

**EXCLUSIVE**  
**GATES OF THE**  
**PROMENADE**  
RETAIL SPACE FOR LEASE

± 115,835 sq ft  
8595 Beach Blvd.  
Jacksonville, FL 32216



**LOCAL DEMOGRAPHICS**



Two signaled intersections directly across from the Walmart Supercenter.



Average income \$84k for the Beach Blvd area within 5 miles



±239k is the surrounding population within 5 miles.



± 63k Vehicles per day along Beach Blvd.

904-757-4000



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SVP Leasing

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**HAKIMIAN HOLDINGS**  
7077 Bonneval Road, Suite 400  
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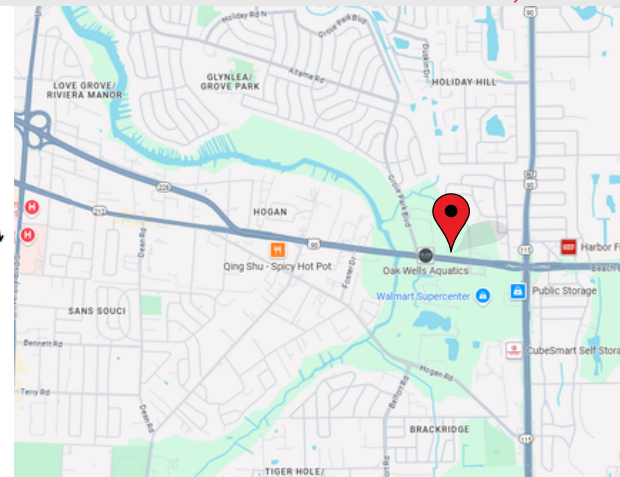
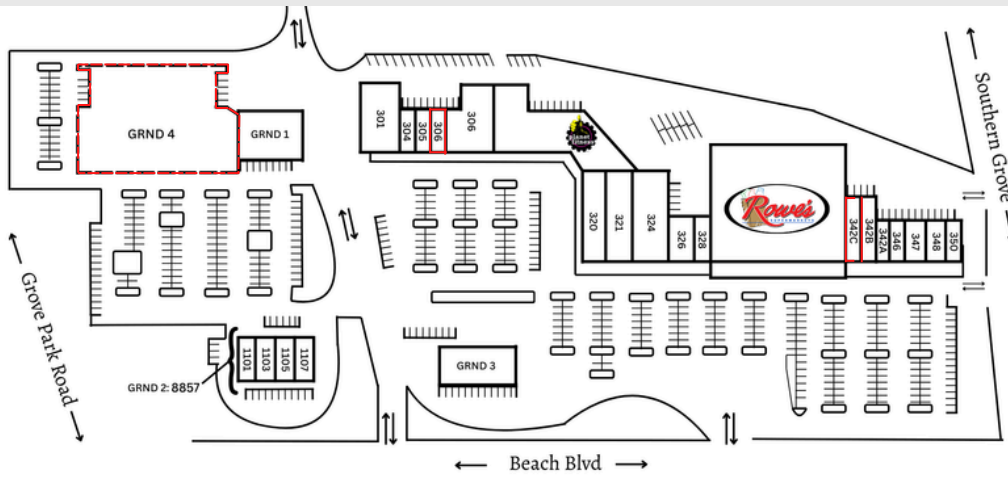


# TENANT LIST

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UNIT	TENANT	SQ FT
301	Hounds Town USA	6,000
304	La Casona Adult Daycare LLC	2,080
305	Balkan Cafe	910
306	Available	975
310	Barbara Thompson School	6,290
318	Planet Fitness	14,700
320	My Salon Suite	4,651
321	Buddy's Home Furnishing	4,900
324	Rise Brother School Uniform	7,020
326	Cool Stuff Games	3,620
328	Caribe Express Export	700
329	Rowe's IGA Supermarket	33,800

UNIT	TENANT	SQ FT
342A	Vivi Beauty Salon	3,607
342B	Boost Mobile	1,400
342C	Available	2,128
346	First Nail Salon	815
347	Tobacco Supply House	2,450
348	Happy Wok	1,750
350	Advance America	1,050
GRND 1	T's Learning Center	5,200
8587-1101	Marco's Pizza	1,464
8587-1105	RC-N-GO Hobby Shop	3,036
8587-1107	Biggby Coffee	1,500
GRND 3	Meineke Car Care	5,789
GRND 4	Available	15,000



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