

SEAWALK VILLAGE

1020 3rd ST North | Jacksonville, FL 32250



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PROPERTY DESCRIPTION

Seawalk Village is located just 0.3 miles away from Jax Beach, adjacent to one of the only piers along Jacksonville Beach. In 2023, Jacksonville reported an influx of 13.8 million tourists who visited the area.

Recently, Seawalk Village underwent a complete exterior renovation to improve the curb appeal of the two strip centers and two freestanding restaurants. The total area of the shopping center spans 49,214 square feet with 22 retail spaces and provides 100 surface parking spaces for the convenience of customers.

The commercial center is home to popular retailers, including Salt Life Food Shack, Mellow Mushroom, F45 Training, and Leslie's Poolmart. The center is an attractive shopping spot for the surrounding population of 115,000 within a 5-mile radius, providing a consistent flow of consumers.





PROPERTY DESCRIPTION



SIZE

49,214 SF

PARKING

100 parking spaces

RENOVATED

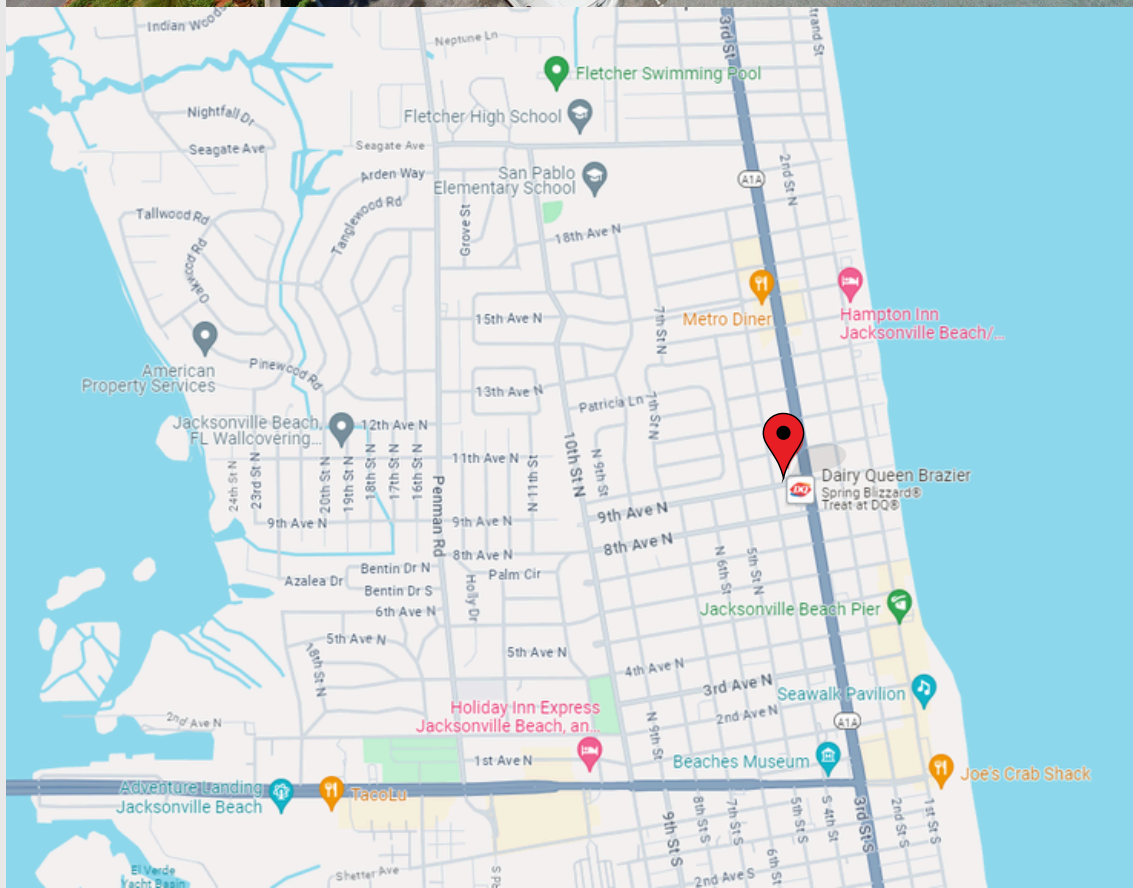
2019

LOCATION

Located withing the Jacksonville beach submakrt, 0.3 miles from beach.

INGRESS/EGRESS

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



AREA MAP


JAX BEACH
CARRABBA'S ITALIAN GRILL
WELLS FARGO
Rita's
SAGO COFFEE
JAX BEACH, FL
Domino's
VyStar Credit Union
WAFFLE HOUSE
PETSUPERMARKET
Publix
DQ
RITZ
Walgreens
McDonald's
COVER THE EARTH
SHERWIN WILLIAMS
PIZZA
Kazu JAPANESE RESTAURANT
Larry's GIANT SUBS
FOOD SHACK
mellow MUSHROOM
Pelican's SNOBALLS
35k VPD : 3RD St
Seawalk Village

LOCAL DEMORAPHICS

	2 miles	5 miles	10 miles
POPULATION	24,885	115,204	285,504
Population Growth 2025-2030	1.3%	1.4%	1.4%
AVG INCOME	$143,928	$133,714	$122,365
DAYTIME EMPLOYMENT	16,813	51,479	121,634

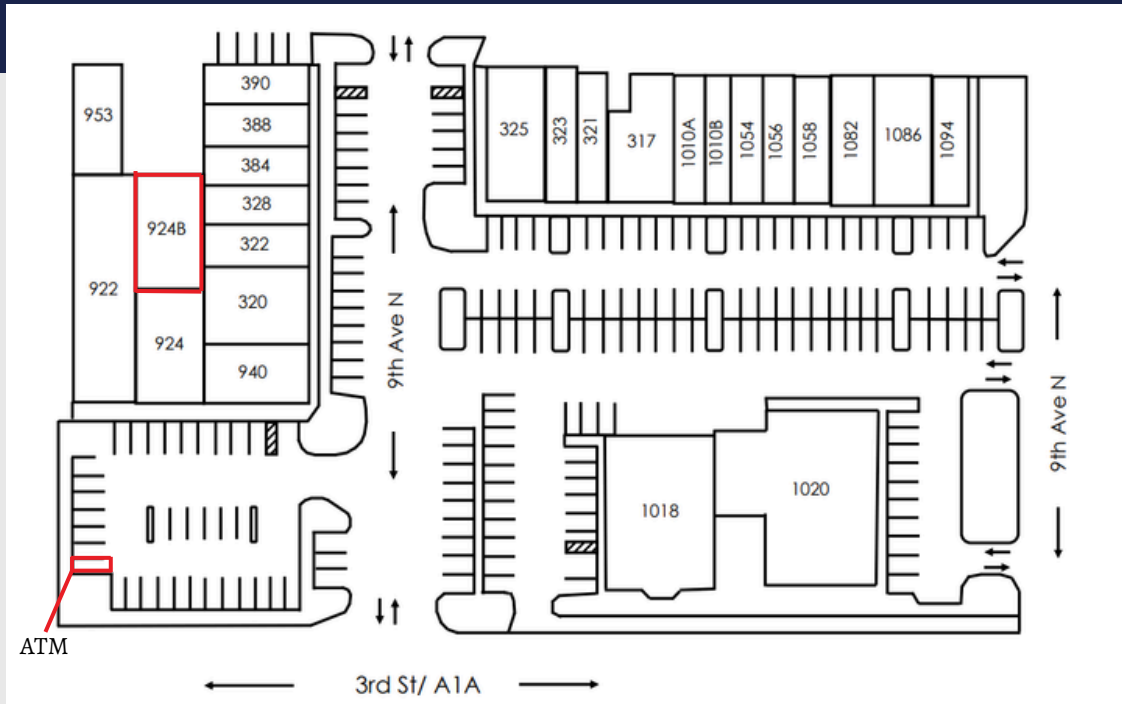
	Street	VPD	Distance
TRAFFIC	3rd ave	34,840	0.09 mi
	6th ave	32,131	0.20 mi





CURRENT AVAILABILITY

UNIT	SQ FT
924B	2,400



HIGHLIGHTS

- Property management offers flexibility with buildout options.
- Prime visibility from 3rd st
- National Retailers to bring in a high volume of traffic.
- 0.3 miles from Jax Beach.



TENANT OVERVIEW



UNIT	TENANT	SQ FT
1010A	H&M Learning	1,044
1010 B	Gator Ice Cream	980
1018	Salt Life Food Shack	5,167
1020	Mellow Mushroom	5,770
1054	Mystic Mud Kava and Tea Lounge	1,425
1056	Pure Barre	1,425
1058	Karis & Company LLC	1,136
1082/86	Cortello Salon	3,850
1094	Cafe Santorini	1,400
317	Tang Dynasty Foot Spa	2,060
320	Wicked N' Twisted	2,404
322	ND Artistry Salon	1,245
321	Patty Picasso	1,144
323	Kaivi Lagree Studio	1,178
325	F45 Training	2,262
328	Pure Hydration	1,153
384	Pure Hydration	1,146
388/390	Skin Spa by Casey	2,297
922	Circle of Chi	3,327
924	Leslie’s Poolmart	3,000
924B	Available	1,526
940	Gregory’s Jewelers	2,000
951	Solstice Salon &Boutique	2,275
-	Available	ATM

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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HAKIMIAN HOLDINGS