

EXCLUSIVE

GATES OF DUNN AVENUE

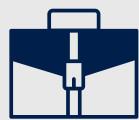
SPACE FOR LEASE OR SALE

± 2,642 sq ft

 10740 Balmoral Dr.
Jacksonville, FL 32218



LOCAL DEMOGRAPHICS



35.5k +/- Daytime employee
within 5 miles.



Average income \$50.6k +/-
within 5 miles.



111k +/- residents
within 5 miles.



32.5k +/- VPD along Dunn Ave and
82.5k +/- Vehicles per day along I-95.



904-757-4000

Janet Keister



SVP Leasing

Janet@Hakimian.us

Blake Hakimian



SVP Leasing

Blake@Hakimian.us

HAKIMIAN HOLDINGS

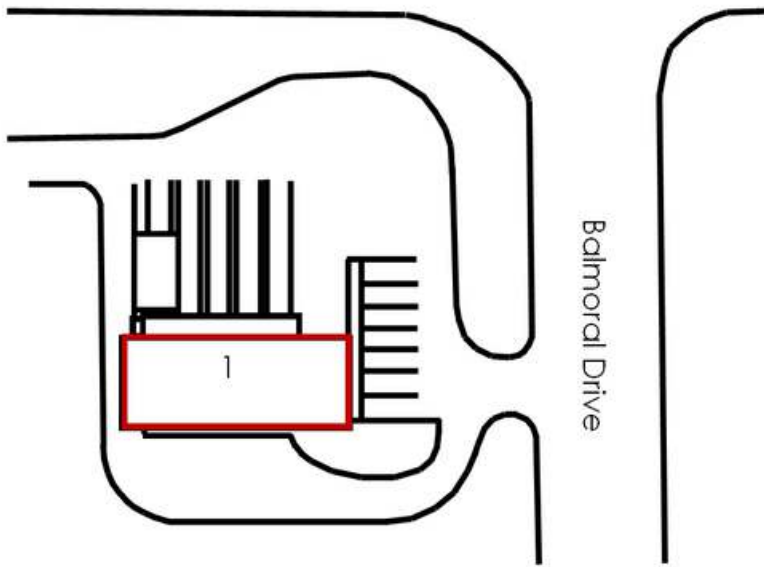
7077 Bonneval Road, Suite 400

Jacksonville, FL 32216

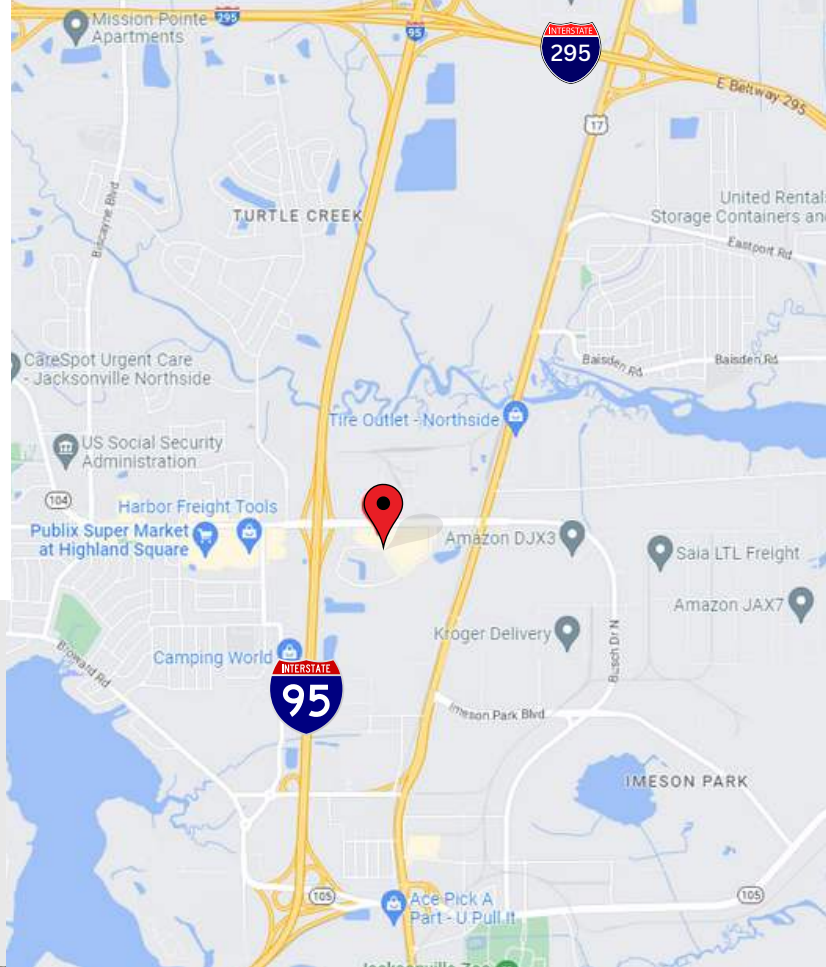
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Dunn Avenue



Balmoral Drive



TENANT LIST

Unit	TENANT	SQ FT
1	Available	600



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