EXCLUSIVE

GATES OF SOUTHPOINT

RETAIL SPACE FOR LEASE

±30,548 sq ft

7035 Philips Hwy
Jacksonville, FL 32216



BRAND NEW REMODEL

LOCAL DEMOGRAPHICS

127k +/- daytime employees within 5 miles.

199k +/- is the surrounding population within 5 miles.

Average income $92.5k +/- within 5 miles

85k +/- Vehicles per day along JTB and Philips Hwy.

904-757-4000



Janet Keister
SVP Leasing
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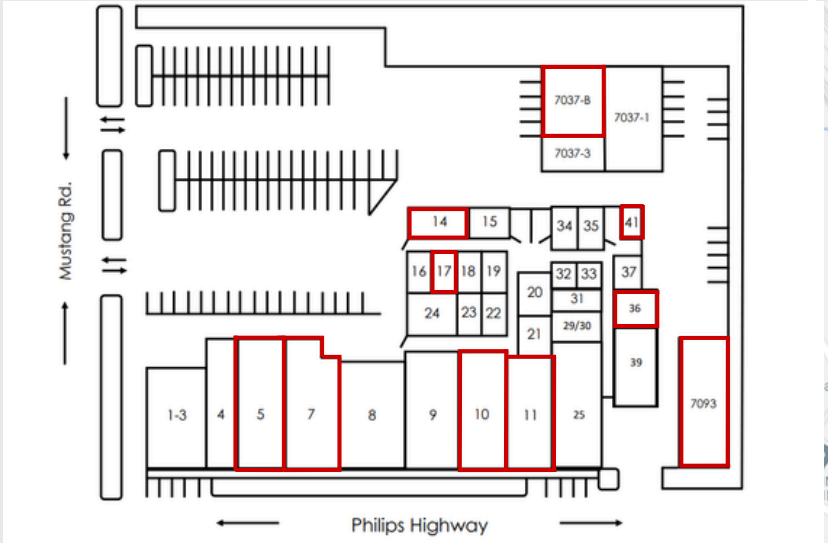
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7077 Bonneval Road, Suite 400
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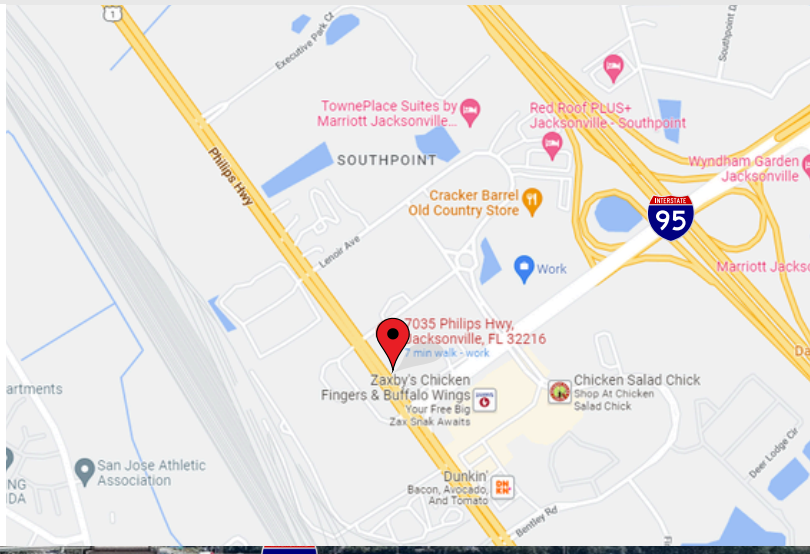
TENANT LIST

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	Available	500
15	Hair 2 Pleaze U	175
16	Teased Winks	130
17	Available	132
18	Jaybee Services, Inc.	132
19	WV Realty	131
20	HK Beauty	166
21	Legendary Care LLC	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	259
31	East Coast Appliance	260
32	Jax Mini Sessions Studio Storage	144
33	D'Lash Beauty Bar LLC	190
34	Dennise Ortiz Salon	264
35	Lakeisha Little	330
36	Available	525
39	Tinti General Service	1,190
37	Taliah Humphrey	180
41	Available	144
7037-1	Diva Dance Studio	2,095
7037-C	VIB-Very Important Barbers	1,000
7037-B	Available	2,000
7039	Available	2,662







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