

GATES OF TINSELTOWN

4160 SOUTHSIDE 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 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

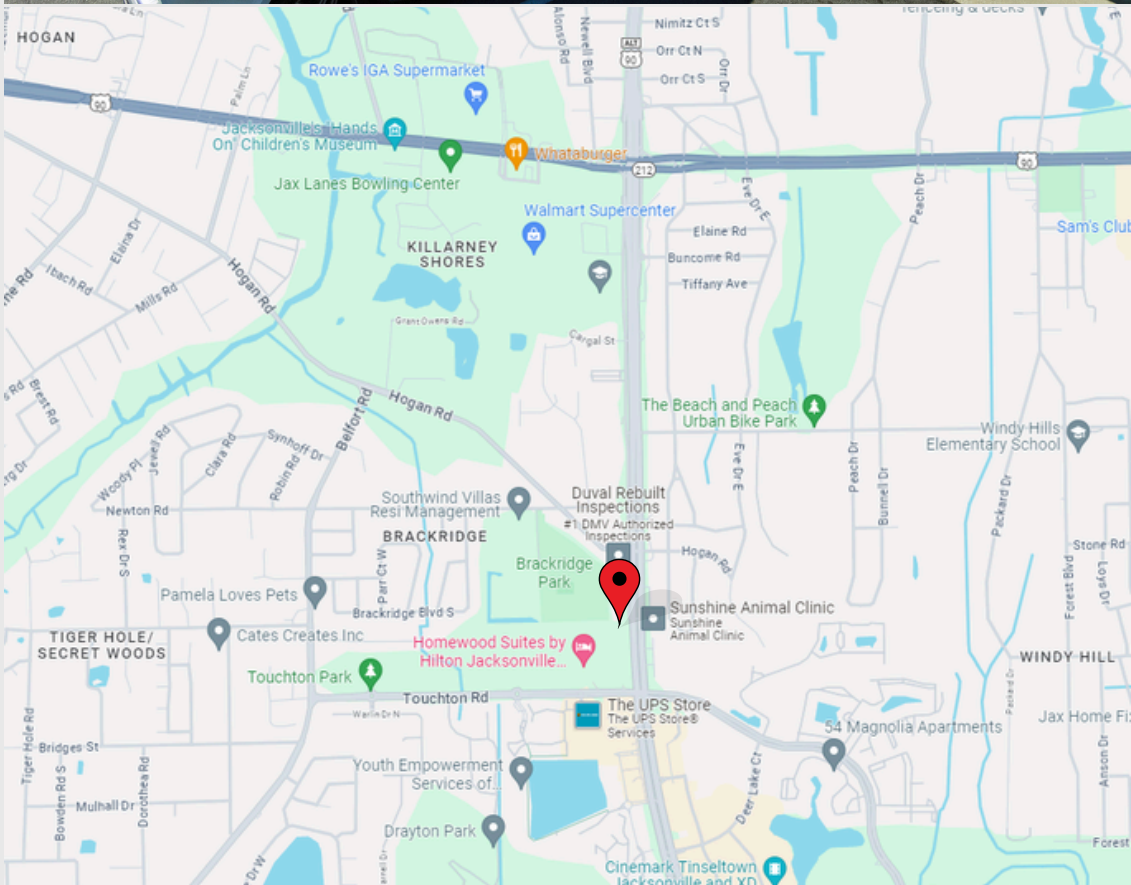
LOCATION

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
HOMEWOOD SUITES
Hilton
Gates of Tinsel Town
45.9K
VPD
Urgent Care
Liquid SunShine

LOCAL DEMORAPHICS

	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

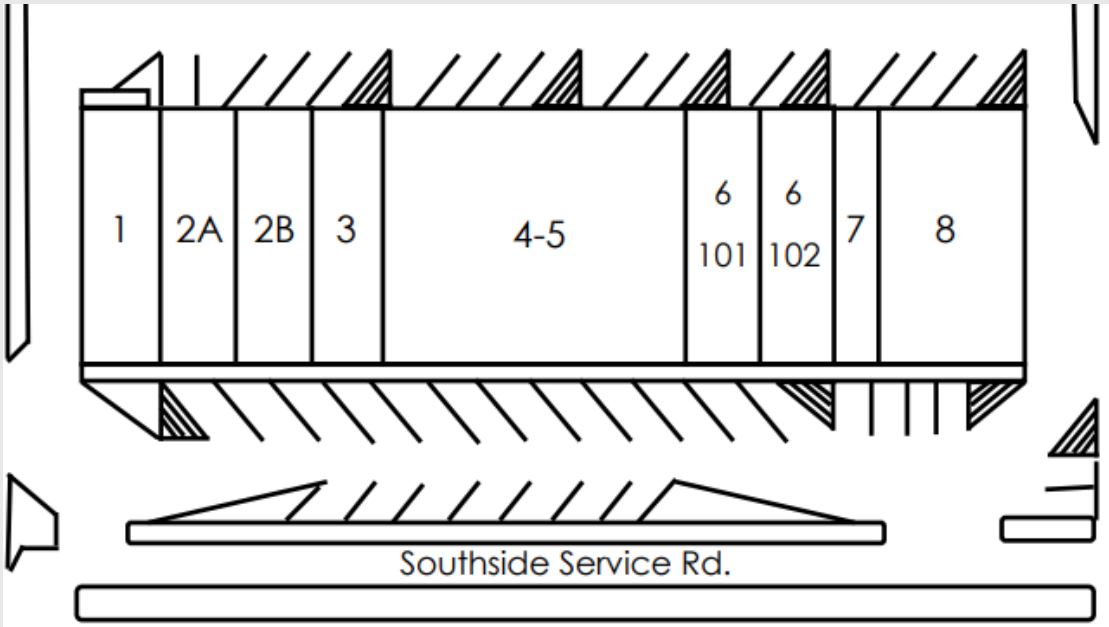
	Street	VPD	Distance
TRAFFIC	Southside Blvd	45,928	0.46 mi
	Gate PKWY	50,185	0.78 mi
	Touchton Rd	11,765	0.37 mi





CURRENT AVAILABILITY

UNIT	SQ FT
100% Leased	



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 Dumblings	2,800
3	Edible Arrangements	1,400
4,5	Cosmopolitan Ballroom	8,400
6-101	Soundbloom	1,400
6-102	Versatile Studio	1,400
7	House of Shaves	1,000
8	Avencina Medical	2,500
4250	Chow's Restaurant	9,715

COSMOPOLITAN BALLROOM

Versatile Salon

Avecina MEDICAL

HOUSE OF SHAVES BARBERSHOP™



CHOW'S COUNTRY BUFFET

YU Noodles
Famous Soup Dumplings

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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HAKIMIAN HOLDINGS