

EXCLUSIVE
GATES OF AVENUES
SOUTH
RETAIL SPACE FOR LEASE

± 26,494 sq ft

📍 11035 Philips Hwy
Jacksonville FL 32256



LOCAL DEMOGRAPHICS



Population of 150k +/-
within 5 miles.



Average income \$111k
+/- within 1 mile.



Minutes from the Avenues Mall
& Walmart Supercenter



35k +/- Vehicles per day
along Philips Highway



904-757-4000



Janet Keister

SVP Leasing

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Chas Lawrence

Leasing Associate

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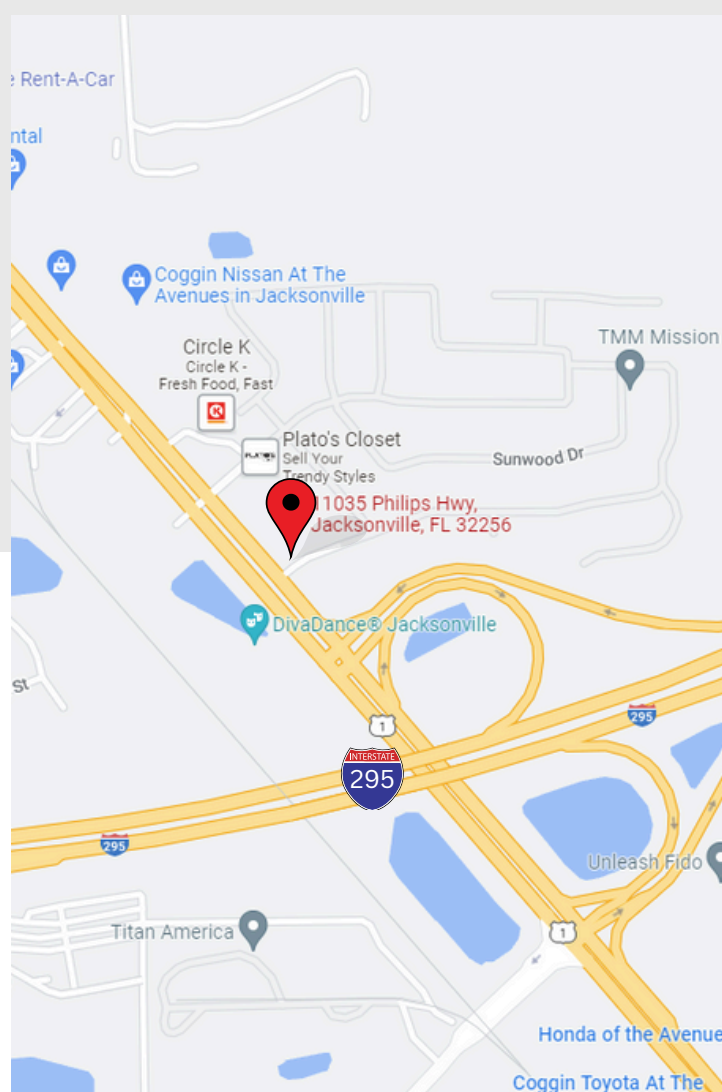
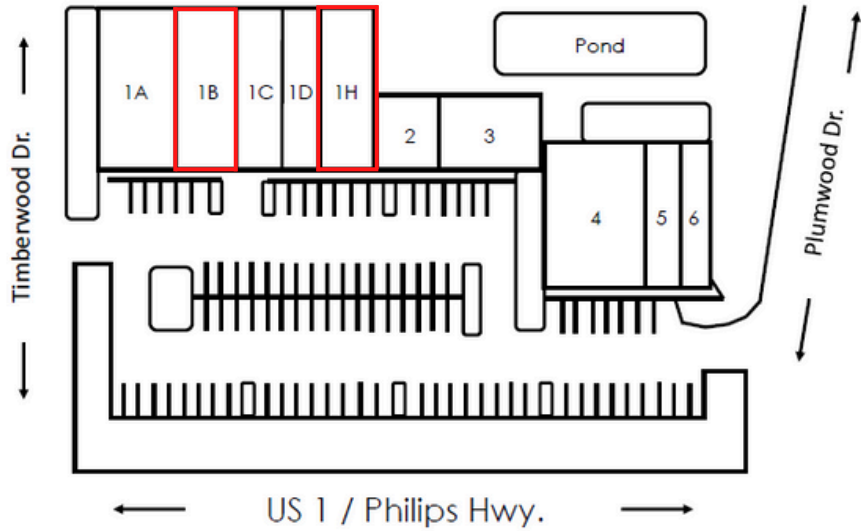
HAKIMIAN HOLDINGS
7077 Bonneval Road, Suite 400
Jacksonville, FL 32216
www.Hakimian.us



TENANT LIST

UNIT | TENANT | SQ FT

1A	Plato's Closet	5,500
1B	Available (former Restaurant)	4,450
1C	Shanes Sandwich Shop	1,485
1D	Argentum Industries	1,215
1H	Available	2,492
2	Hertz	1,200
3	JTB Beauty Supply	2,600
4	Mattress Firm	4,853
5	Diva Dance Jacksonville	1,554
6	State Farm Insurance	1,125



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