

FOR LEASE

GATOR INVESTMENTS GATEWAY TOWN CENTER

5238 NORWOOD AVENUE | JACKSONVILLE, FL 32208

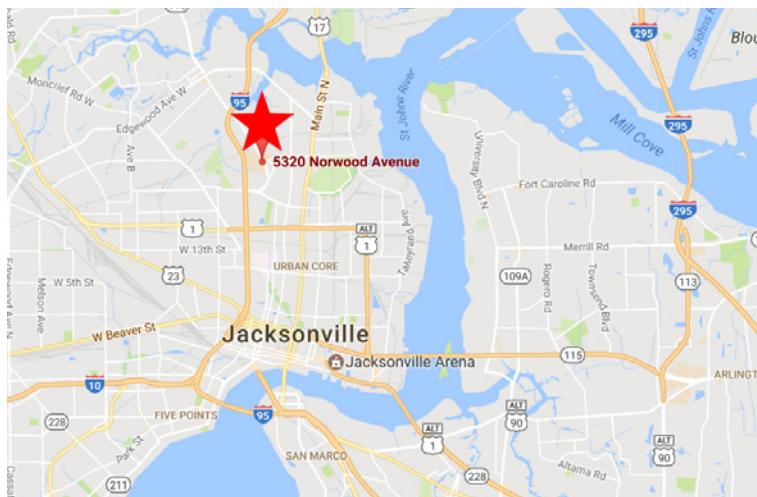


PROPERTY OVERVIEW

- Anchored by Winn Dixie, Family Dollar, Rainbow, Hibbett Sports, Rose's, Burlington, Five Below, Planet Fitness & Dollar Tree
- Pylon/Billboard Signage on I-95
- GLA of +/-308,092 SF

LOCATION OVERVIEW

- Located in the Norwood Area
- Just off I-95 and Golfair Blvd & Norwood Ave Exits
- Located next to Jacksonville Transportation Authority's New Public Transportation Terminal
- Duval County
- Intersection Traffic Count: 13,000 AADT



DEMOCRAPHICS

• 2025 Estimates

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TRADE AREA	1 MILE	3 MILE	5 MILE
POPULATION	11,974	81,610	192,936
AVG. HH INCOME	\$47,377	\$54,556	\$70,699
AVG. AGE	35	36	36

SPACE AVAILABLE



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