

EXCLUSIVE

GATES OF OLDE MANDARIN

RETAIL SPACE FOR LEASE

± 32,733 sq ft



11362 San Jose Blvd.
Jacksonville, FL 32223



LOCAL DEMOGRAPHICS



Located at the lighted intersection of
San Jose Boulevard & Mandarin Road



Average income \$83K +/-
within 5 miles.



116k +/- is the surrounding
population within 5 miles.



52k +/- Vehicles per day
along San Jose Blvd.



904-757-4000

Janet Keister



SVP Leasing

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Blake Hakimian



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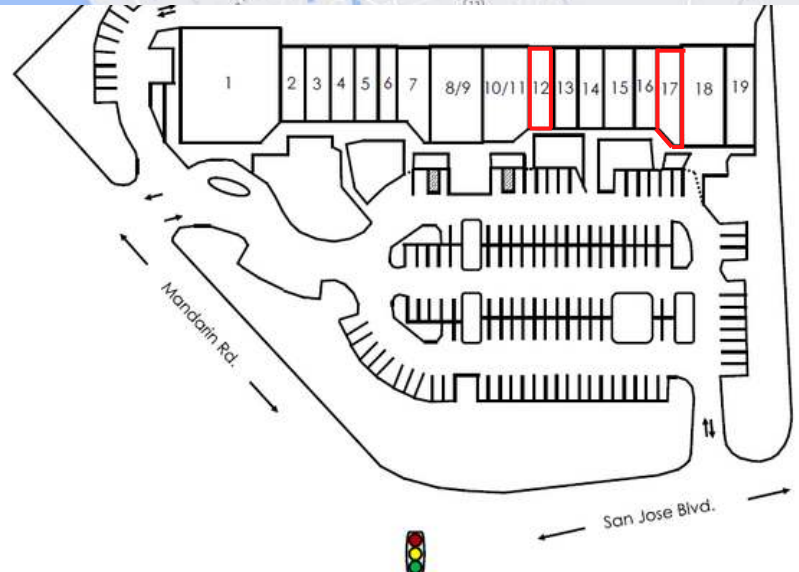
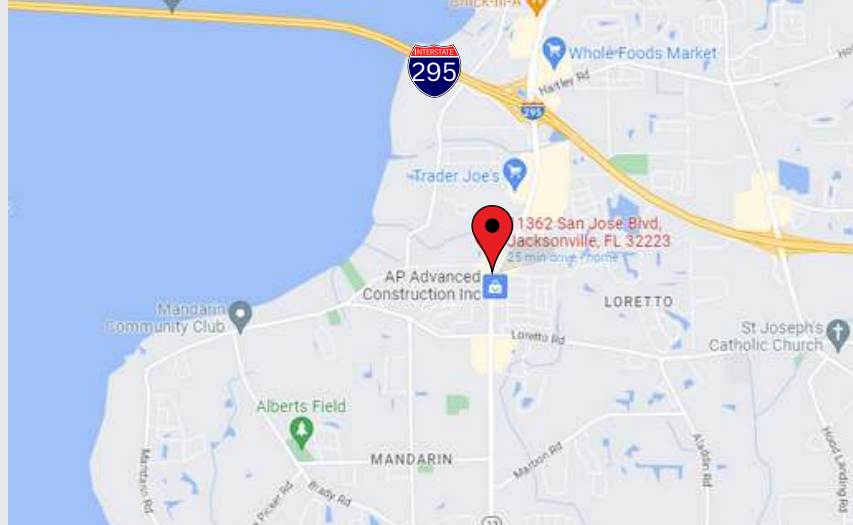
HAKIMIAN HOLDINGS
7077 Bonneval Road, Suite 400
Jacksonville, FL 32216
www.Hakimian.us



TENANT LIST

Unit | TENANT | SQ FT

1	Chophouse 13	7,433
2	Go Pro Tennis	1,200
3	Whit's Frozen Custard	1,200
4	3 Natives	1,200
5	Mani Pedi Spa	1,200
6	Stretch Zone	1,000
7	Ivory Dental	1,587
8,9	Fuji Sushi	3,000
10,11	Beach Diner	2,900
12	Available (Turnkey Salon)	1,200
13	Hoby's Honey	1,200
14	Massage Orient	1,260
15	Magic Waffle	1,260
16	Luxus Aesthetics	1,080
17	Available	1,388
18	Kumon	2,625
19	State Farm	2,000



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