

EXCLUSIVE

# GATES OF TINSELTOWN

RETAIL SPACE FOR LEASE

± 30,015 sq ft

4160 Southside Blvd,  
Jacksonville, FL 32216



## LOCAL DEMOGRAPHICS



139K +/- Daytime employees within 5 miles.



239K +/- is the surrounding population within 5 miles.



Average income \$88k +/- within 5 miles.



42K+ +/- Vehicles per day along Southside Blvd.



904-757-4000



Janet Keister

SVP Leasing

Janet@Hakimian.us



Robby Wendland

Leasing Associate

Robby@Hakimian.us

### HAKIMIAN HOLDINGS

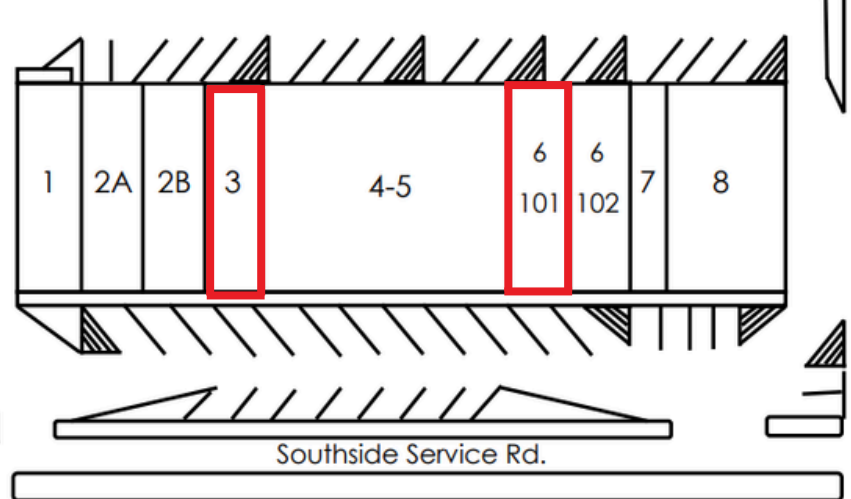
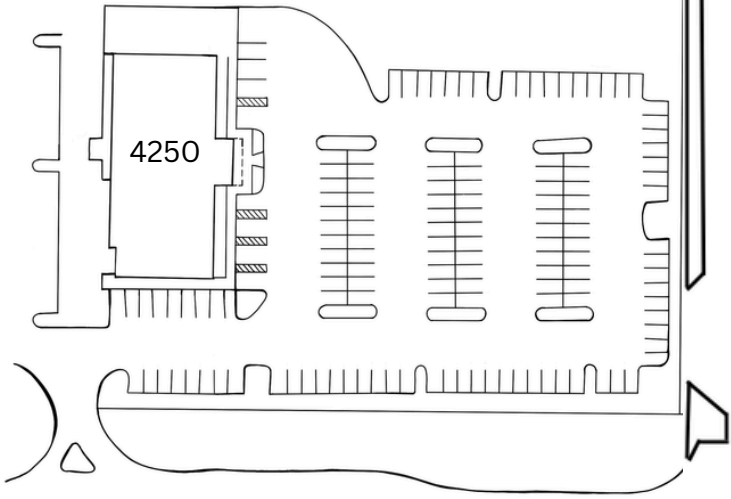
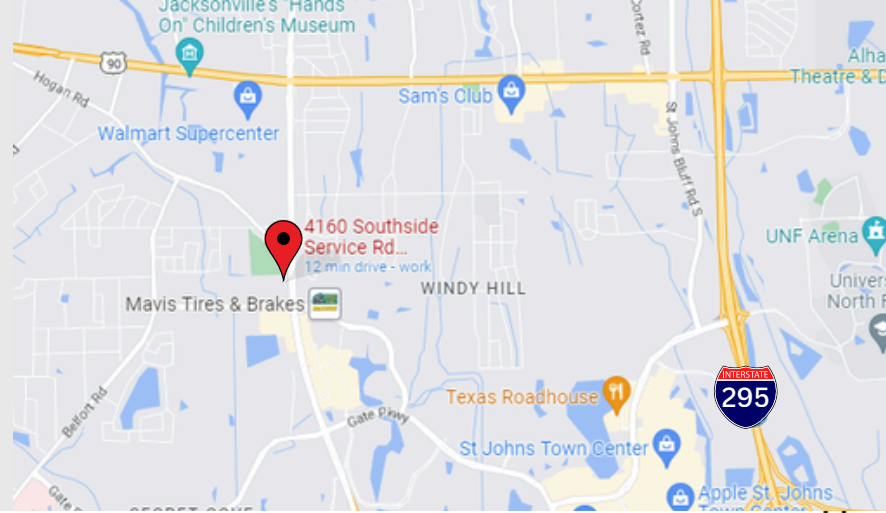
7077 Bonneval Road, Suite 400  
Jacksonville, FL 32216  
www.Hakimian.us



# 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



**HAKIMIAN HOLDINGS**  
 7077 Bonneval Road, Suite 400  
 Jacksonville, FL 32216  
[www.Hakimian.us](http://www.Hakimian.us)

