



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 sq ft±

Divisible
1,088 sq ft±

Contiguous
2,022 sq ft±

DEMOGRAPHICS

	Population	Total Households	Average HH Income
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

SITE MAP

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