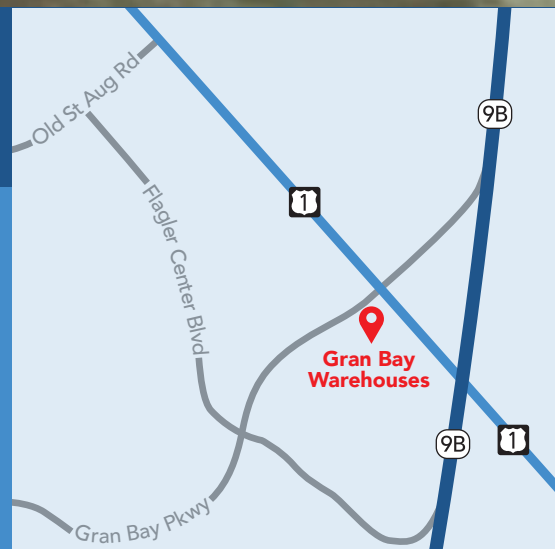




GRAN BAY WAREHOUSES

13830 Gran Bay Pkwy | Jacksonville, FL 32258

- Located in the Flagler Development at a lighted intersection at the offramp of 9B at US-1
- Ideal for retail, showroom, office & flex space
- Brand new construction with roll-up door flexibility
- Great visibility and traffic counts



SIZE

Total
34,000 sf±

Divisible
1,088 sf±

Contiguous
2,022 sf±

DEMOGRAPHICS

	<u>Population</u>	<u>Total Households</u>	<u>Average HH Income</u>
1 Mi	2,245	792	\$148,333
3 Mi	20,552	8,633	\$120,231
5 Mi	73,735	27,750	\$124,697

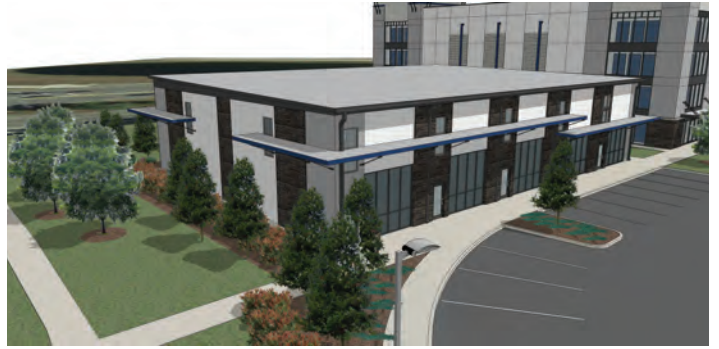
TRAFFIC

US-1
27,500

9-B
44,500

PHOTOS

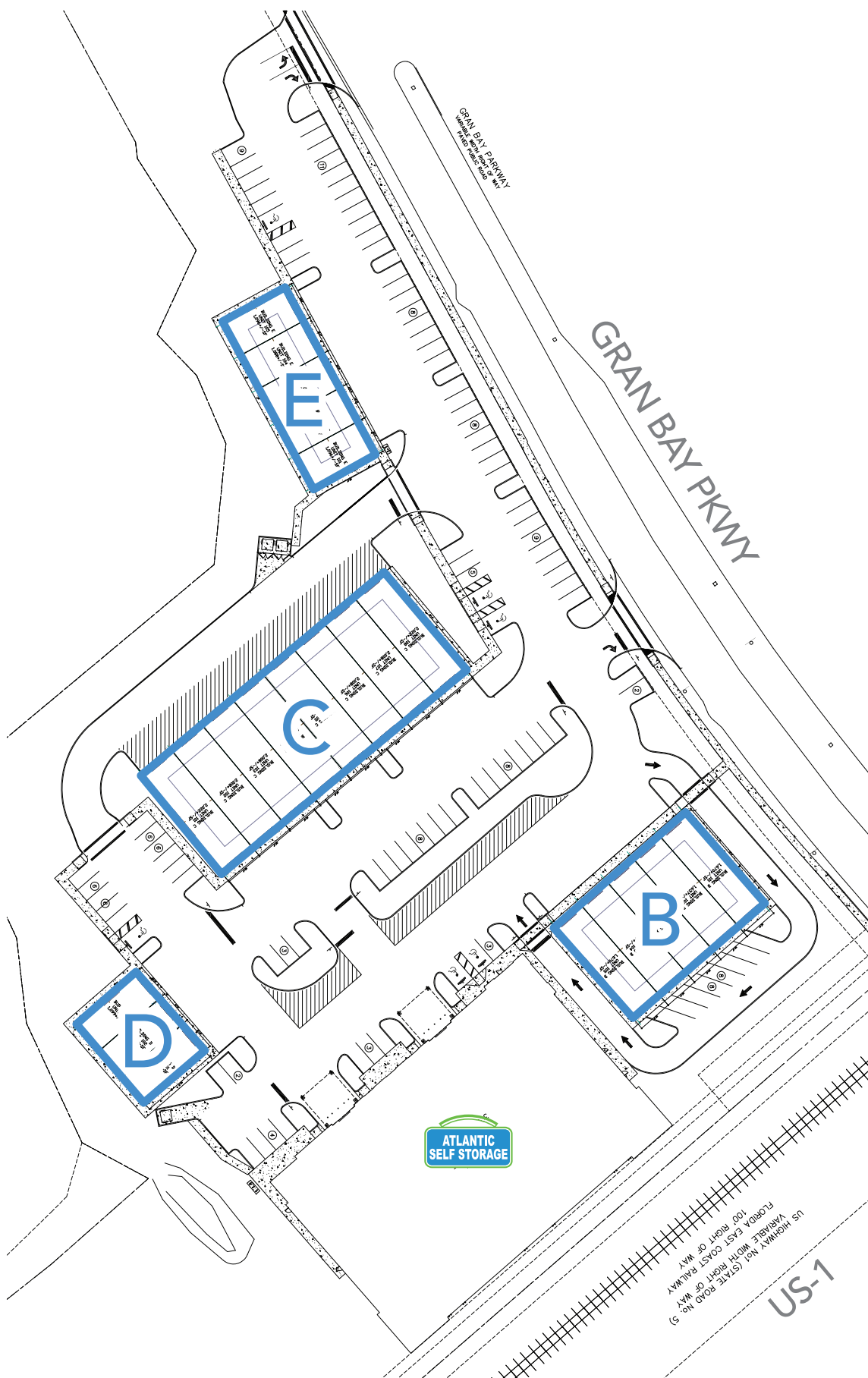
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FOR MORE INFO [ashproperties.com](https://www.ashproperties.com) leasing@ashproperties.com 904.992.9000

SITE MAP

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