



GATES OF POTTSBURG

📍 57 University Boulevard | Jacksonville, FL 32211





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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



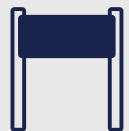
BUILT	TOTALLY RENOVATED
1975	2018



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

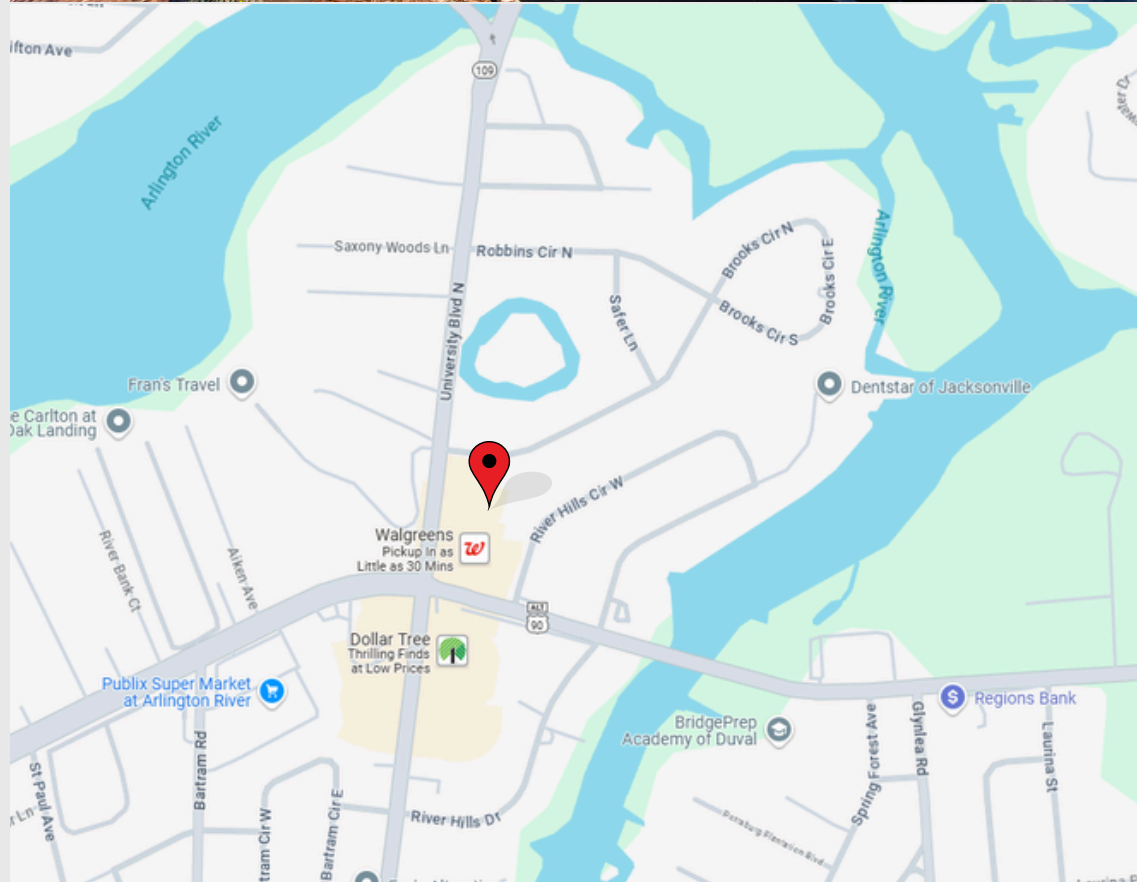


INGRESS/EGRESS
This property has three entry and exit points along University Blvd and Atlantic Blvd.



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

4



AREA MAP



Duval County Tax Collector - Hogan Branch



Flight Adventure Park Jacksonville

Green Cove Springs



HCA Florida Memorial Hospital

228

Pottsburg Creek

Love Grove Elementary School



The B School Ba

Pottsburg Creek

Jacksonville Emergency and Family Dental Care






65k VPD



Gates of Pottsburg
Shining Bright
Preschool and Arts



LOCAL DEMOGRAPHICS

	2 miles	5 miles	10 miles
 POPULATION	41,880	242,412	684,562
 Population Growth 2025-2030	1.2%	1.3%	1.2%
 AVG INCOME	\$72,095	\$76,499	\$87,398
 DAYTIME EMPLOYMENT	19,159	174,096	354,558
	Street	VPD	Distance
 TRAFFIC	University Blvd	30,959	0.05 mi
	Atlantic Blvd	36,521	0.08 mi

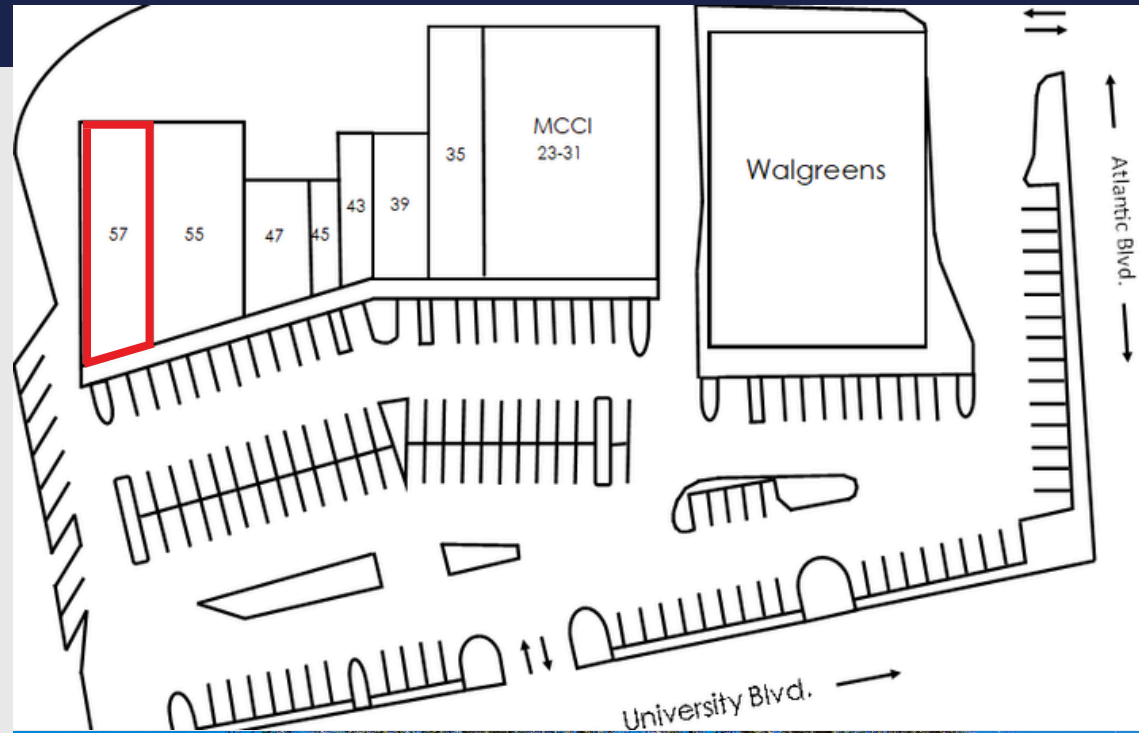


CURRENT AVAILABILITY

UNIT	SQ FT
57	3,491

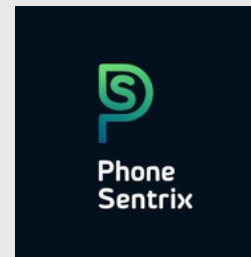
HIGHLIGHTS

- 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 Sentrax	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



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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