



## Parcels & Space Available

Retail, Office, Hotel, Residential

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SOUTHSIDE QUARTER

Gate Pkwy & J.T. Turner Blvd.  
Jacksonville FL

Hines



# The Opportunity – Southside Quarter

## Unapparelled Location within Hines' Signature Mixed-Use Master Planned Project

- Select **Parcels Available**: Retail, Office, Hotel and Residential
- At the epicenter of Jacksonville's most active submarket
- I-295, Butler Blvd & Gate Parkway frontage offers high visibility
- Hard corner outparcel available at signalized intersection
- I-295 & J.T. Butler Blvd +/- 100k VPD Traffic Count
- 3,000k+ growth in daytime employee population within 1 mile radius (McKesson, Web.com, Availity, Deutsche Bank)
- Hines' masterplan appropriately integrates all uses and green spaces in a walkable environment
- Hines provides unrivaled sponsorship, experience and credibility as master developer

Demographics	1-mile	3-mile	5-mile
2017 Population	5,512	54,891	136,790
2022 Population Projection	5,698	58,756	146,305
2017 Average HH Income	\$109,888	\$83,199	\$79,707
Daytime Employment	4,415	31,639	106,487



# Recent Office & Commercial development

