



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



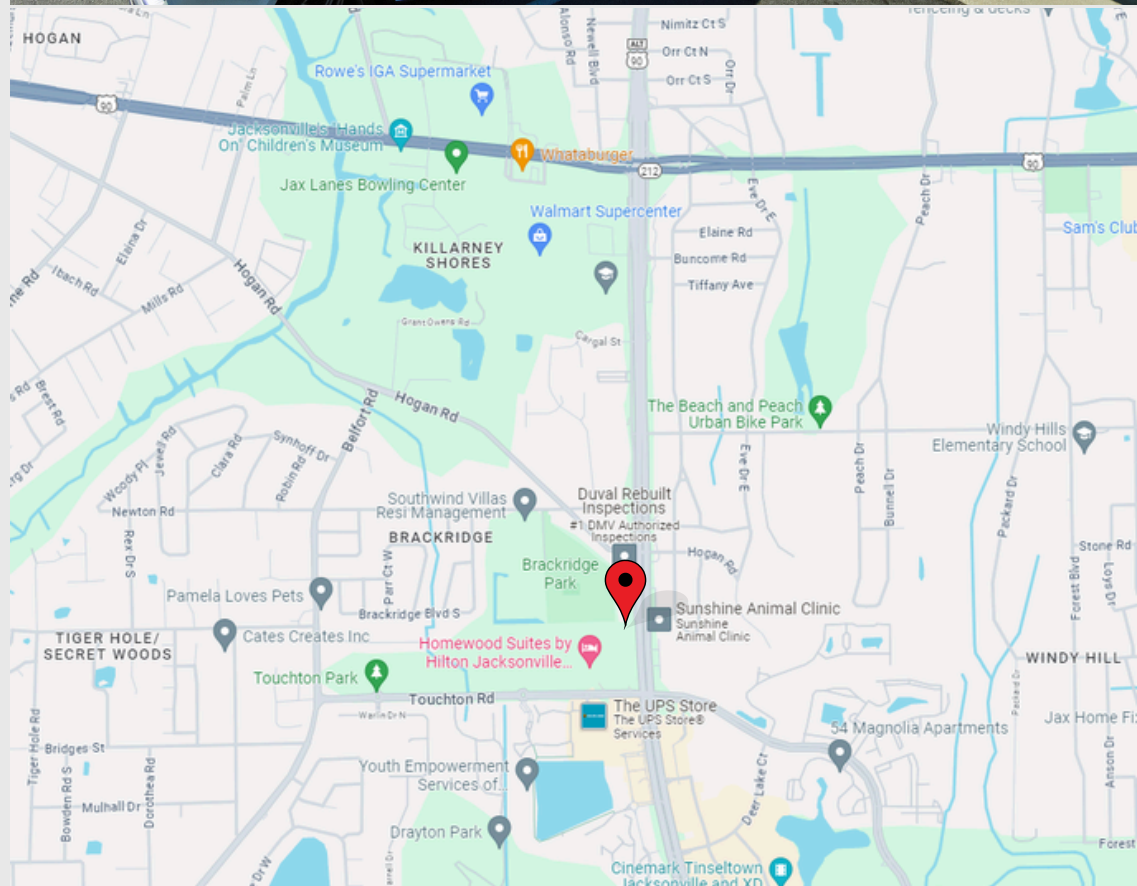
LOCATION

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

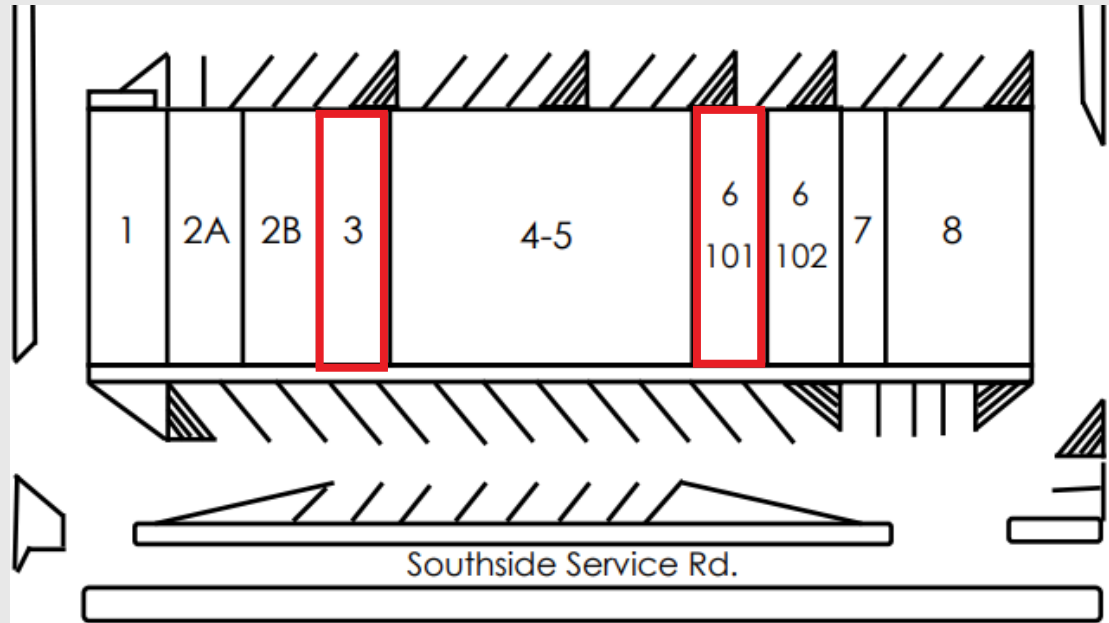
LOCAL DEMOGRAPHICS

	2 miles	5 miles	10 miles
 POPULATION	41,044	239,049	643,267
 Population Growth 2025-2030	1.1%	1.2%	1.2%
 AVG INCOME	\$85,117	\$88,661	\$97,471
 DAYTIME EMPLOYMENT	18,549	139,400	351,189
Street	VPD	Distance	
 TRAFFIC			
Southside Blvd	45,928	0.46 mi	
Gate PKWY	50,185	0.78 mi	
Touchton Rd	11,765	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



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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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