



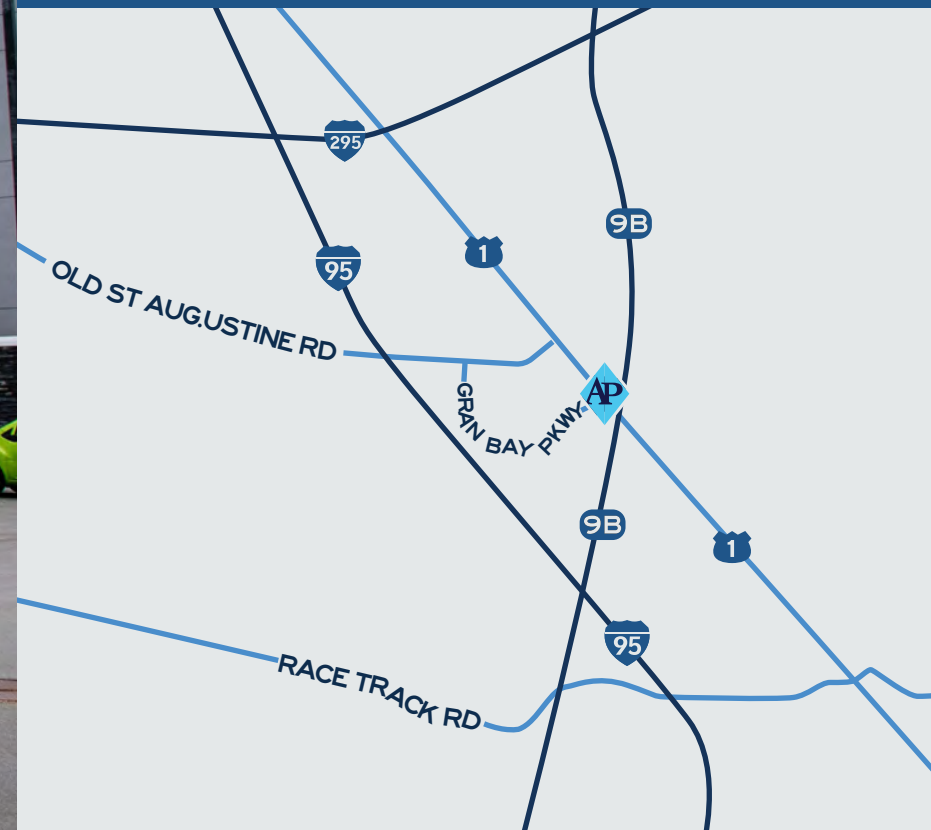
# GRAN BAY WAREHOUSES

📍 13830 Gran Bay Parkway | Jacksonville, FL 32258



## QUICK FACTS

- ◆ Located within the Flagler Development at a prime lighted intersection, right off the 9B exit at US-1
- ◆ Brand-new construction offering ideal spaces for retail, showrooms, offices, and flexible workspaces, complete with roll-up door access



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## DEMOGRAPHICS BY RADIUS

	1 mile	3 miles	5 miles
Population	6,683	34,447	94,786
Daytime Population	11,728	35,972	85,396
Average HH Income	\$123,829	\$131,664	\$145,662

## NEARBY BUSINESS, RETAIL AND RESIDENTIAL



### Baptist Medical Center

5 minute drive

Among Florida's top-ranked hospitals and the second largest private employer in the area



### eTown, EverRange & Nocatee

Gran Bay Warehouses are situated between a multitude of neighborhoods, including eTown, Nocatee, and EverRange, a community comprised of 1,600+ residences and a 27-acre commercial development to be completed in late 2025



### Industry

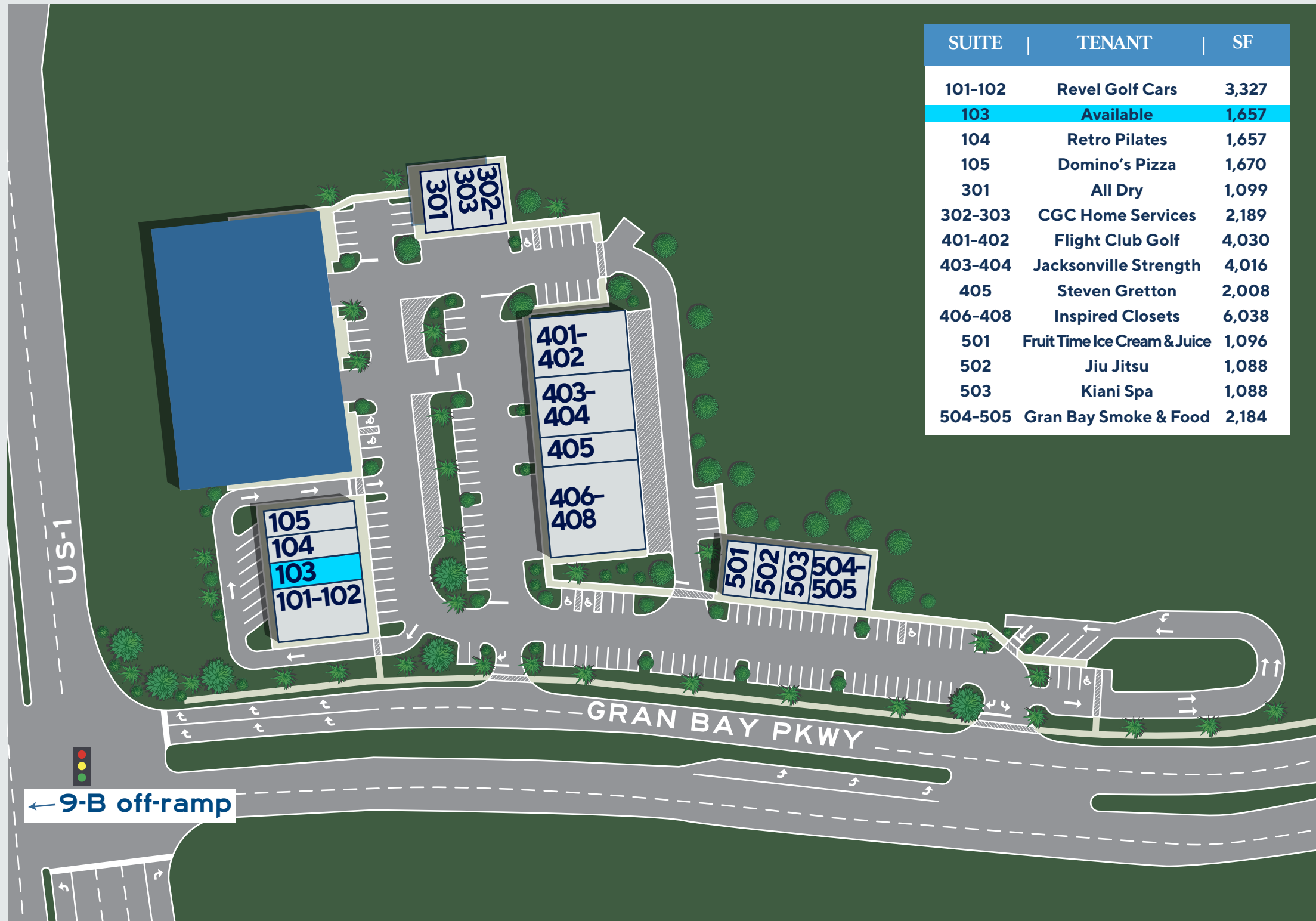
Gran Bay Pkwy is home to several distribution, manufacturing and industrial centers bringing daytime workers to the area

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