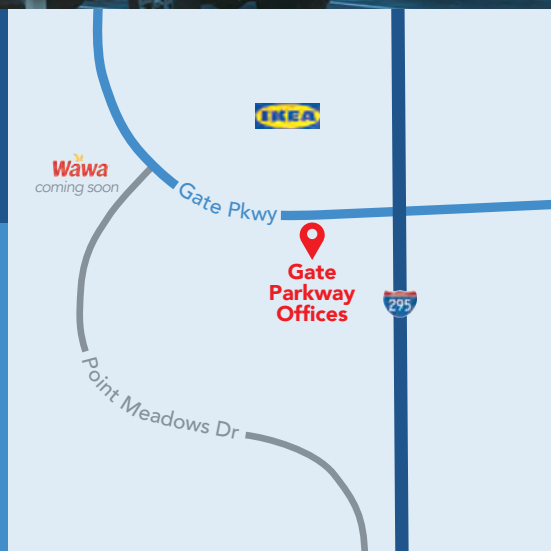




# GATE PARKWAY OFFICES

7880 Gate Pkwy | Jacksonville, FL 32256

- ◊ Conveniently located at the new Gate Parkway interchange directly across from IKEA, ¼ south of JTB
- ◊ Population, households & incomes are on the rise in this sub-market, as are business & industry including the newly developed Mayo Clinic Medical facility east of I-295



## SIZE

Total  
**45,000** sf±

Divisible Space  
**1,476** sf±

Contiguous Space  
**15,000** sf±

## DEMOGRAPHICS

	Population	Total Households	Average HH Income
1 Mi	<b>6,776</b>	<b>2,967</b>	<b>\$119,916</b>
3 Mi	<b>59,987</b>	<b>26,303</b>	<b>\$91,336</b>
5 Mi	<b>140,147</b>	<b>59,493</b>	<b>\$93,030</b>

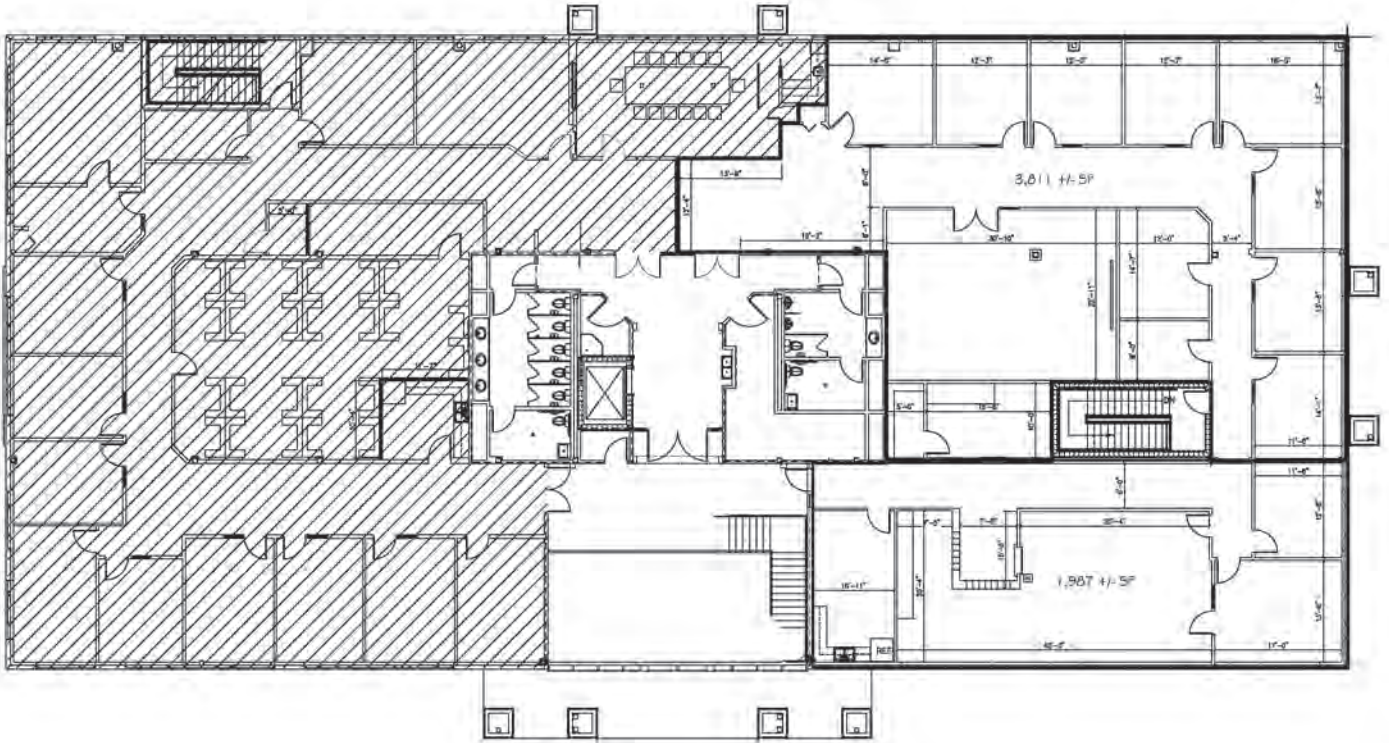
## TRAFFIC

Gate Pkwy  
**17,600**

I-295  
**107,000**



## SECOND FLOOR: 4,460 sf available



## THIRD FLOOR: 15,000 sf available

