



GATES OF PIER POINT

📍 525 3rd St North | Jacksonville, FL 32250





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 Pier Point is situated on the entire first floor of The Pier Point Condos, which were established in 2007. The property boasts modern U-shaped architecture, and the first level consists of five retail stores that offer 8,382 square feet of leasable space with plenty of parking.

Gates of Pier Point is conveniently located just a short 2-minute walk away from Jax Beach in the Beach Submarket. In 2023, Jacksonville reported an influx of 13.8 million tourists who visited the area. This property's location is a significant attraction to tourists, as it is located directly behind one of the only piers along Jacksonville Beach. As your potential customers make their way to the beach, they can access each of these units directly from the curb.

If you are a business looking for success in a vibrant area, The Gates of Pier Point presents an exceptional opportunity. With its proximity to the beach and heavy foot traffic, it is an ideal setting for a boutique, a charming eatery, or even a productive office space. Imagine the potential of establishing a business in this lively community where both locals and tourists gather to savor the sun, sand, and sea. The area's lively ambiance offers a dynamic setting for any business looking to make a name for itself at The Gates of Pier Point.



PROPERTY DESCRIPTION



SIZE

8,382 SF of commercial space



PARKING

50 parking spaces



YEAR BUILT

2007



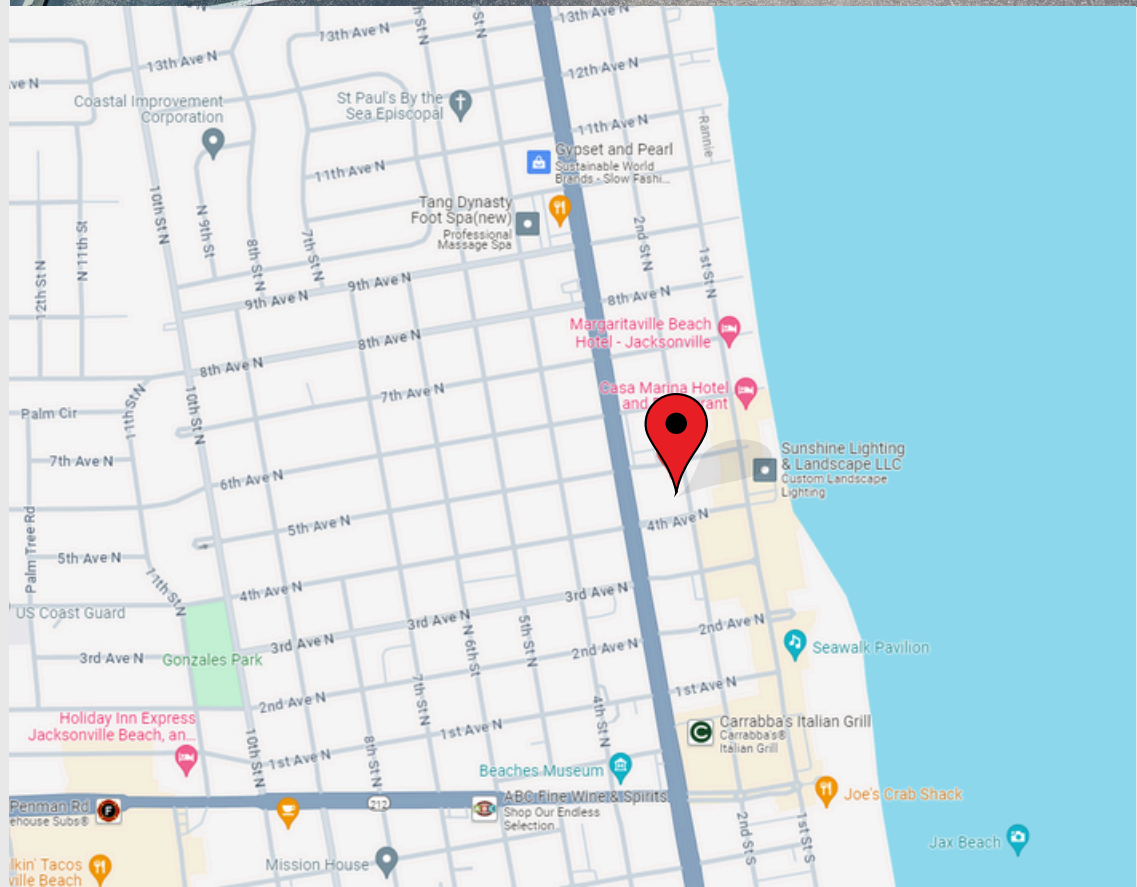
LOCATION

Located 0.1 miles away from Jax Beach off 3rd St (A1A) within the Beach Submarket.



INGRESS/EGRESS

This property is U-shaped with two entry and exit points on the left and right side of the parking lot.



AREA MAP



Gates of Pier Point



LOCAL DEMORAPHICS

	2 miles	5 miles	10 miles
 POPULATION	24,836	106,605	272,416
 Population Growth 2020 - 2024	0.8%	0.5%	0.3%
 AVG INCOME	\$123,704	\$120,401	\$111,199
 DAYTIME EMPLOYMENT	15,910	51,078	118,466
	Street	VPD	Distance
 TRAFFIC	3rd St	37,529	0.09 mi
	6th Ave	34,980	0.13 mi
	2nd Ave	38,392	0.14 mi

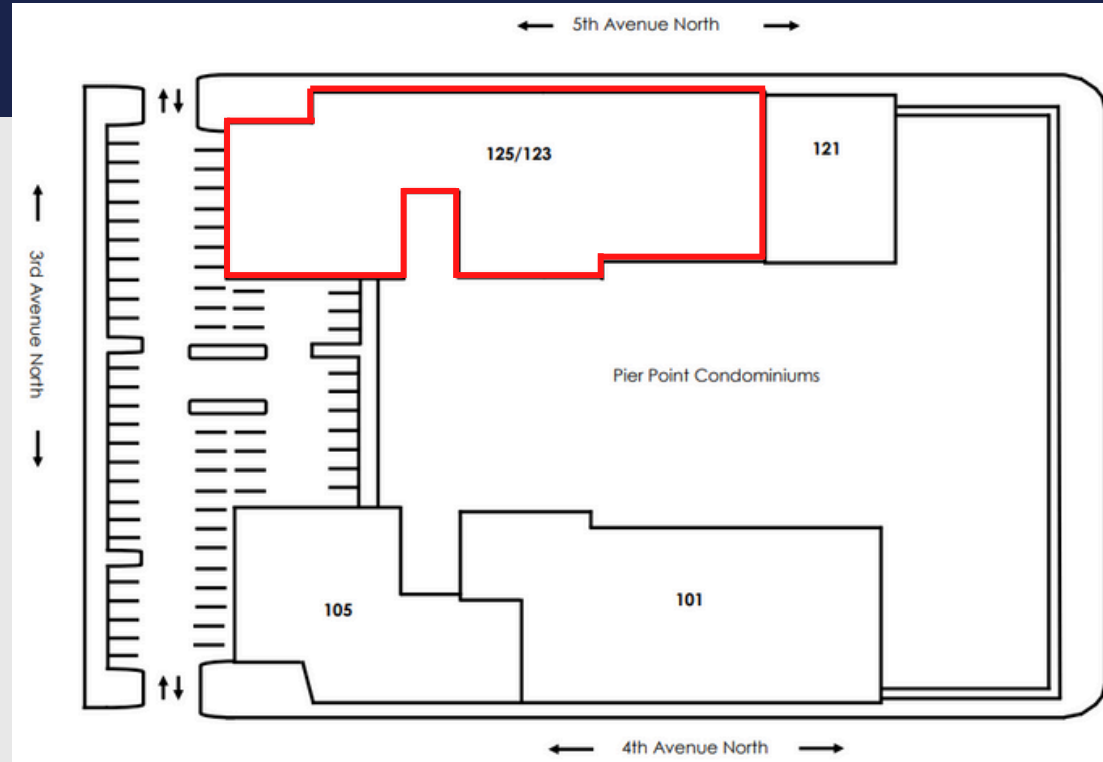


CURRENT AVAILABILITY

UNIT	SQ FT
▶▶ 125/123	3,217
Divisible SF	1,440 - 1,777

HIGHLIGHTS

- Property Management is flexible with build out options.
- Located just 0.01 miles from Jax Beach.
- Situated directly across Jax Beach only Pier.
- Each unit has curbside access
- Bright windows provide natural light in every space



TENANT OVERVIEW



Unit	TENANT	SQ FT
101/105	CE Broker	4,191
121	PureCars Tech / The Auto Miner	974
125/123	Available	3,217



LEASING TEAM

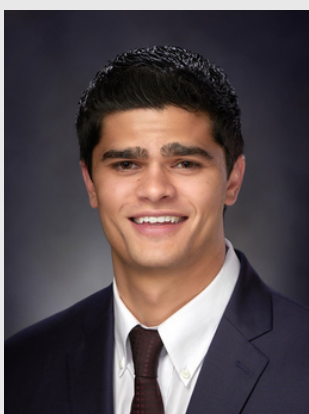


Janet Keister

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.





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.

