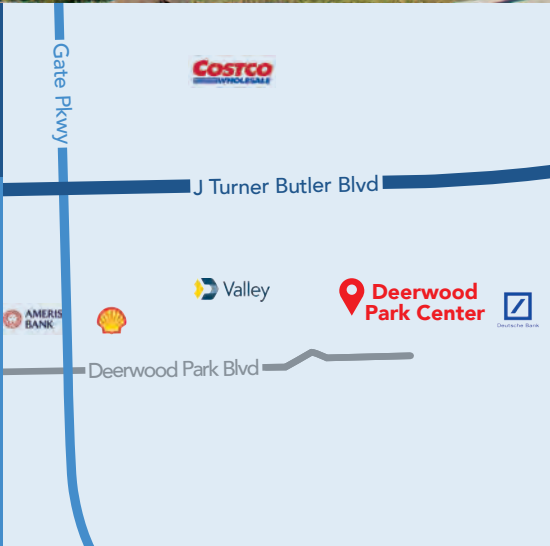




# DEERWOOD PARK CENTER

10751 Deerwood Park Blvd | Jacksonville, FL 32256

- Located 1 mile from IKEA on Gate Pkwy with excellent exposure to JTB
- Minutes from local banks & popular restaurants, direct walking paths to St. Johns Town Center & scenic lakefront views
- High traffic, flourishing residential growth & business expansion, easy access to major highways



## SIZE

Total  
**99,000** sq ft±

Divisible Space  
**21,000** sq ft±

Contiguous Space  
**34,000** sq ft±

## DEMOGRAPHICS

	<u>Population</u>	<u>Total Households</u>	<u>Average HH Income</u>
1 Mi	<b>9,065</b>	<b>4,036</b>	<b>\$118,494</b>
3 Mi	<b>68,789</b>	<b>30,765</b>	<b>\$100,167</b>
5 Mi	<b>174,796</b>	<b>73,879</b>	<b>\$97,827</b>

## TRAFFIC

Butler Blvd (JTB)  
**126,000**

Gate Pkwy  
**17,600**



