

EXCLUSIVE

# GATES OF TINSELTOWN

RETAIL SPACE FOR LEASE

± 30,015 sq ft

4160 Southside Blvd,  
Jacksonville, FL 32216



## LOCAL DEMOGRAPHICS



151K +/- Daytime employees  
within 5 miles.



Average income \$60k +/-  
within 5 miles.



233K +/- is the surrounding  
population within 5 miles.



49.5K+ +/- Vehicles per day  
along Southside Blvd.



904-757-4000

Janet Keister

✉ SVP Leasing

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**HAKIMIAN HOLDINGS**

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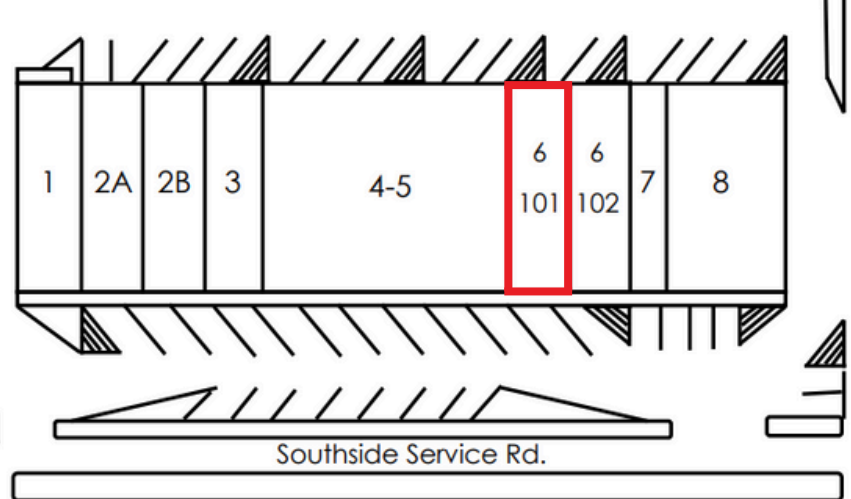
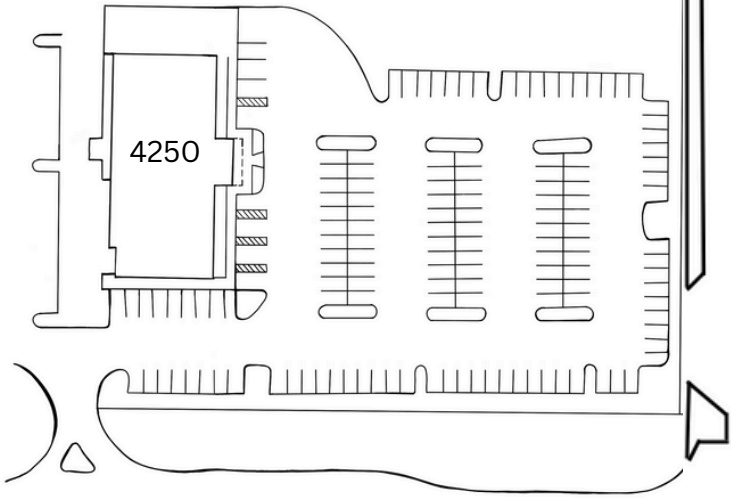
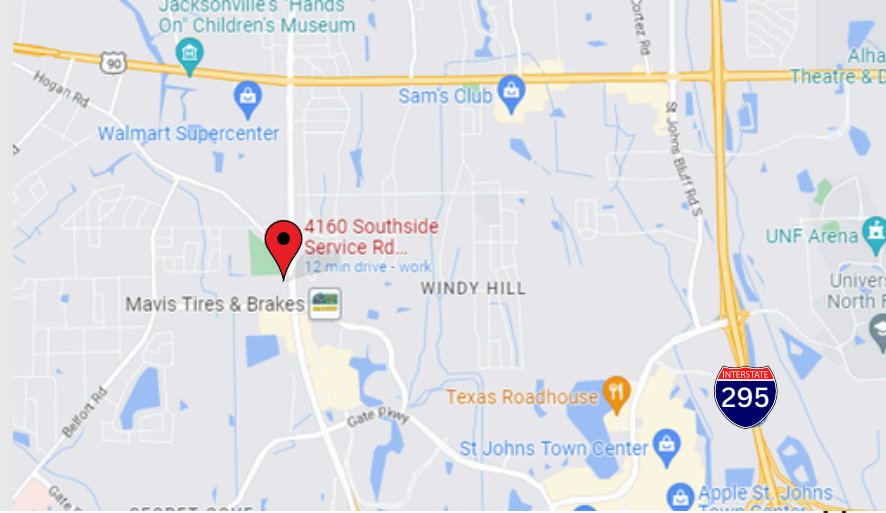
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# TENANT LIST

Unit | TENANT | SQ FT

1	Love's Nails & Spa	1,400
2-2B	Yu Dumplings	2,800
3	Edible Arrangements	1,400
4,5	Cosmopolitan Ballroom	8,400
6-101	Available	1,400
6-102	Versatile Studio	1,400
7	House of Shaves	1,000
8	Avencina Medical	2,500
4250	Chow's Restaurant	9,715



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