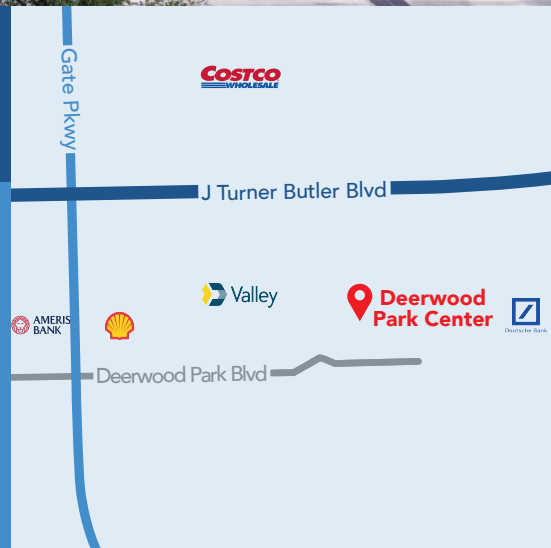




DEERWOOD PARK CENTER

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 sf±

Divisible Space
21,000 sf±

Contiguous Space
34,000 sf±

DEMOGRAPHICS

	Population	Total Households	Average HH Income
1 Mi	7,294	3,210	\$106,053
3 Mi	69,011	30,703	\$88,476
5 Mi	176,135	74,180	\$85,924

TRAFFIC

Butler Blvd (JTB)
126,000

Gate Pkwy
17,600

