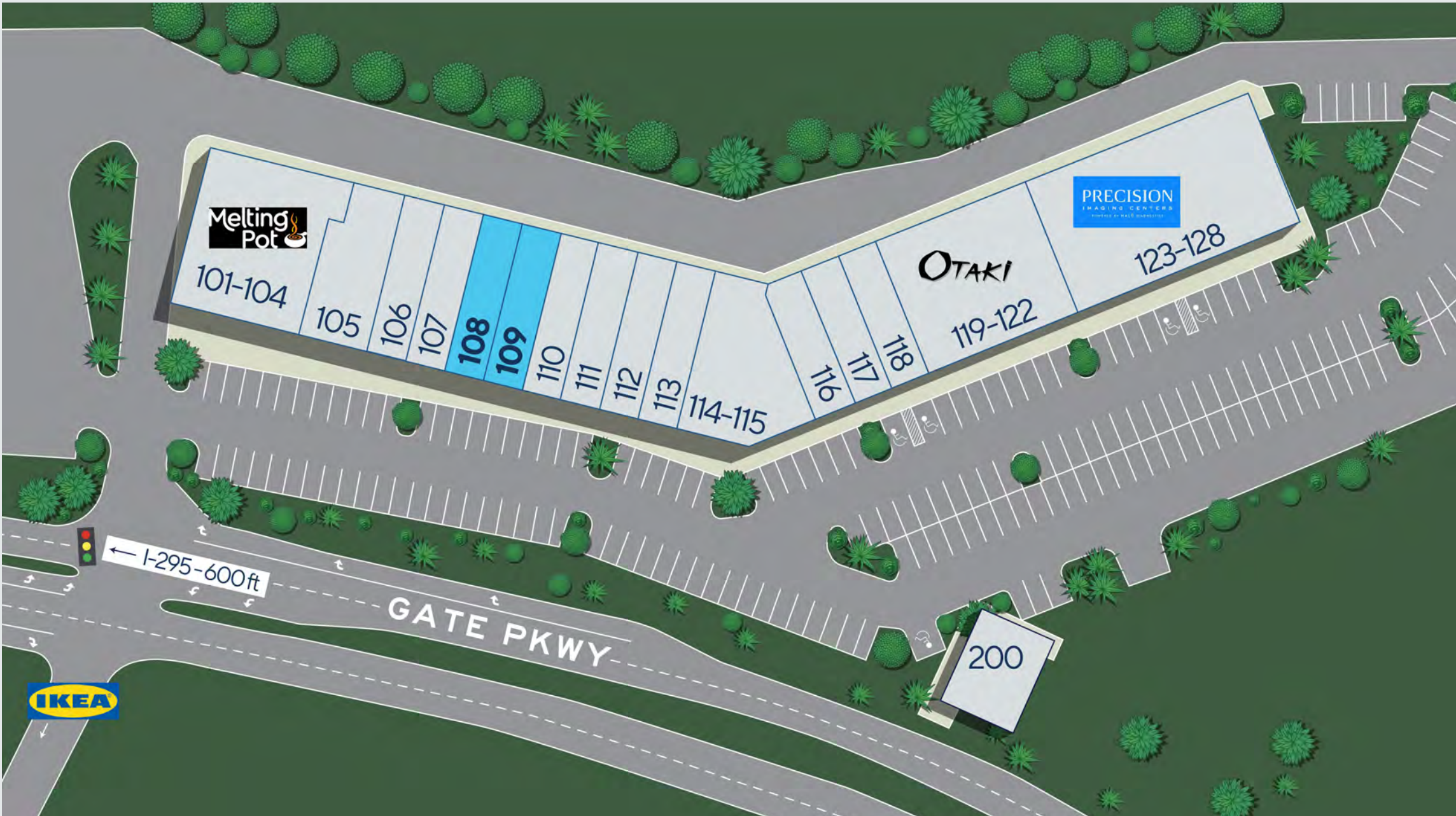
Deerwood Park Offices
4 minute drive

Busy corporate district with heavy daytime population

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SUITE	TENANT	SF
101-104	Melting Pot	5,460
105	Amazing Spine Care	2,593
106	HiReformance	1,600
107	Pizza Point	1,600
108	Available	1,600
109	Available	1,600
110	Intercoastal Veterinary	1,600
111	Euro Hair Salon	1,600
112	TUF Town Center	1,600
113	LA Nails	1,600
114-115	Island Girl	3,859
116	Amazing Thai	1,400
117	Smoke Shop	1,400
118	Foot Spa	1,400
119-122	Otaki	5,600
123-128	Precision Imaging	8,400
200	InOptix Eye Care	2,000