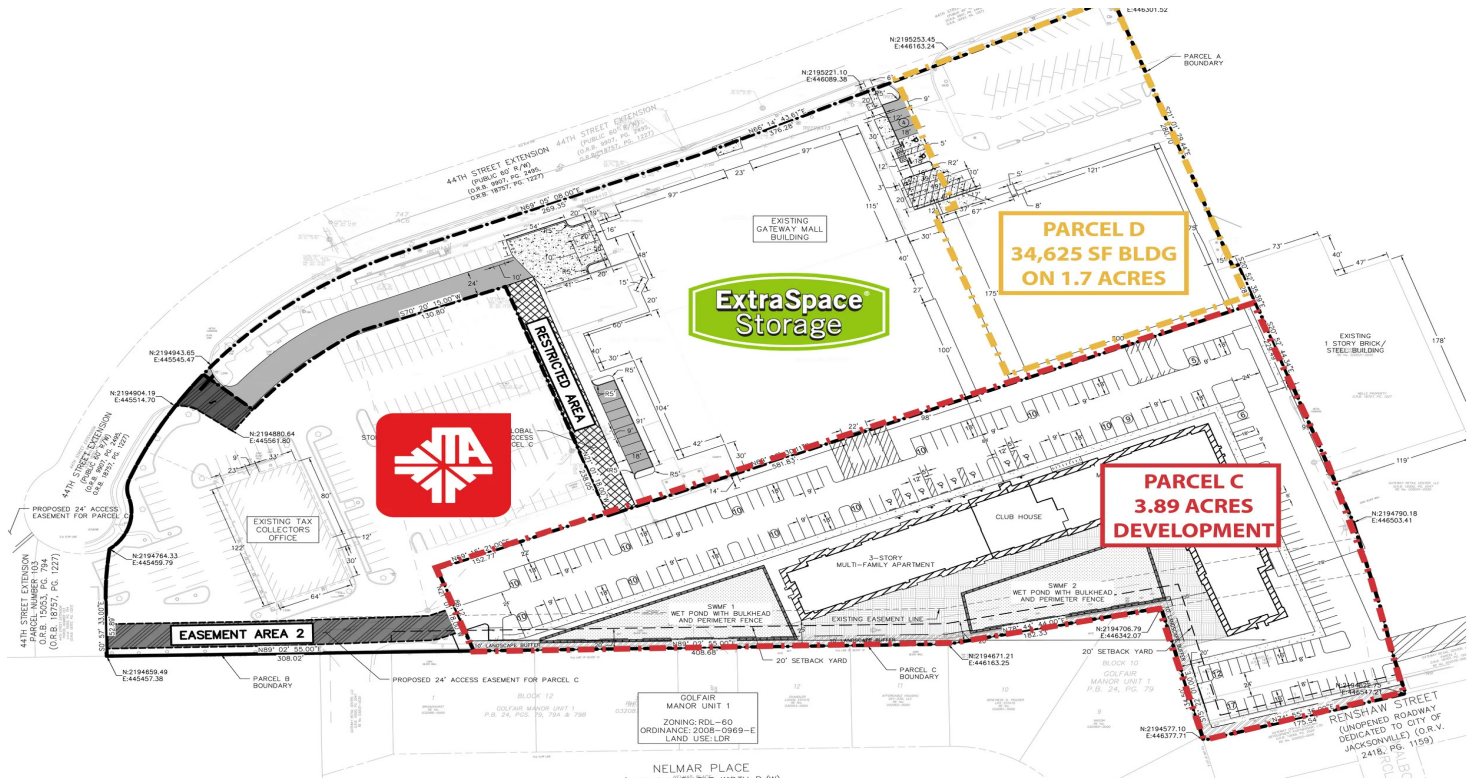




For Sale
3.89 Acres Development
34,625 SF + 1.7 Acres

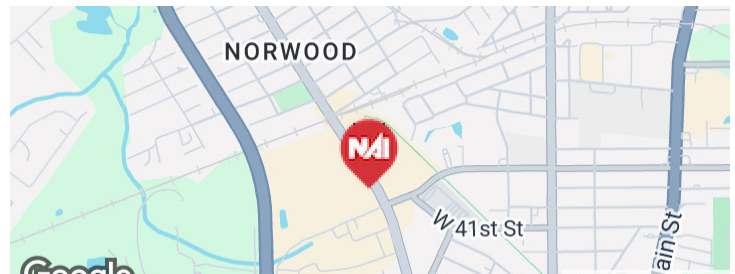


Gateway Town Center

5166 Norwood Avenue
Jacksonville, Florida 32208

Property Highlights

- 34,625 SF Inline retail space on 1.7 acres (Parcel D) includes grade-level access and cross-access parking and truck delivery
- Additional 3.89-acre Parcel C is available for development
- Located in the Norwood area with immediate access to I-95
- Gateway Town Center is a well-established retail destination
- Strong national tenant lineup including Winn-Dixie, Burlington, Roses, Five Below, Hibbett Sports, Family Dollar, Planet Fitness, Rent-A-Center, Extra Space Storage and a variety of restaurants



Offering Summary

Parcel C	3.89 Acres
Parcel D	34,625 SF Bldg on 1.7 Acres
Zoning:	PUD
Traffic Count	131,000 VPD on I-95

For More Information



Austin Kay

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For Sale
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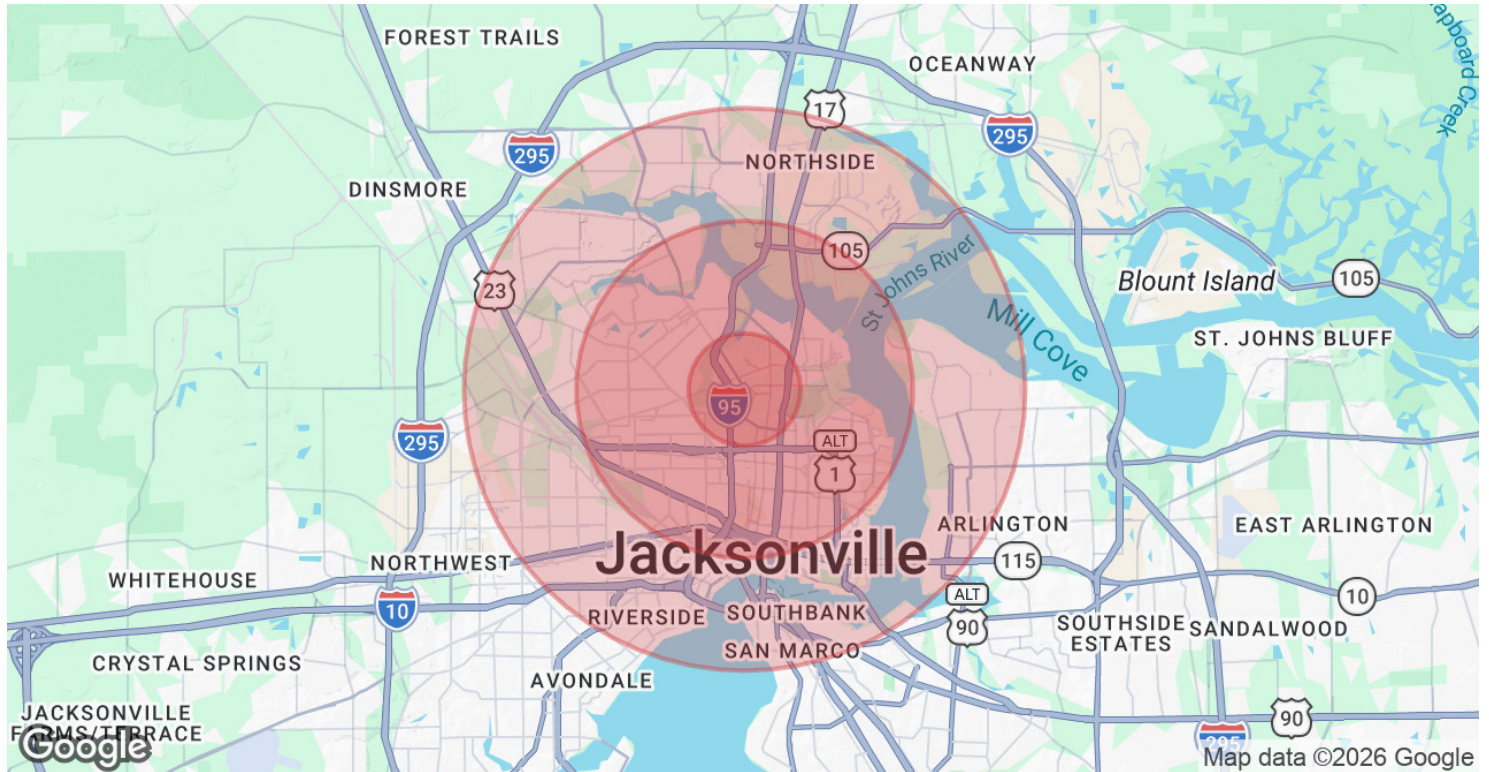
For Sale
3.89 Acres Development
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For Sale

3.89 Acres Development 34,625 SF + 1.7 Acres



Population	1 Mile	3 Miles	5 Miles
Total Population	11,212	78,757	183,124
Average Age	39	40	40
Average Age (Male)	37	38	38
Average Age (Female)	40	41	41
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,664	31,769	74,060
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$40,818	\$47,822	\$56,706
Average House Value	\$203,853	\$189,137	\$224,277

2020 American Community Survey (ACS)