



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	7,001	3,082	\$129,932
3 Mi	55,514	24,262	\$103,535
5 Mi	136,148	58,063	\$106,290

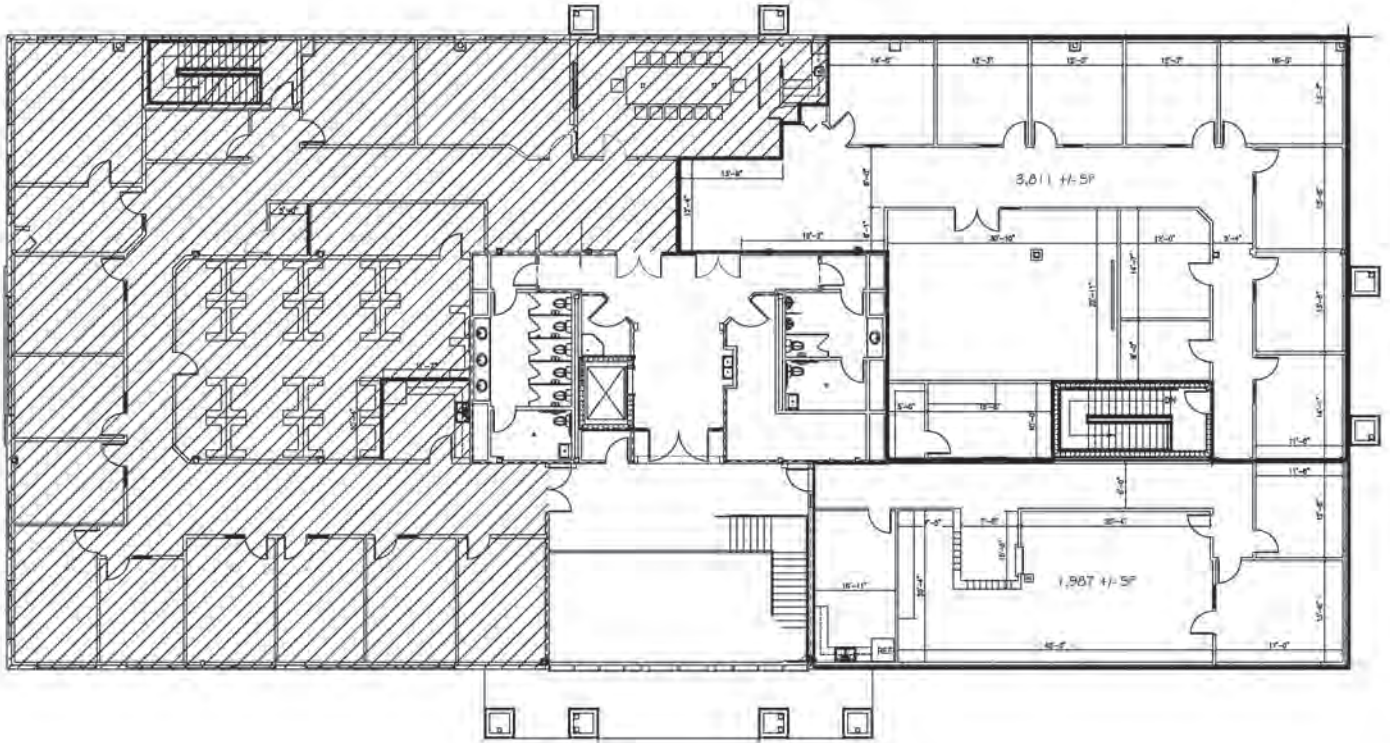
TRAFFIC

Gate Pkwy
17,600

I-295
107,000



SECOND FLOOR: 4,460 sf available



THIRD FLOOR: 15,000 sf available

