



# 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



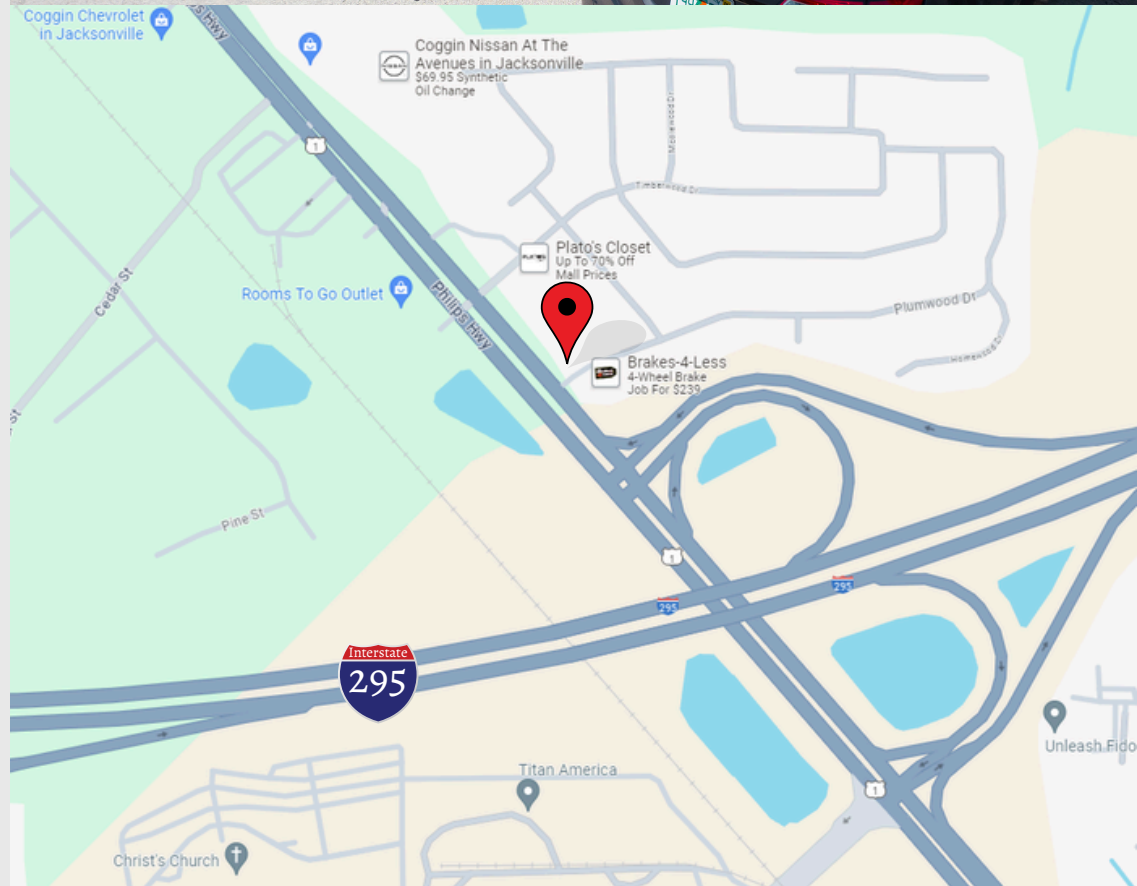
LOCATION  
Fronting Phillips Highway in the  
Butler/Baymeadows submarket.



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**

**NISSAN**

**TIRE KINGDOM**

**CIRCLE K**

**PENSKE**

**BONO'S**  
PIT BAR-B-Q  
SINCE 1949

**Gates of  
Avenues South**

**Brakes  
4 Less**

**Walmart**

**CHEVROLET**

**ROOMS  
TO GO**






**NAVY FEDERAL  
Credit Union**

**Ford**

**BSI  
MANNING  
BUILDING  
SUPPLIES**

33k VPD

# LOCAL DEMOGRAPHICS

	2 miles	5 miles	10 miles
 <b>POPULATION</b>	12,919	153,333	468,543
 <b>Population Growth 2025-2030</b>	1.2%	1.4%	1.7%
 <b>AVG INCOME</b>	\$131,421	\$111,078	\$119,000
 <b>DAYTIME EMPLOYMENT</b>	14,240	64,882	216,204
	<b>Street</b>	<b>VPD</b>	<b>Distance</b>
 <b>TRAFFIC</b>	Philips Hwy	34,521	0.04 mi
	I-4	52,000	0.29 mi
	Greenland Rd	15,936	0.41 mi

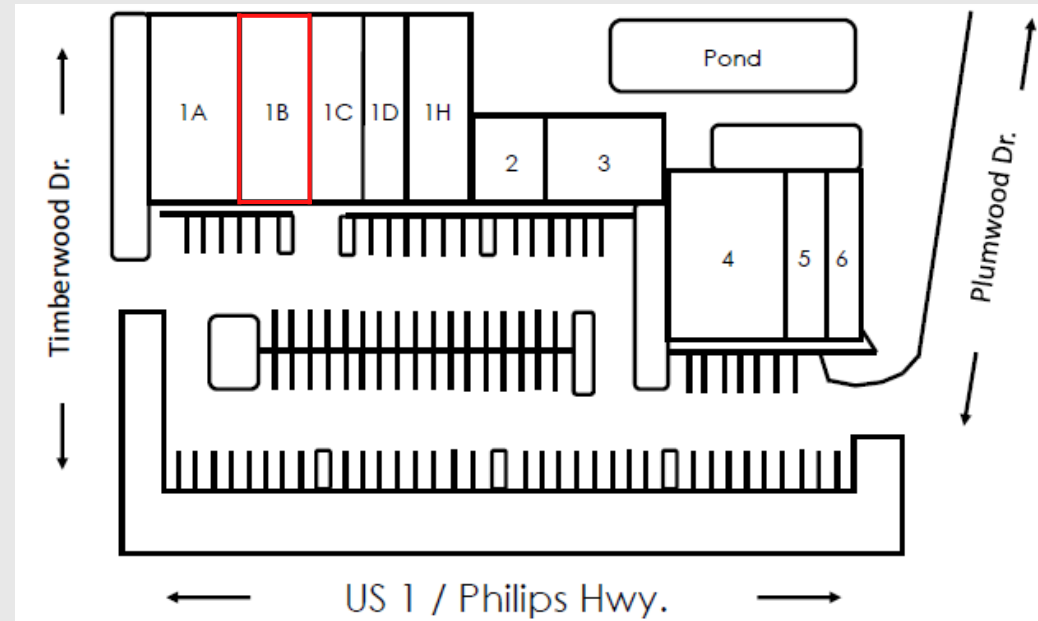


# CURRENT AVAILABILITY

UNIT	SQ FT
▶▶ 1B	4,500

## 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	Shane's Sandwich Shop	1,485
1D	Argentum Industries	1,215
1H	G. Silver LLC	2,492
2	Hertz	1,200
3	JTB Beauty Supply	2,600
4	Mattress Firm	4,853
5	Dharmi School of Dance	1,554
6	SUMA Federal Credit Union	1,125

**PLATO'S**  **MATTRESS FIRM**  
CLOSET®



**Hertz**®



JTB  
Beauty  
Supply



# LEASING TEAM



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# ABOUT US

**25 +**

YEARS OF  
EXPERIENCE

## 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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