



GATES OF AVENUES SOUTH

 11035 Philips Hwy | Jacksonville, FL 32256





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PROPERTY DESCRIPTION

The **Gates of Avenues South** was established in 1998 on a 2.25-acre site, boasting 26,632 square feet of retail and showroom space. Located just south of The Avenues Mall, it is situated in a vibrant area filled with new car dealerships and furniture stores.

Currently, Avenues South is home to well-known tenants such as Mattress Firm, Plato's Closet, and State Farm, which enhance the lively customer traffic throughout the center.

Within a 5-mile radius of Gates of Avenues South, the population is approximately 140,537, with an annual growth rate of 2.3%. This flourishing community draws a diverse range of visitors eager to explore its offerings. The property provides ample parking with 100 spaces, achieving a ratio of 3.86/1,000 square feet. Additionally, its easy access to major roads makes it conveniently located for both local residents and those from surrounding areas.

Retailers at Avenues South enjoy the benefits of a steady stream of potential customers, fueled by the area's reputation as a leading shopping destination.



PROPERTY DESCRIPTION



SIZE
26,632 SF



PARKING
100 Surface Parking Spaces
3.86/1,000 SF Ratio



BUILT
1998



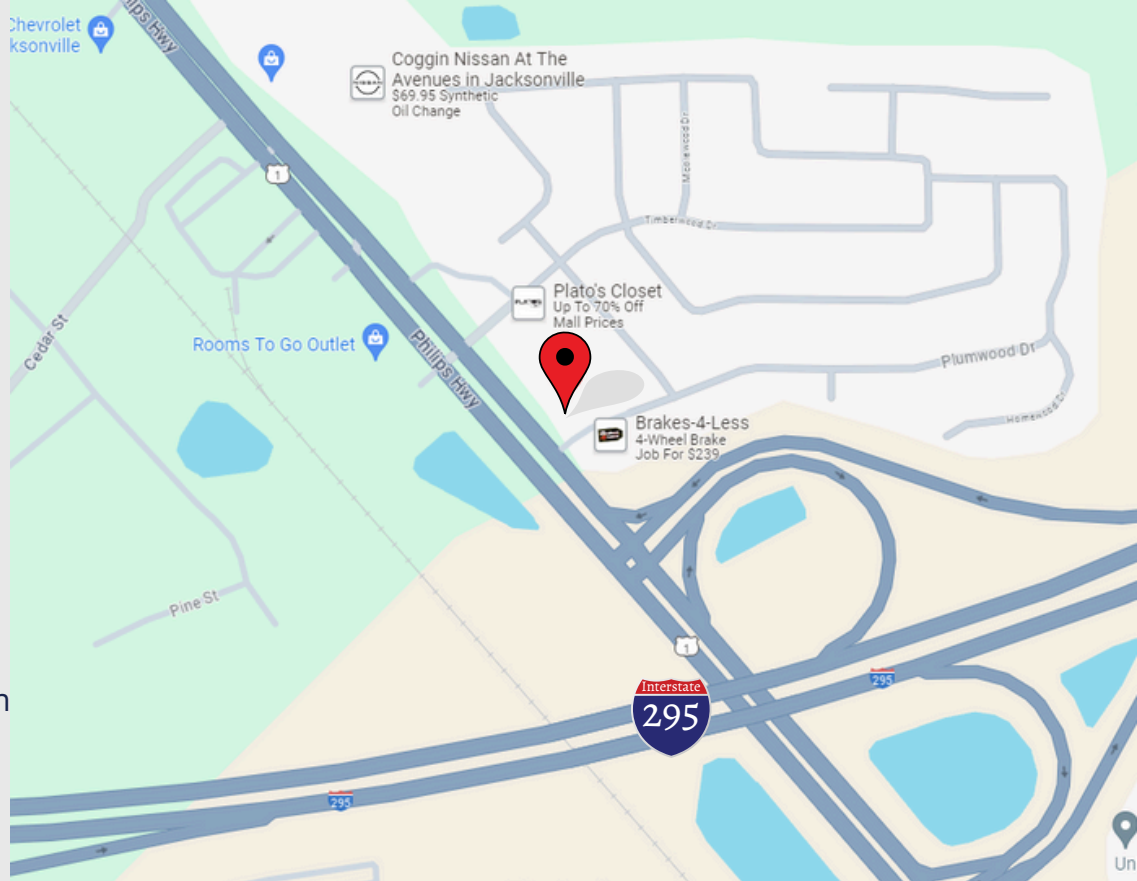
LOCATION
Fronting Phillips Highway in the
Butler/Baymeadows submarket.



INGRESS/EGRESS
There are multiple entry and exit points into the
shopping center.



SINAGE
The property features an exterior pylon sign
available for clients to advertise their businesses.
Additionally, clients can choose to display their sign
on the exterior of the building.



AREA MAP



THE AVENUES
A SIMON MALL

VOLVO



TIRE KINGDOM



PENSKE



Gates of Avenues South



Walmart




ROOMS TO GO

NAVY FEDERAL Credit Union



BS MANNING BUILDING SUPPLIES

LOCAL DEMOGRAPHICS

| | 2 miles | 5 miles | 10 miles |
|--|---------------|------------|-----------------|
|  POPULATION | 12,552 | 150,084 | 454,593 |
|  Population Growth 2020-2024 | 1.3% | 1.4% | 1.7% |
|  AVG INCOME | \$117,250 | \$100,522 | \$109,133 |
|  DAYTIME EMPLOYMENT | 15,320 | 74,151 | 233,708 |
| | Street | VPD | Distance |
|  TRAFFIC | Philips Hwy | 34,521 | 0.04 mi |
| | I-4 | 52,000 | 0.29 mi |
| | Greenland Rd | 15,936 | 0.41 mi |

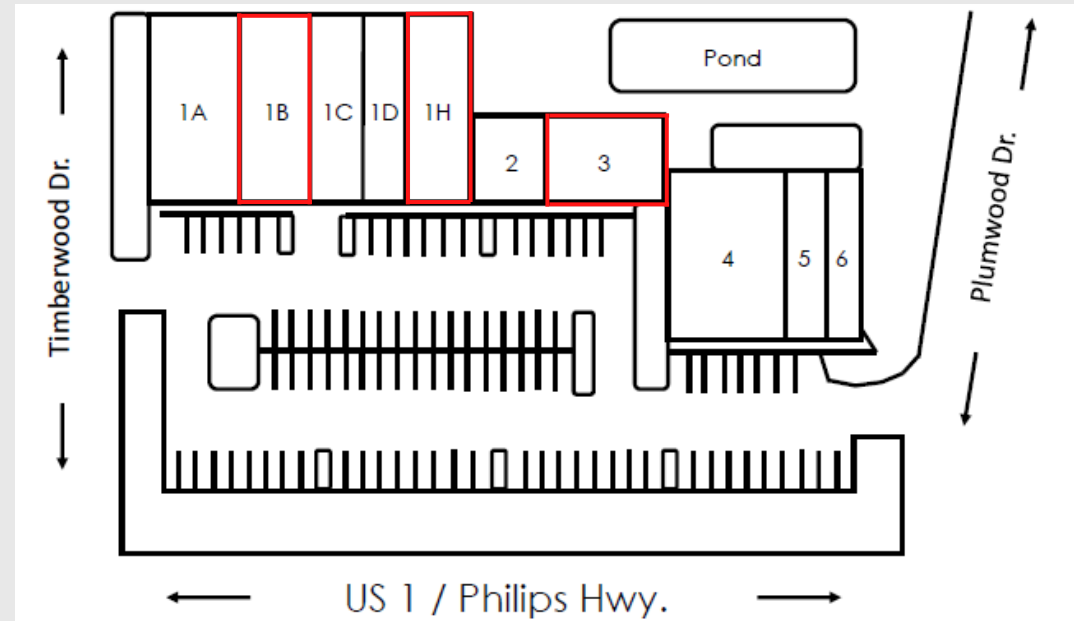


CURRENT AVAILABILITY

| | UNIT | SQ FT |
|----|------|-------|
| ▶▶ | 1B | 4,500 |
| ▶▶ | 1H | 2,492 |
| ▶▶ | 3 | 2,600 |

HIGHLIGHTS

- Customize your space with flexible buildout options to fit your company's unique needs.
- Unit 1B: Turnkey Restaurant Space
- Front-facing retail spaces with perfect visibility from Philips Hwy
- The property has both front and rear parking spaces available for use.
- Multiple ingress/regress areas.



TENANT OVERVIEW



UNIT | TENANT | SQ FT

| | | |
|----|-------------------------------|-------|
| 1A | Plato's Closet | 5,500 |
| 1B | Available (former Restaurant) | 4,450 |
| 1C | Shanes Sandwich Shop | 1,485 |
| 1D | Argentum Industries | 1,215 |
| 1H | Available | 2,492 |
| 2 | Hertz | 1,200 |
| 3 | Available | 2,600 |
| 4 | Mattress Firm | 4,853 |
| 5 | Diva Dance Jacksonville | 1,554 |
| 6 | State Farm Insurance | 1,125 |

PLATO'S
CLOSET[®]



MATTRESS FIRM

DIVADANCE 

Hertz 



LEASING TEAM



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ABOUT US



Making Connections - One Investment at a Time

Hakimian Holdings dates back over 25 years, born from the initial success of property investments made by founder and Chief Executive Officer Benjamin Hakimian.

Mr. Hakimian achieved his success through tenacity and hard work, as well as a fierce entrepreneurial spirit, he started a successful auto parts company before shifting to real estate full-time in 1999. He built Hakimian Holdings from the ground up by following a straightforward strategy: acquire quality properties, make upgrades if necessary, and operate within the community as a good neighbor who learns from the past, while continually striving toward a better future.

Our hands-on approach to adding value means that we are involved at every step of the way, from acquisition to leasing to property management. This strategy has served us well and Hakimian Holdings continues to expand as a leading investor, redeveloper, and manager of commercial retail and office space in the Southeastern United States.





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