



JACKSONVILLE, FL RETAIL CENTER

7746 Gate Pwky, Jacksonville, FL 32256

 ASHTON GRAY



Summary

- Lease Rate: Call for Pricing
- Building Size: 10,500 SF
- Available For Lease: 1-10,500 SF
- Completion Date: Q2 2026
- Parking Count: TBD

Property Overview

- Positioned adjacent to nation's premier retail destination, St. Johns Town Center averaging 7 million annual visits
- Located at the entrance of northern Florida's only Ikea Store.
- Booming demographic profile - Greater than 2.1% annual population growth projected annually
- End-cap with drive-thru available

Demographics

2025 Population

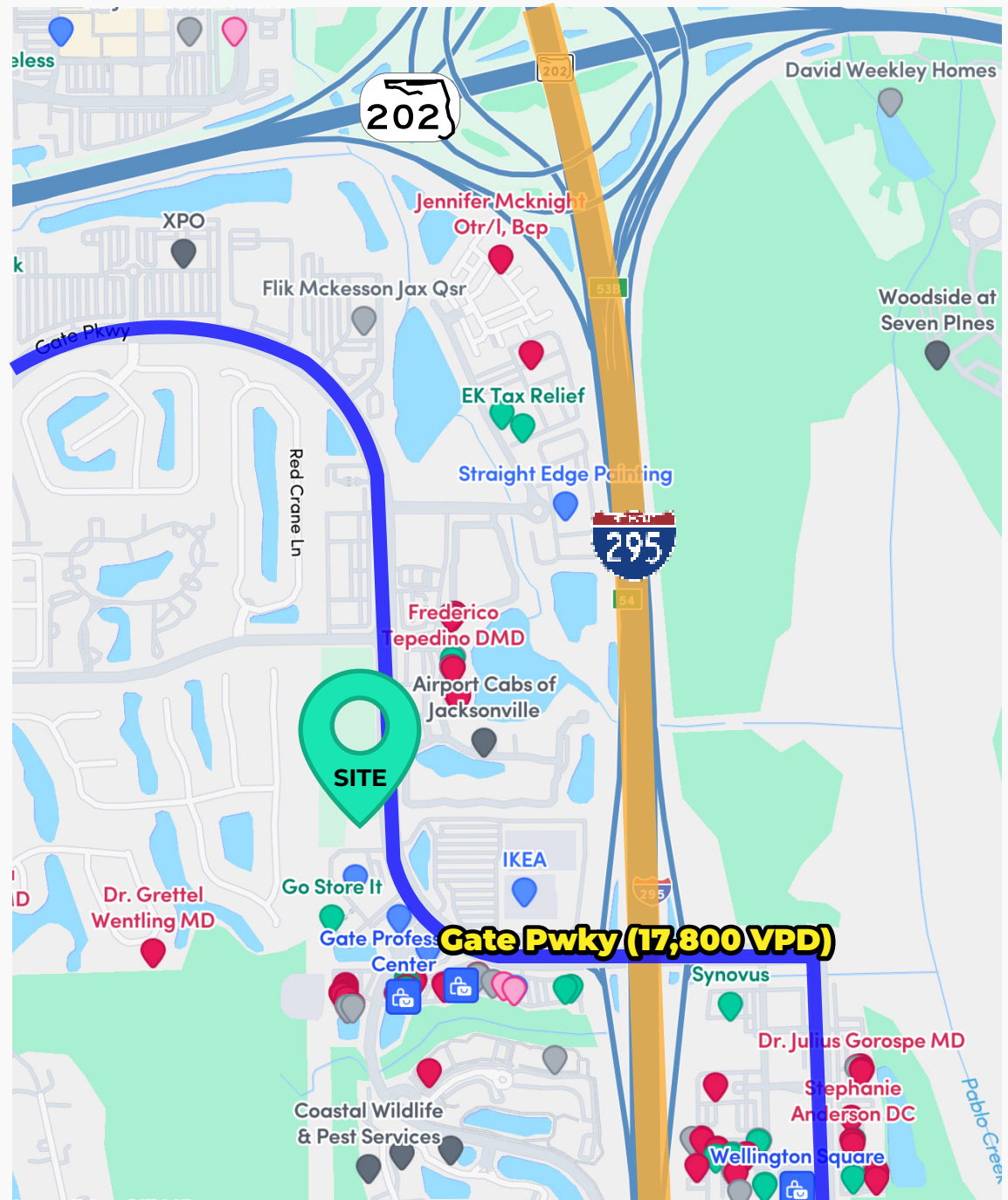
| | | |
|--------|--------|---------|
| 7,932 | 68,567 | 153,503 |
| 1 Mile | 3 Mile | 5 Mile |

2028 Projected Growth ('25-'29)

| | | |
|--------|--------|--------|
| 1.04% | 2.50% | 2.10% |
| 1 Mile | 3 Mile | 5 Mile |

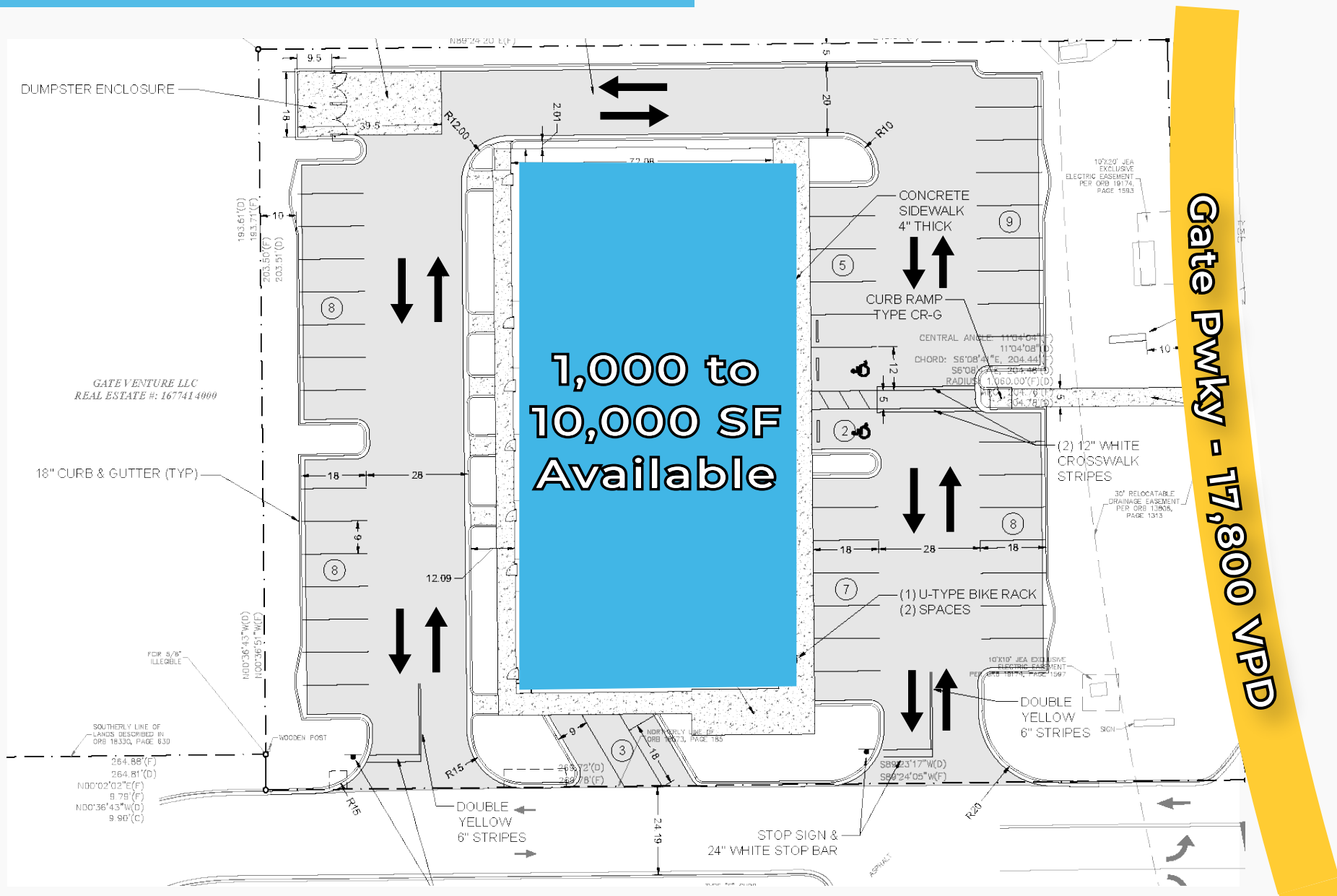
Avg. Household Income

| | | |
|-----------|----------|-----------|
| \$102,284 | \$88,421 | \$193,323 |
| 1 Mile | 3 Mile | 5 Mile |



SITE PLAN

7746 Gate Pwky, Jacksonville, FL 32256





Jenna Adkins

VP, Real Estate Operations

O: +1 (405) 300-4003

P: +1 (405) 642-5752

E: jennaadkins@ashtongray.com



Jack Geurkink

Director, Healthcare Leasing

O: +1 (405) 300-4003

P: +1 (405) 249-0890

E: jackgeurkink@ashtongray.com

