



GATES OF THE AVENUE

10290 Philips Hwy | Jacksonville, FL ZIP



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PROPERTY DESCRIPTION

The **Gates of the Avenues** was established in 1996, encompassing 18,554 square feet directly off Philips Hwy. This prime location sits at the main entrance to Super Walmart and directly across from the Avenues Mall. With the surrounding area experiencing high traffic, it is an ideal spot for your next retail venture.

Currently home to EZ Buy Appliances and Image studios, with only one available spot left. This Property supports its Tenants and customers with Front and Back parking, with ample parking ensuring convenience for both customers and employees.

The vibrant, bustling environment provides excellent visibility and accessibility, making it a strategic choice for businesses looking to thrive. Whether you're launching a new store or expanding an existing brand, The Gates of the Avenues offers a dynamic setting for growth and success. With a diverse mix of neighboring businesses and a steady flow of potential customers, this location promises to enhance your retail presence and drive sales.



PROPERTY DESCRIPTION



SIZE
19,128 SF



PARKING
25 spaces
1.31/1,000 SF Ratio



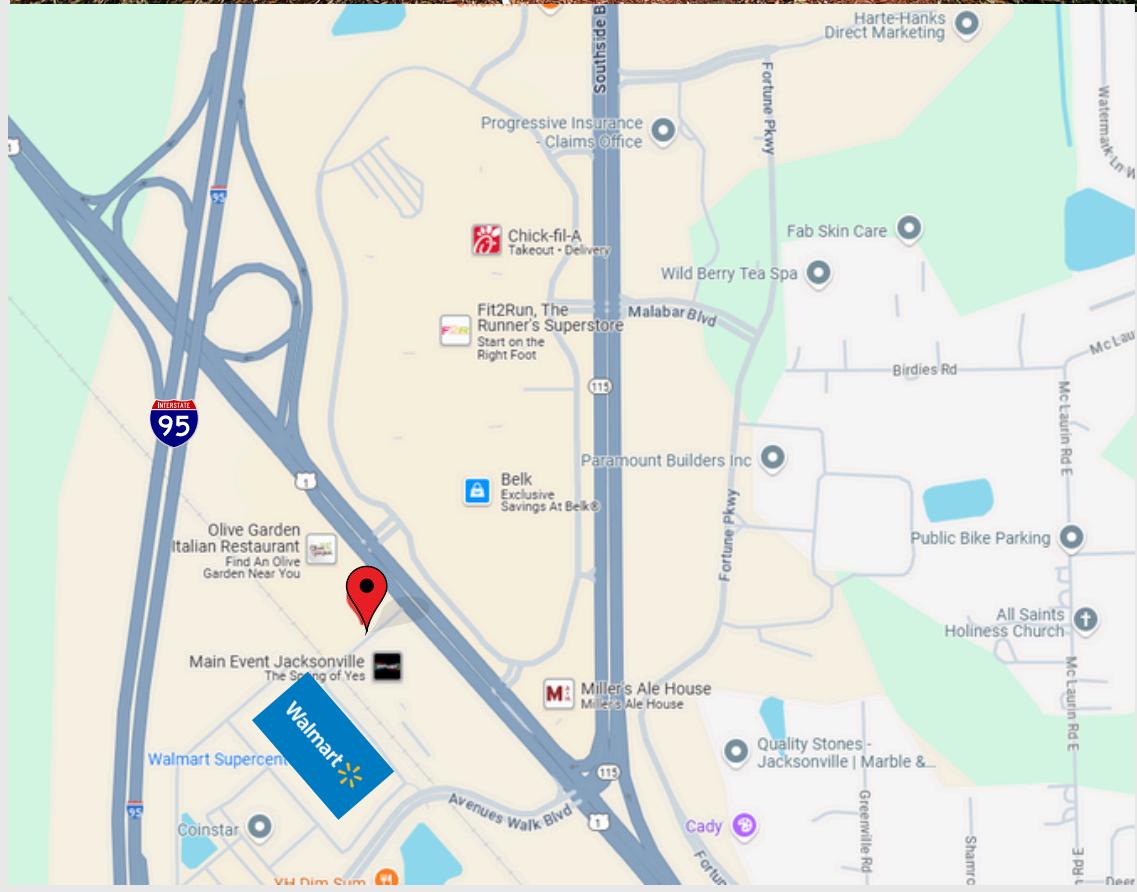
YEAR BUILT
1996



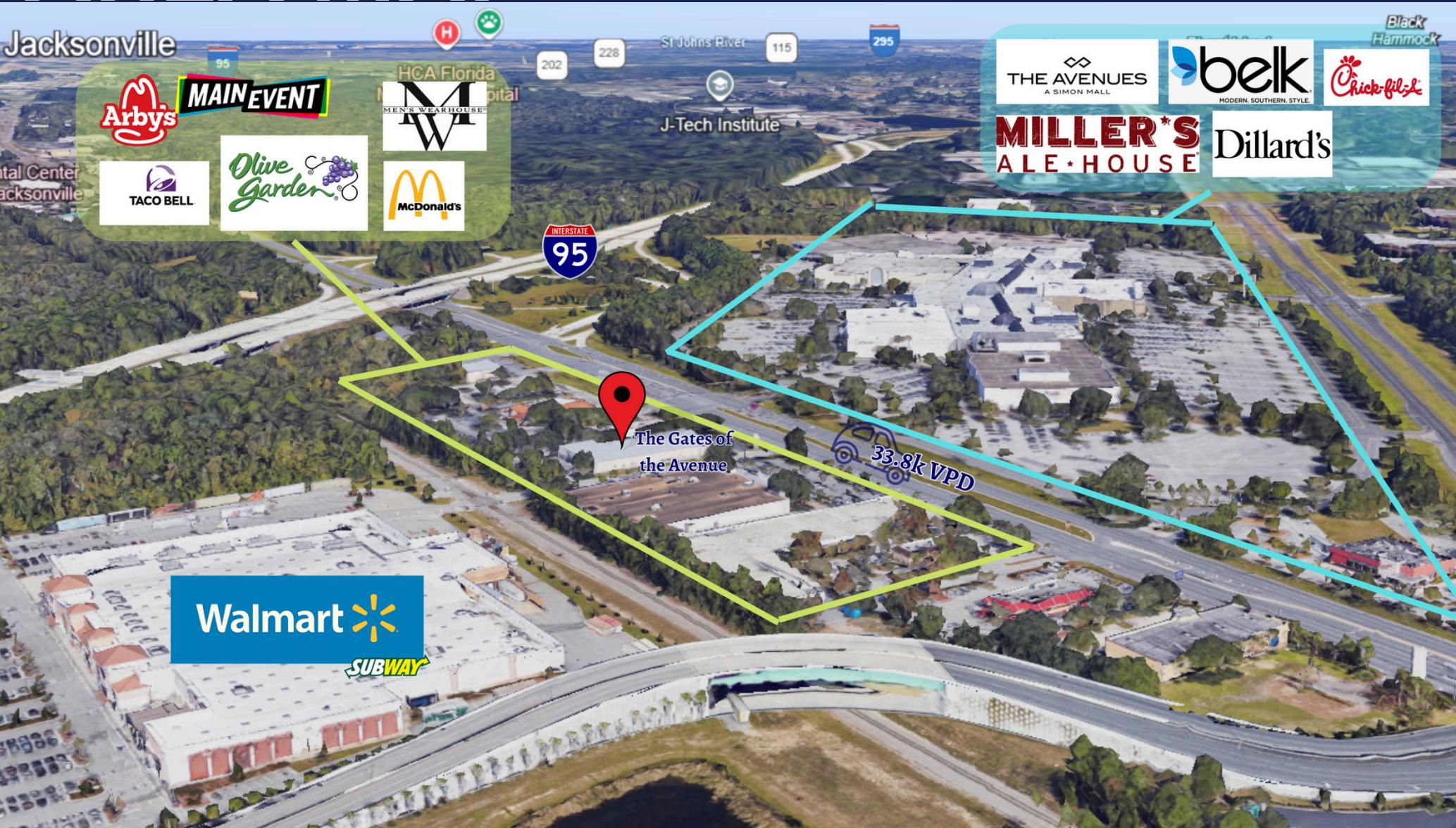
LOCATION
Located on Philips Hwy as an outparcel to a Walmart Supercenter.



INGRESS/EGRESS
The property has three entry and exit points for daily traffic to be able to navigate the back and front of the center.



AREA MAP



LOCAL DEMOGRAPHICS

	2 miles	5 miles	10 miles
	19,271	166,149	484,192
	0%	1.2%	1.6%
Population Growth 2020-2024			
	\$99,154	\$97,421	\$104,543
AVG INCOME			
	17,072	102,348	248,421
DAYTIME EMPLOYMENT			
	Street	VPD	Distance
	Philips Hwy	34,000	0.2 mi
TRAFFIC	Southside Blvd	23,004	0.23 mi
	I-95	131,532	0.25 mi



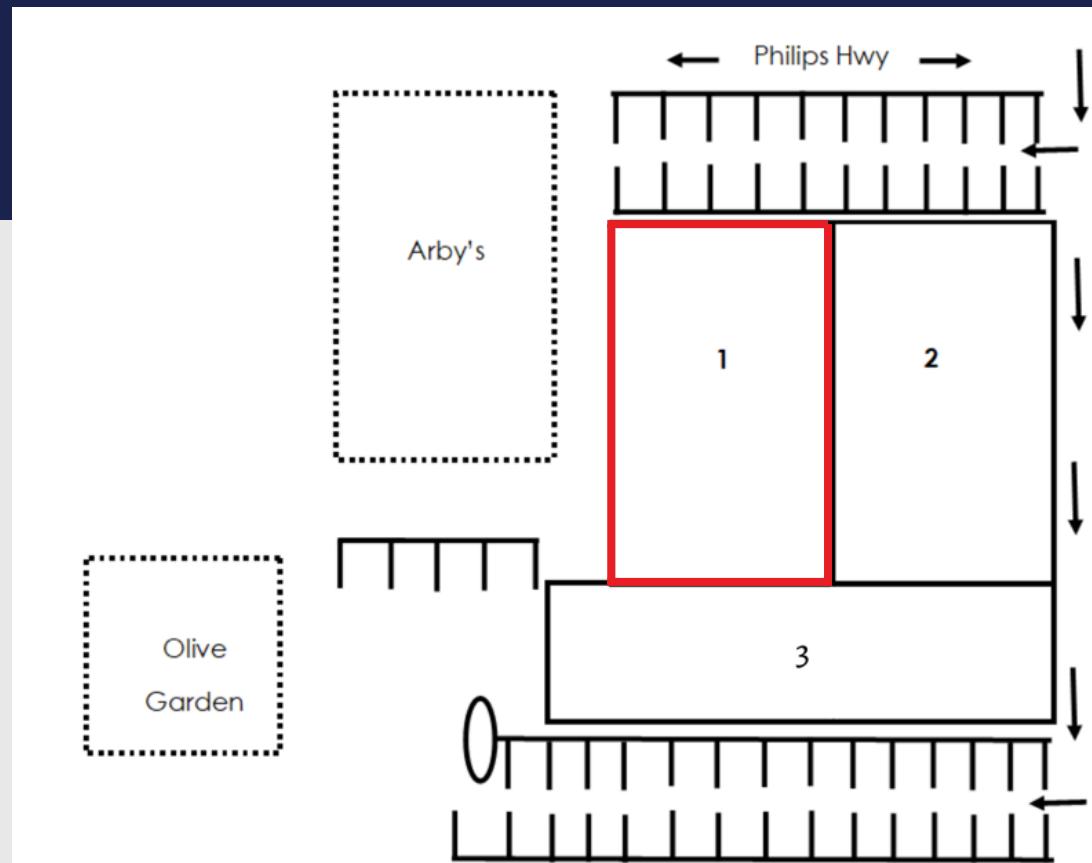
CURRENT AVAILABILITY

UNIT SQ FT

► 1 6,740

HIGHLIGHTS

- Property management offers flexibility with buildout options.
- Outparcel to Walmart Supercenter.
- Directly Across from The Avenues Mall.
- Front and Rear Parking.



TENANT OVERVIEW

UNIT | TENANT | SQ FT

1	Available	6,750
2	EZBuy Appliance	5,815
3	Image Studios	5,600

IMAGE
STUDIOS

EZbuy
APPLIANCES



LEASING TEAM



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ABOUT US

25 +
YEARS OF
EXPERIENCE

Making Connections - One Investment at a Time

Hakimian Holdings dates back over 20 years, born from the initial success of property investments made by founder and Chief Executive Officer Benjamin Hakimian.

Mr. Hakimian built his business 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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