



For Lease

Call for Pricing

Parcel A 1.10± AC



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Pad-Ready Retail Parcel Across from IKEA

Gate Parkway | Jacksonville, FL

Property Highlights

- Join Baer's Furniture and Wawa
- Excellent retail opportunity across from new IKEA
- Monument signage on Gate Pkwy. and Point Meadows Rd.
- Close proximity to the expanding St. Johns Town Center
- More than 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.

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Area Demographics

Source: ESRI Business Analytics



Population 2025

| | |
|--------|---------|
| 1 Mile | 9,315 |
| 3 Mile | 60,419 |
| 5 Mile | 155,593 |



Daytime Population 2025

| | |
|--------|---------|
| 1 Mile | 11,623 |
| 3 Mile | 63,391 |
| 5 Mile | 201,456 |



Median Household Income 2025

| | |
|--------|----------|
| 1 Mile | \$76,576 |
| 3 Mile | \$77,953 |
| 5 Mile | \$81,543 |

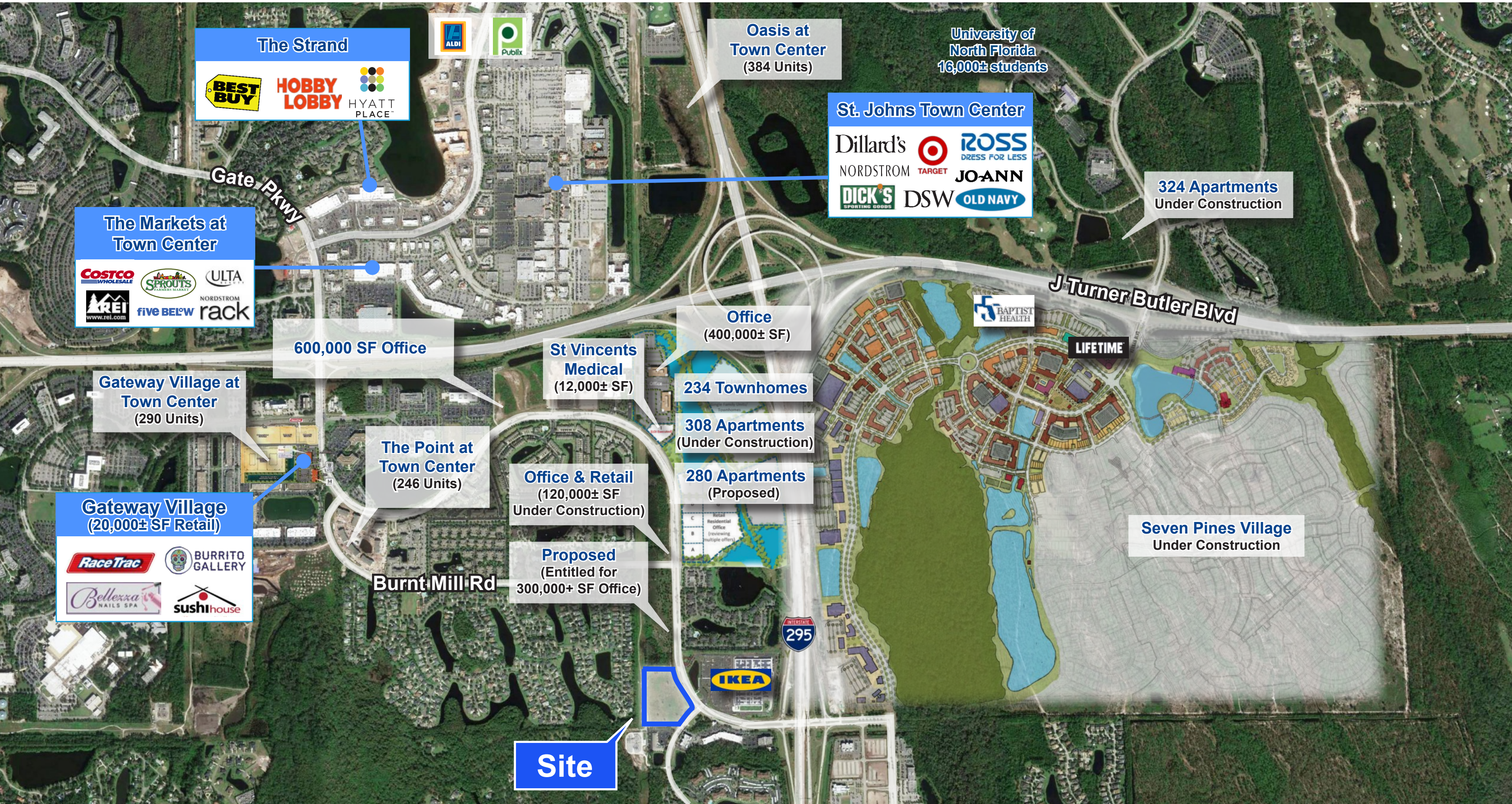


Average Household Income 2025

| | |
|--------|-----------|
| 1 Mile | \$108,634 |
| 3 Mile | \$107,518 |
| 5 Mile | \$111,312 |

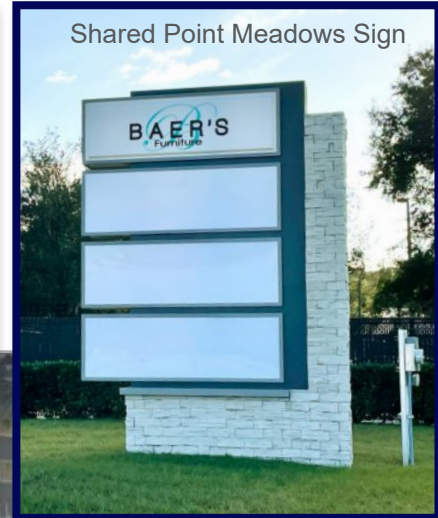


Aerial Overview



Site Plan

- S** Shared Monument Signage
- D** Dedicated Monument Signage



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