



THE PALMS at GATE PARKWAY

📍 7510, 7540 and 7570 Gate Pkwy N | Jacksonville, FL 32256



FEATURES

- ◆ Brand new mixed-use center with award-winning designs and sought-after retail and office spaces
- ◆ Desirable demographics include a rapidly growing population of over 147,000, providing stable daytime employment of over 111,000
- ◆ A four minute drive from the St. Johns Town center
- ◆ Direct access to the I-295 and Butler Blvd interchange, providing daily exposure to over 120,000 passing vehicles.
- ◆ High-volume parking lot with 451 surface spaces and 20 handicapped-accessible spaces



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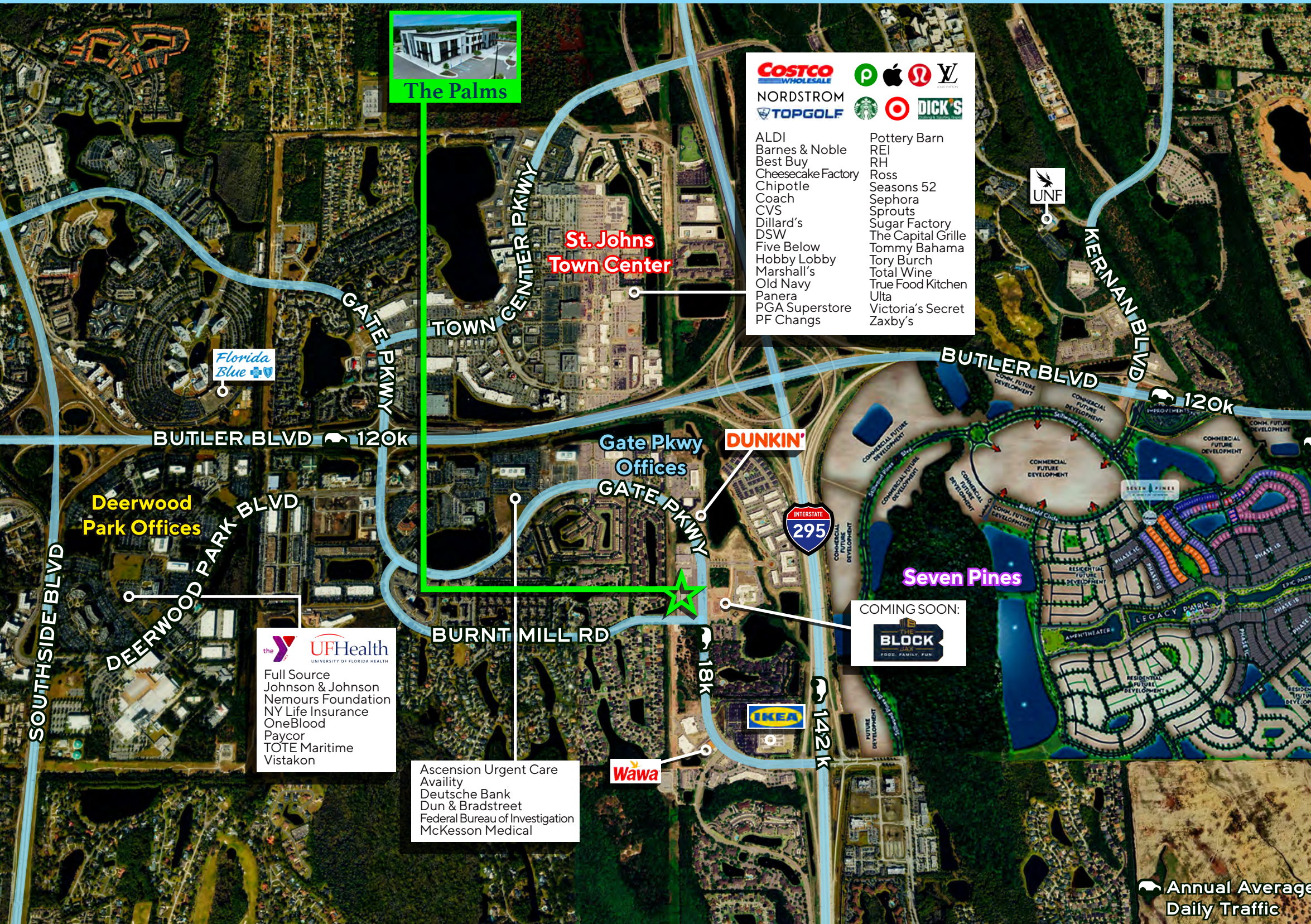
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NEARBY BUSINESS, RETAIL AND RESIDENTIAL

Deerwood Park Offices
 3 minute drive

Busy corporate district with heavy daytime population

Gate Parkway Offices
 1 minute drive

Active business hub within a short walking distance

St. Johns Town Center
 4 minute drive

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

Seven Pines
 5 minute drive

New master-planned destination with over 1,000 acres of homes

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	6,576	72,584	158,359

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SUITE	TENANT	SF
101-107	V Pizza	19,714
108	Available	1,029
109	Available	1,193
110	Available	1,804
201-205	Parlor Suites	6,686
206	Uniti Fiber	2,171
207	Available	1,498
208	Available	1,096
209	Available	1,498
210	Available	1,869
7540 Gate Pkwy		
101-103	Japanese Restaurant	3,454
104	Available	1,499
105	Available	1,572
106	Available	1,576
107	Restaurant	1,569
108	Bamboo Nails	2,167
109	Luminess Med Spa	2,311
110	Available	1,574
111	Available	1,596
112	Available	1,597
113	Available	1,581
114	Available	1,015
115	Available	1,328
116	Available	1,078
201-216	Ash Properties	21,429
7570 Gate Pkwy		
101-102, 109-110	Golf Tavern	6,681
103	Available	1,034
104	Available	969
105	Available	2,261
106	Foxtail Coffee	2,135
107	Available	1,340
108	Available	1,066
201-210	CCRM Fertility	14,818



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