

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 \$80.3k
within 5 mile.



Population of 148k
within 5 miles.



33.5k Vehicles per day
along Philips Hwy.



904-757-4000

Janet Keister



SVP Leasing

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Blake Hakimian



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HAKIMIAN HOLDINGS

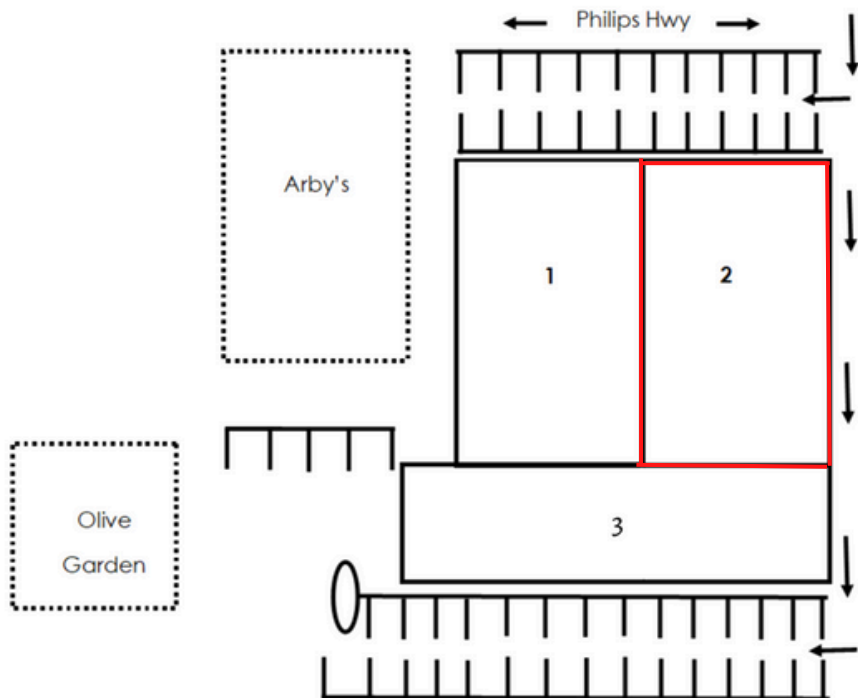
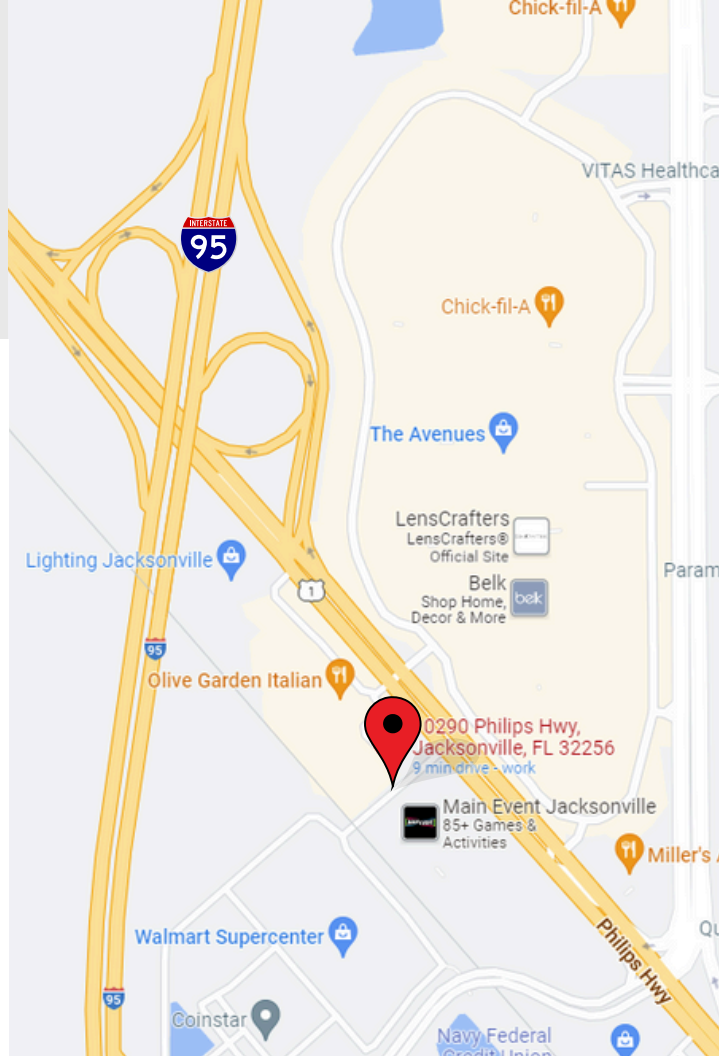
7077 Bonneval Road, Suite 400
Jacksonville, FL 32216
www.Hakimian.us



TENANT LIST

Unit | TENANT | SQ FT

1	First Place Fitness Equipment PMG, Inc.	6,750
2	Available	5,815
3	Image Studios	5,600



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