



MERCHANTS WALK

📍 9965 San Jose Blvd | Jacksonville, FL 32257





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PROPERTY DESCRIPTION

Merchants Walk is a shopping center that was built in 1986. It covers an area of 53,219 square feet and offers retail space in an L-shaped configuration. The center has more than 230 parking spaces and features beautiful landscaping. It has multiple entry and exit points and is strategically located along San Jose Boulevard, with a lighted intersection.

Merchants Walk is home to major retailers such as Carrabba's, MySalon Suite, The Loop, and Humana. These retailers ensure a steady flow of traffic through the center. San Jose Boulevard is a well-known route that connects consumers to their workplaces and back. This makes Merchants Walk an excellent location for businesses with a variety of cuisines.

The inviting landscaping and ample parking make it a pleasant and stress-free destination for shoppers to explore and enjoy. Merchants Walk truly stands as a beacon of convenience and opportunity for businesses and consumers alike.



PROPERTY DESCRIPTION



SIZE
53,098 SF



PARKING
232 parking spaces



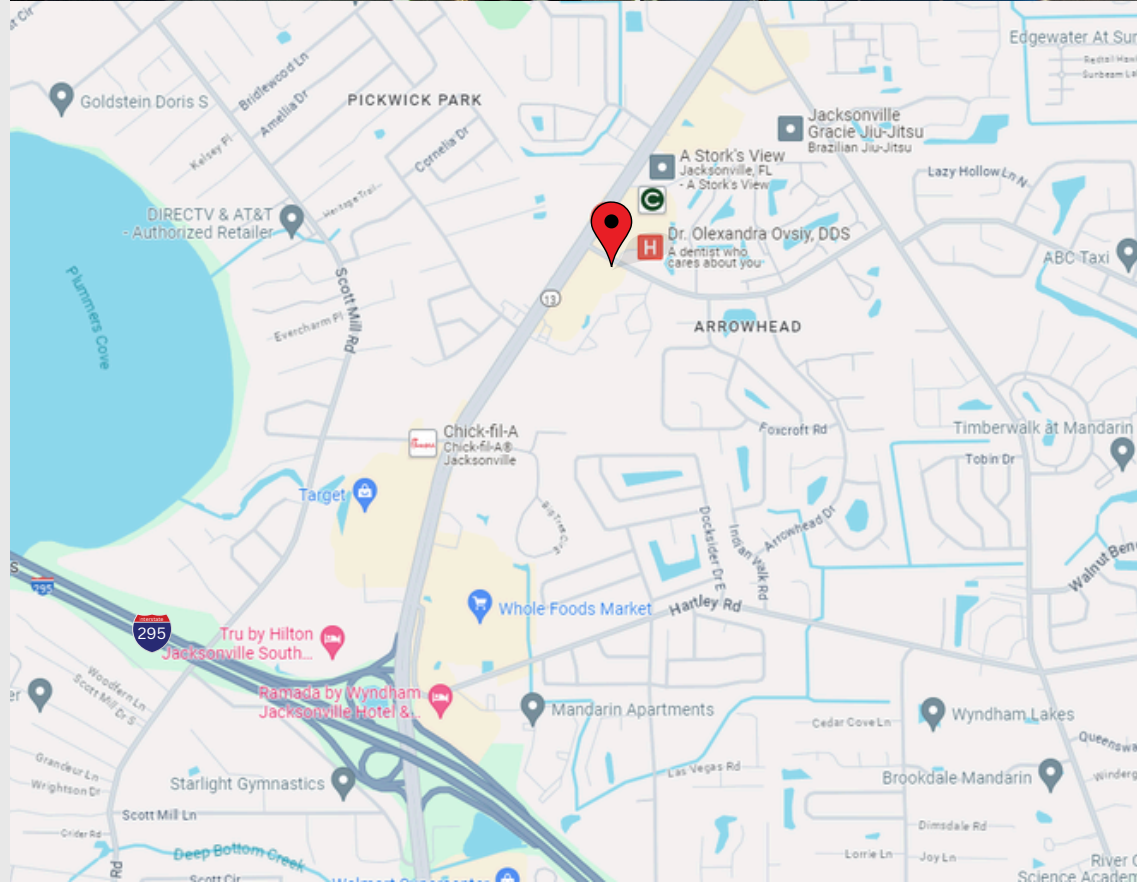
YEAR BUILT
1986



LOCATION
Located off San Jose Blvd, which is a high-trafficked road way for those on the way home or on the way to work commuters.



INGRESS/EGRESS
The property a five entry and exit points for daily traffic to be able to navigate the large shopping center.



AREA MAP



San Jose Blvd. 51K VPD



Merchants Walk



LOCAL DEMORAPHS

2 miles

5 miles

10 miles



POPULATION

33,639

141,206

590,531



Population Growth
2020-2024

-0.1%

0.2%

0.9%



AVG INCOME

\$91,489

\$91,334

\$91,407



DAYTIME
EMPLOYMENT

16,645

92,723

361,009

Street

VPD

Distance

San Jose Blvd

53,776

0.76 mi

Haley RD SW

25,911

0.20 mi

St. Augustine
RD

39,442

0.62 mi



TRAFFIC

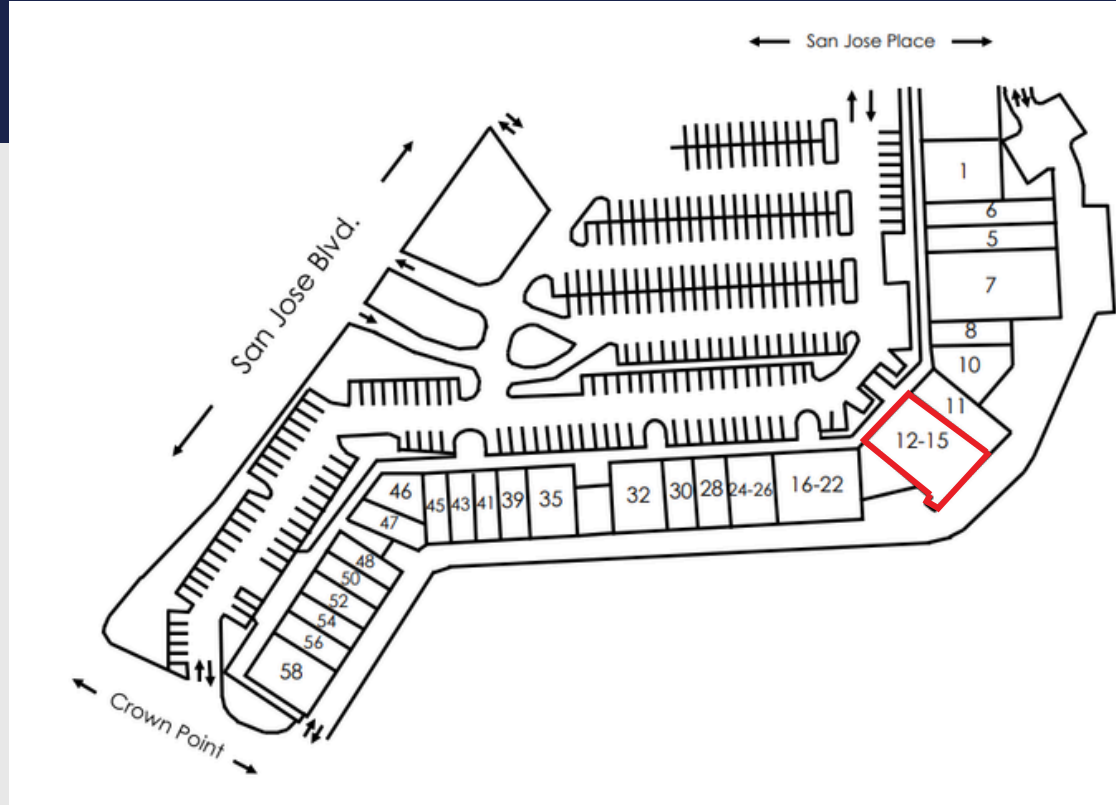


CURRENT AVAILABILITY

	UNIT	SQ FT
▶	12-15	4,962

HIGHLIGHTS

- Property management offers flexibility with buildout options.
- Prime visibility from San Jose Blvd
- National Retailers to bring in a high volume of traffic.
- Beautiful landscape to create a peaceful environment for all shoppers.



TENANT OVERVIEW

UNIT | TENANT | SQ FT

1	Hand and Stone Massage	3,000
6	Little Princess Spa	2,000
6A	Eternal Brazilian Boutique	2,000
7	Carrabba's Italian Grill	5,744
8	Life Imaging Jacksonville	2,400
10	SalonCentric	2,128
11	H2 Health	1,631
12-15	Available	4,962
16-22	Humana	4,522
24-26	Bob Ham Eyewear	2,320
28	The Art Studio	1,164
30	Intracoastal Labs	1,091
32	JetPack Nutrition	2,271
35	Kazu Japanese Restaurant	2,420
39	Kabura Mediterranean Restaurant	1,181
41	Century Homebuilders	1,181
43	C'est La Vie Nails & Spa	1,100
45	Tri-County Hearing Aids	1,200
46	My Petit Paris	1,700
47	Kaiso Consulting	800
48	Happy Grilled Cheese	1,200
50	Edward Jones	1,200
52	Agape Beauty Lounge	1,200
54	Niko J Insurance Corp	1,131
56	Green Frog Printing	1,150
58	The Loop	2,420



THE LOOP



Humana



ETERNAL



BRAZILIAN BOUTIQUE



Edward Jones



LEASING TEAM



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ABOUT US

25 +

YEARS OF
EXPERIENCE

Making Connections - One Investment at a Time

Hakimian Holdings dates back over 20 years, born from the initial success of property investments made by founder and Chief Executive Officer Benjamin Hakimian.

Mr. Hakimian built his business through tenacity and hard work, as well as a fierce entrepreneurial spirit, he started a successful auto parts company before shifting to real estate full-time in 1999. He built Hakimian Holdings from the ground up by following a straightforward strategy: acquire quality properties, make upgrades if necessary, and operate within the community as a good neighbor who learns from the past, while continually striving toward a better future.

Our hands-on approach to adding value means that we are involved at every step of the way, from acquisition to leasing to property management. This strategy has served us well and Hakimian Holdings continues to expand as a leading investor, redeveloper, and manager of commercial retail and office space in the Southeastern United States.





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