




**CASA IBERICA**  
FUSION RESTAURANT

# GATES OF SOUTHPOINT

 7035 Philips Hwy | Jacksonville, FL 32216



**NOW OPEN**



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# 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



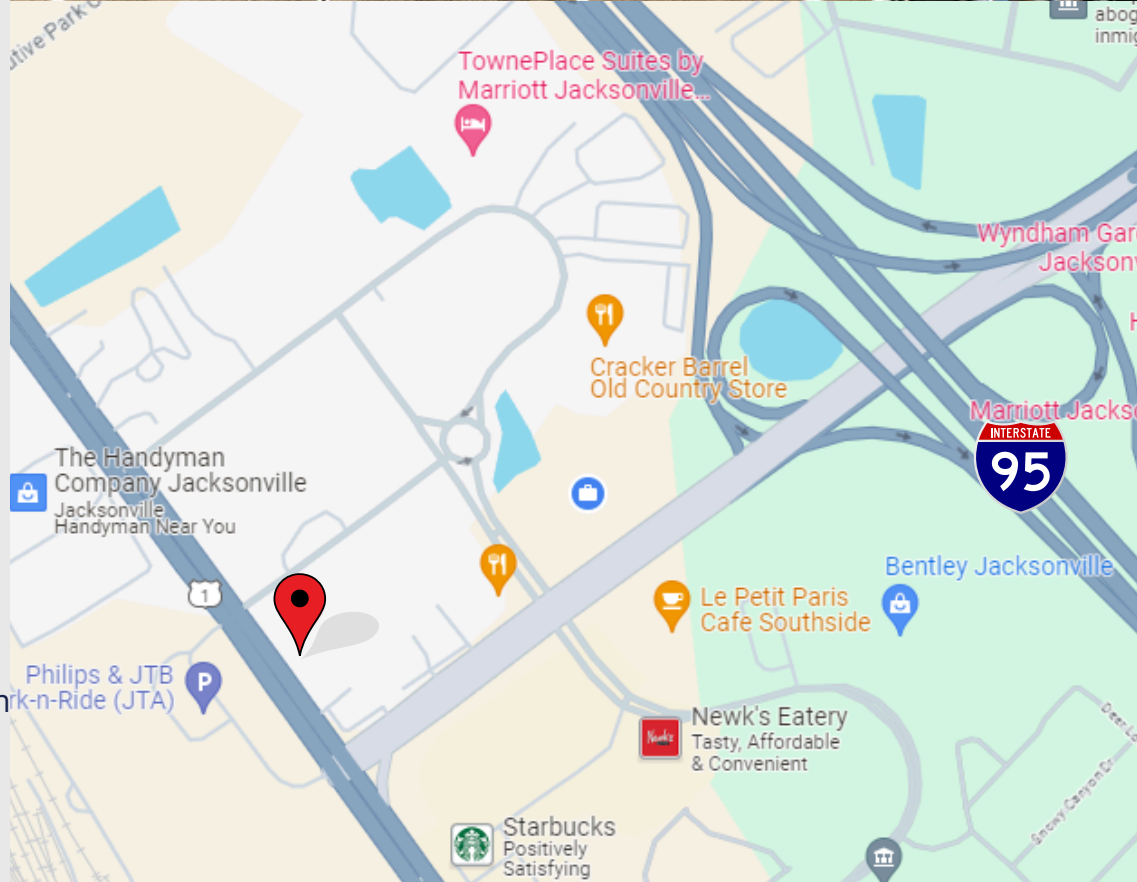
LOCATION  
Fronting Phillips Highway and JTB in the Baymeadows submarket.



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 sign on the exterior of the building.



# AREA MAP



Natural Teeth  
DENTAL CENTER

Cracker Barrel  
OLD COUNTRY STORE

HAKIMIAN HOLDINGS

Applebee's

Arby's

Hampton Inn  
by Hilton

Fairfield  
BY MARRIOTT

LAQUINTA  
BY WYNDHAM

WAFFLE HOUSE

Le Petit Paris  
FRENCH CAFE  
PERSONALITY

Chick-fil-A

STARBUCKS  
COFFEE

ZAXBY'S





Newk's  
EATERY


CHICKEN SALAD  
CHICK

 Gates of Southpoint

JTB

# LOCAL DEMORAPHS

	2 miles	5 miles	10 miles
 POPULATION	32,836	199,263	717,410
 Population Growth 2025-2030	1.3%	1.2%	1.3%
 AVG INCOME	92,042	92,596	91,452
 DAYTIME EMPLOYMENT	34,981	127,011	385,759

	Street	VPD	Distance
 TRAFFIC	J. Turner Blvd	44,740	0.10 mi
	Philips Hwy	41,391	0.25 mi
	I-95	140,188	0.48 mi



# CURRENT AVAILABILITY

UNIT      SQ FT

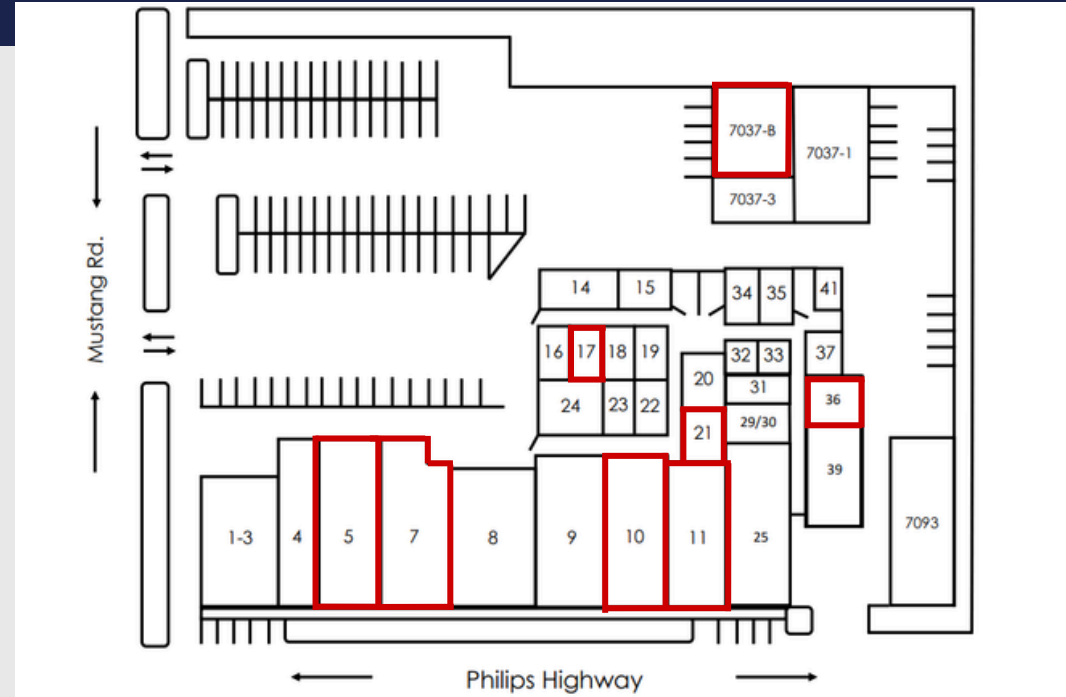
➤ 5	3,100
➤ 7	2,500
➤ 10	1,500
➤ 11	1,500
➤ 17	132
➤ 21	165
➤ 36	525
➤ 7037-B	2,000



**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	Indian Bread CO: Vira Ventures	1,000
5	Available	3,100
7	Available	2,500
8	Eternal Roots Kava Lounge	2,500
9	Barkum's Art of Fun	1,500
10	Available	1,500
11	Available	1,500
14	Joann's Wardrobe Loft	500
15	Hair 2 Please U	175
16	Teased Winks	130
17	Available	132
18	Jaybee Services, Inc.	132
19	WV Realty	131
20	HK Beauty	166
21	Available	165
22	St. Johns Painting	132
23	Truck and Me	130

## UNIT | TENANT | SQ FT

24	Graphica	240
25	Jax Mini Session Photo Studio	1555
29 - 30	Jax Mini Session Photo Studio	259
31	East Coast Appliance	260
32	Jax Mini Session Storage	144
33	D'Lash Beauty Bar LLC	190
34	Dennise Blasini Ortiz Salon	264
35	Lakeisha Little	330
36	Available	525
39	Tinti General Service	1,190
37	Taliah Humphrey	180
41	Aura Beauty Studio	144
7037-1	Diva Dance Studio	2,095
7037-C	VIB-Very Important Barbers	1,000
7037-B	Available	2,000
7039	Tabernacle-De-Louange	2,662



ATLANTIC COAST  
Appliance



ST. JOHNS  
PAINTING, LLC



Indian Bread  
Company

CASA IBERICA  
FUSION RESTAURANT

# 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 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.





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