

EXCLUSIVE

GATES OF SOUTHPOINT

RETAIL SPACE FOR LEASE

± 30,548 sq ft



7035 Philips Hwy
Jacksonville, FL 32216



BRAND NEW REMODEL

LOCAL DEMOGRAPHICS



142k +/- daytime
employees within 5 miles.



190k +/- is the surrounding
population within 5 miles.



Average income \$81.4k
+/- within 5 miles



39.7k +/- Vehicles per day
along JTB and Philips Hwy.



904-757-4000



Janet Keister

SVP Leasing

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Blake Hakimian

Acquisitions & Finance

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HAKIMIAN HOLDINGS
7077 Bonneval Road, Suite 400
Jacksonville, FL 32216
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TENANT LIST

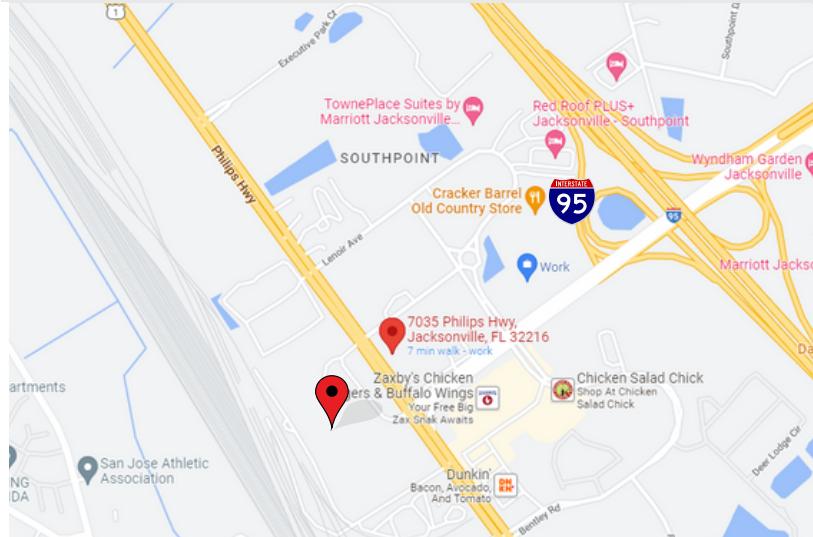
UNIT | TENANT | SQ FT

1-3	Casa Iberica Spanish Fusion Restaurant	2,610
4	Vira Ventures	1,000
5	Available	3,100
7	Available	2,500
8	Eternal Root Kava Lounge	2,500
9	Barkum's Art of Fun	1,500
10	Available	1,500
11	Available	1,500
14	Joann's Wardrobe Loft	500
15	Hair 2 Please U	175
16	Teased Winks	130
17	Pacer Home Service	132
18	Jaybee Services, Inc.	132
19	WV Realty	131
20	HK Beauty	166
21	Available	165
22	St. Johns Painting	132
23	Truck and Me	130

TENANT LIST

UNIT | TENANT | SQ FT

24	Graphica	240
25	Jax Mini Session Photo Studio	1,562
29-30	Jax Mini Session Photo Studio	470
31	East Coast Appliance	260
32	Available	144
33	Available	190
34	Dennise Ortiz Salon	264
35	Lakeisha Little	330
36	Available	525
39	Tinti General Service	1,190
37	Taliah Humphrey	180
41	Aura Beauty Studio	144
7037-1	Casa El Toque de Jehvova	2,095
7037-C	VIB-Very Important Barbers	1,000
7037-B	Iglesia De Dios Ministerial De Jesucristo	2,000
7039	Tabernacle-De-Louange	2,662



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