

FOR LEASE

# GATOR INVESTMENTS GATEWAY TOWN CENTER

5320 NORWOOD AVENUE | JACKSONVILLE, FL 32208



**GATEWAY TOWN CENTER**

Winn-Dixie

Burlington five BELOW

planet fitness

HIBBETT SPORTS

ROSES

FAMILY DOLLAR

PAPA JOHN'S

SUBWAY

Rainbow

### PROPERTY OVERVIEW

- Anchored by Winn Dixie, Family Dollar, Rainbow, Hibbett Sports, Rose's, Burlington, Five Below & Planet Fitness with Dollar Tree Coming Soon
- Pylon/Billboard Signage on I-95
- GLA of +/-576,045 SF

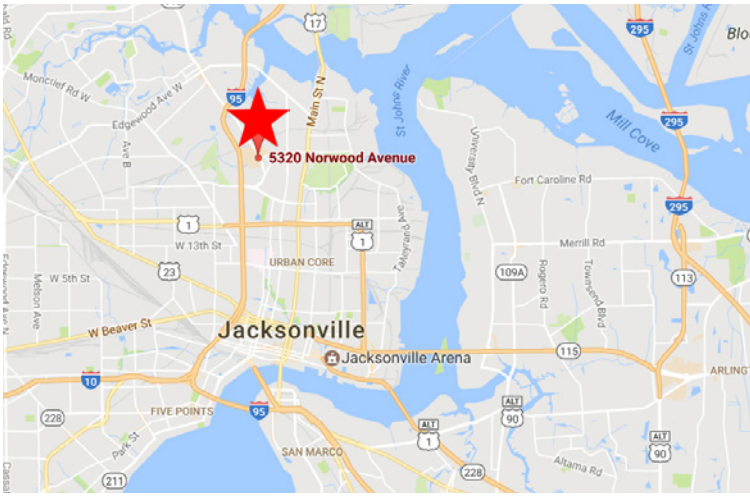
### LOCATION OVERVIEW

- Located in the Norwood Area
- Just off I-95 and Golfair Blvd & Norwood Ave Exits
- Located next to Jacksonville Transportation Authority's New Public Transportational Terminal
- Duval County
- Traffic Count: 36,000 AADT

**www.GatorInvestments.com**  
 7850 NW 146th Street, 4th Floor | Miami Lakes | FL 33016  
 James A. Goldsmith, Lic. Real Estate Broker

**LEASING INFO: 877.459.9605**  
 Leasing@GatorInvestments.com

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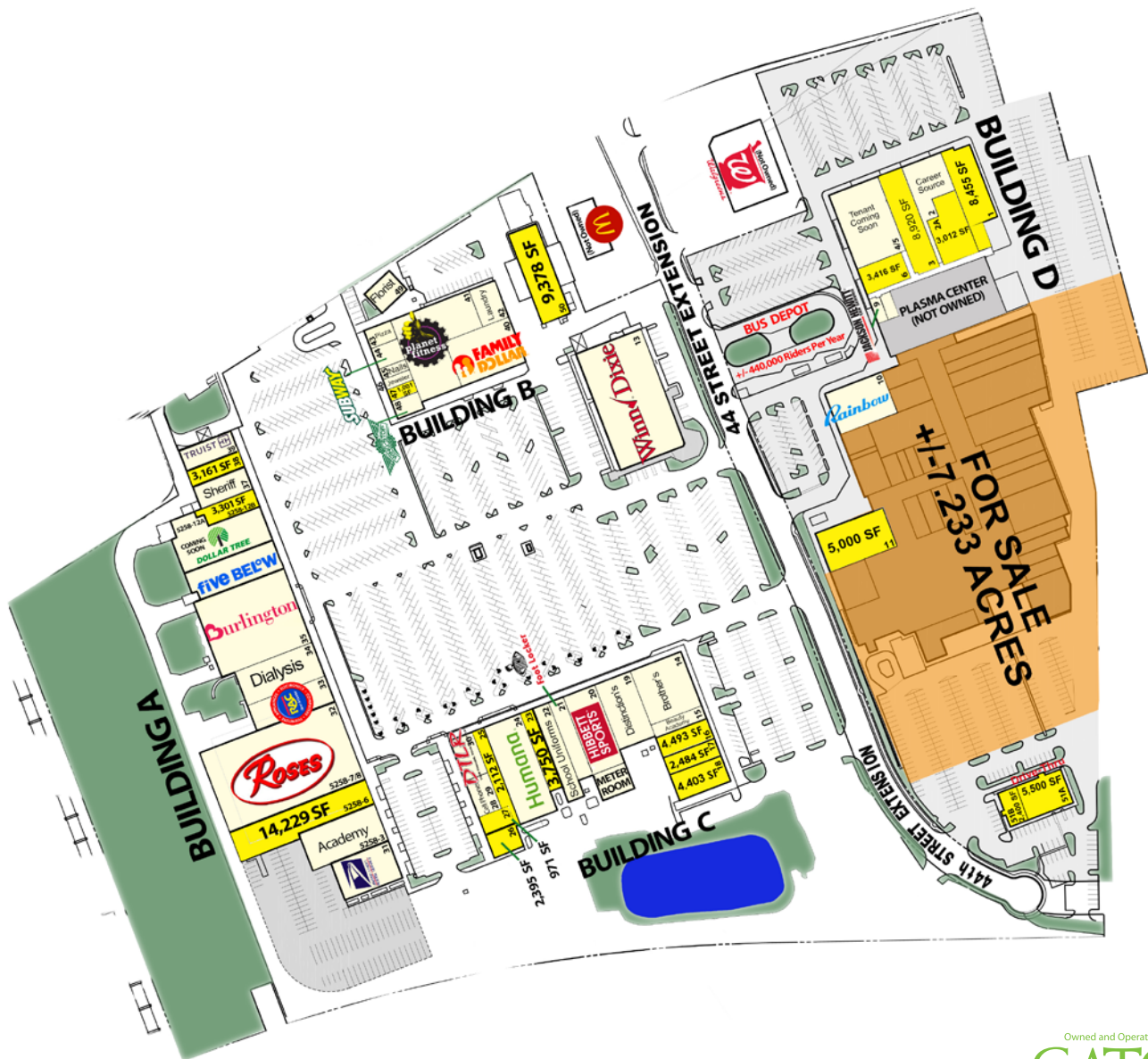
## DEMOGRAPHICS

• 2021

**5320 NORWOOD AVENUE  
JACKSONVILLE, FL 32208**

TRADE AREA	1 MILE	3 MILE	5 MILE
POPULATION	11,510	74,361	178,675
AVG. HH INCOME	\$35,590	\$44,564	\$54,902
AVG. AGE	39	40	38

**SPACE AVAILABLE**



Owned and Operated By A  
**GATOR**  
Affiliated Company

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