



## RETAIL > LAND

PAD Ready

Retail parcels across  
from IKEA

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Gate Pkwy., Jacksonville, FL 32256

### Property Features

- > Excellent retail opportunity across from new IKEA
- > Close proximity to the expanding St. Johns Town Center
- > Over 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.
- > 15,394± cars per day on Gate Pkwy.
- > Call for pricing



# Aerial Overview & Demographics

GATE PKWY., JACKSONVILLE, FL 32256



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2017 Population Estimate	5,072	55,003	129,414
2022 Population Projection	5,696	59,309	138,893
Average Age	36.7	31.9	34.0
Estimate Average Household Income	\$109,293	\$80,870	\$81,578

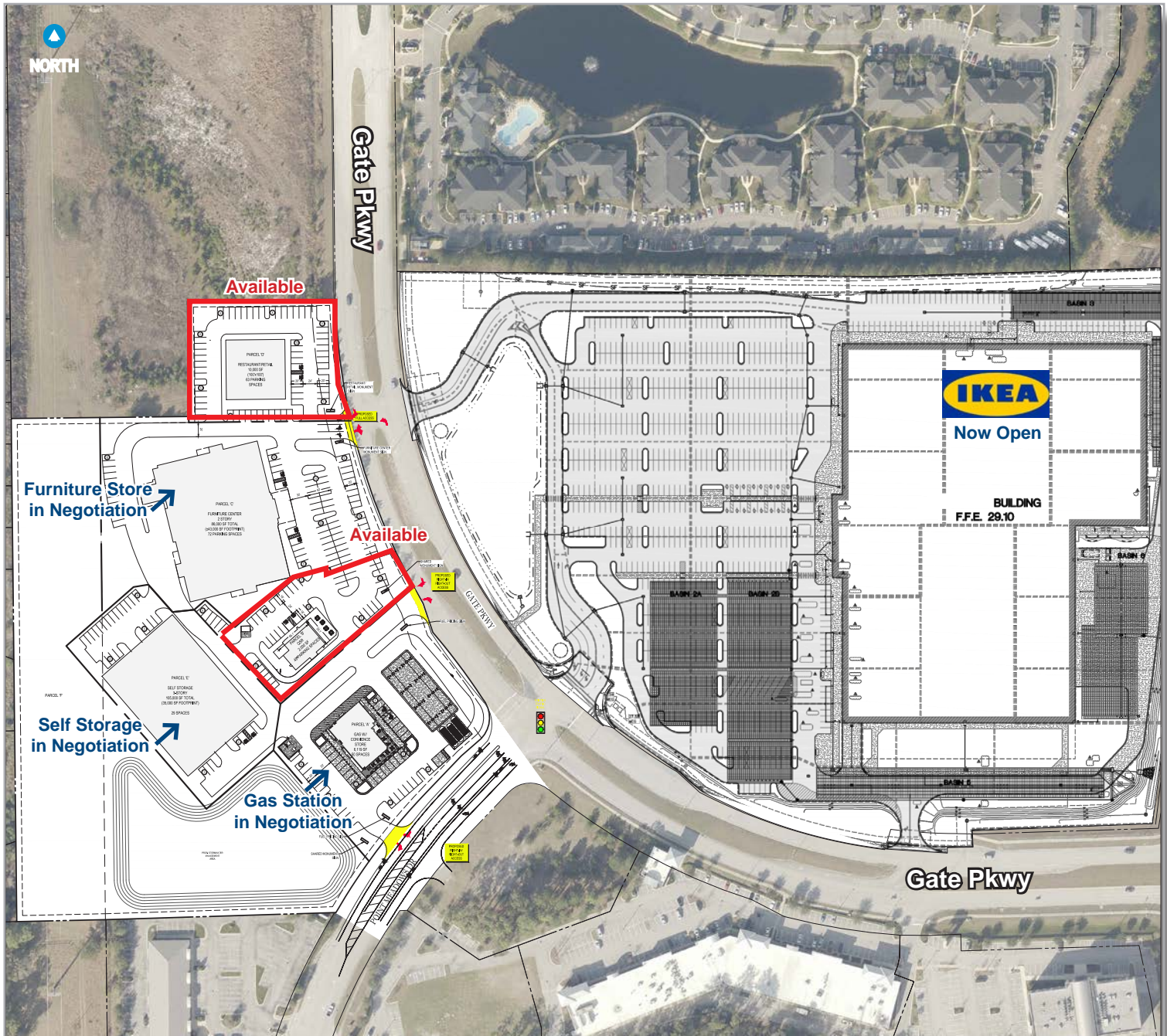
Source: Esri Business Analyst 2017



FOR LEASE > RETAIL

# Concept Plan

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