

GATES OF SOUTHPOINT

7035 Philips Hwy | Jacksonville, FL 32216



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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

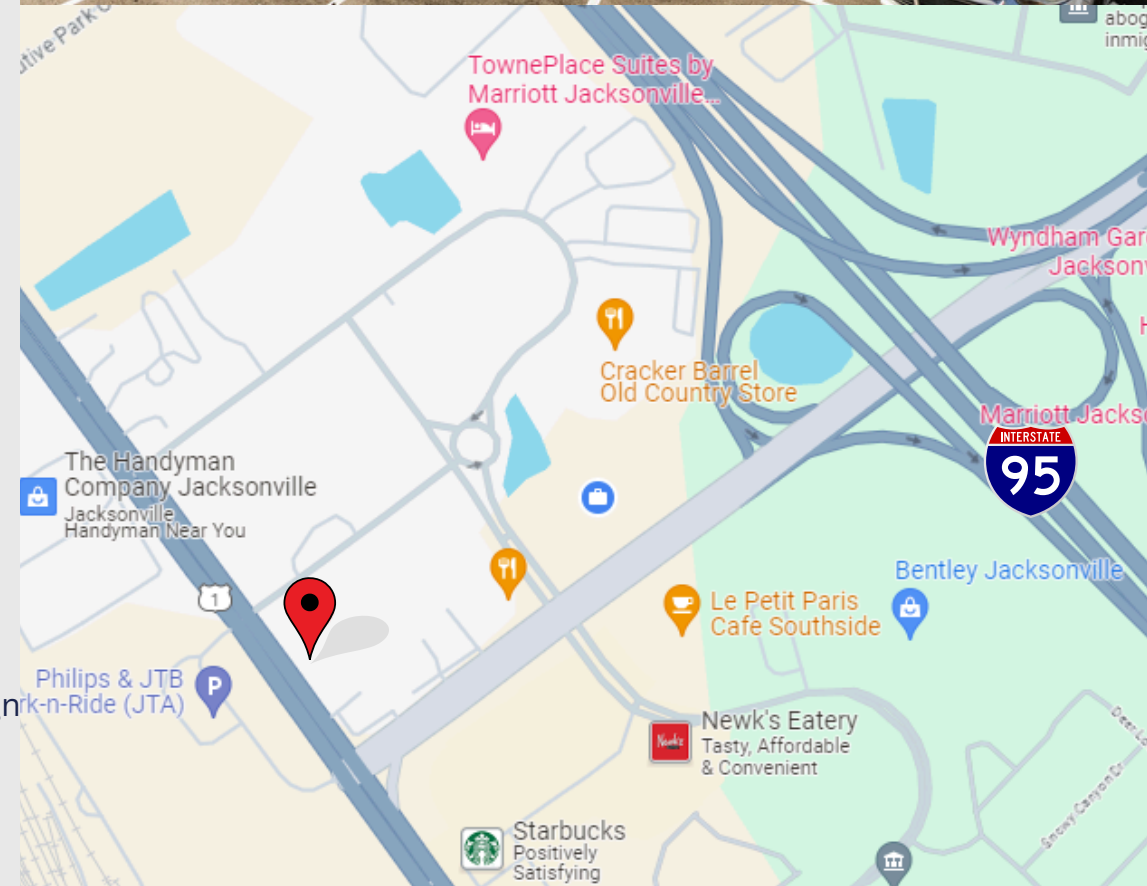
Fronting Phillips Highway and JTB in the Baymeadows submarket.

INGRESS/EGRESS

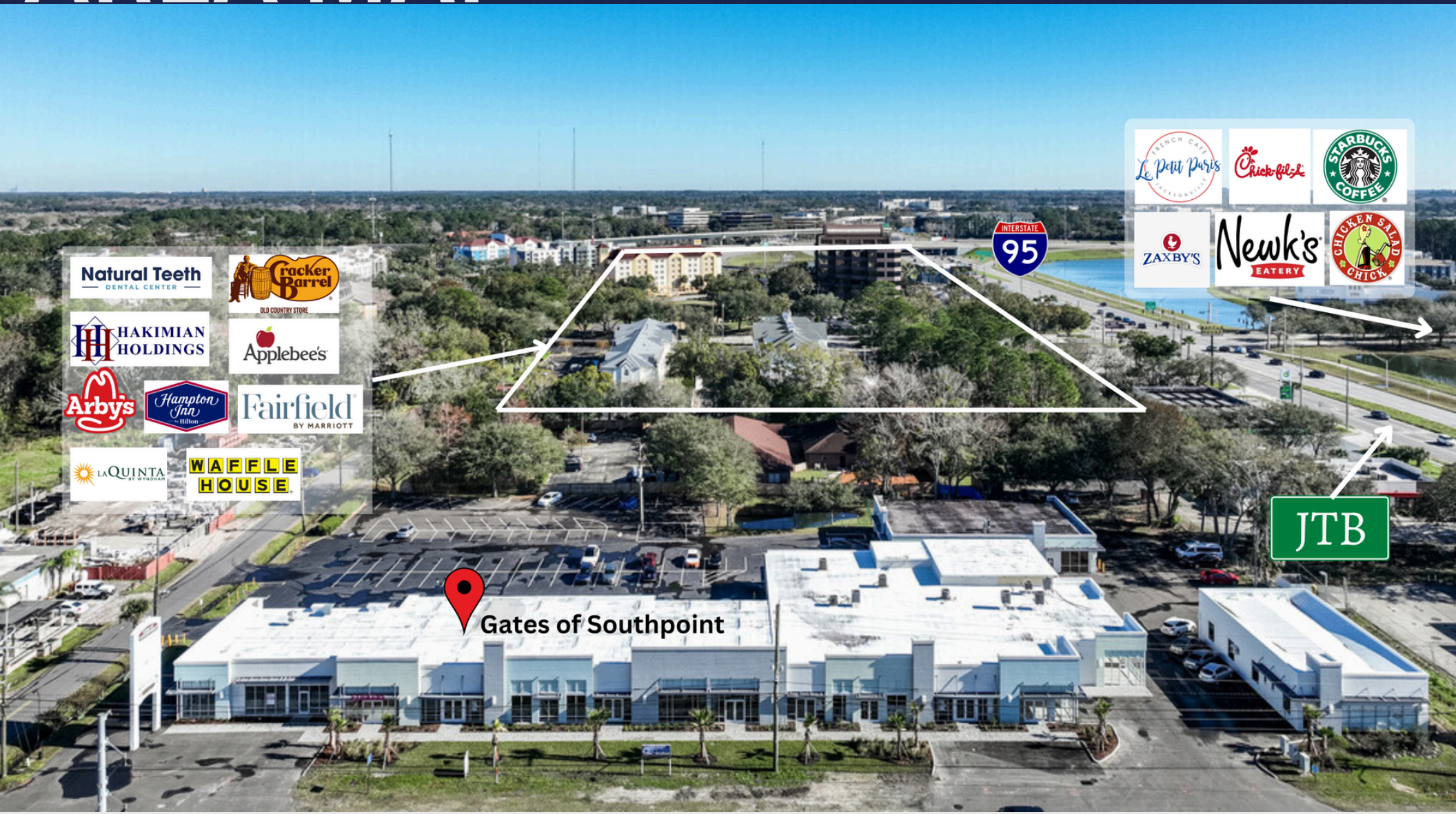
There are multiple entry and exit points from Phillips Highway/JTB, providing front and rear access to all three buildings.

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
Hilton
Fairfield
BY MARRIOTT
LaQUINTA
BY WYNDHAM
WAFFLE HOUSE
INTERSTATE
95
Le Petit Paris
FRENCH CAFE
JACKSONVILLE
Chick-fil-A
STARBUCKS COFFEE
ZAXBY'S
Newk's
EATERY
CHICKEN SALAD CHICK
JTB
Gates of Southpoint

LOCAL DEMORAPHICS

	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





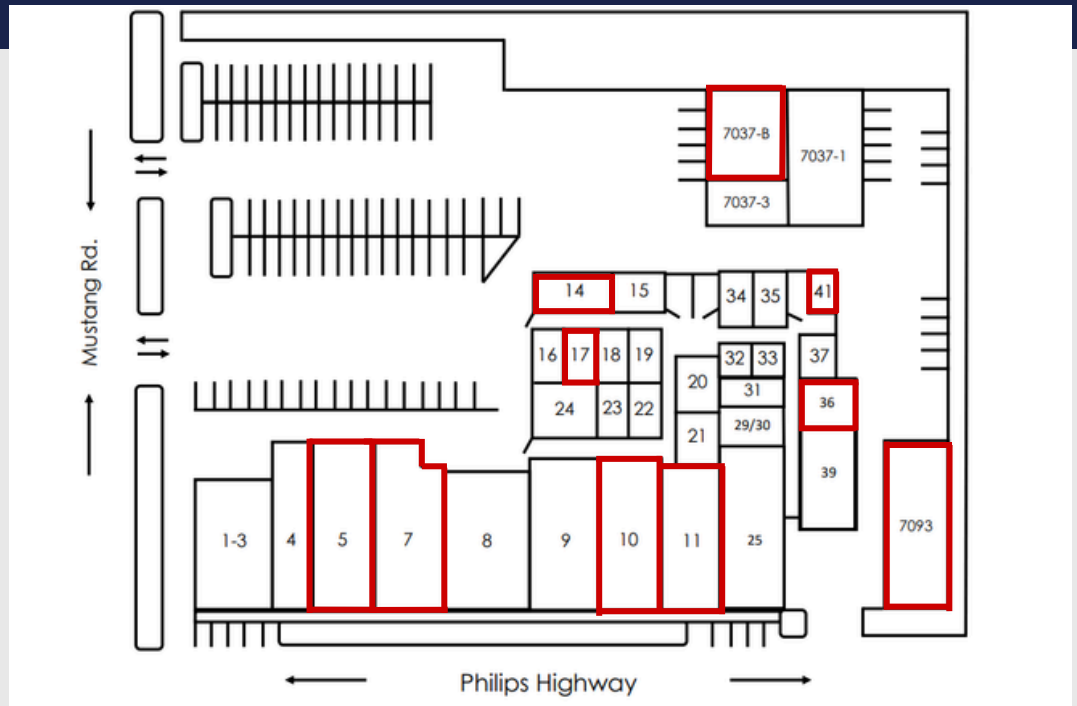
CURRENT AVAILABILITY

UNIT	SQ FT
5	3,100
7	2,500
10	1,500
11	1,500
14	500
17	132
36	525
41	144
7037-B	2,000
7039	2,662

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	Available	500
15	Hair 2 Pleaze U	175
16	Teased Winks	130
17	Available	132
18	Jaybee Services, Inc.	132
19	WV Realty	131
20	HK Beauty	166
21	Legendary Care LLC	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	Available	144
7037-1	Diva Dance Studio	2,095
7037-C	VIB-Very Important Barbers	1,000
7037-B	Available	2,000
7039	Available	2,662

DIVADANCE

BARKUM'S ART OF FUN
Splatter Paint Room | Paint Parties | DIY Painting

TEASED WINKS

ATLANTIC COAST Appliance

CASA IBERICA FUSION RESTAURANT

Indian Bread Company

ST. JOHNS PAINTING, LLC

Very Important Barbers

jax MINI SESSIONS STUDIO

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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HAKIMIAN HOLDINGS