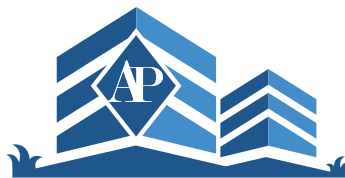


FOR LEASE GATE PROFESSIONAL CENTER

7741 POINT MEADOWS DR, JACKSONVILLE, FL 32256

www.ashproperties.com/gateprofessional



ASH PROPERTIES

COMMERCIAL REAL ESTATE DEVELOPERS

7880 GATE PARKWAY SUITE 300 JACKSONVILLE, FL 32256

904.992.9000 | www.ashproperties.com | leasing@ashproperties.com



FOR LEASE

Property Size

28,000 sq.ft.

Available Parking

5/1000 U.S.F.

Gate Professional Center is conveniently located 0.25 miles from J. Turner Butler Blvd off I-295, across from IKEA and next to the Shoppes at Gate Parkway retail center. This 28,000 sq.ft. Class-A office building is desirably positioned in the heart of the region's fastest-growing southeast market, just minutes from local banks and popular area restaurants at St. John's Town Center. This high-traffic location also boasts flourishing residential growth, booming business expansion and access to major area highways.



Demographic Highlights

Radius	Population	Projected Population (2023)
1 Mile	7,039	7,916
3 Miles	55,372	61,121
5 Miles	132,919	145,349

PROJECTED POPULATION GROWTH

145,349

The population in this area is estimated to change from 132,919 to 145,349, resulting in a projected 8.5% increase over the next five years.

PROJECTED HOUSEHOLD GROWTH

61,698

The number of households in this area is estimated to change from 56,415 to 61,698, resulting in a projected 9.37% increase over the next five years.

PROJECTED HOUSEHOLD INCOME

\$91,192.⁶³

The average household income is estimated to be \$ 91,192.63 while the average household income for the base area is projected to be \$64,637.76.



CONTACT US TODAY TO VIEW THIS PROPERTY

Discover commercial real estate redefined. At Ash Properties, our expansive portfolio of properties has enabled us to lead Northeast Florida in serving the region's commercial real estate needs for more than 40 years. Our commercial leasing experts and award-winning property management team are committed to a standard of excellence to best serve customers like you! Have questions? Contact us today!

Randall Whitfield
Leasing Agent | 904.992.9000 ext. 1301
randall@ashproperties.com

Dave Gaglione
Leasing Agent | 904.992.9000 ext. 1312
dave.g@ashproperties.com

Jason Czebota
Leasing Consultant | 904.992.9000 ext. 1315
jason.c@ashproperties.com

Brad Tessmer
Leasing Consultant | 904.992.9000 ext. 1310
brad.tessmer@ashproperties.com

- ✓ Flexible leasing rates
- ✓ Class "A" office spaces
- ✓ Restaurant, retail, office and warehouse locations
- ✓ Tenant improvement options to suit your needs
- ✓ Out-parcels available



Retail Centers | Office Building | Out Parcels Built-to-Suit

7880 GATE PARKWAY SUITE 300 JACKSONVILLE, FL 32256
904.992.9000 | ashproperties.com | leasing@ashproperties.com

*No warranty or representation, express or implied, is made as to the accuracy of this information and same is submitted subject to errors, omissions, change of price, leasing info or other conditions, withdrawal without notice, and to any special listing conditions.