



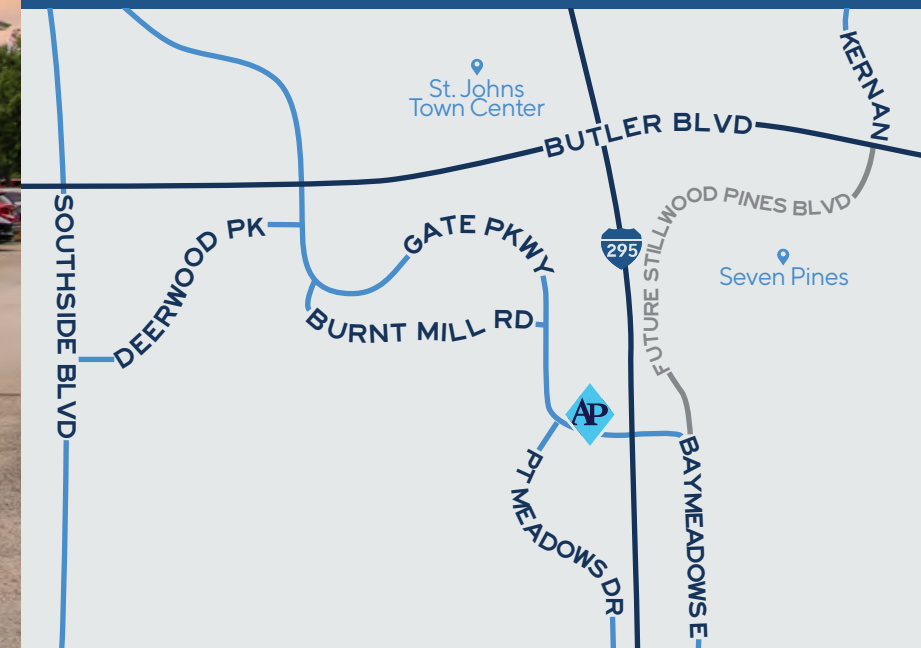
SHOPPES OF GATE PARKWAY

📍 7860 Gate Parkway | Jacksonville, FL 32256



QUICK FACTS

- ◆ Desirable demographics include a rapidly growing population of over 147,000, providing stable daytime employment of over 111,000 in the immediate area
- ◆ 4-minute drive from the St. Johns Town Center
- ◆ Conveniently located just off of the I-295 and Butler Blvd interchange
- ◆ Affluent Seven Pines community currently under development 1/2 mile away



904.992.9000 ◆ leasing@ashproperties.com

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Available
Unit 108

Available
Unit 109

Available
Unit 112

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DEMOGRAPHICS BY RADIUS

	1 mile	3 miles	5 miles
Population	7,252	69,431	147,023
Daytime Population	6,576	72,584	158,359
Household Income	\$148,483	\$100,705	\$99,890

NEARBY BUSINESS, RETAIL AND RESIDENTIAL

Deerwood Park Offices
3 minute drive
 Busy corporate district with heavy daytime population

Gate Parkway North Offices
1 minute drive
 Active business hub within a short one-mile drive

St. Johns Town Center
4 minute drive
 Jacksonville's premier shopping destination bustling with over 175 stores and restaurants

Seven Pines
5 minute drive
 New master-planned destination with over 1,000 acres of homes

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SUITE	TENANT	SF
101-104	Melting Pot	5,460
105	Amazing Spine Care	2,593
106	HiReformance	1,600
107	Pizza Point	1,600
108	Available	1,600
109	Available	1,600
110	Intercoastal Veterinary	1,600
111	Euro Hair Salon	1,600
112	Available	1,600
113	LA Nails	1,600
114-115	Island Girl	3,859
116	Amazing Thai	1,400
117	Smoke Shop	1,400
118	Foot Spa	1,400
119-122	Otaki	5,600
123-128	Precision Imaging	8,400
200	InOptix Eye Care	2,000