



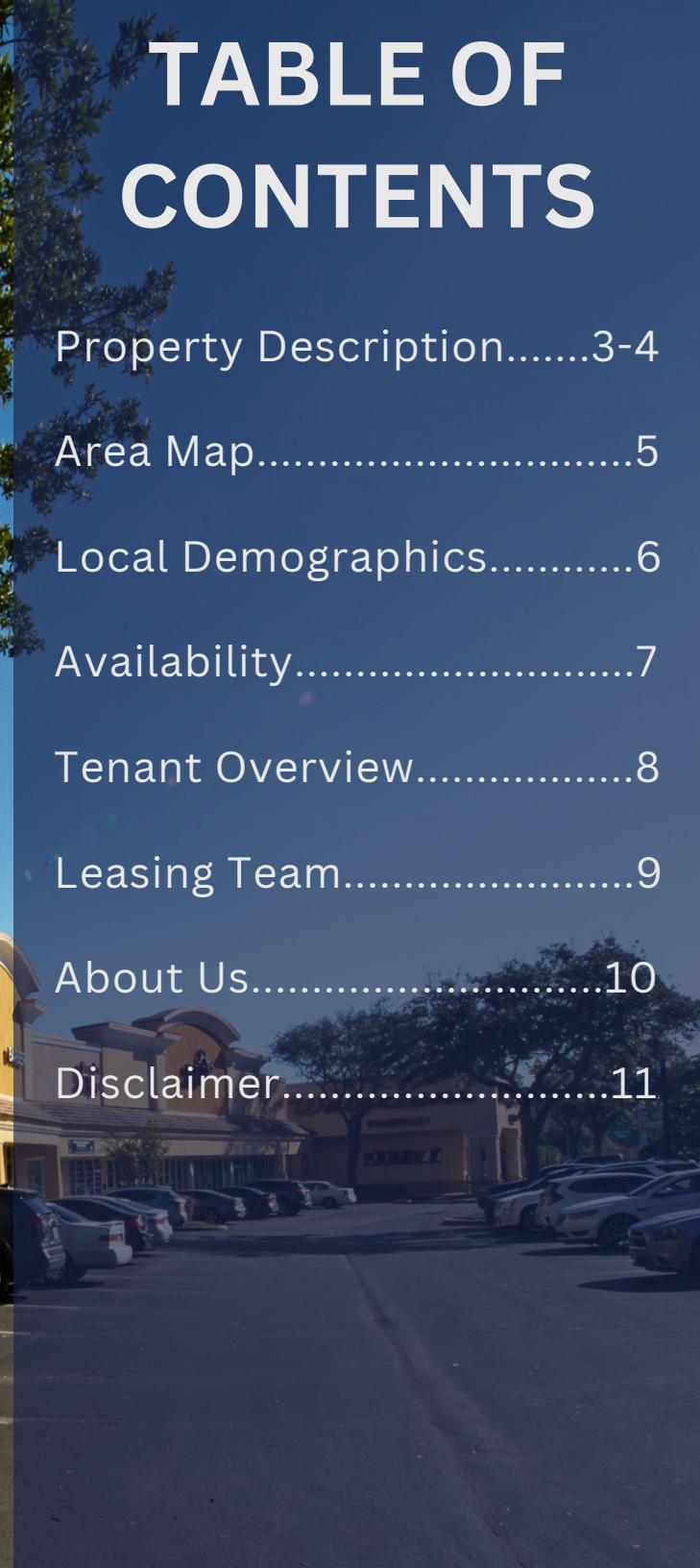
GATES OF POTTSBURG

57 University Boulevard | Jacksonville, FL 32211



TABLE OF CONTENTS

Property Description.....	3-4
Area Map.....	5
Local Demographics.....	6
Availability.....	7
Tenant Overview.....	8
Leasing Team.....	9
About Us.....	10
Disclaimer.....	11



PROPERTY DESCRIPTION

The **Gates of Pottsburg Plaza** was built in 1975 and underwent a complete renovation in 2018. This shopping center covers 35,900 square feet and enjoys excellent visibility at the corner of University Boulevard and Atlantic Ave, which sees up to 64,584 vehicles per day.

Currently, the plaza is anchored by Walgreens Pharmacy, Conviva Care Center, and Hot Wok Restaurant. These anchor tenants help attract a diverse range of foot traffic for all businesses in the plaza. The property also offers up to 220 surface parking spaces for both employees and customers.

With its modern design and strategic location, The Gates of Pottsburg Plaza draws a variety of retailers and service providers, making it a vibrant hub for the local community. The recent renovations have enhanced its aesthetic appeal and functionality, ensuring it meets the needs of contemporary retail and service environments. Visitors can enjoy a convenient shopping experience that includes a variety of dining options and essential services all in one location. Moreover, the plaza's ample parking and easy access make it a preferred destination for both quick errands and leisurely shopping trips.



PROPERTY DESCRIPTION



SIZE
35,905 SF



PARKING
6.67/1,000 SF
220 surface parking spots



BUILT TOTALLY RENOVATED
1975 2018



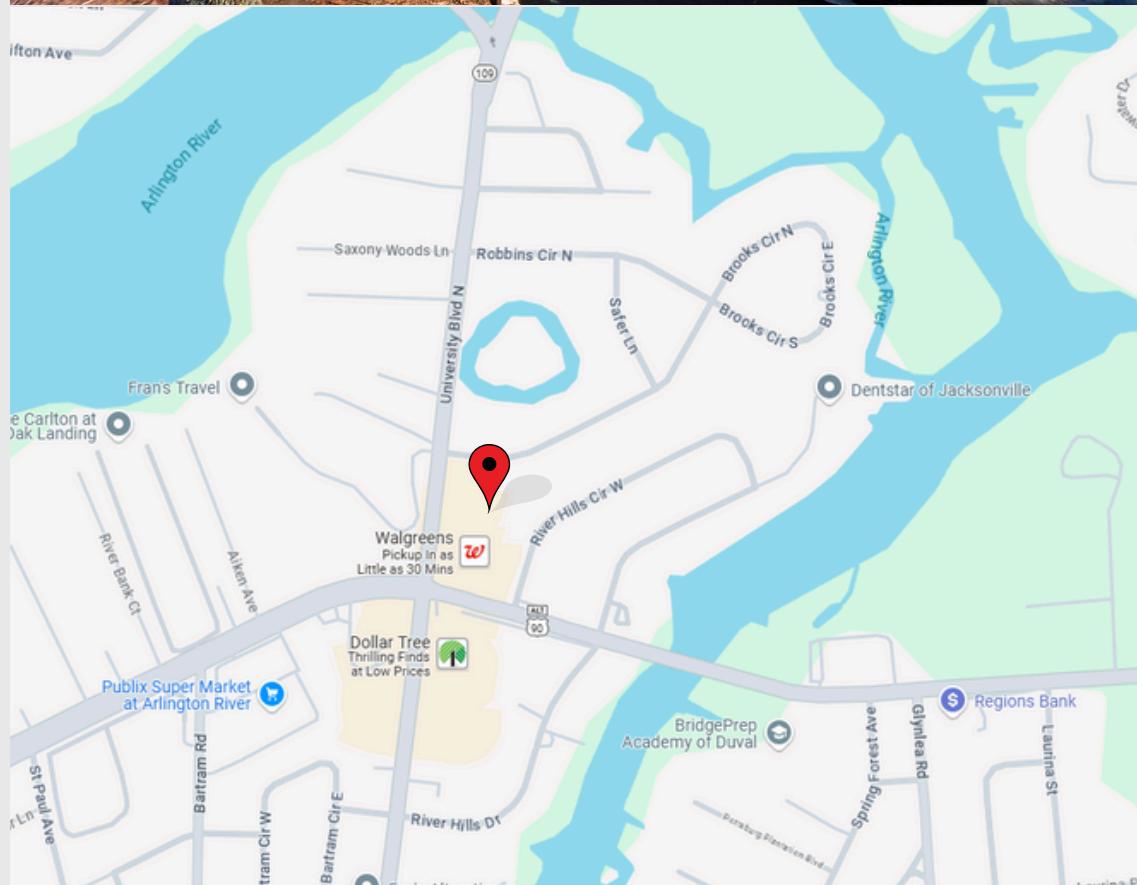
LOCATION
Located at the lighted intersection of University Blvd and Atlantic Blvd along the Arlington river.



INGRESS/EGRESS
This property has three entry and exit points along University Blvd and Atlantic Blvd.



SIGNAGE
Large frontage space available on the exterior of building as well as available pylon sign space.



AREA MAP



LOCAL DEMOGRAPHICS

	2 miles	5 miles	10 miles
 POPULATION	40,379	230,460	654,836
 Population Growth 2020-2024	0.4%	0.7%	0.6%
 AVG INCOME	\$66,014	\$66,818	\$77,000
 DAYTIME EMPLOYMENT	19,949	191,841	388,845
	Street	VPD	Distance
 TRAFFIC	University Blvd	29,681	0.05 mi
	Atlantic Blvd	34,903	0.08 mi

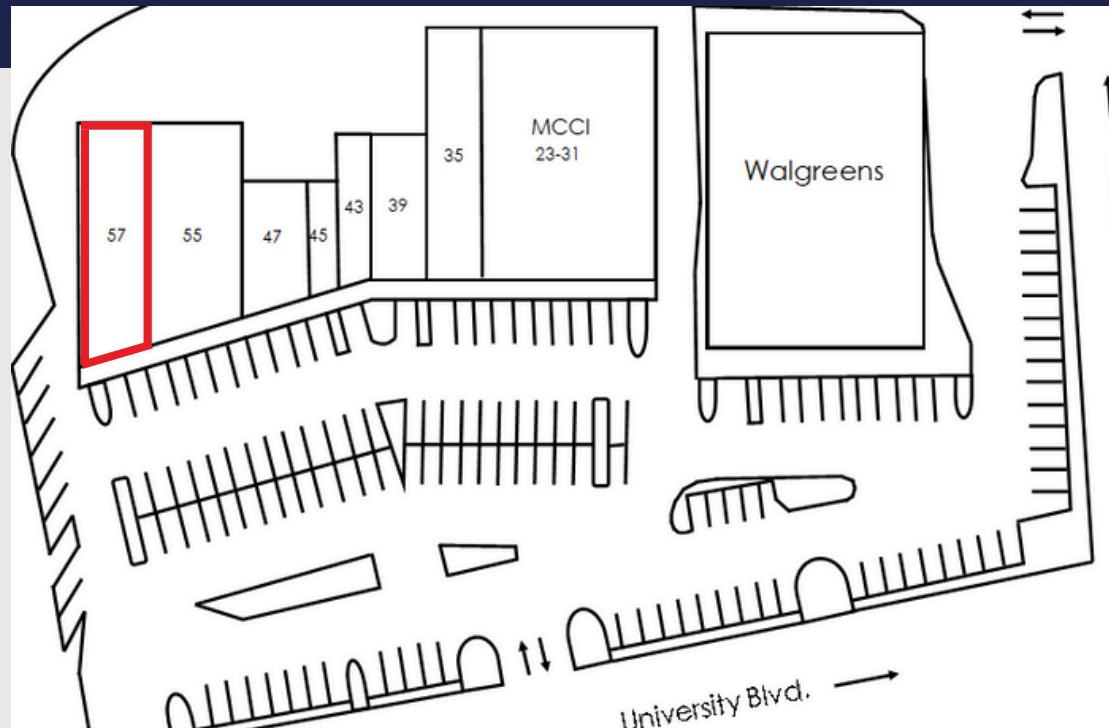


CURRENT AVAILABILITY

UNIT	S Q F T
▶ 57	3,491

HIGHLIGHTS

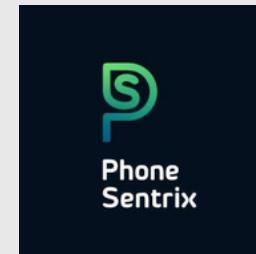
- Property management offers flexibility with buildout options.
- 220 Parking spaces.
- Located at a lighted intersection of University Blvd and Atlantic Avenue.
- Anchored by Walgreens.



TENANT OVERVIEW

UNIT | TENANT | SQ FT

11	Walgreens	13,905
23-31	Conviva Care Center	10,403
35	Smoke N Vape	906
39	Phone Sentrix	854
43	High Achievers Barbershop	1,024
45	Mary's Beauty Bar	694
47	Hot Wok Restaurant	1,620
55	Shining Bright Preschool	3,008
57	Available	3,491



Mary's
Beauty Bar

Hot Wok



LEASING TEAM



Janet Keister

Senior Vice President of Leasing

✉ Janet@Hakimian.us
📞 904-757-4000 ext. 216



Robby Wendland

Leasing Associate

✉ Robby@Hakimian.us
📞 904-757-4000 ext. 242



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.





No warranty or representation is made as to the correctness, completeness and accuracy of the information given or the assessments made. This material has been prepared for informational purposes only, and is not intended to provide, and should not be relied on for, tax, legal or accounting advice. This communication contains general information only and Hakimian Holdings, Inc. is not, by means of this communication, rendering professional advice or services. Before making any decision or taking any action that may affect your finances or your business, you should consult a qualified professional adviser.

