



GATES OF PARK AVENUE

 2146 Park Avenue | Orange Park, Fl 32073





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 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



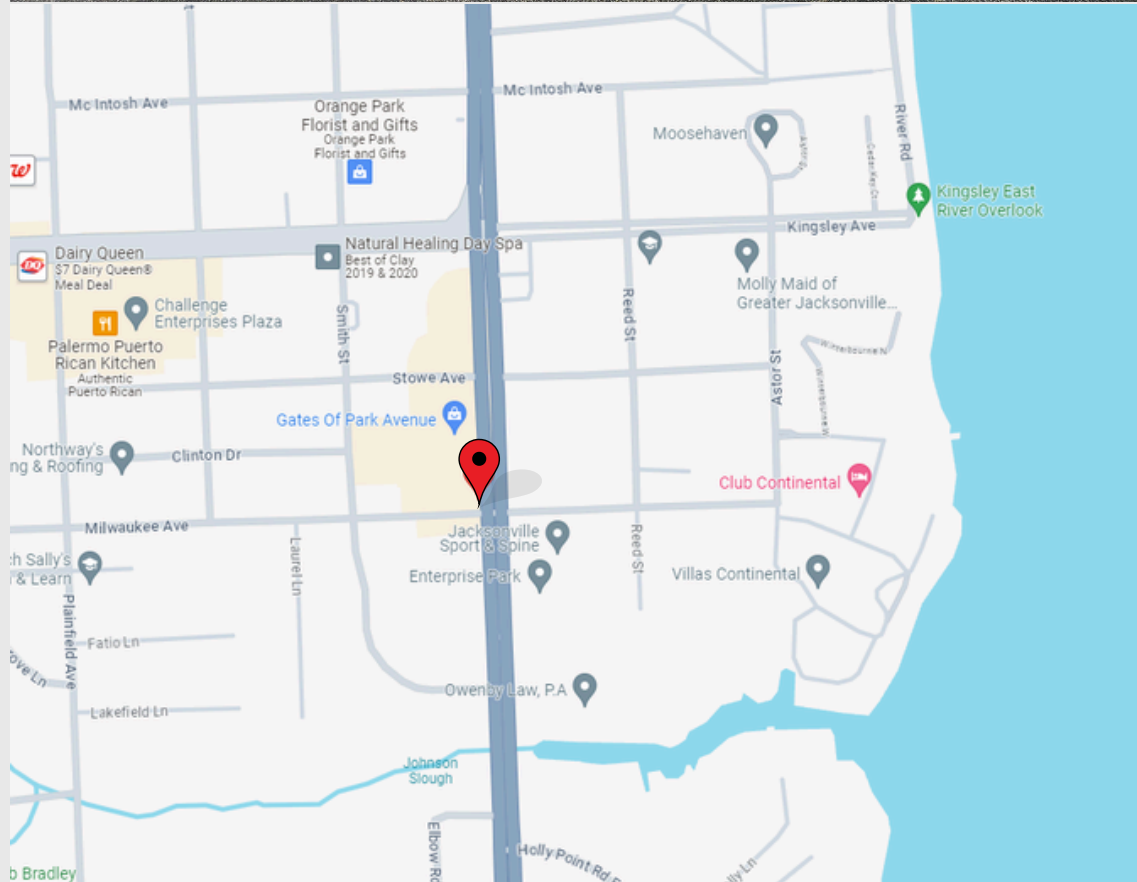
BUILT	RENOVATED
1972	2009



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



Orange Park
Elementary School

St. Johns River

Winn-Dixie

ORANGE PARK
FARMERS
MARKET
HANDMADE & HOMEGROWN

ORANGE PARK
FLORIST
& Gifts
Quality • Design • Service

CVS pharmacy

ACE
Hardware

Walgreens

DUNKIN'
DONUTS

Mia Bella Child
Discovery Center

Grace Episcopal Day
School - Orange Park, FL

Orange Park United
Methodist Church

Town of Orange Park

Mark Bedard

Gates of
Park Avenue

Park Ave: 54K VPD

STARBUCKS
COFFEE






THE URBAN BEAN
COFFEEHOUSE CAFE
UB

Herron
Real Estate

The
Club Continental

BAILEY'S

LOCAL DEMOGRAPHICS

	2 miles	5 miles	10 miles
 POPULATION	15,779	114,054	551,133
 Population Growth 2025-2030	1.5%	1.2%	1.5%
 AVG INCOME	\$98,603	\$103,430	\$104,234
 DAYTIME EMPLOYMENT	10,329	54,399	192,087
	Street	VPD	Distance
 TRAFFIC	Park Avenue	56,267	0.07 mi
	Kingsley Ave	29,299	0.21 mi



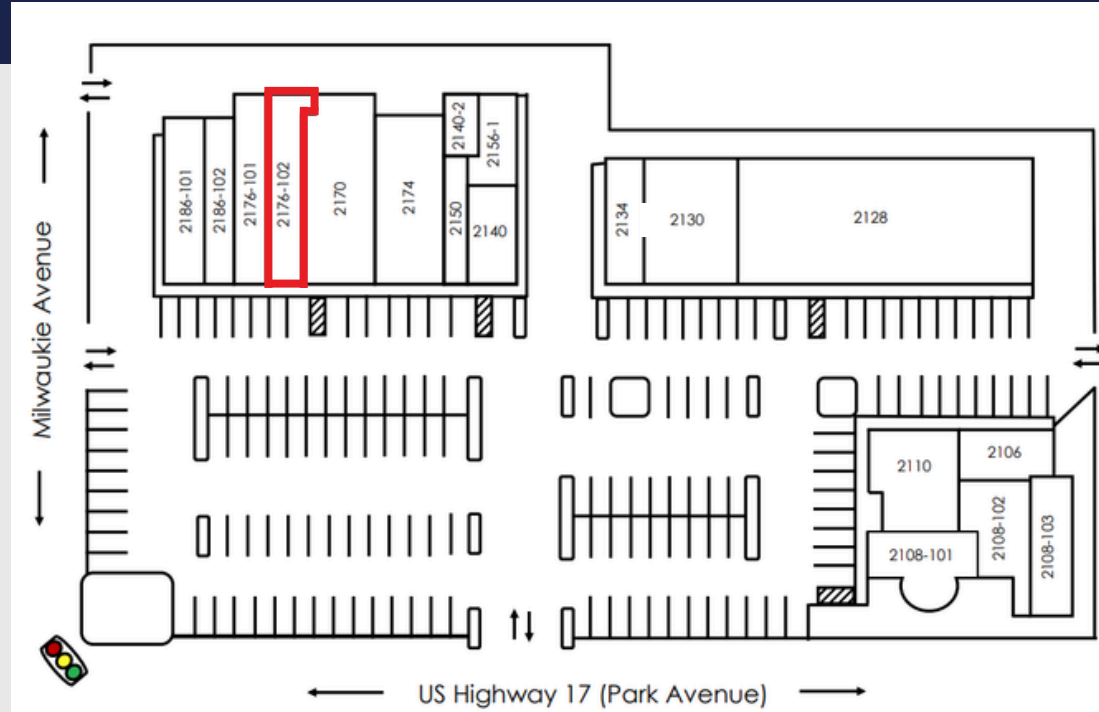
CURRENT AVAILABILITY

UNIT SQ FT

▶ 2176-102 | 2,500

HIGHLIGHTS

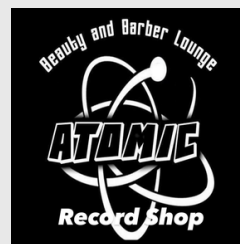
- Property management offers flexibility with buildout options.
- 125 Parking Spaces
- Large frontage space for signage
- Pylon sign space available



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	Available	2,500
2186-101	Lakewood Dentistry	3,000
2186-102	Metro by T-Mobile	1,400



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.

