

For sale/lease



5108 Norwood Ave, Jacksonville, FL 32208

- Opportunity to acquire or lease a 14,415 s.f. freestanding former Walgreens site on 1.49 a.c.
- Approx. 58 dedicated parking spaces (4.5:1,000 s.f. ratio) and two drive-thru lanes
- Outparcel to the 700,000 s.f. Gateway Town Center (2M+ visits annually), anchored by grocer Winn-Dixie, Burlington, Planet Fitness, Five Below, Hibbett and more
- Sits on the SWC of the signalized Norwood Ave/44th St intersection (19,300 VPD)
- Norwood Ave is the primary retail corridor connecting tenants to the many communities surrounding the thoroughfare
- Adjacent to Interstate 95 (110,050 VPD) and conveniently located near both Exits 355 and 356B onto Norwood Ave
- Known as Jacksonville's Urban Core, this historic district includes EverBank Stadium, VyStar Ballpark, Downtown Jacksonville as well as the suburbs directly north of the downtown's heart

At a glance

3-mile demographics



76,950
Population



101,665
Daytime population



32,107
Households



\$56,821
Average HHI

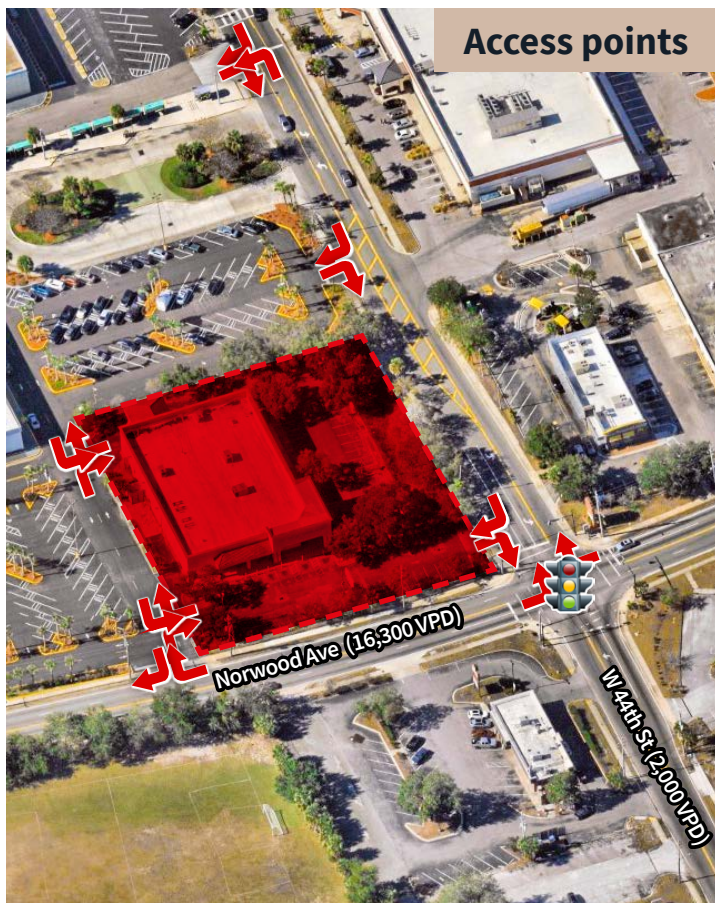


38.4
Average age

Surroundings



Access points



Urban Core District

Who lives in the district's north suburbs?



Modest Homes

Hardworking suburban families often with female heads of house

Median Age: 37.1

Median HH Income: \$35,121

LifeMode Group: Community Connections

Traits: Budget-oriented families who maximize value via local and discount shopping while staying entertained through social media.



Family Foundations

Faith-centered multigenerational households building strong community roots

Median Age: 41.0

Median HH Income: \$58,089

LifeMode Group: Metro Vibes

Traits: Tight-knit households where faith guides daily life and overarching values. As consumers, they tend to frequent shopping centers.



Emerging Hub

Educated, young professionals with above-average remote work rates

Median Age: 36.2

Median HH Income: \$73,978

LifeMode Group: Tech Trailblazers

Traits: City dwellers who tend to work in white-collar professions. They are fitness focused and enjoy shopping digitally for necessities.

Contact us for more information

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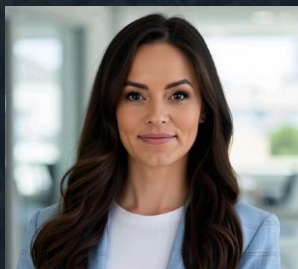


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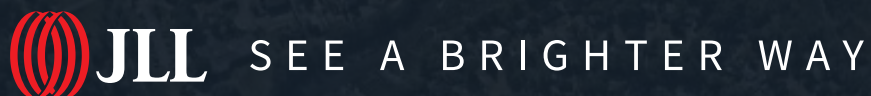


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