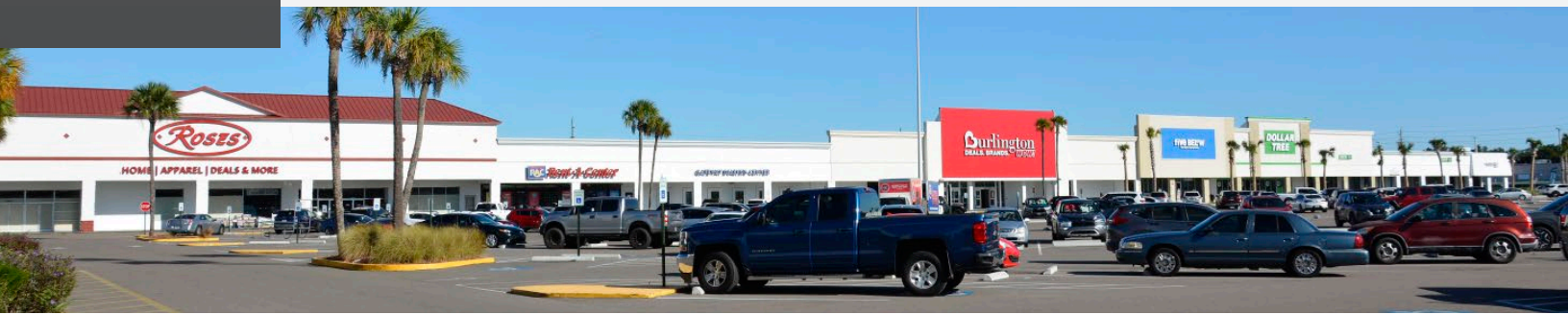


FOR LEASE

GATEWAY TOWN CENTER

5238 NORWOOD AVENUE | JACKSONVILLE | FL 32208



PROPERTY HIGHLIGHTS

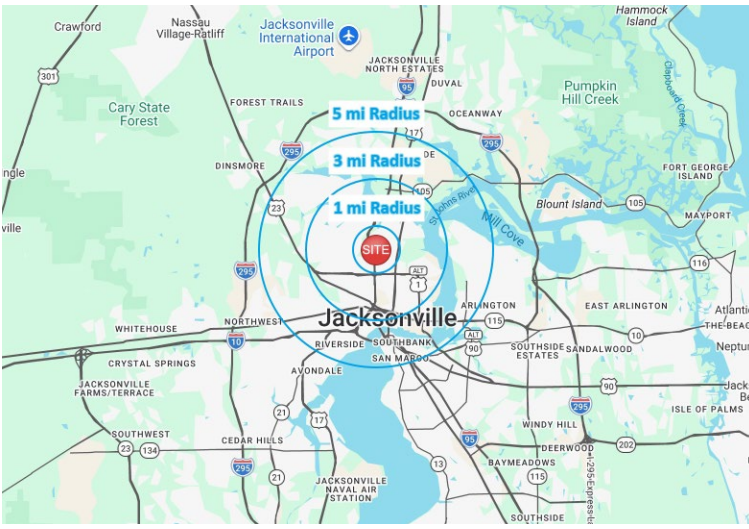
- Anchored by Winn Dixie, Family Dollar, Rainbow, Hibbett Sports, Rose's, Burlington, Five Below, Planet Fitness & Dollar Tree with Shoe Show Coming Soon
- Pylon/Billboard Signage on I-95
- GLA of +/-308,092 SF
- Located in the Norwood Area
- Just off I-95 and Golfair Blvd & Norwood Ave Exits
- Located next to Jacksonville Transportation Authority's New Public Transportational Terminal
- Duval County
- Intersection Traffic Count: 13,000 AADT

LEASING INFO: 877.459.9605

Leasing@GatorInvestments.com

www.GatorInvestments.com

7850 NW 146th Street, 4th Floor | Miami Lakes | FL 33016



GATEWAY TOWN CENTER

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DEMOGRAPHICS

2025 Estimates

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

AVAILABLE

970 SF - 22,200 SF RETAIL
ATM KIOSKS



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James A. Goldsmith, Lic. Real Estate Broker