

EXCLUSIVE
GATES OF THE
AVENUES
RETAIL SPACE FOR LEASE

± 18,554 sq ft



10290 Philips Hwy
Jacksonville FL 32256



LOCAL DEMOGRAPHICS



Super Walmart outparcel.



Average income \$97.4k
within 5 mile.



Population of 166k
within 5 miles.



33.8k Vehicles per day
along Philips Hwy.



904-757-4000



Janet Keister

SVP Leasing

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Blake Hakimian

Acquisitions & Finance

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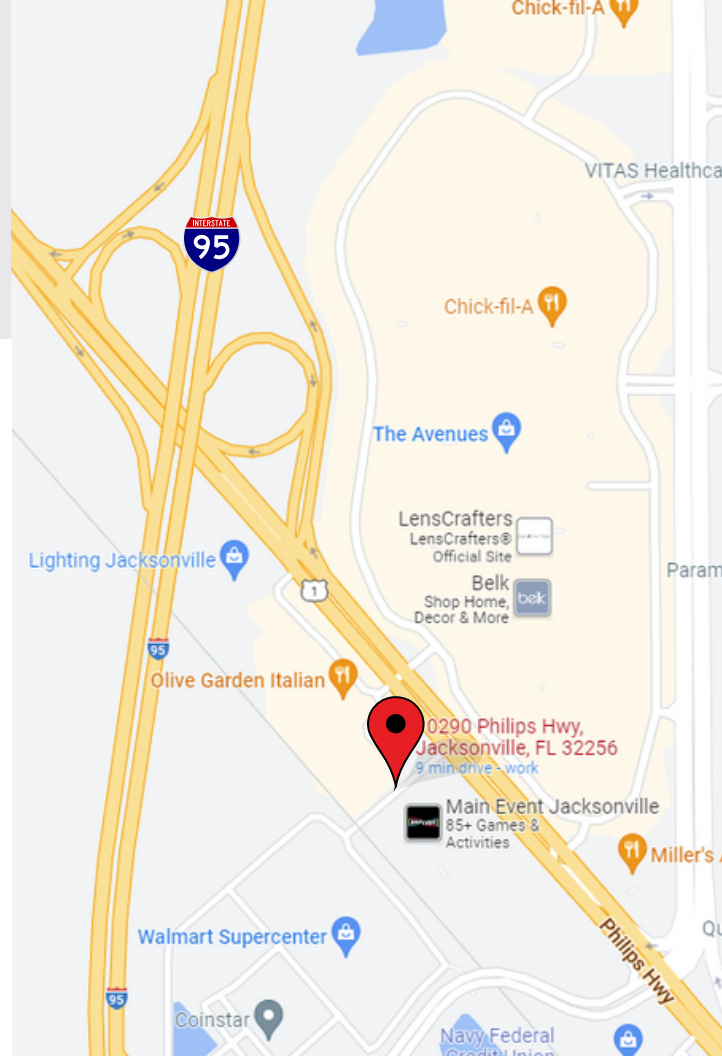
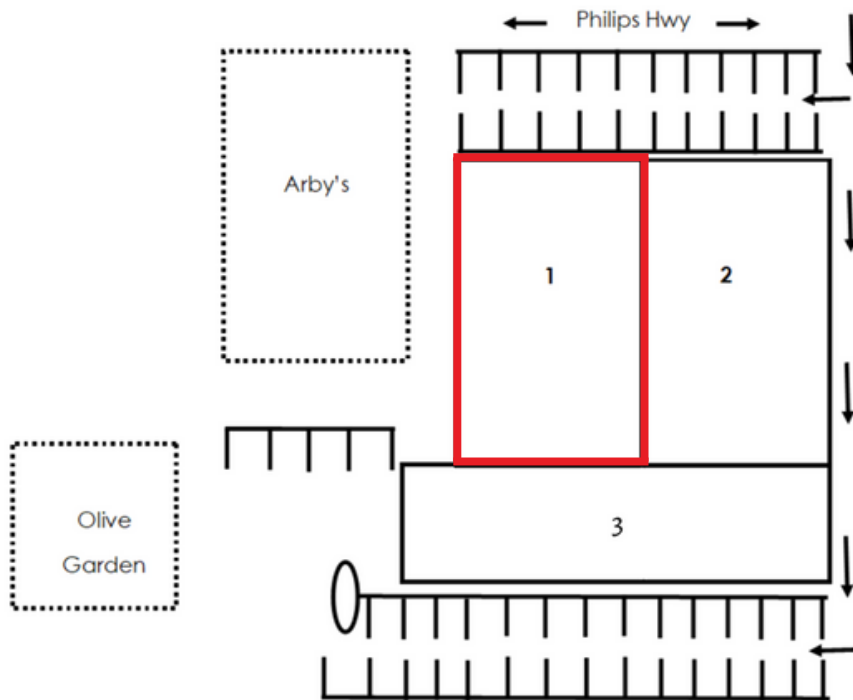
HAKIMIAN HOLDINGS
7077 Bonneval Road, Suite 400
Jacksonville, FL 32216
www.Hakimian.us



TENANT LIST

UNIT | TENANT | SQ FT

1	Available	6,750
2	EZBuy Appliance	5,815
3	Image Studios	5,600



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