



JACKSONVILLE, FL RETAIL CENTER

7746 Gate Pkwy, Jacksonville, FL 32256



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Summary

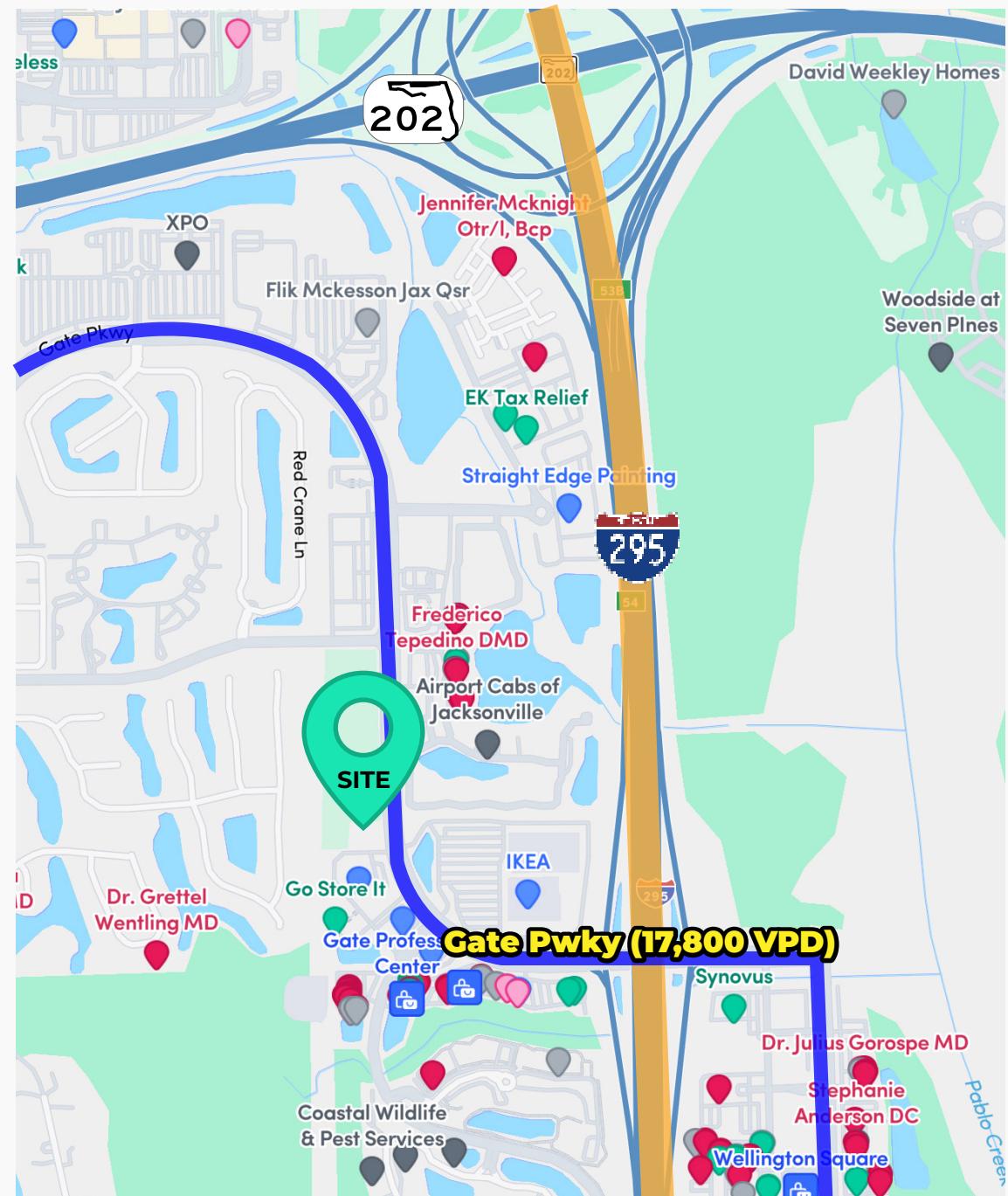
- Lease Rate: Call for Pricing
- Building Size: 10,500 SF
- Available For Lease: 1-10,500 SF
- Completion Date: Q2 2026
- Parking Count: TBD

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

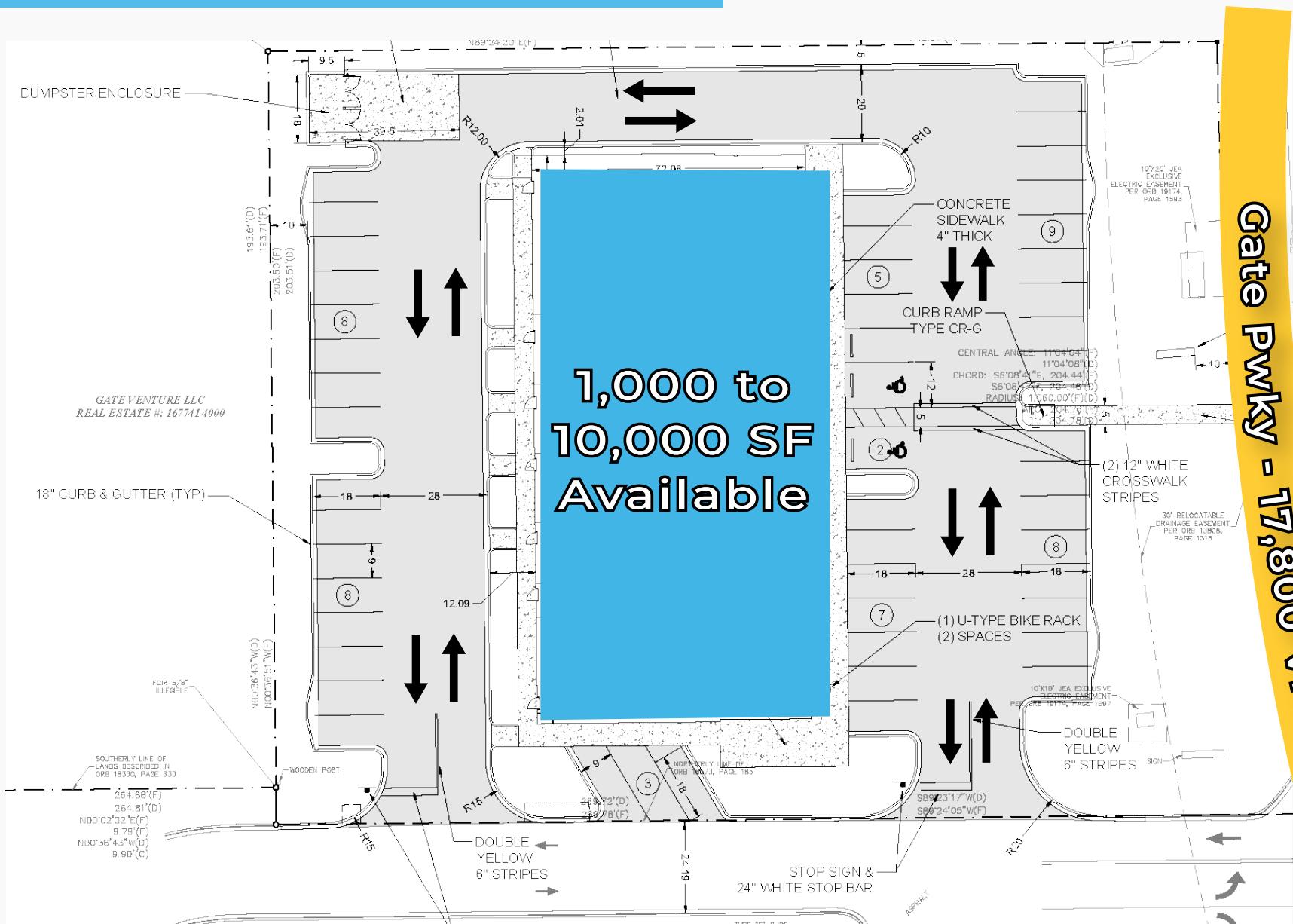
Demographics

2025 Population		
7,932 1 Mile	68,567 3 Mile	153,503 5 Mile
2028 Projected Growth ('25-'29)		
1.04% 1 Mile	2.50% 3 Mile	2.10% 5 Mile
Avg. Household Income		
\$102,284 1 Mile	\$88,421 3 Mile	\$193,323 5 Mile



SITE PLAN

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Gate Pwy - 17,800 VPD



ASHTONGRAY

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