

**EXCLUSIVE**

# GATES OF PIER POINT

RETAIL SPACE FOR LEASE

± 8,382 sq ft

 525 3rd St North  
Jacksonville Beach, FL 32250



## LOCAL DEMOGRAPHICS



51k +/- daytime employees  
within 5 miles.



Average income \$135k +/-  
within 5 miles.



111k +/- is the surrounding  
population within 5 miles.



39k +/- Vehicles per day  
along 3rd St.

 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  
[www.Hakimian.us](http://www.Hakimian.us)

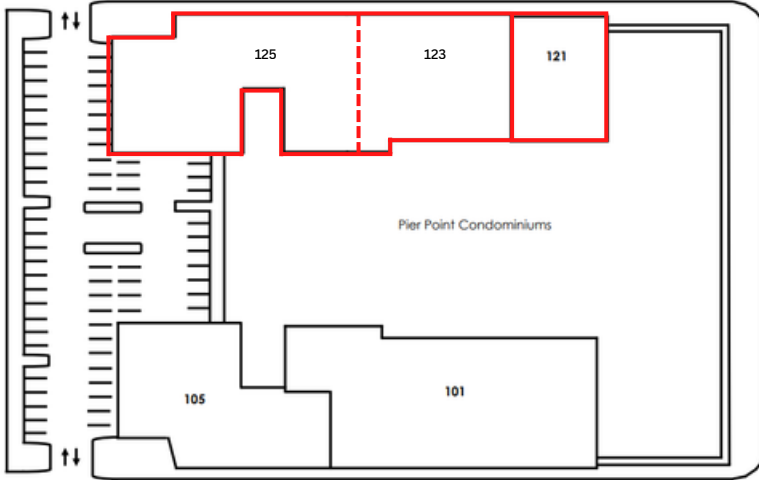


# TENANT LIST

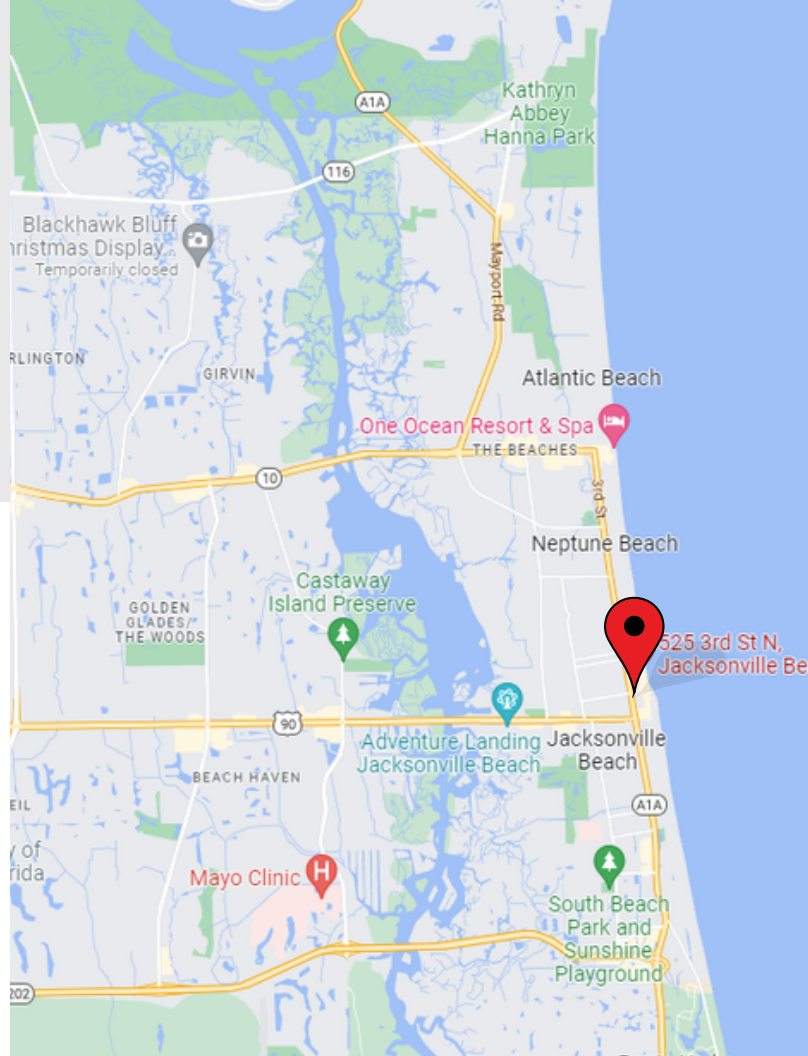
UNIT | TENANT | SQ FT

|         |           |             |
|---------|-----------|-------------|
| 101/105 | CE Broker | 4,191       |
| 121     | Available | 974         |
| 123/125 | Available | 1,440-3,217 |

← 5th Avenue North →



← 4th Avenue North →



**HAKIMIAN HOLDINGS**

7077 Bonneval Road, Suite 400

Jacksonville, FL 32216

[www.Hakimian.us](http://www.Hakimian.us)

