

FOR LEASE

GATEWAY TOWN CENTER

5238 NORWOOD AVENUE | JACKSONVILLE | FL 32208



PROPERTY HIGHLIGHTS

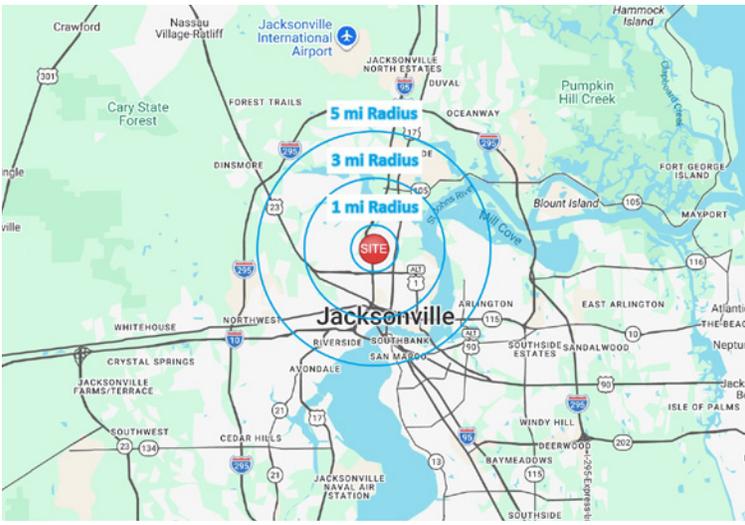
- Anchored by Winn Dixie, Family Dollar, Rainbow, Hibbett Sports, Rose's, Burlington, Five Below, Planet Fitness & Dollar Tree
- Pylon/Billboard Signage on I-95
- GLA of +/-308,092 SF
- Located in the Norwood Area
- Just off I-95 and Golfair Blvd & Norwood Ave Exits
- Located next to Jacksonville Transportation Authority's New Public Transportational Terminal
- Duval County
- Intersection Traffic Count: 13,000 AADT

LEASING INFO: 877.459.9605

Leasing@GatorInvestments.com

www.GatorInvestments.com

7850 NW 146th Street, 4th Floor | Miami Lakes | FL 33016



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DEMOGRAPHICS

2025 Estimates

| TRADE AREA | 1 MILE | 3 MILE | 5 MILE |
|------------|----------|----------|----------|
| | 11,974 | 81,610 | 192,936 |
| | \$47,377 | \$54,556 | \$70,699 |
| AGE | 35 | 36 | 36 |

AVAILABLE

970 SF - 11,400 SF RETAIL



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James A. Goldsmith, Lic. Real Estate Broker