



GATES OF PARK AVENUE

 2146 Park Avenue | Orange Park, FL 32073





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PROPERTY DESCRIPTION

The **Gates of Park Avenue** is a spacious complex spanning 43,999 square feet, comprised of three distinct buildings along the well-traveled HWY 17, also known as Park Avenue. This property has over 125 parking spaces and excellent visibility, and experiences a high traffic volume, with up to 53,888 vehicles passing by daily along Park Avenue.

This stunning shopping center is proud to house esteemed tenants such as the Army National Guard, Select Physical Therapy, Foot Solutions, and the renowned Tom and Betty's Restaurant, providing visitors with a vibrant mix of services and dining options.

In addition to its prime location and impressive tenant roster, The Gates of Park Avenue frequently hosts community events, fostering a sense of togetherness and engagement among residents. From seasonal festivals to charity drives, there is always something happening that draws people in and creates lasting memories.



PROPERTY DESCRIPTION



SIZE

43,999 SF



PARKING

125 surface parking spots



BUILT

1972

RENOVATED

2009



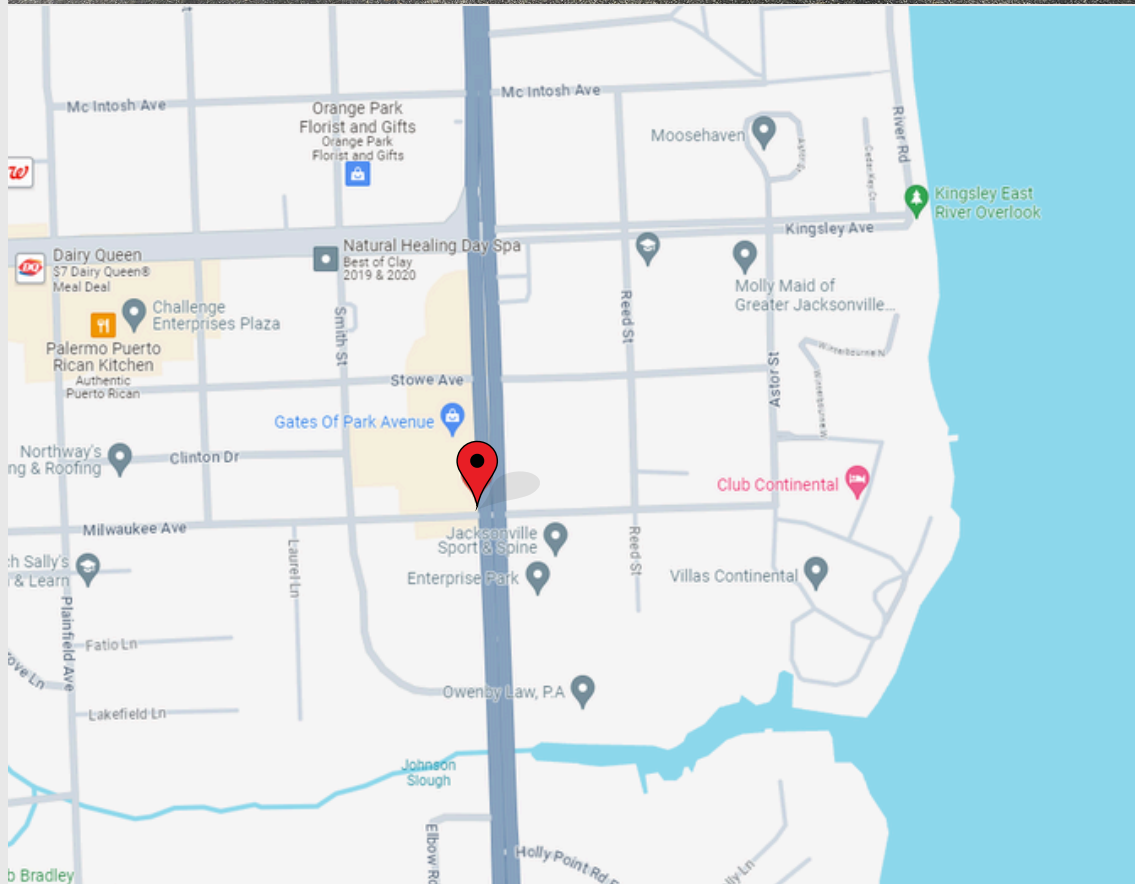
LOCATION

Located in Orange Park, FL on US Hwy 17 2 miles away from I-295.



INGRESS/EGRESS

This property has three entry and exit points. One directly from the neighborhood sitting behind the property.



AREA MAP



St. Johns River

Winn-Dixie

ORANGE PARK
FARMERS' MARKET
HANDMADE & HOME-GROWN

ORANGE PARK
FLORIST & Gifts
Quality • Design • Service

CVS pharmacy

ACE
Hardware

Walgreens

DUNKIN' DONUTS

Gates of
Park Avenue

Park Ave: 54K VPD

Mia Bella Child
Discovery Center

Grace Episcopal Day
School - Orange Park, FL

Orange Park United
Methodist Church

STARBUCKS
COFFEE

THE URBAN BEAN
COFFEEHOUSE CAFE
UB

Herron
Real Estate

The
Club Continental

BAILEY'S

LOCAL DEMORAPHICS

	2 miles	5 miles	10 miles
 POPULATION	14,474	109,669	512,304
 Population Growth 2010 - 2023	0.4%	0.5%	1.3%
 AVG INCOME	\$90,706	\$98,360	\$91,846
 DAYTIME EMPLOYMENT	9,787	52,464	193,673
	Street	VPD	Distance
 TRAFFIC	Park Avenue	53,888	0.07 mi
	Kingsley Ave	29,500	0.21 mi

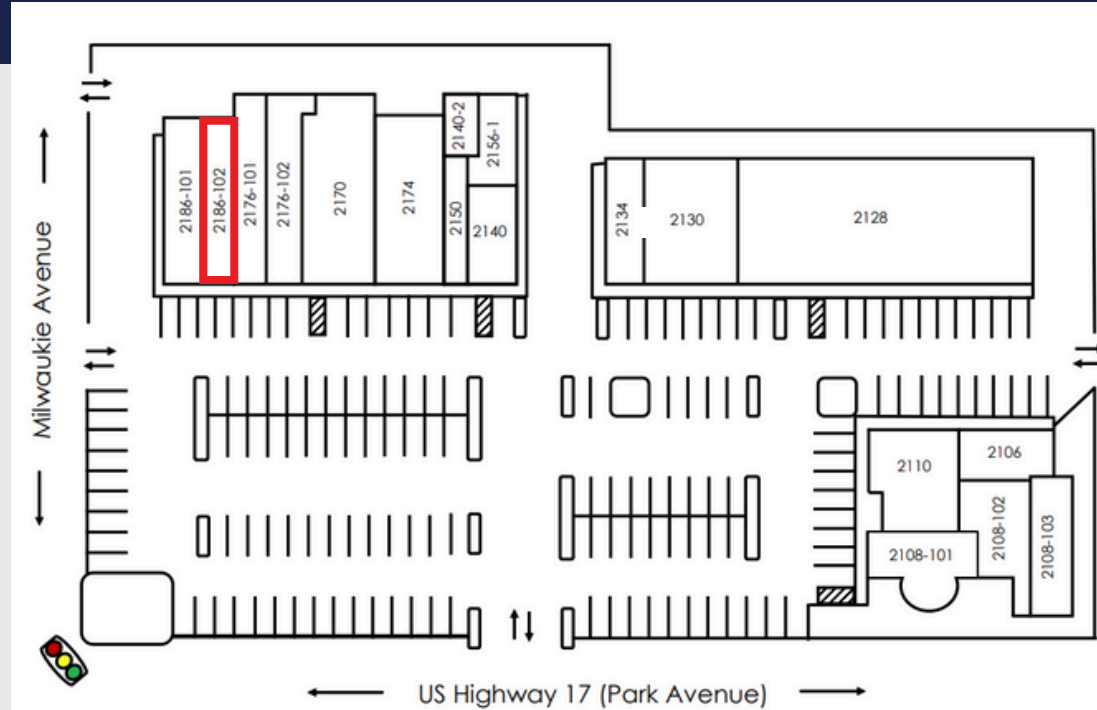


CURRENT AVAILABILITY

UNIT	SQ FT
▶▶ 2186-102	1,400

HIGHLIGHTS

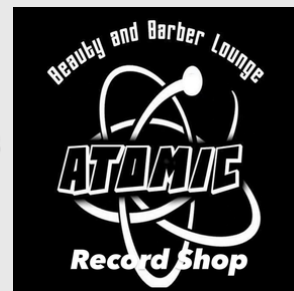
- Property management offers flexibility with buildout options.
- 125 Parking Spaces
- Large frontage space for signage
- Pylon sign space available



TENANT OVERVIEW

UNIT | TENANT | SQ FT

2106	Select Physical Therapy	1,550
2108-101	US Army National Guard	1,500
2108-102	Atomic Beauty & Barbershop Lounge	1,400
2108-103	Orange Park Driving School	1,200
2110	Immigration Consultants	3,000
2128	Park Avenue Imaging	8,000
2140	Suds Above Laundromat	2,100
2130-2134	The Cuban Place	3,050
2156-1	Mr. C's Party Entertainment	1,200
2140-2	Linen & Rust Aux	1,000
2150	Islands Kitchen & Bath	1,200
2170	Art of War Jiu Jitsu	4,919
2174	Linen & Rust	4,480
2176-101	Orange Park Foot Solutions	2,500
2176-102	Behavioral Therapy	2,500
2186-101	Lakewood Dentistry	3,000
2186-102	Available	1,400



LEASING TEAM

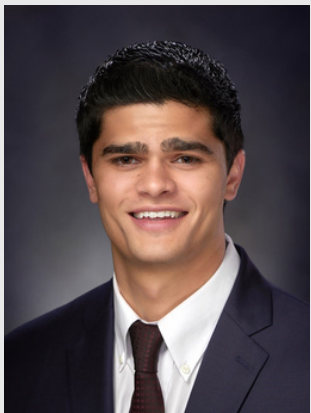


Janet Keister

Senior Vice President of Leasing

✉ Janet@Hakimian.us

☎ 904-757-4000 ext. 216



Blake Hakimian

Head of Acquisitions & Finance

✉ Blake@Hakimian.us

☎ 904-757-4000 ext. 240



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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