



**FLOWERS**

*Jax Beauty*



Jax Beauty

7035 BONNEVAL RD

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



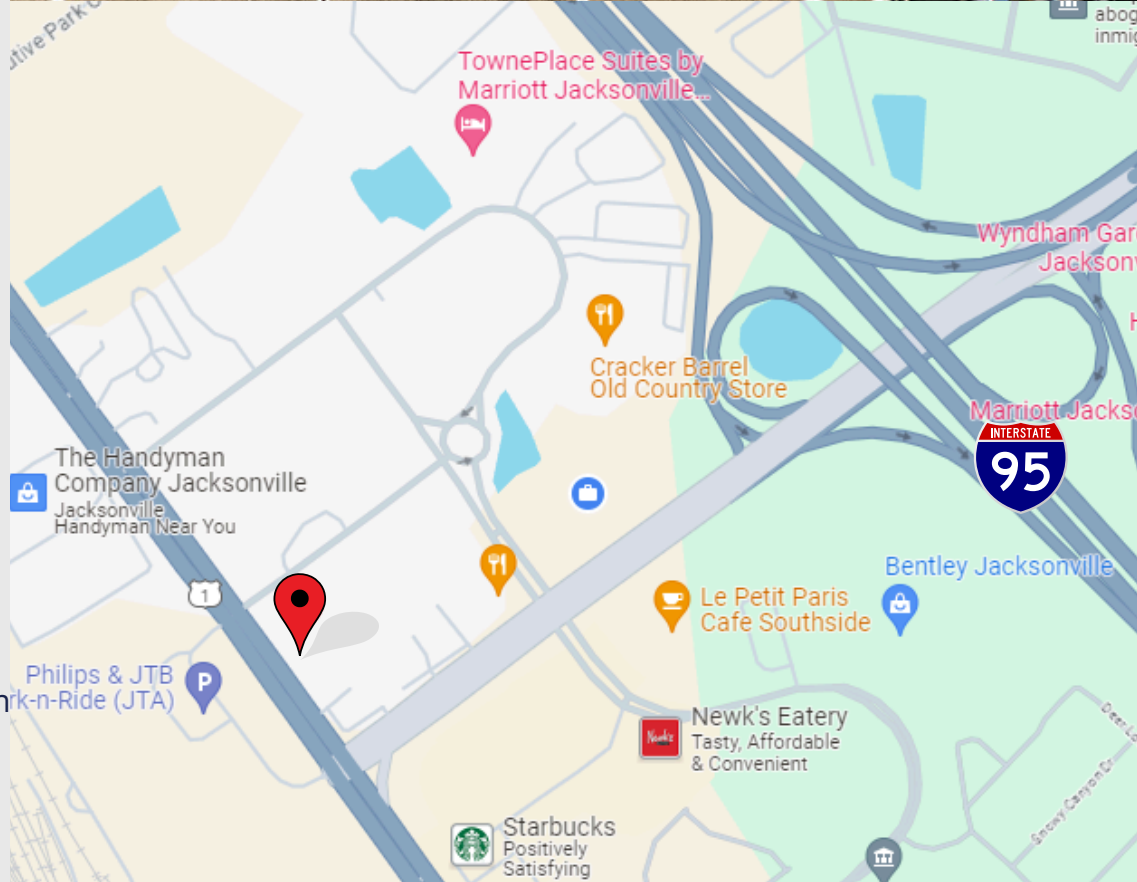
LOCATION  
Fronting Phillips Highway and JTB in the Baymeadows submarket.

#### 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

UNIT      SQ FT

➤ 5	3,100
➤ 7	2,500
➤ 11	1,500
➤ 20	166
➤ 23	130
➤ 33	190
➤ 34	264
➤ 36	525
➤ 37	180

 **BRAND NEW RENOVATION**

## 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	Joann's Wardrobe Loft	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	Available	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	Tinti General Service	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



**ATLANTIC COAST**  
Appliance



**BARKUMS**

ART OF FUN

Splatter Paint Room | Paint Parties | DIY Painting

TW **TEASED**  
WINKS

**ST. JOHNS**  
PAINTING, LLC

*jax*  
**MINI**  
SESSIONS STUDIO

**CASA IBERICA**  
FUSION RESTAURANT



# LEASING TEAM

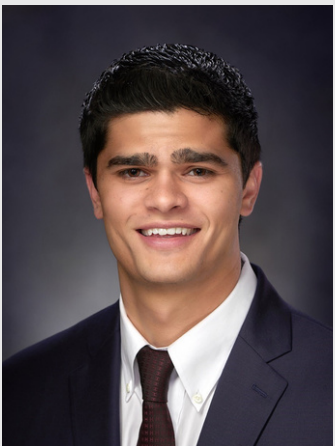


Janet Keister

Senior Vice President of Leasing

✉ [Janet@Hakimian.us](mailto:Janet@Hakimian.us)

☎ 904-757-4000 ext. 216



Blake Hakimian

Senior Vice President of Leasing

✉ [Blake@Hakimian.us](mailto:Blake@Hakimian.us)

☎ 904-757-4000 ext. 240



# ABOUT US



## 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.

