



Gateway Town Center

910 West 44th Street
Jacksonville, Florida 32208

Property Highlights

- Outparcel with a drive-thru
- Located in the Norwood Area just off I-95
- Part of Gateway Town Center with nation tenants such as Winn Dixie, Burlington, Roses, Five Below, Hibbett Sports, Family Dollar, Rainbow, Planet Fitness, Rent-A-Center and numerous restaurants.

Property Overview

Prime outparcel with a convenient drive-thru situated within Gateway Town Center. This free-standing building is part of a bustling hub with national tenants, providing an incomparable opportunity for visibility and foot traffic. Ideal for a wide range of businesses, this property offers a strategic location with elevated visibility and access.

Offering Summary

Lease Rate:	Negotiable
Building Size:	7,900 SF
Available SF:	2,400 - 7,900 SF
Traffic Count:	131,000 A.A.D.T. on I-95

Demographics 1 Mile 3 Miles 5 Miles

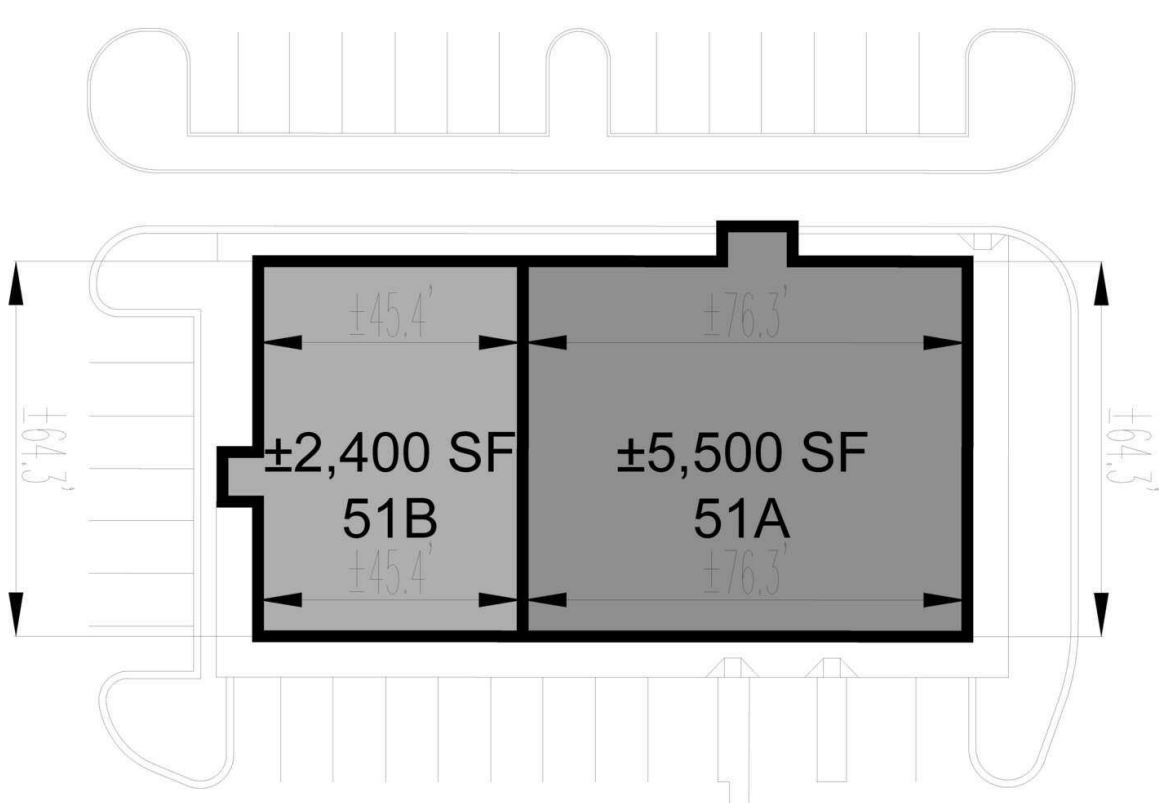
	1 Mile	3 Miles	5 Miles
Total Households	5,168	31,787	78,125
Total Population	12,613	78,758	192,213
Average HH Income	\$40,649	\$46,795	\$58,452

For More Information



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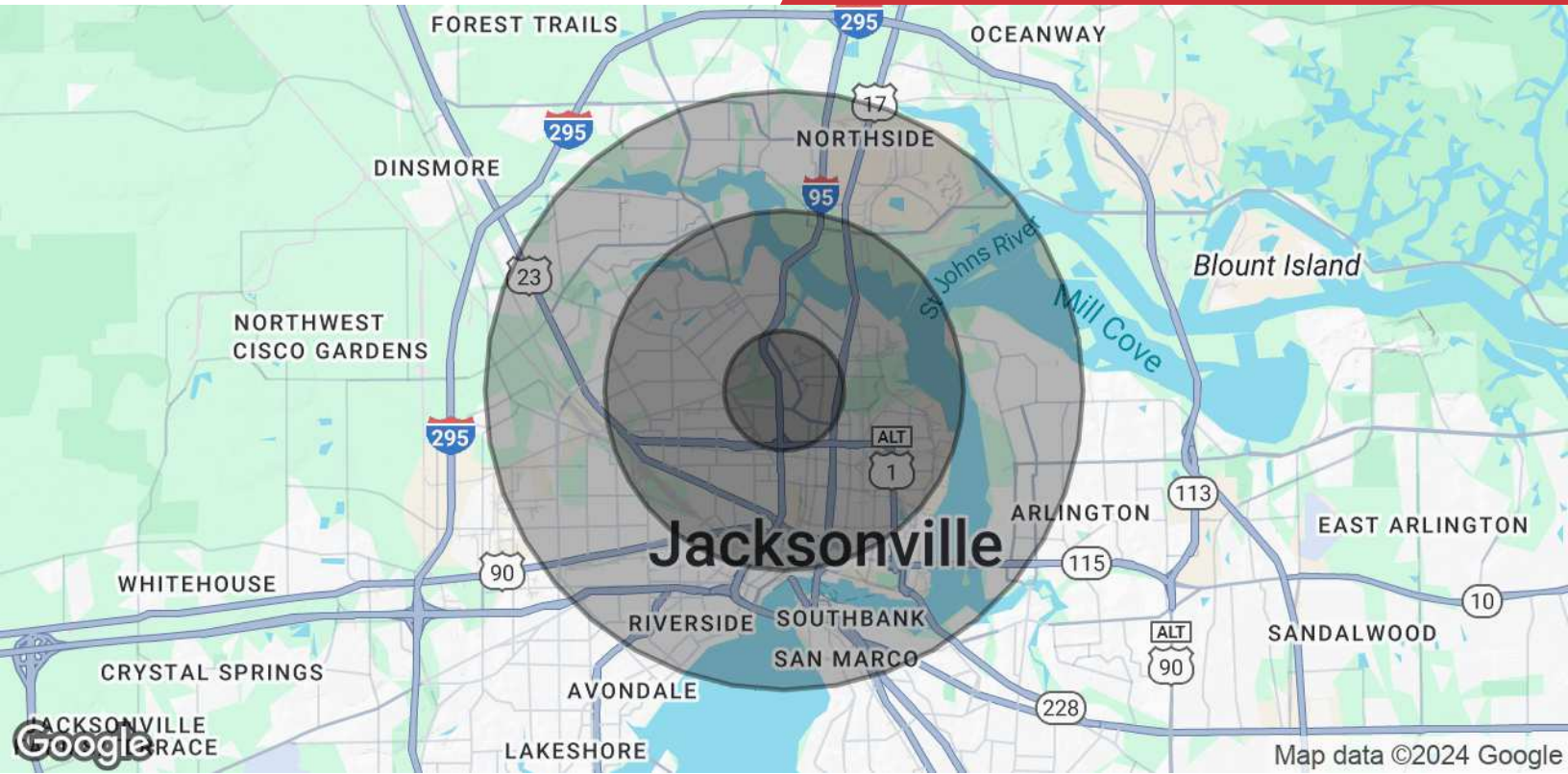
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Population	1 Mile	3 Miles	5 Miles
Total Population	12,613	78,758	192,213
Average Age	38	40	40
Average Age (Male)	37	38	38
Average Age (Female)	40	41	41
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	5,168	31,787	78,125
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$40,649	\$46,795	\$58,452
Average House Value	\$203,392	\$185,657	\$231,884

Demographics data derived from AlphaMap