



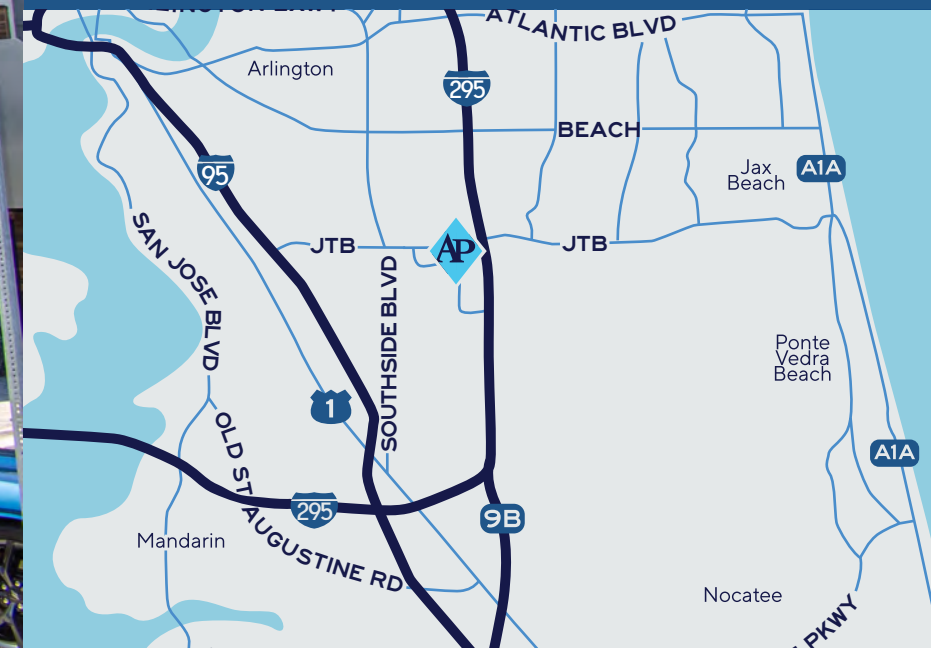
# THE PALMS AT GATE PARKWAY

📍 7510, 7540 and 7570 Gate Pkwy N | Jacksonville, FL 32256



## QUICK FACTS

- ◆ Brand new mixed-use center with award-winning designs and sought-after retail and office spaces
- ◆ Heavy daytime population
- ◆ Four minute drive from the St. Johns Town center
- ◆ Direct access to the I-295 and Butler Blvd interchange, providing daily exposure to over 120,000 passing vehicles.
- ◆ High-volume parking lot with 451 surface spaces and 20 handicapped-accessible spaces



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ST JOHNS TOWN CENTER  
A SIMON MALL

BUTLER BLVD  
AADT: 158K

Ascension

ATLANTIC SELF STORAGE

DUNKIN'

7510  
1 available unit

COMING SOON:  
Class A  
Medical/Office

7540  
1 available unit

COMING SOON:  
THE BLOCK  
FOOD. FAMILY. FUN.

7570  
3 available units

COMMUNITY FIRST  
Credit Union

GATE EXPRESS  
Car Wash

BURNT MILL RD

GATE PKWY  
AADT 18K

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**7570**  
3 available units

**FORE SCORE**  
A GOLF TAVERN

**7540**  
1 available unit

**7510**  
1 available unit

*Foretail*  
COFFEE CO.

**LUMINESS**  
MED SPA

**PIZZA**

*parlor*  
SALON SUITES

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## DEMOGRAPHICS BY RADIUS

	1 mile	3 miles	5 miles
Population	7,830	73,245	164,659
Daytime Population	17,367	90,997	195,152
Avg. HH Income	\$116,262	\$104,606	\$104,099

## 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.

  
**Offices**  
within a 10 minute drive

Gate Pkwy and nearby Deerwood Park Blvd are home to dozens of national business corporate offices, contributing to the booming daytime population of the area

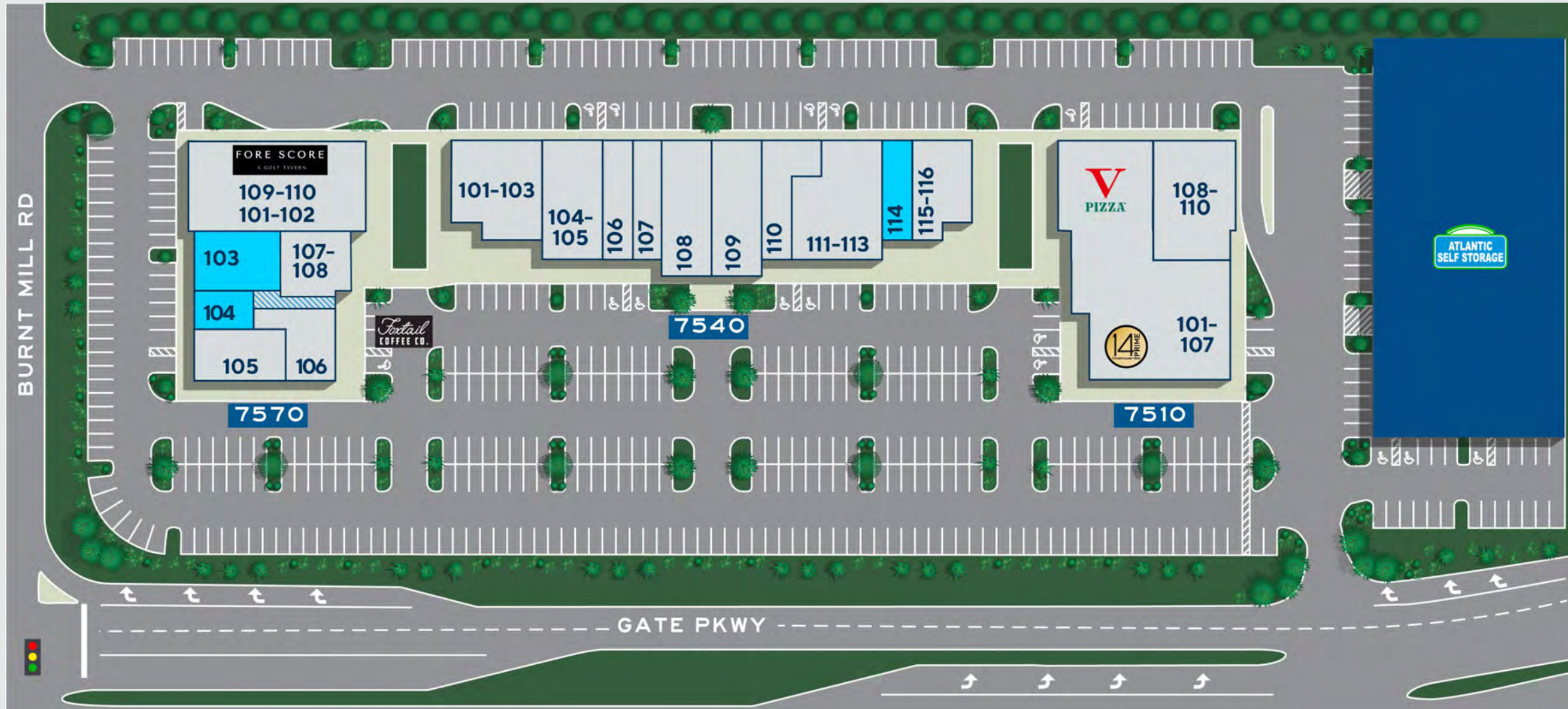
  
**Dining**  
within a 7 minute drive

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

 Annual Average Daily Traffic

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	SUITE	TENANT	SF
7510 Gate Pkwy	101-107	V Pizza, Sidecar, 14 Prime	11,480
	108-110	Jax Kava Bar	4,033
	201-205	Parlor Suites	8,244
	<b>206-210</b>	<b>Available</b>	<b>7,321</b>
7540 Gate Pkwy	101-103	Nomu Izakaya	3,454
	104-105	Korean BBQ	3,071
	106	Studio 314	1,576
	107	Guanabana	1,569
	108	Bamboo Nails	2,127
	109	Luminess Med Spa	2,281
	110	The Smile Society	2,053
	111-113	Jacksonville Imaging	4,293
	<b>114</b>	<b>Available</b>	<b>1,045</b>
	115-116	Sip N Smash Burgers	2,406
201-216	Ash Properties	21,429	
7570 Gate Pkwy	101-102, 109-110	Golf Tavern	6,729
	<b>103</b>	<b>Available</b>	<b>2,340</b>
	<b>104</b>	<b>Available</b>	<b>752</b>
	105	GTE Financial	2,093
	106	Foxtail Coffee	1,585
107-108	Chocolate Bar	2,011	
<b>201-210</b>	<b>Available</b>	<b>16,506</b>	

