



## Gateway Town Center

5156 & 5166 Norwood Avenue  
Jacksonville, Florida 32208

### Property Highlights

- Vanilla box inline retail with access to a grade-level door
- Located in the Norwood Area just off I-95
- Part of Gateway Town Center with national tenants such as Winn Dixie, Burlington, Roses, Five Below, Hibbett Sports, Family Dollar, Planet Fitness, Rent-A-Center and numerous restaurants.

### Property Overview

Vanilla box inline retail with access to a grade-level door situated within Gateway Town Center. Undergoing redevelopment with a new 2-story indoor self-storage facility and multifamily residential development proposed to serve this bustling area with new tenants revitalizing Gateway Town Center.

### Offering Summary

Lease Rate:	Negotiable
Available SF:	10,459 - 39,459 SF
Lot Size:	17.1 Acres

### Demographics 1 Mile 3 Miles 5 Miles

Total Households	4,921	31,905	78,125
Total Population	11,923	79,063	192,213
Average HH Income	\$40,442	\$46,881	\$58,452

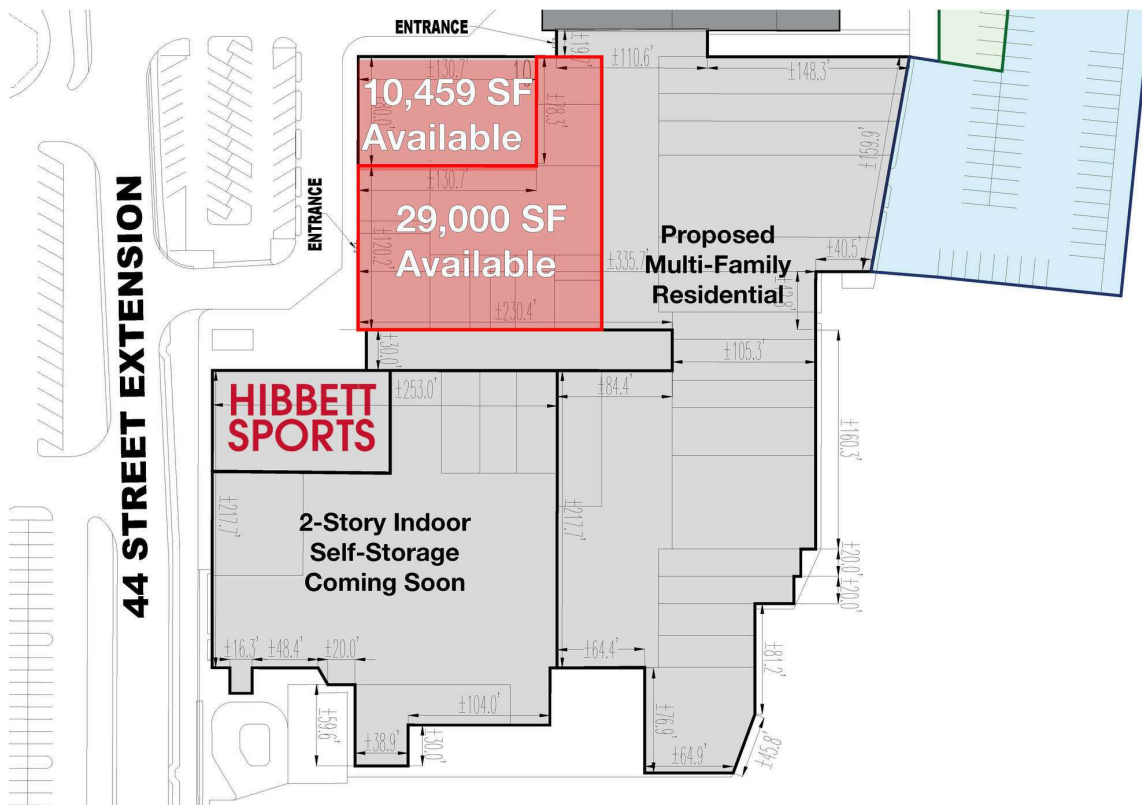
### For More Information



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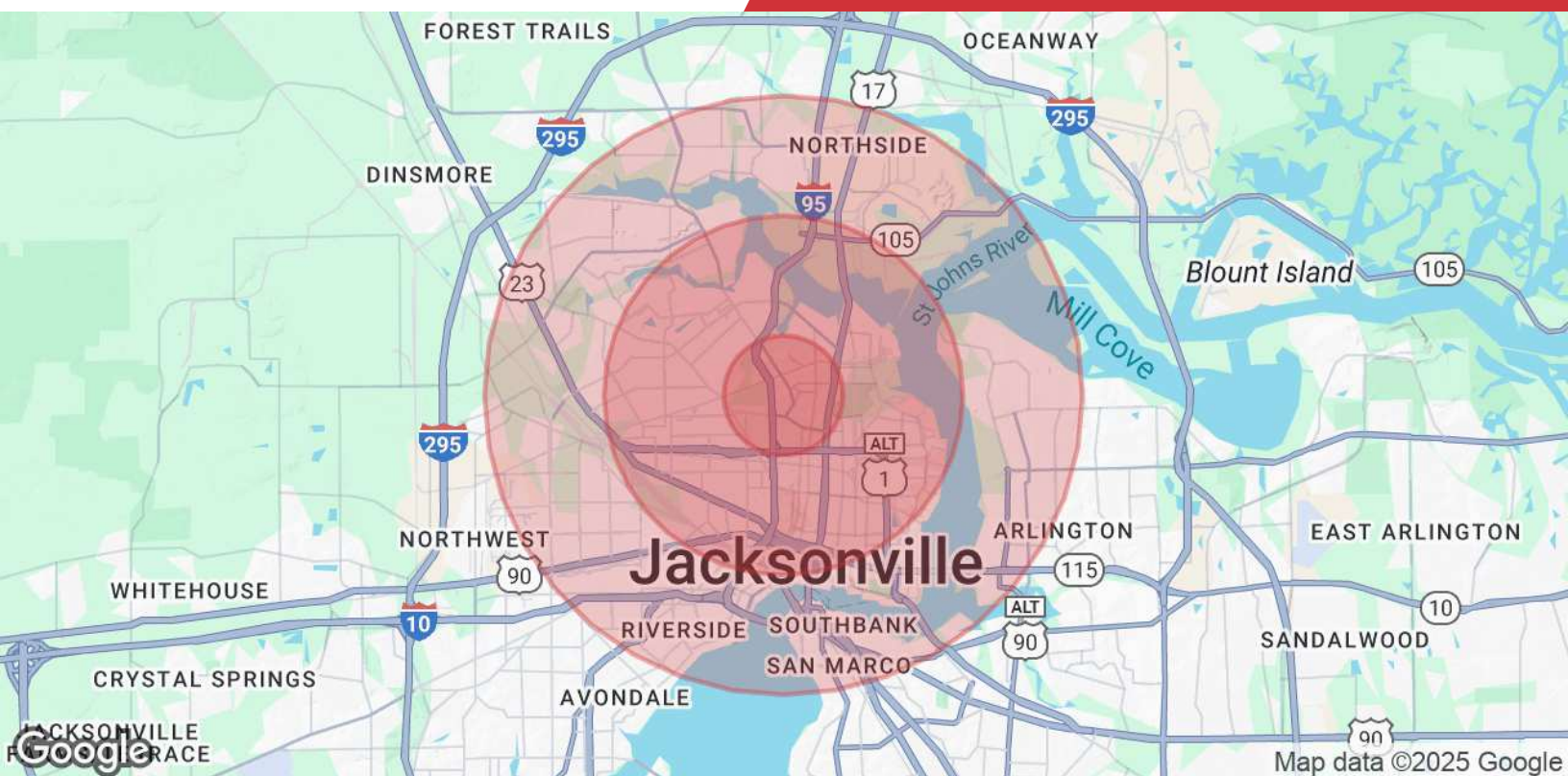












### Population

	1 Mile	3 Miles	5 Miles
<b>Total Population</b>	11,923	79,063	192,213
<b>Average Age</b>	39	40	40
<b>Average Age (Male)</b>	37	38	38
<b>Average Age (Female)</b>	40	41	41

### Households & Income

	1 Mile	3 Miles	5 Miles
<b>Total Households</b>	4,921	31,905	78,125
<b># of Persons per HH</b>	2.4	2.5	2.5
<b>Average HH Income</b>	\$40,442	\$46,881	\$58,452
<b>Average House Value</b>	\$202,556	\$186,068	\$231,884

Demographics data derived from AlphaMap