




# GATES OF THE PROMENADE

 8595 Beach Blvd | Jacksonville, FL 32216







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# 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

1991

RENOVATED

2022

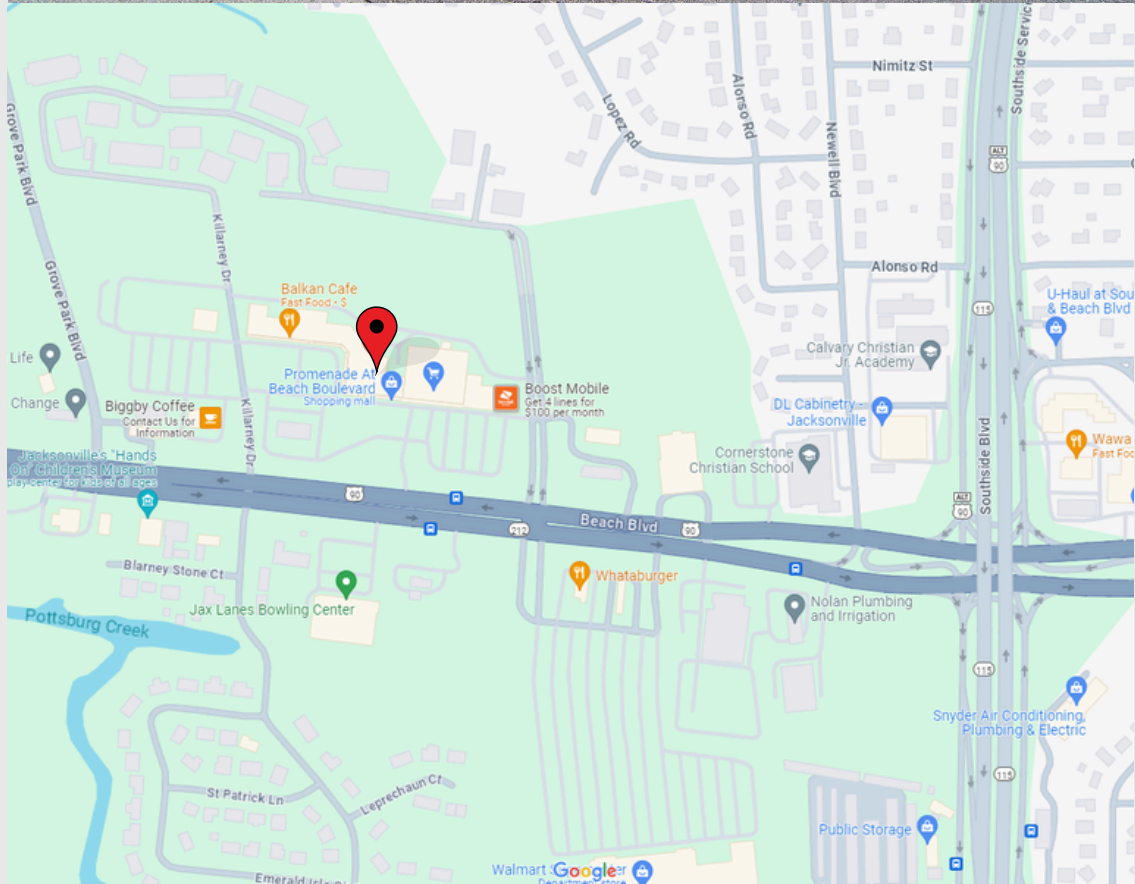


LOCATION

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





# LOCAL DEMORAPHICS

	2 miles	5 miles	10 miles
 POPULATION	38,269	230,438	616,637
 Population Growth 2024-2029	0.9%	1.0%	1.0%
 AVG INCOME	\$69,006	\$74,462	\$83,162
 DAYTIME EMPLOYMENT	13,854	150,791	381,293
	Street	VPD	Distance
 TRAFFIC	Beach Blvd	60,315	0.29 mi
	Grove Park Rd.	8,667	0.23 mi
	Southside Blvd.	33,182	0.35 mi



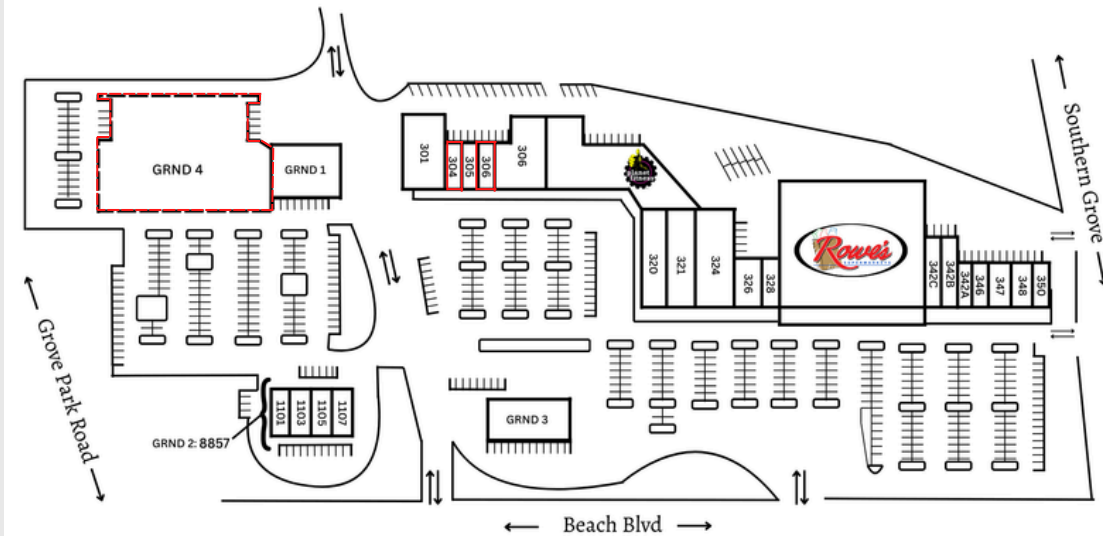


# CURRENT AVAILABILITY

	UNIT	SQ FT
➤	304	2,080
➤	306	975
➤	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	Available	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	The Print Shop	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



Advance America

Risse Brothers  
SCHOOL UNIFORMS



RC-N-GO



meineke

MY SALON Suite

CoolStuffGames



Pizza  
BIGGBY COFFEE



# LEASING TEAM

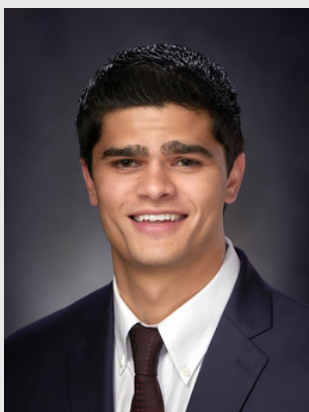


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# ABOUT US

**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 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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