



GATES OF TINSELTOWN



4160 SOUTHSIDE BLVD | Jacksonville, FL 32216





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PROPERTY DESCRIPTION

The Gates of Tinseltown is comprised of two properties spanning a total of 30,015 square feet. The first building is a strip shopping center that directly connects to the second building, a large restaurant space next door. This location has over 145 parking spots to accommodate your customers and employees' needs.

From grabbing a bite to eat at Chow's Country Buffet or picking up a fresh fruit arrangement from Edible Arrangements, to visiting the Avencina Medical Group for healthcare needs, there is something for everyone at the Gates of Tinseltown

With perfect visibility from Southside Blvd which sees 44,000 vehicles per day. The Gates of Tinseltown stands as a beacon of opportunity and community in the bustling cityscape. Whether you're shopping, dining, or seeking medical care, this dynamic center has it all.



PROPERTY DESCRIPTION



SIZE

20,300 SF - Shopping Center
9,715 SF - Restaurant Anchor



PARKING

145 surface parking spots



BUILT

1988 - Shopping Center
1997 - Restaurant Anchor



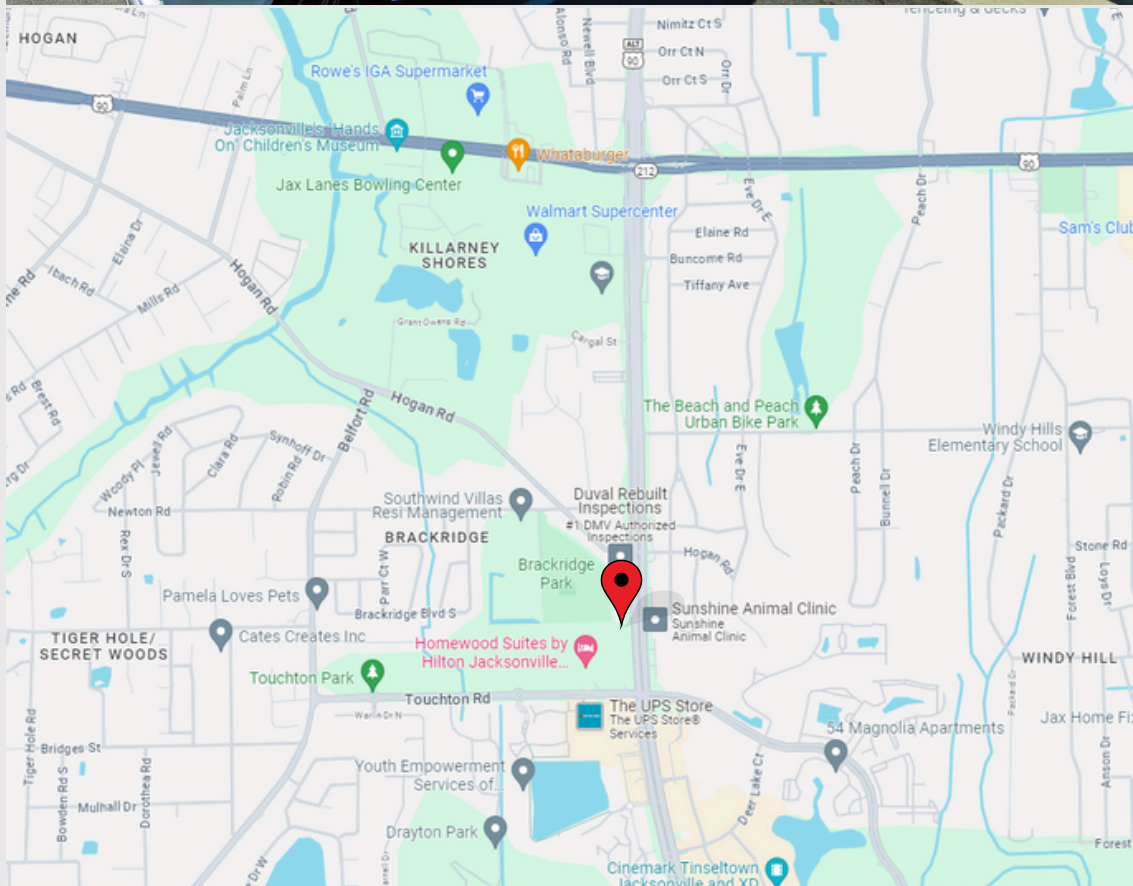
LOCATION

It is located on Southside Blvd with prime street visibility.



INGRESS/EGRESS

This property has three entry and exit points leading to both the shopping center and the restaurant anchor.



AREA MAP



TIRE KINGDOM
A MAVIS COMPANY

ZAMBRE HOME

SUNSHINE ANIMAL CLINIC

AQUAFIT
WELLNESS & AESTHETICS

vca
animal hospitals

LYNEER
STAFFING SOLUTIONS

Publix

TIRES PLUS
TOTAL CAR CARE

CANTINA LOUIE

CHASE

BURGER KING

REGIONS

CVS pharmacy

COPELAND'S
of New Orleans

Arby's

CUBESMART






HOMWOOD SUITES
Hilton



Gates of Tinsel Town

45.9K
VPD

LOCAL DEMORAPHICS

	2 miles	5 miles	10 miles
<div></div> <div>POPULATION</div>	39,716	229,986	617,635
<div></div> <div>Population Growth 2020-2024</div>	0%	0.7%	0.5%
<div></div> <div>AVG INCOME</div>	\$81,059	\$78,92	\$86,049
<div></div> <div>DAYTIME EMPLOYMENT</div>	19,210	154,175	383,099
	Street	VPD	Distance
<div></div> <div>TRAFFIC</div>	Southside Blvd	44,090	0.46 mi
	Gate PKWY	50,271	0.78 mi
	Touchton Rd	11,954	0.37 mi

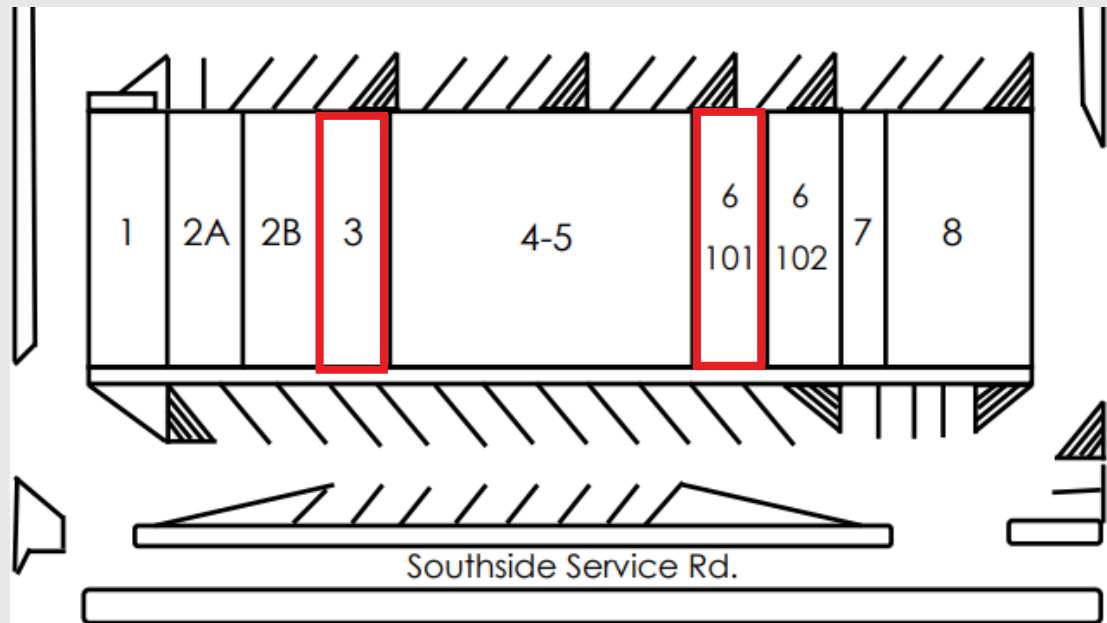


CURRENT AVAILABILITY

	UNIT	SQ FT
➤	3	1,400
➤	6-101	1,400

HIGHLIGHTS

- Property management offers flexibility with buildout options.
- Street front view, with direct access.
- Multiple ingress/egress areas.
- 145 parking spots
- Pylon Sign



TENANT OVERVIEW



UNIT	TENANT	SQ FT
1	Love's Nails & Spa	1,400
2-2B	Yu Dumplings	2,800
3	Available	1,400
4,5	Cosmopolitan Ballroom	8,400
6-101	Available	1,400
6-102	Versatile Studio	1,400
7	House of Shaves	1,000
8	Avecina Medical	2,500
4250	Chow's Restaurant	9,715



HOUSE OF SHAVES
BARBERSHOP™



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 25 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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