



FLOWERS

Jax Beauty



Jax Beauty

Monday to Sunday

10:00 AM - 8:00 PM

7035 BONNEVAL HWY

JACKSONVILLE - FL

32216

GATES OF SOUTHPOINT

📍 7035 Bonneval Rd | Jacksonville, FL 32216





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 South Point is a property consisting of multiple buildings that have undergone a complete exterior and interior renovation. The property now offers a more welcoming environment for our clients and customers. It is conveniently located with quick access to JTB and I-95, resulting in high daily traffic.

The property's unique blend of retail and office spaces caters to a diverse range of businesses, from boutique shops to professional offices. The modern and stylish exterior renovation has given The Gates of South Point a fresh and inviting look, drawing in both customers and tenants alike.

Inside, the interior renovation has transformed the spaces into modern, flexible areas that can be customized to suit a variety of needs. The large square footage options provide ample space for businesses to grow and thrive in this bustling location.

With its convenient access to major transportation routes, businesses at The Gates of South Point benefit from high visibility and a steady stream of potential customers. Whether you're looking for a new retail space or a professional office setting, this property offers a prime location with endless possibilities for success.



PROPERTY DESCRIPTION



SIZE
30,548 SF



PARKING
Surface parking spaces are available, both in the front and back.



RENOVATED
2023



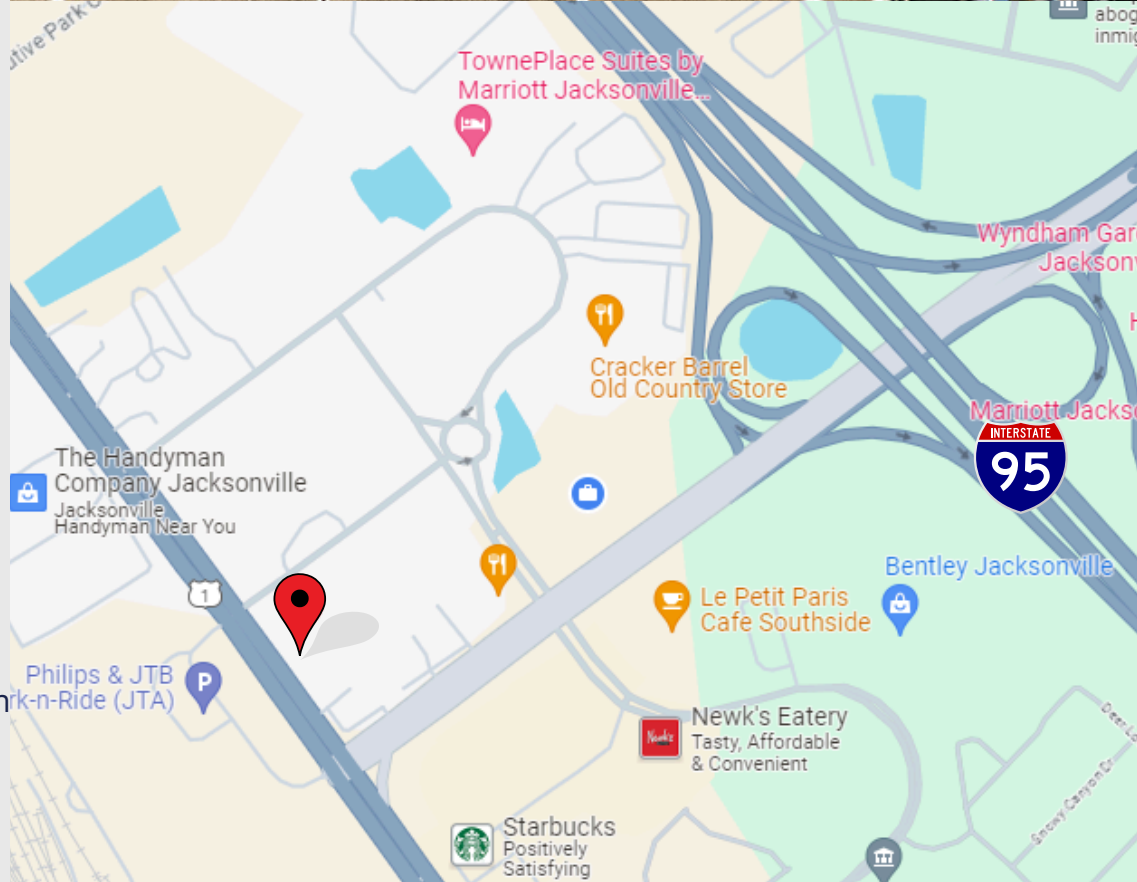
LOCATION
Fronting Phillips Highway and JTB in the Baymeadows submarket.

INGRESS/EGRESS

There are multiple entry and exit points from Phillips Highway/JTB, providing front and rear access to all three buildings.

Signage





The property features an exterior pylon sign available for clients to advertise their businesses. Additionally, clients can choose to display their signage on the exterior of the building.




AREA MAP



LOCAL DEMORAPHS

	2 miles	5 miles	10 miles
 POPULATION	29,986	191,159	689,663
 Population Growth 2020-2024	0.4%	0.4%	0.7%
 AVG INCOME	78,431	81,720	81,935
 DAYTIME EMPLOYMENT	37,788	141,814	418,367

	Street	VPD	Distance
 TRAFFIC	J. Turner Blvd	45,632	0.22 mi
	Philips Hwy	39,648	0.22 mi
	I-95	131,640	0.46 mi



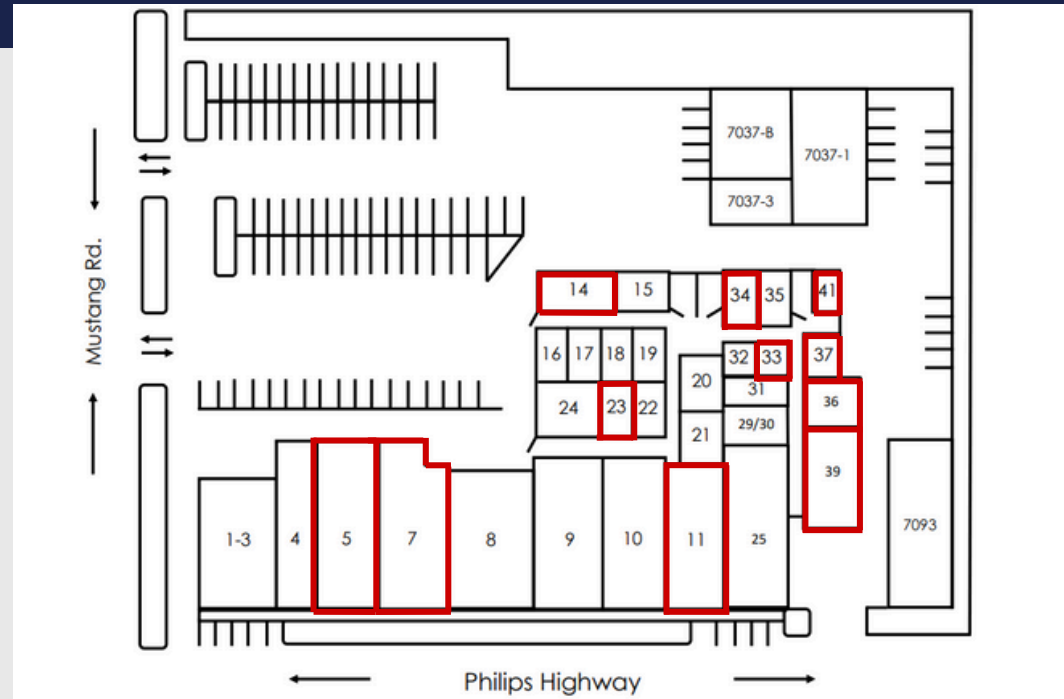
CURRENT AVAILABILITY

 **BRAND NEW RENOVATION**

UNIT	SQ FT
5	3,100
7	2,500
11	1,500
14	500
23	130
33	190
34	264
36	525
37	180
39	1,190

HIGHLIGHTS

- Customize your space with flexible buildout options to fit your company's unique needs.
- Front-facing retail spaces with perfect visibility from Philips Hwy
- The property has both front and rear parking spaces available for use.
- Multiple ingress/regress areas.



TENANT OVERVIEW



UNIT | TENANT | SQ FT

1-3	Casa Iberica Spanish Fusion Restaurant	2,610
4	Vira Ventures	1,000
5	Available	3,100
7	Available	2,500
8	Eternal Roots Kava Lounge	2,500
9	Barkums Art of Fun	1,500
10	We Working	1,500
11	Available	1,500
14	Available	500
15	Hair 2 Please U	175
16	Teased Winks	130
17	Pacer Home Service	132
18	Jaybee Services, Inc.	132
19	WV Realty	131
20	Luv & Peace Wellness	166
21	West Comes East, Inc.	165
22	St. Johns Painting	132
23	Available	130

UNIT | TENANT | SQ FT

24	Graphica	240
25	Jax Mini Session Photo Studio	1555
29 - 30	Jax Mini Session Photo Studio	470
31	East Coast Appliance	260
32	Taliah Humphrey	144
33	Available	190
34	Available	264
35	Lakeisha Little	330
36	Available	525
39	Available	1,190
37	Available	180
41	Natericka R. Epps	144
7037-1	Casa El Toque de Jehvova	2,095
7037-C	VIB-Very Important Barbers	1,000
7037-B	Iglesia De Dios Ministerial De Jesucristo	2,000
7039	Tabernacle-De-Louange	2,662



CASA IBERICA
FUSION RESTAURANT

TW **TEASED**
WINKS

LEASING TEAM



Janet Keister

Senior Vice President of Leasing

✉ Janet@Hakimian.us

☎ 904-757-4000 ext. 216



Blake Hakimian

Senior Vice President of Leasing

✉ 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 achieved his success 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.

