



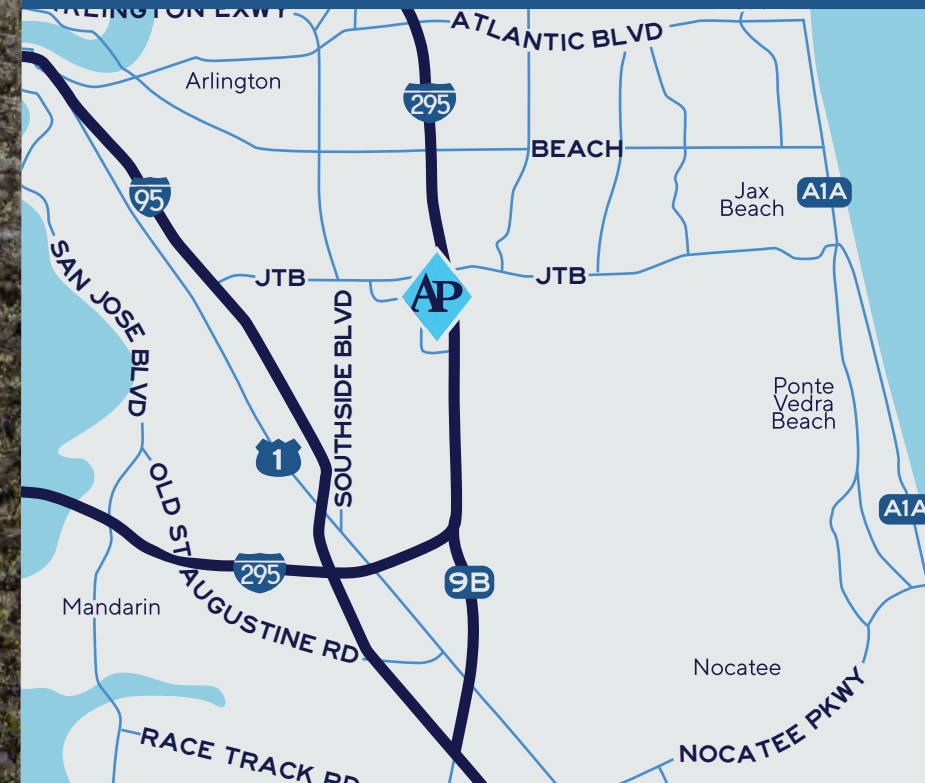
# GATE PROFESSIONAL CENTER

📍 7741 Point Meadows Dr | Jacksonville, FL 32256



## FEATURES

- ◆ Premier 45,000 sq. ft. office building
- ◆ Located on the corner of Gate Parkway and Point Meadows Dr, in the heart of Jacksonville's booming southeast market
- ◆ Convenient to I-295 and Butler Blvd, and two minutes from what will be the south entryway to Seven Pines, a massive master-planned community currently under development



904.992.9000 ◆ [leasing@ashproperties.com](mailto:leasing@ashproperties.com)



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**BUTLER BLVD** AADT 158,000

**295** AADT 142,000

**Seven Pines**  
Future Entryway

**St. John's Town Center**  
← 6 minute drive

**GATE PKWY** AADT 18,100

**Wawa**

**Culver's**

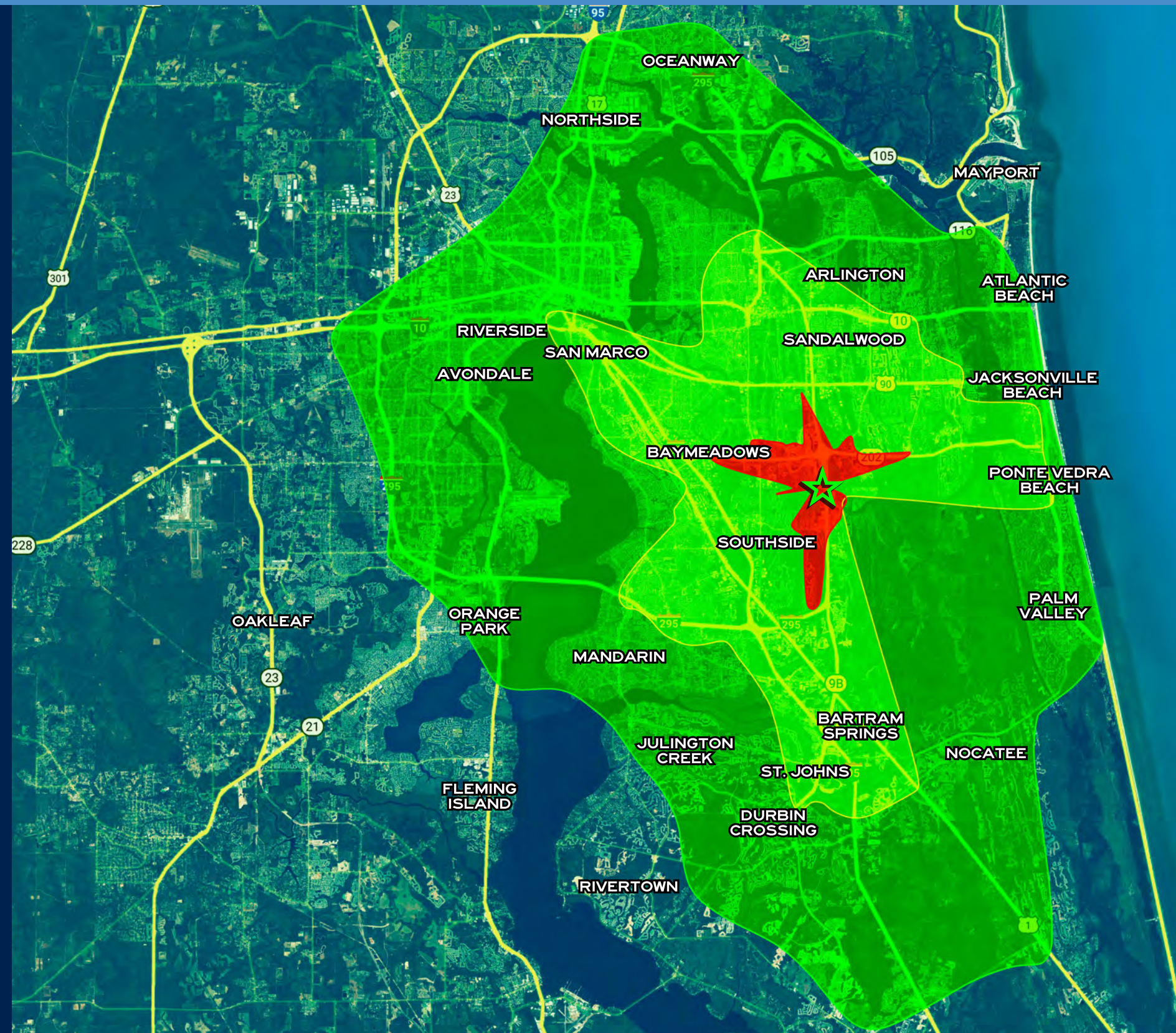
**1 available unit**

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## DRIVE TIME

10 MINUTES

20 MINUTES

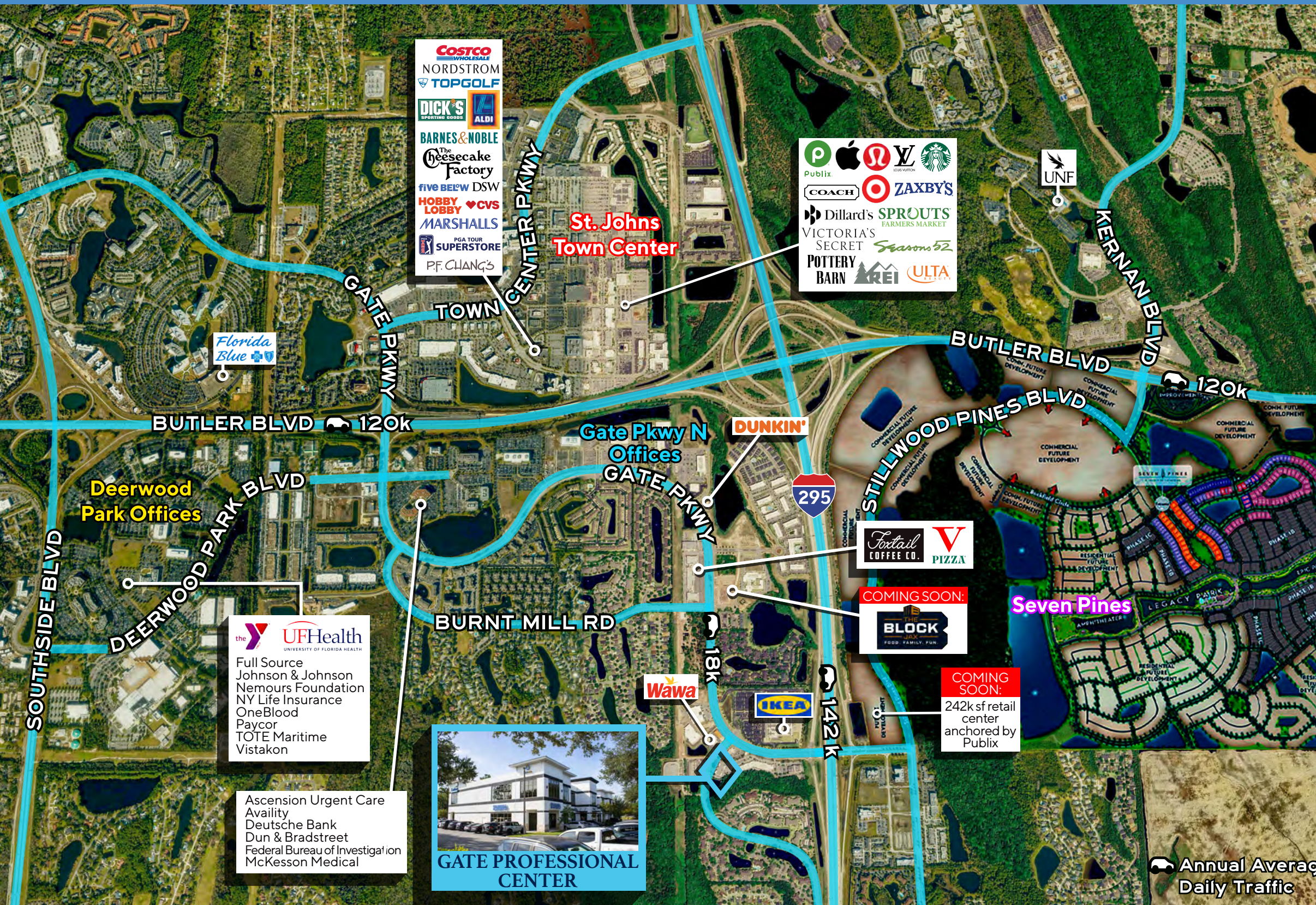
30 MINUTES

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## DEMOGRAPHICS BY RADIUS

	1 mile	3 miles	5 miles
Population	13,126	71,393	148,064
Daytime Population	23,959	124,833	265,938
Household Income	\$119,657	\$103,628	\$106,471

## NEARBY BUSINESS, RETAIL AND RESIDENTIAL

### Shopping 5 minute drive

St. John's Town Center is Jacksonville's premier shopping destination bustling with over 175 stores, drawing approximately 10 million visitors annually

### Seven Pines 2 minute drive

Gate Professional Center is located just half a mile from what will soon be the south entrance to Seven Pines, a master-planned community that will feature 1,600 homes, apartments, and over a million square feet of commercial and retail space.

### Dining within a 7 minute drive

Abundant nearby restaurants provide convenient lunch options for employees and keep the area busy

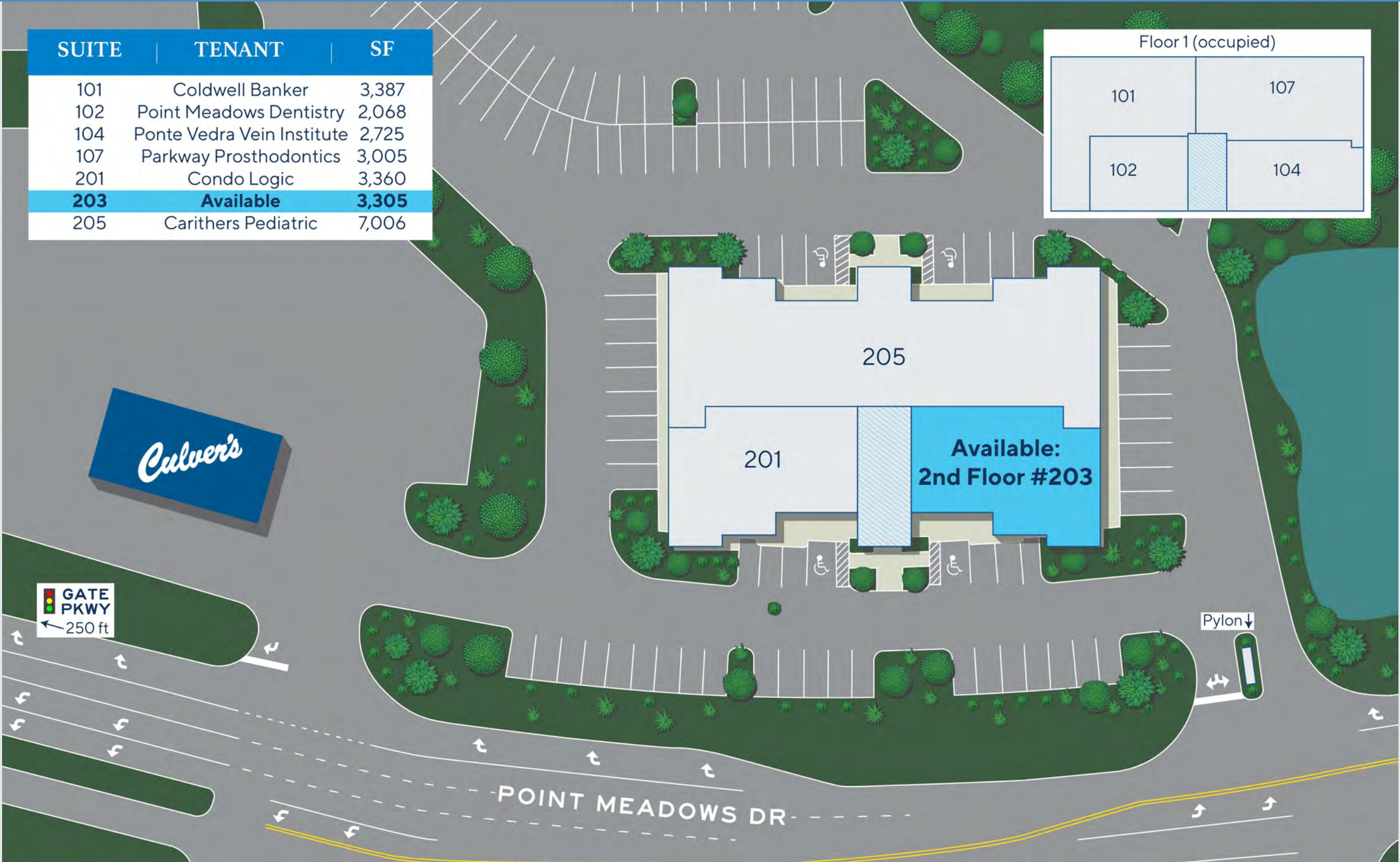
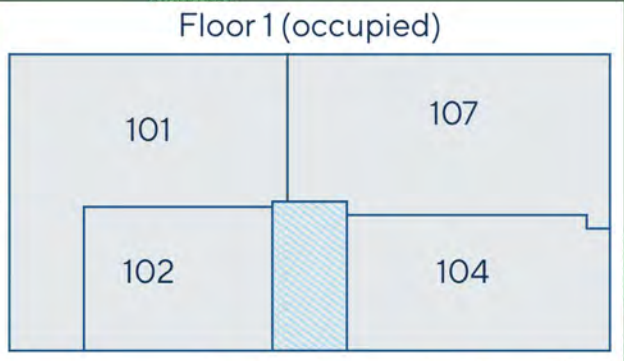
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SUITE	TENANT	SF
101	Coldwell Banker	3,387
102	Point Meadows Dentistry	2,068
104	Ponte Vendra Vein Institute	2,725
107	Parkway Prosthodontics	3,005
201	Condo Logic	3,360
<b>203</b>	<b>Available</b>	<b>3,305</b>
205	Carithers Pediatric	7,006





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**Available:**

Unit 203 is a spacious, 3,305 square foot second-floor corner unit with plentiful natural light. Vanilla shell is well-suited for a variety of uses.

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