

EXCLUSIVE

GATES OF DUNN AVENUE

SPACE FOR LEASE OR SALE

± 2,642 sq ft

10740 Balmoral Dr.
Jacksonville, FL 32218



LOCAL DEMOGRAPHICS



33.7k +/- Daytime employee
within 5 miles.



Average income \$72k +/-
within 5 miles.



122k +/- residents
within 5 miles.



\$1.1 Billion reported consumer
spending within 5 miles



904-757-4000



Janet Keister

SVP Leasing

✉ Janet@Hakimian.us



Robby Wendland

Leasing Associate

✉ Robby@Hakimian.us

HAKIMIAN HOLDINGS

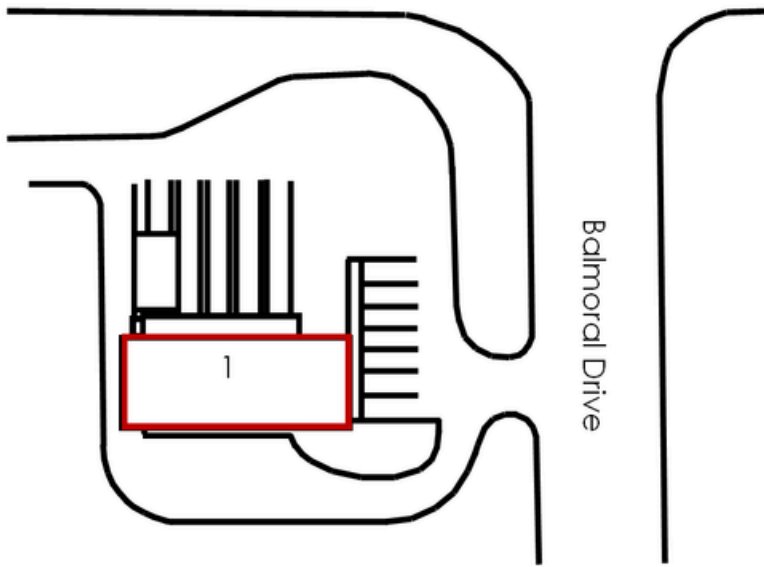
7077 Bonneval Road, Suite 400

Jacksonville, FL 32216

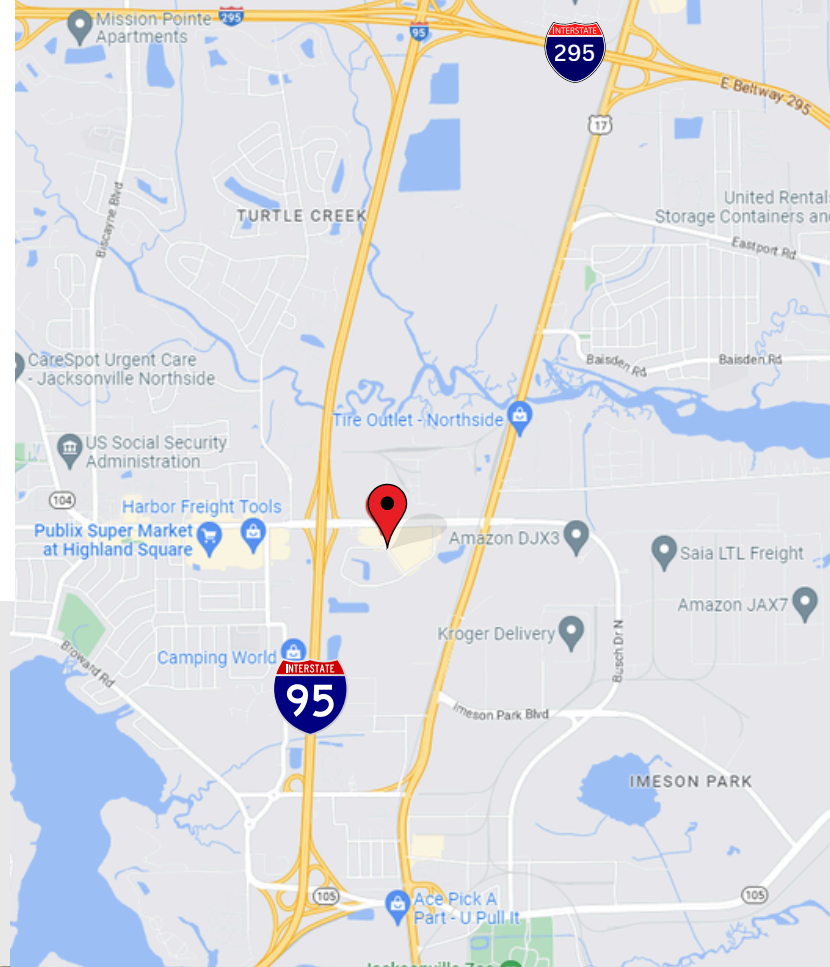
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Dunn Avenue



Balmoral Drive



TENANT LIST

Unit | TENANT | SQ FT

1	Available	600
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