



MERCHANTS WALK

 9965 San Jose Blvd | Jacksonville, FL 32257





TABLE OF CONTENTS

Property Description.....3-4

Area Map.....5

Local Demographics.....6

Availability.....7

Tenant Overview.....8

Leasing Team.....9

About Us.....10

Disclaimer.....11

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



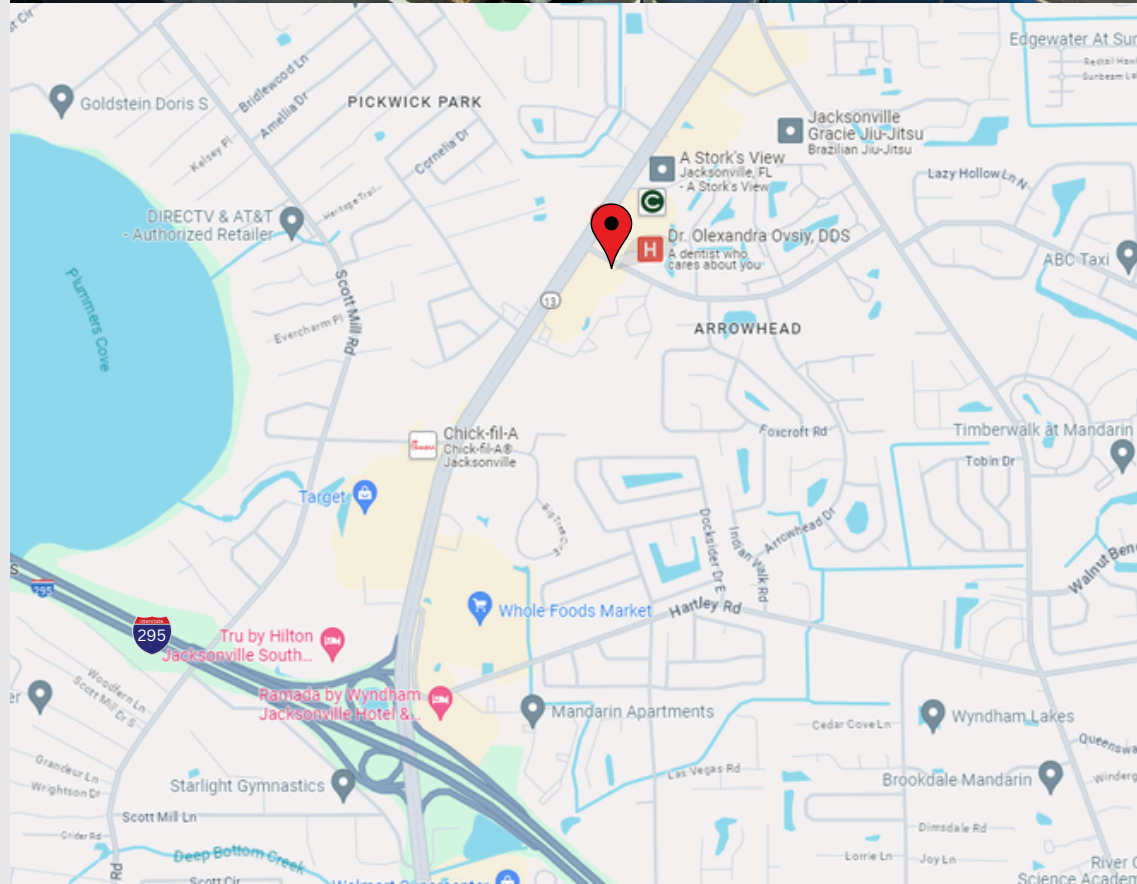
YEAR BUILT
1986



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



LOCAL DEMORAPHICS

	2 miles	5 miles	10 miles
 POPULATION	36,576	148,908	608,256
 Population Growth 2025-2030	1.0%	1.2%	1.4%
 AVG INCOME	\$103,863	\$104,318	\$101,751
 DAYTIME EMPLOYMENT	16,202	89,518	336,683
	Street	VPD	Distance
 TRAFFIC	San Jose Blvd	49,131	0.28 mi
	Haley RD SW	26,020	0.28 mi
	St. Augustine RD	39,442	0.57 mi

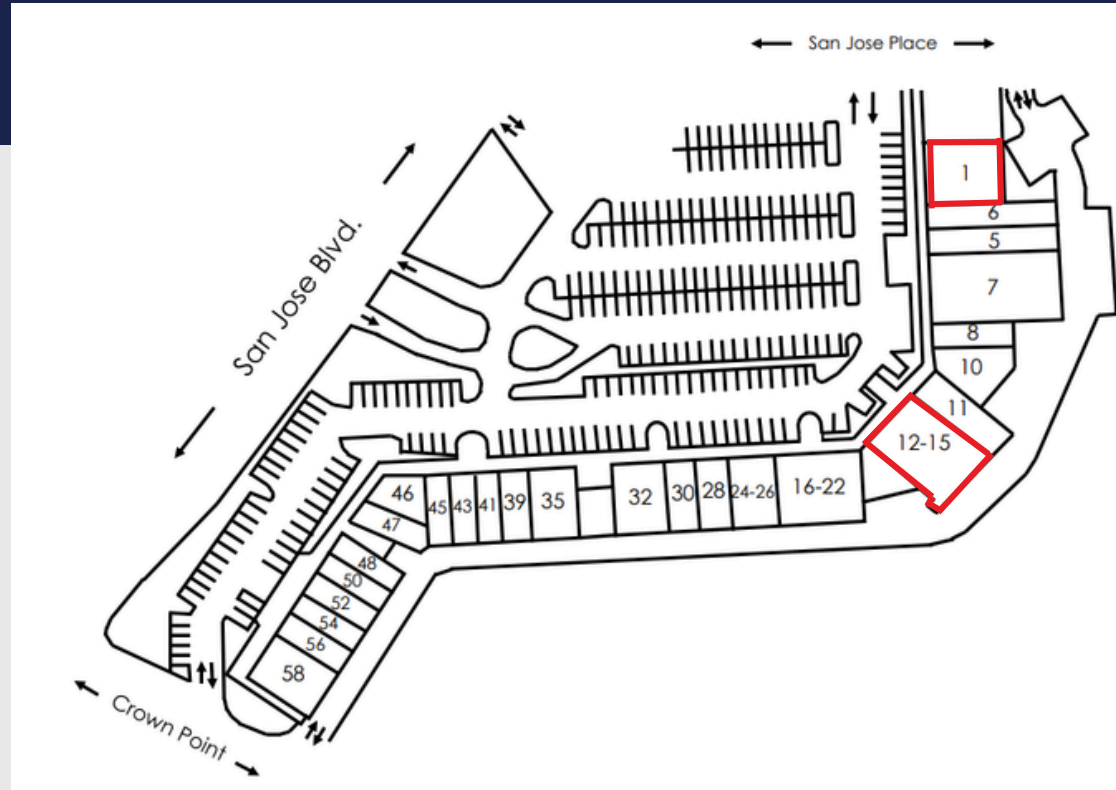


CURRENT AVAILABILITY

	UNIT	SQ FT
➤	1	3,000
➤	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	Avialable	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	Tech Hospital	800
48	Yellow Rose BBQ	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



LEASING TEAM



Janet Keister

Senior Vice President of Leasing

✉ Janet@Hakimian.us

☎ 904-757-4000 ext. 216



Robby Wendland

Leasing Associate

✉ Robby@Hakimian.us

☎ 904-757-4000 ext. 242



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.





No warranty or representation is made as to the correctness, completeness and accuracy of the information given or the assessments made. This material has been prepared for informational purposes only, and is not intended to provide, and should not be relied on for, tax, legal or accounting advice. This communication contains general information only and Hakimian Holdings, Inc. is not, by means of this communication, rendering professional advice or services. Before making any decision or taking any action that may affect your finances or your business, you should consult a qualified professional adviser.

