



GATES OF THE PROMENADE

📍 8595 Beach Blvd | 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 the Promenade** is a lively shopping center that was built in 1991. It consists of four buildings that cover a total area of 115,835 square feet. The shopping center has six entry and exit points and provides over 860 parking spots, making it accessible and convenient for visitors to park their cars with ease.

Recently, in 2022, the property underwent a complete exterior renovation of all four buildings. This renovation has significantly improved the property's curb appeal, making it a beautiful and welcoming environment for all visitors. Along with the renovation, the landscaping was updated and continuously maintained, ensuring a relaxing shopping experience for all.

The shopping center has everything you need, including grocery stores, restaurants, hair salons, and retail stores. Each building has national tenants such as Rowe's Grocery, Planet Fitness, Buddy Home Furniture, Biggby's Coffee and Marco's Pizza, guaranteeing a high traffic count.

Whether you are in a hurry or have time to spare, The Gates of the Promenade is always open and welcomes you with open arms. Come inside and enjoy the shopping experience!



PROPERTY DESCRIPTION



SIZE
115,835 SF



PARKING
835 parking spaces



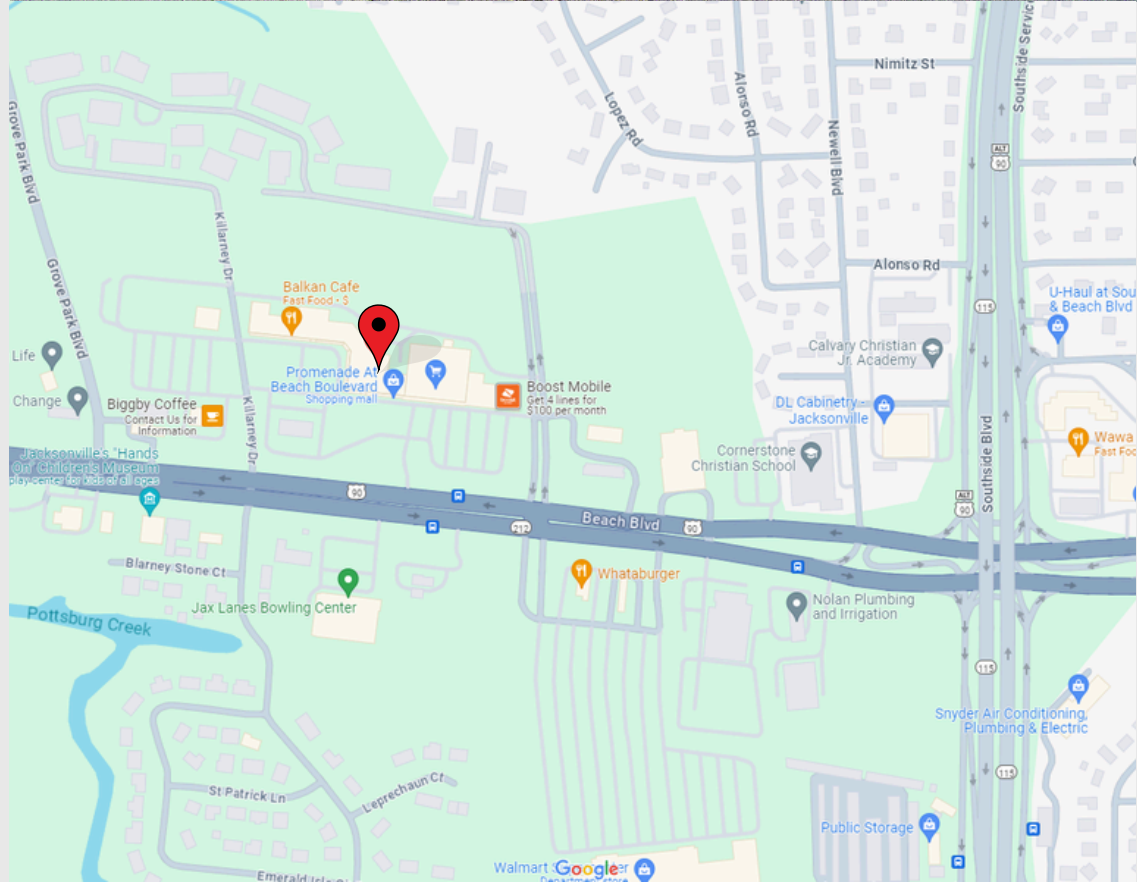
| YEAR BUILT | RENOVATED |
|------------|-----------|
| 1991 | 2022 |



LOCATION
Located on Beach Blvd in Jacksonville Florida, within the Southside market.

INGRESS/EGRESS

The property a six entry and exit points for daily traffic to be able to navigate the large shopping center.



AREA MAP



U-HAUL

CIRCLE K

Pizza Hut

In Town SUITES

ATLANTIC SELF STORAGE
LIFE HAPPENS. WE HAVE SPACE.

Checkers

Wawa

WELLS FARGO

Gates of The Promenade



Beach Blvd: 65k VPD

Jax Lanes Bowling Center

Walmart

WHATABURGER

Chevron

FAMILY DOLLAR

SUNOCO

Jacksonville's "Hands On" Children's Museum
Indoor play center for kids of all ages

Always Specialty

Hands of Children Museum





Oak | Wells AQUATICS


JAX LANES BOWLING

Pottsburg Creek

School - Jacksonville

LOCAL DEMORAPHS

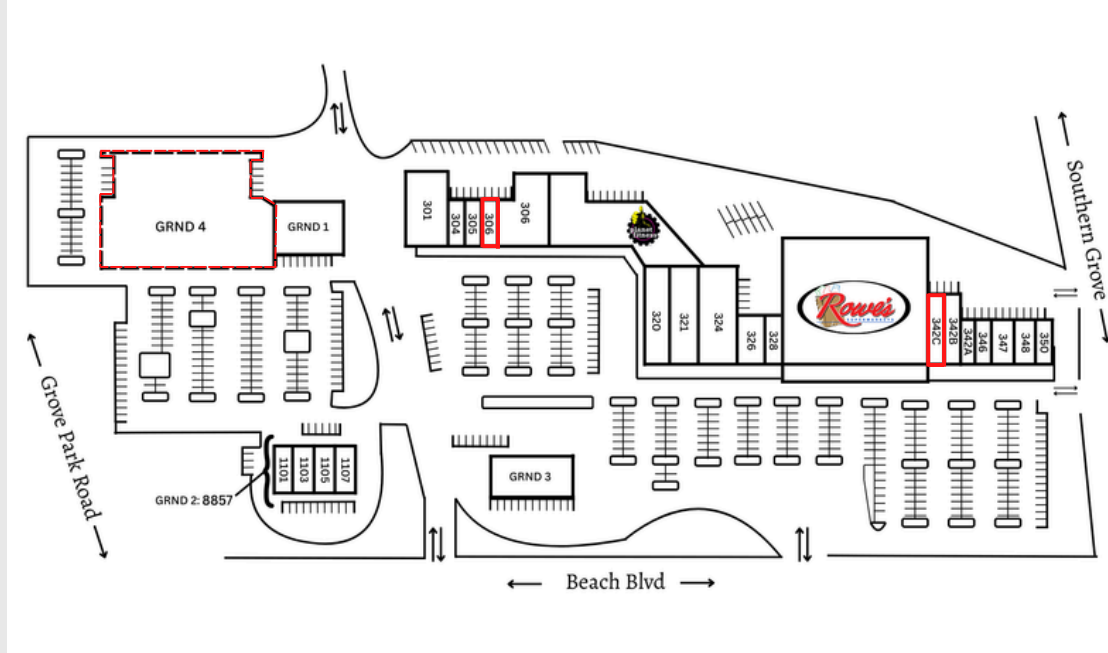
| | 2 miles | 5 miles | 10 miles |
|--|----------|----------|----------|
|  POPULATION | 40,049 | 239,055 | 643,371 |
|  Population Growth 2025-2030 | 1.1% | 1.2% | 1.2% |
|  AVG INCOME | \$74,857 | \$84,697 | \$94,225 |
|  DAYTIME EMPLOYMENT | 13,854 | 150,791 | 381,293 |

| | Street | VPD | Distance |
|---|-----------------|--------|----------|
|  TRAFFIC | Beach Blvd | 63,000 | 0.29 mi |
| | Grove Park Rd. | 8,782 | 0.23 mi |
| | Southside Blvd. | 39,463 | 0.35 mi |



CURRENT AVAILABILITY

| | UNIT | SQ FT |
|---|--------|--------|
| ➤ | 306 | 975 |
| ➤ | 342C | 2,128 |
| ➤ | GRND 4 | 15,000 |



HIGHLIGHTS

- Property management offers flexibility with buildout options.
- Features a spacious parking lot with 870 surface spaces.
- High visibility from the main road, Beach Blvd
- Anchored by major retailers and grocery stores.



TENANT OVERVIEW

UNIT | TENANT | SQ FT

| | | |
|-----------|-----------------------------|--------|
| 301 | Hounds Town USA | 6,000 |
| 304 | La Casona Adult Daycare | 2,080 |
| 305 | Balkan Cafe | 910 |
| 306 | Available | 975 |
| 310 | Barbara Thompson School | 6,290 |
| 318 | Planet Fitness | 14,700 |
| 320 | My Salon Suite | 4,651 |
| 321 | Buddy's Home Furnishing | 4,900 |
| 324 | Rise Brother School Uniform | 7,020 |
| 326 | Cool Stuff Games | 3,620 |
| 328 | Caribe Express Export | 700 |
| 329 | Rowe's IGA Supermarket | 33,800 |
| 342A | Vivi Beauty Salon | 3,607 |
| 342B | Boost Mobile | 1,400 |
| 342C | Available | 2,128 |
| 346 | First Nail Salon | 815 |
| 347 | Tobacco Supply House | 2,450 |
| 348 | Happy Wok | 1,750 |
| 350 | Advance America | 1,050 |
| GRND 1 | T's Learning Center | 5,200 |
| 8587-1101 | Marco's Pizza | 1,464 |
| 8587-1105 | RC-N-GO Hobby Shop | 3,036 |
| 8587-1107 | Biggby Coffee | 1,500 |
| GRND 3 | Meineke Car Care | 5,789 |
| GRND 4 | Available | 15,000 |



LEASING TEAM



Janet Keister

Senior Vice President of Leasing

✉ Janet@Hakimian.us

☎ 904-757-4000 ext. 216



Robby Wendland

Leasing Associate

✉ Robby@Hakimian.us

☎ 904-757-4000 ext. 242



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.





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