



# For Lease

## Call for Pricing

**Parcel A** 1.10± AC



View  
Online

### Jason Ryals

Senior Vice President  
+1 904 861 1136  
jason.ryals@colliers.com

### Gina Kline

Senior Associate  
+1 904 861 1104  
gina.kline@colliers.com

### Colliers

76 S. Laura St., Ste. 1500  
Jacksonville, FL 32202  
P: +1 904 358 1206  
colliers.com/jacksonville

## Pad-Ready Retail Parcel 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 2025

1 Mile	9,315
3 Mile	60,419
5 Mile	155,593



Daytime  
Population 2025

11,623
63,391
201,456



Median Household  
Income 2025

\$76,576
\$77,953
\$81,543



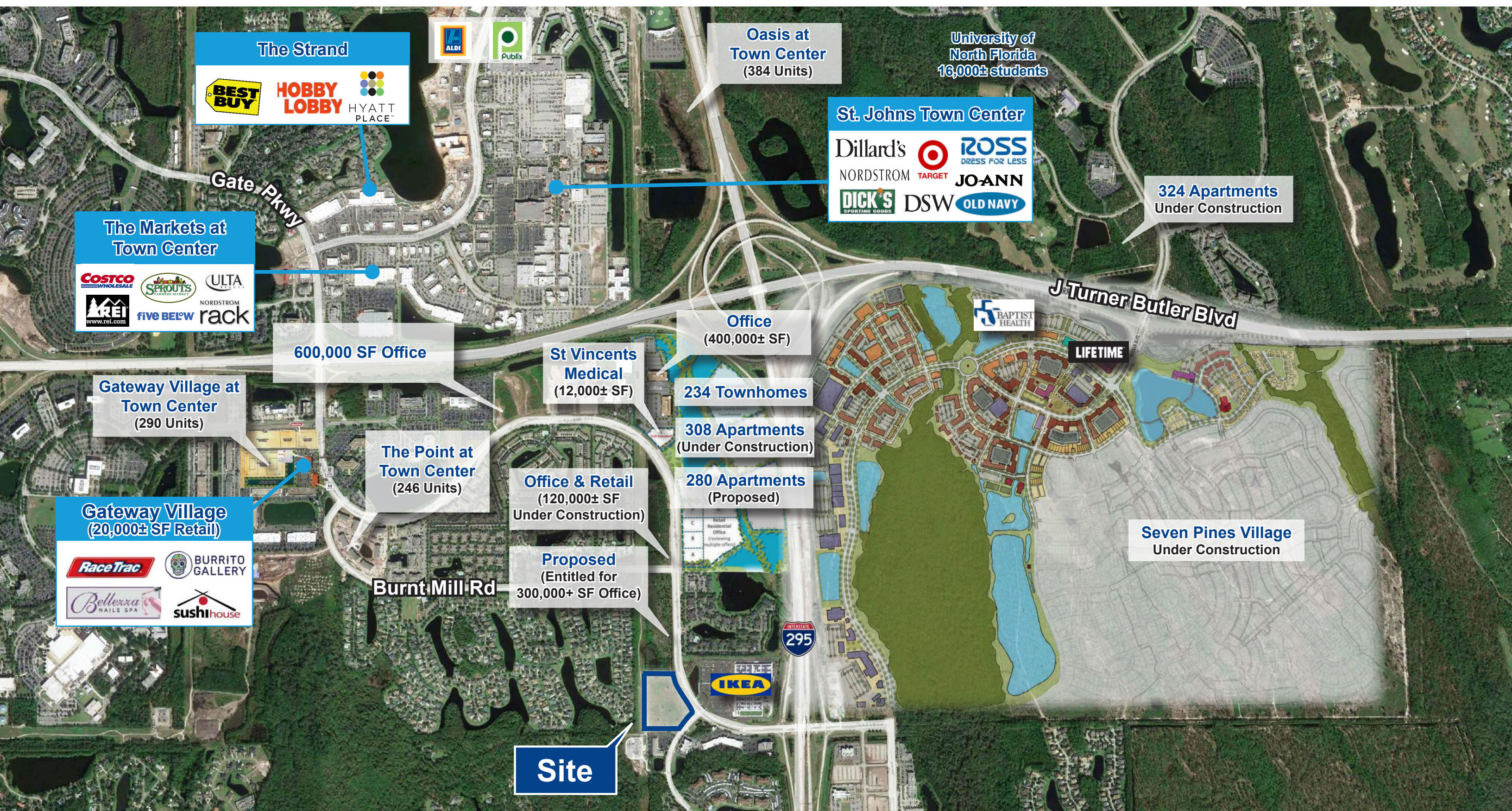
Average Household  
Income 2025

\$108,634
\$107,518
\$111,312





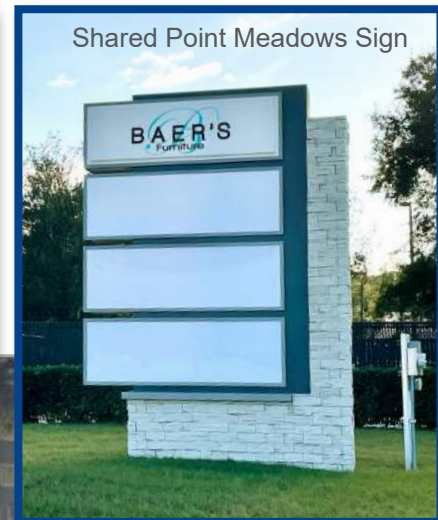
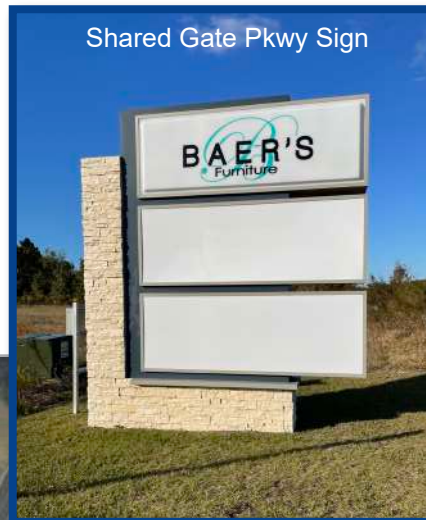
# Aerial Overview





# Site Plan

- S Shared Monument Signage
- D Dedicated Monument Signage



## Contact

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