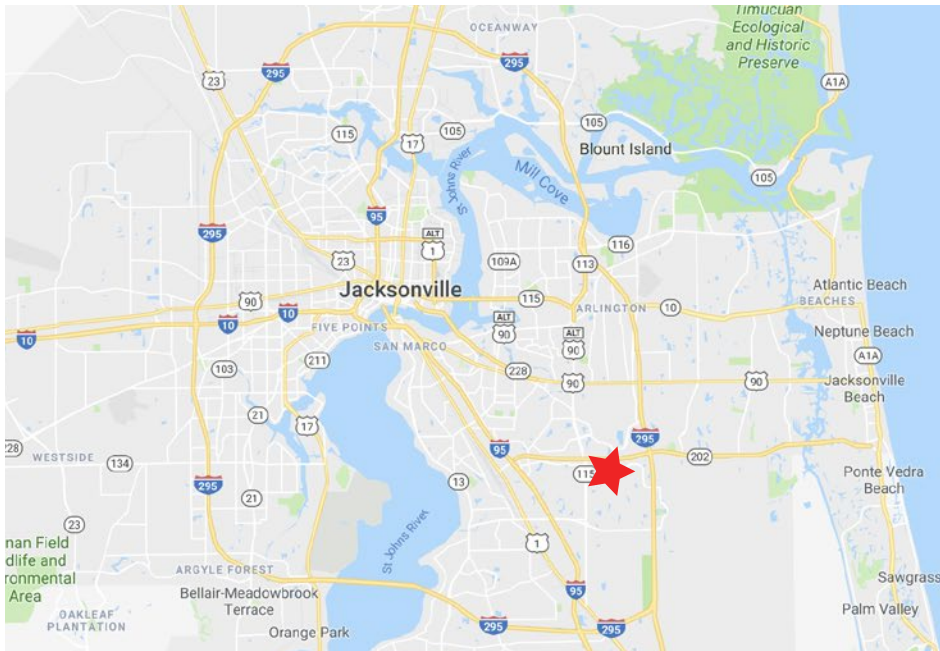


GATEWAY VILLAGE AT TOWN CENTER

Near the St. Johns Town Center • Jacksonville, FL

PROPERTY HIGHLIGHTS:

- Outparcel Opportunities
- Located within the St. Johns Town Center Trade Area, the premier shopping center of Northeast Florida
- Dense office and residential in immediate vicinity offering day, night and weekend traffic to the development
- Join RaceTrac, Burrito Gallery, M Hospitality, Sushi House, MyDry Blowout Bar, Great Clips, Bellezza, CycleBar, & The Mini Bar
- Other area retailers include: Nordstrom, REI, Dillard's, Target, Best Buy, Apple, Capital Grill, Brio, Cantina Laredo, & Microsoft
- Centrally located off J. Turner Butler Blvd & Gate Pkwy
- 8,269,582 SF Office & Flex within a 2.5 mile radius
- Daytime Population (2 mile radii): 32,400



JOIN:



Sean McGill
 904.493.1603 - office
 904.302.6943 - direct
sean@cantrellmorgan.com

Pete Fraser
 904.493.1603 - office
 904.302.6931 - direct
pete@cantrellmorgan.com

SITE PLAN



Sean McGill
904.493.1603 - office
904.302.6943 - direct
sean@cantrellmorgan.com

Pete Fraser
904.493.1603 - office
904.302.6931 - direct
pete@cantrellmorgan.com

AERIAL



**CANTRELL
& MORGAN**

Sean McGill
904.493.1603 - office
904.302.6943 - direct
sean@cantrellmorgan.com

Pete Fraser
904.493.1603 - office
904.302.6931 - direct
pete@cantrellmorgan.com

ACTIVITY SOUTH OF BUTLER BLVD



Sean McGill
904.493.1603 - office
904.302.6943 - direct
sean@cantrellmorgan.com

Pete Fraser
904.493.1603 - office
904.302.6931 - direct
pete@cantrellmorgan.com

AREA RETAIL & NEW DEVELOPMENT



Sean McGill
904.493.1603 - office
904.302.6943 - direct
sean@cantrellmorgan.com

Pete Fraser
904.493.1603 - office
904.302.6931 - direct
pete@cantrellmorgan.com

NEW MULTI-FAMILY UNITS



Sean McGill
 904.493.1603 - office
 904.302.6943 - direct
sean@cantrellmorgan.com

Pete Fraser
 904.493.1603 - office
 904.302.6931 - direct
pete@cantrellmorgan.com