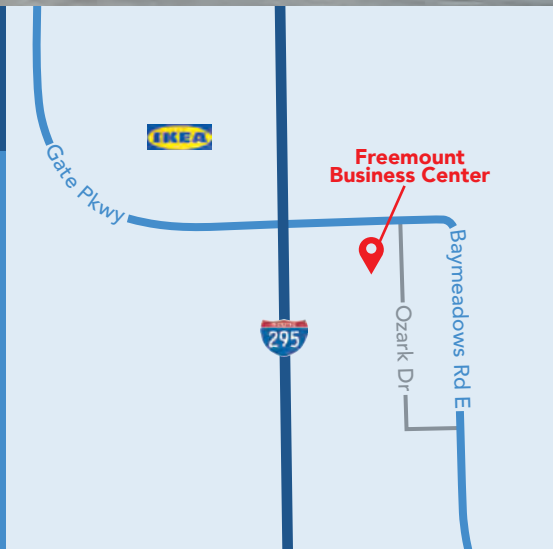




# FREMONT BUSINESS CENTER

7768 Ozark Dr | Jacksonville, FL 32256

- Located east of the new Gate Pkwy interchange, ¼ mile south of JTB near IKEA
- This site known as Hampton Village will have a town center feel, offering a tenant mix including Synovus Bank, nearby retail, offices, hotels & restaurants
- Area destined to be one of Jacksonville’s most prestigious commercial sites for years to come
- Out-parcels immediately available near this property



## SIZE

Total  
**28,870** sf±

Divisible Space  
**6,100** sf±

Contiguous Space  
**12,500** sf±

## DEMOGRAPHICS

	Population	Total Households	Average HH Income
1 Mi	<b>3,903</b>	<b>1,026</b>	<b>\$114,568</b>
3 Mi	<b>43,690</b>	<b>9,925</b>	<b>\$96,995</b>
5 Mi	<b>127,647</b>	<b>30,298</b>	<b>\$91,257</b>

## TRAFFIC

Baymeadows Rd  
**15,300**

I-295  
**105,000**

# PHOTOS

Fremount Business Center | 7768 Ozark Dr | Jacksonville, FL 32256



FOR MORE INFO  [ashproperties.com](http://ashproperties.com)  [leasing@ashproperties.com](mailto:leasing@ashproperties.com)  904.992.9000