

For Lease

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- Parcel A** 1.10± AC
- Parcel B** 1.25± AC

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Pad-Ready Retail Parcels Across from IKEA

Gate Parkway | Jacksonville, FL

Property Highlights

- Join Baer's Furniture and Wawa
- Excellent retail opportunity across from new IKEA
- Monument signage on Gate Pkwy. and Point Meadows Rd.
- Close proximity to the expanding St. Johns Town Center
- More than 8,700 multifamily units in the Gate Pkwy. area with another 1,300+ proposed units
- Approximately 4 million SF of office space on Gate Pkwy.
- Zoned PUD allowing for most retail uses
- Easy access to both I-295 and J. Turner Butler Blvd.

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Area Demographics

Source: ESRI Business Analytics



Population 2023

1 Mile	10,085
3 Mile	67,415
5 Mile	146,065



Daytime
Population 2023

7,698
86,406
210,288



Median Household
Income 2023

\$81,791
\$70,918
\$73,118

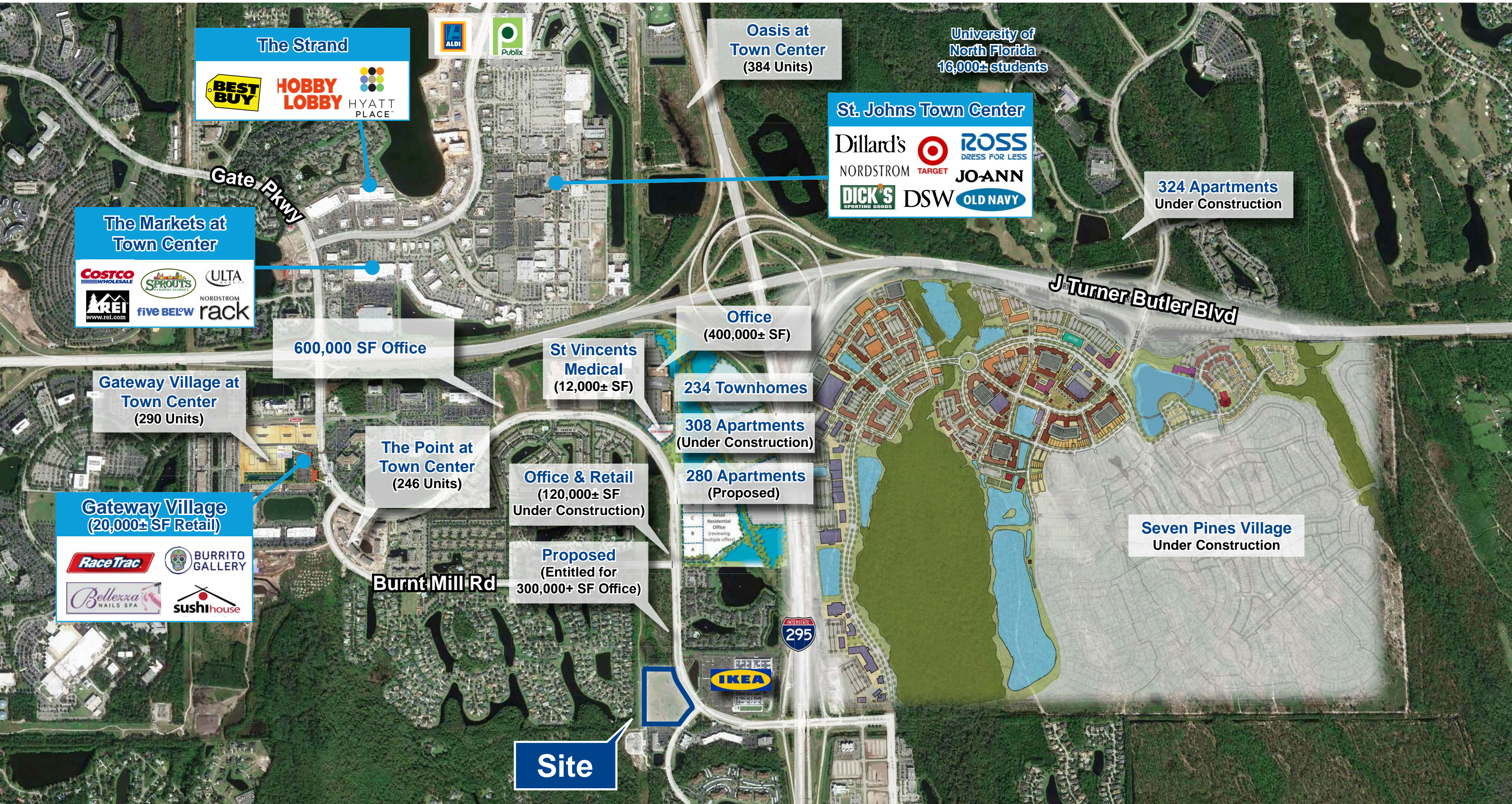


Average Household
Income 2023

\$119,048
\$98,736
\$101,732

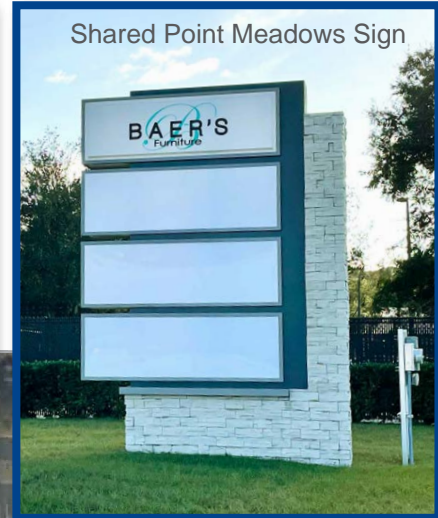


Aerial Overview



Site Plan

- S** Shared Monument Signage
- D** Dedicated Monument Signage



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