

EXCLUSIVE
GATES OF
TINSELTOWN
RETAIL SPACE FOR LEASE

± 30,015 sq ft
4160 Southside Blvd,
Jacksonville, FL 32216



LOCAL DEMOGRAPHICS



154K +/- Daytime employees
within 5 miles.



Average income \$78k +/-
within 5 miles.



229K +/- is the surrounding
population within 5 miles.



50K+ +/- Vehicles per day
along Southside Blvd.



904-757-4000



Janet Keister

SVP Leasing

✉ Janet@Hakimian.us



Blake Hakimian

Acquisitions & Finance

✉ Blake@Hakimian.us

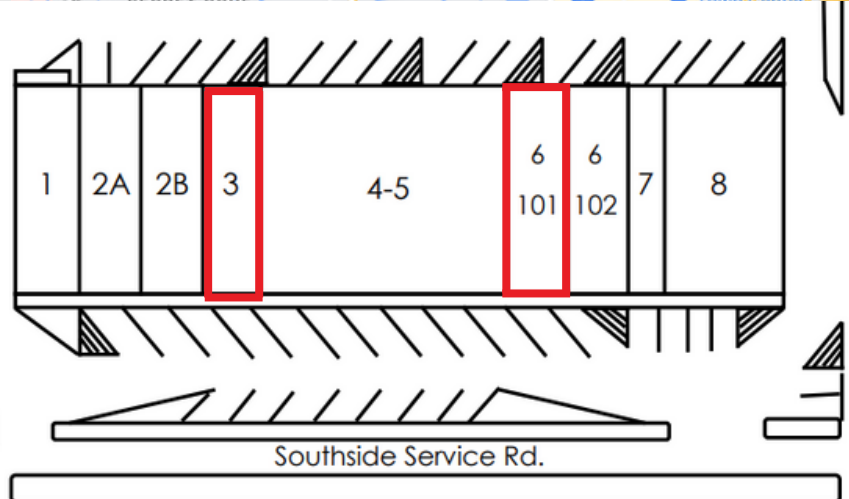
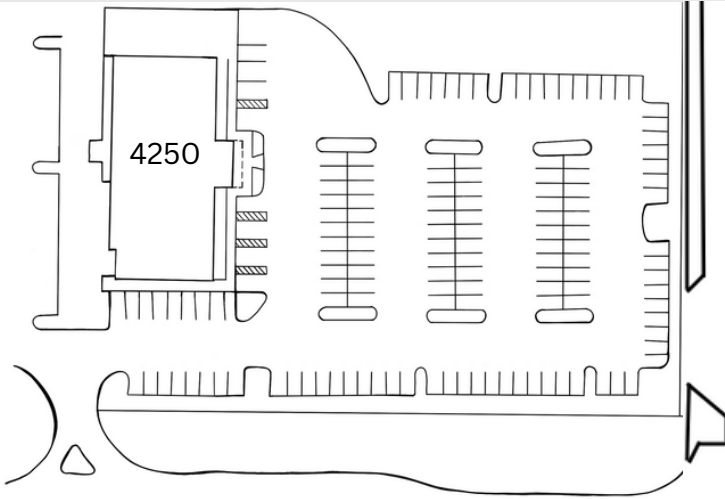
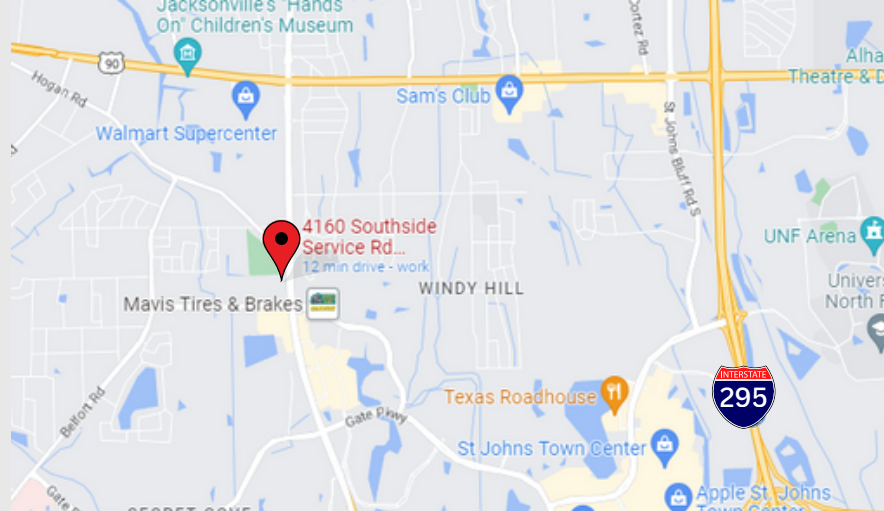
HAKIMIAN HOLDINGS
7077 Bonneval Road, Suite 400
Jacksonville, FL 32216
www.Hakimian.us



TENANT LIST

Unit | TENANT | SQ FT

1	Love's Nails & Spa	1,400
2-2B	Yu Dumplings	2,800
3	Available	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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