



# 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



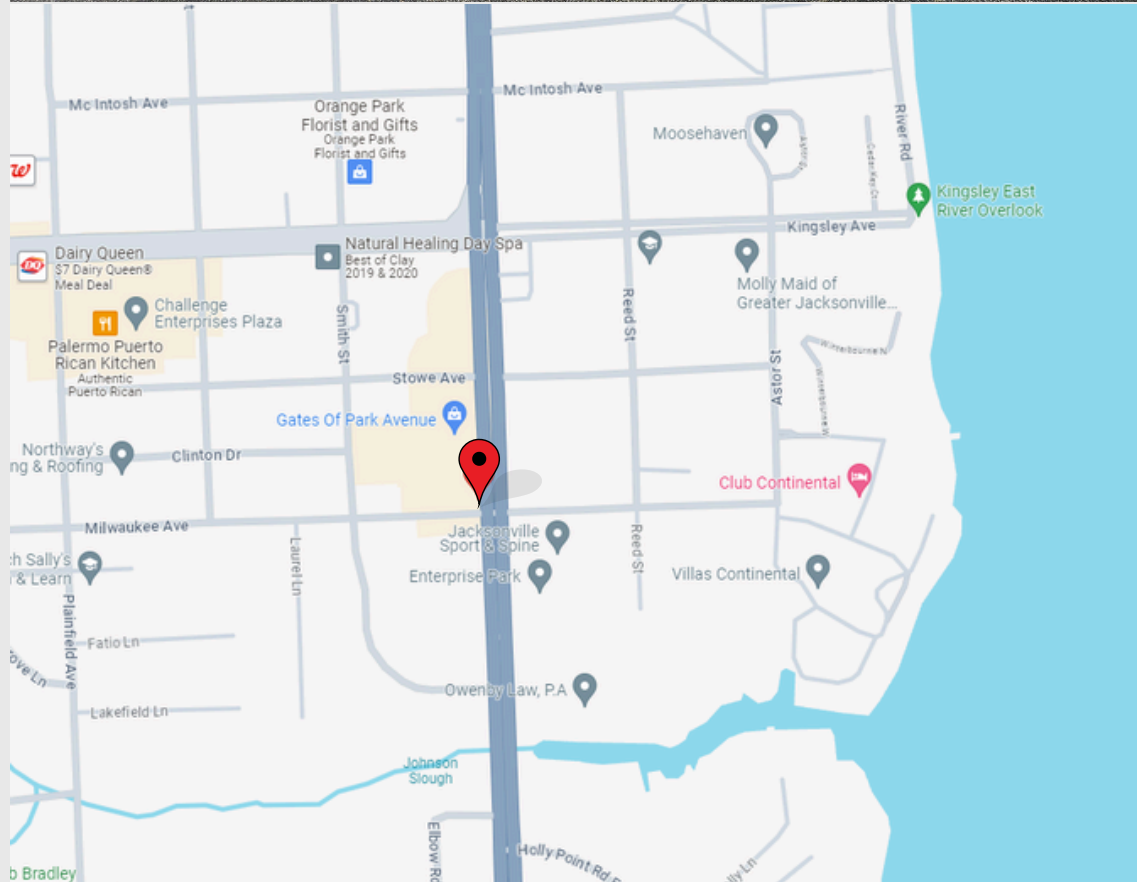
BUILT RENOVATED  
1972 2009



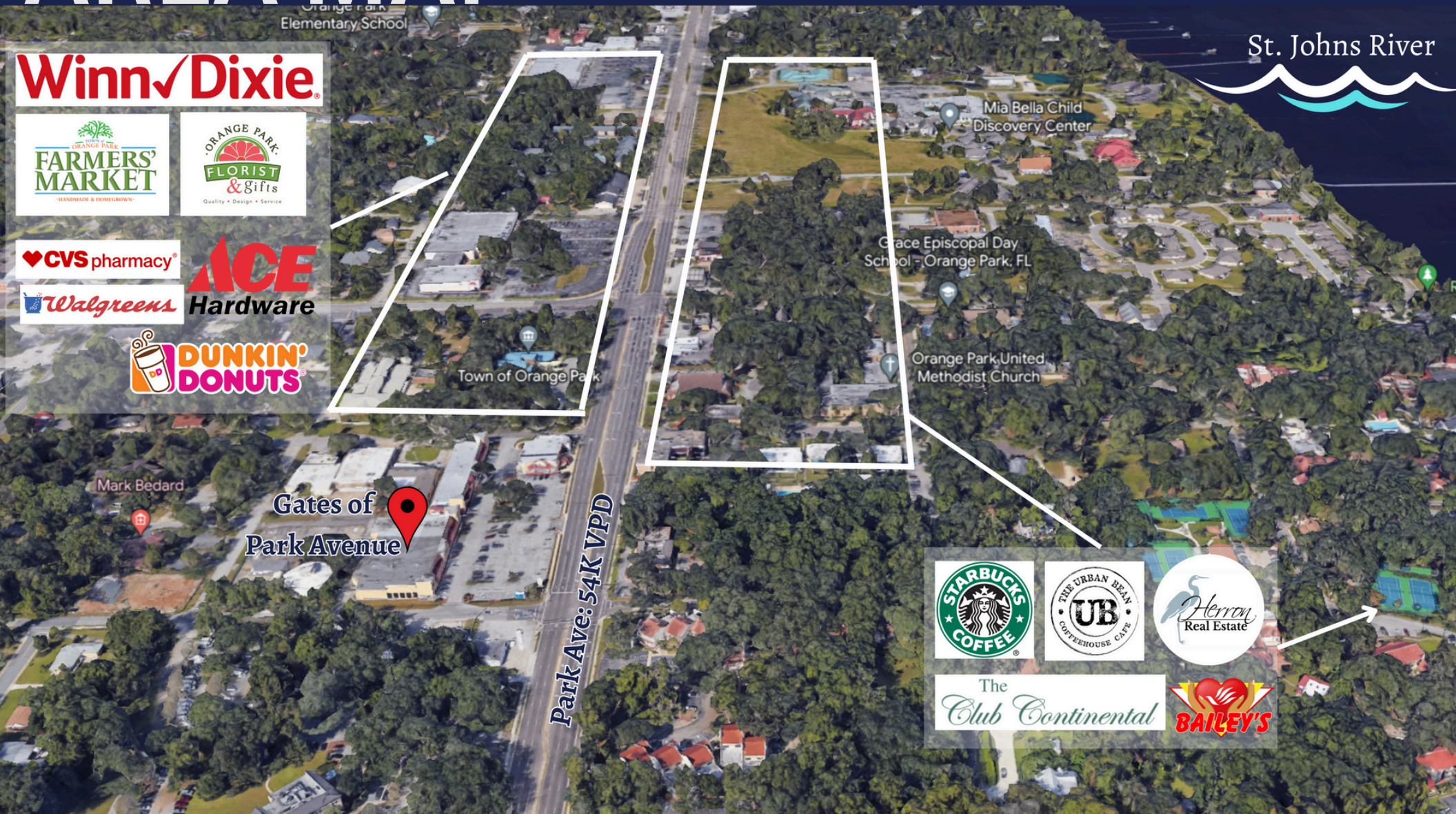
LOCATION  
Located in Orange Park, FL on US Hwy 17 2 miles away from I-295.



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

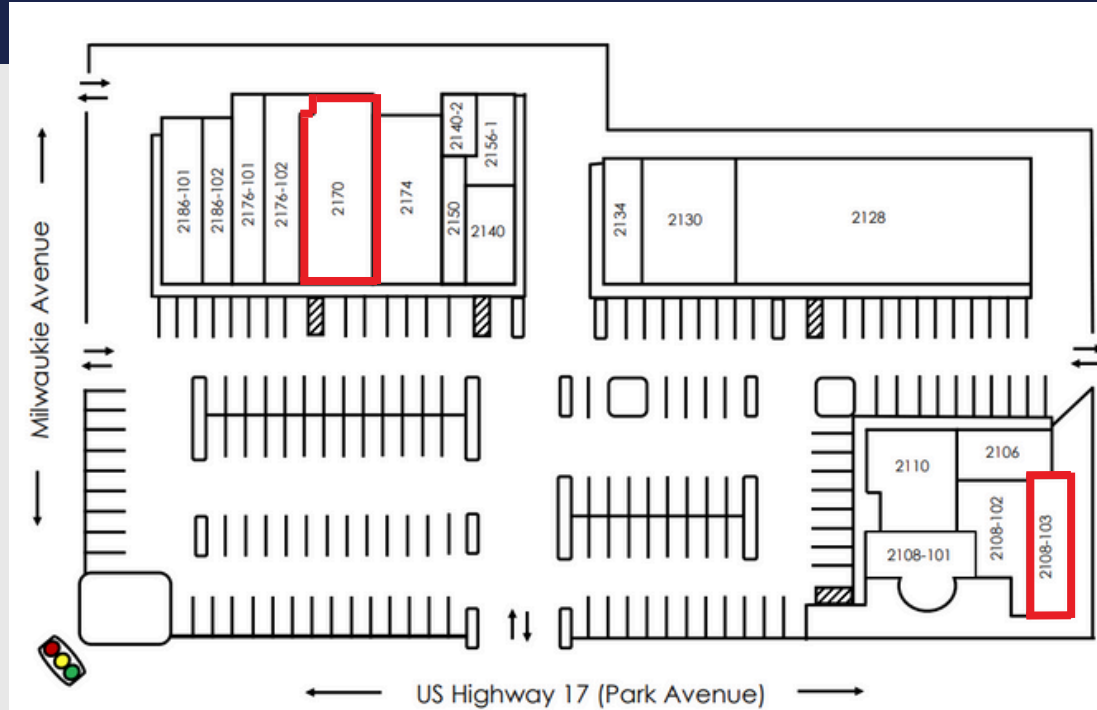


# CURRENT AVAILABILITY

	UNIT	S Q F T
➤	2108-103	1,200
➤	2170	4,919

## 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	Available	1,200
2110	Immigration Consultants	3,000
2128	Park Avenue Imaging	8,000
2140	Suds Above Laundromat	2,100
2130-2134	Tom & Betty's	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	Available	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	Never Boring Salon	1,400





# LEASING TEAM

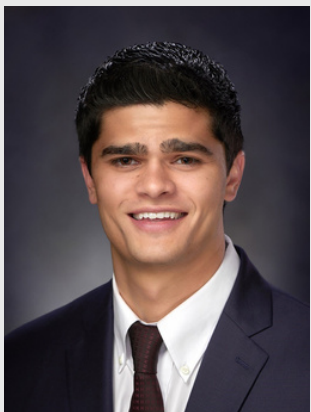


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# ABOUT US

**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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