

# For lease



## 5108 Norwood Ave, Jacksonville, FL 32208

- 14,415 s.f. freestanding former Walgreens site on 1.49 a.c.
- Approx. 58 dedicated parking spaces (4.5:1,000 s.f. ratio) and two drive-thru lanes
- Outparcel to the 700,000 s.f. Gateway Town Center (2M+ visits annually), anchored by grocer Winn-Dixie, Burlington, Planet Fitness, Five Below, Hibbett and more
- Sits on the SWC of the signalized Norwood Ave/44th St intersection (19,300 VPD)
- Norwood Ave is the primary retail corridor connecting tenants to the many communities surrounding the thoroughfare
- Adjacent to Interstate 95 (110,050 VPD) and conveniently located near both Exits 355 and 356B onto Norwood Ave
- Known as Jacksonville's Urban Core, this historic district includes EverBank Stadium, VyStar Ballpark, Downtown Jacksonville as well as the suburbs directly north of the downtown's heart

## At a glance

### 3-mile demographics



**76,528**

Population



**107,849**

Daytime population



**31,694**

Households



**\$53,327**

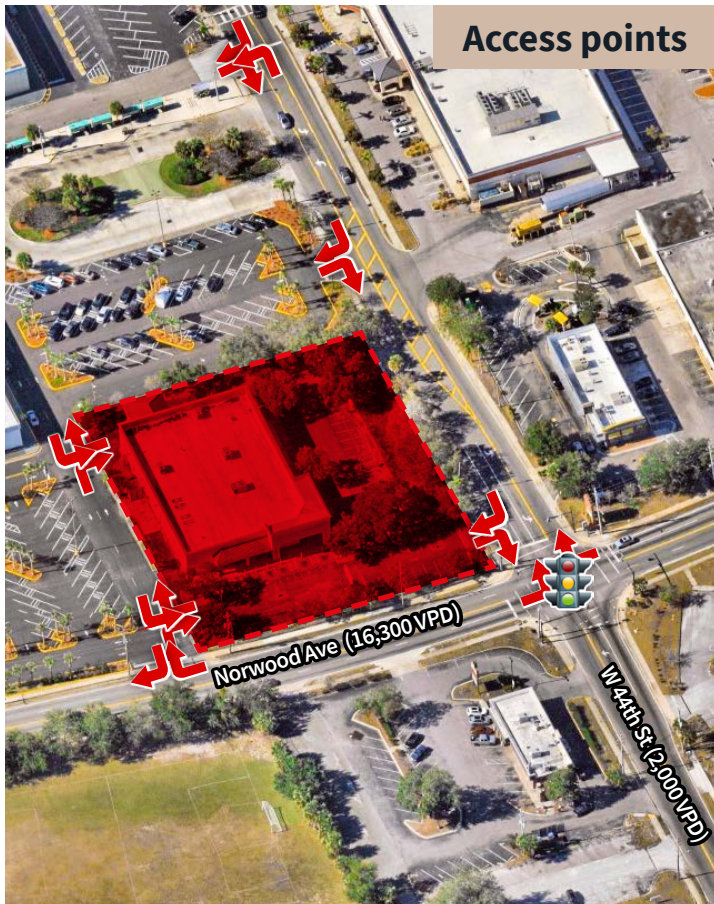
Average HHI



**38.6**

Average age

# Surroundings



## Access points

## Urban Core District

### Who lives in the district's north suburbs?



#### Modest Homes

Hardworking suburban families often with female heads of house

**Median Age:** 37.1

**Median HH Income:** \$35,121

**LifeMode Group:** Community Connections

**Traits:** Budget-oriented families who maximize value via local and discount shopping while staying entertained through social media.



#### Family Foundations

Faith-centered multigenerational households building strong community roots

**Median Age:** 41.0

**Median HH Income:** \$58,089

**LifeMode Group:** Metro Vibes

**Traits:** Tight-knit households where faith guides daily life and overarching values. As consumers, they tend to frequent shopping centers.



#### Emerging Hub

Educated, young professionals with above-average remote work rates

**Median Age:** 36.0

**Median HH Income:** \$70,356

**LifeMode Group:** Tech Trailblazers

**Traits:** City dwellers who tend to work in white-collar professions. They are fitness focused and enjoy shopping digitally for necessities.

## Contact us for more information

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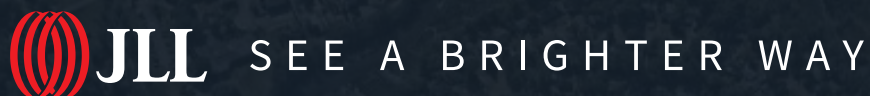


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