



SEAWALK VILLAGE

📍 1020 3rd ST North | Jacksonville, FL 32250





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

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



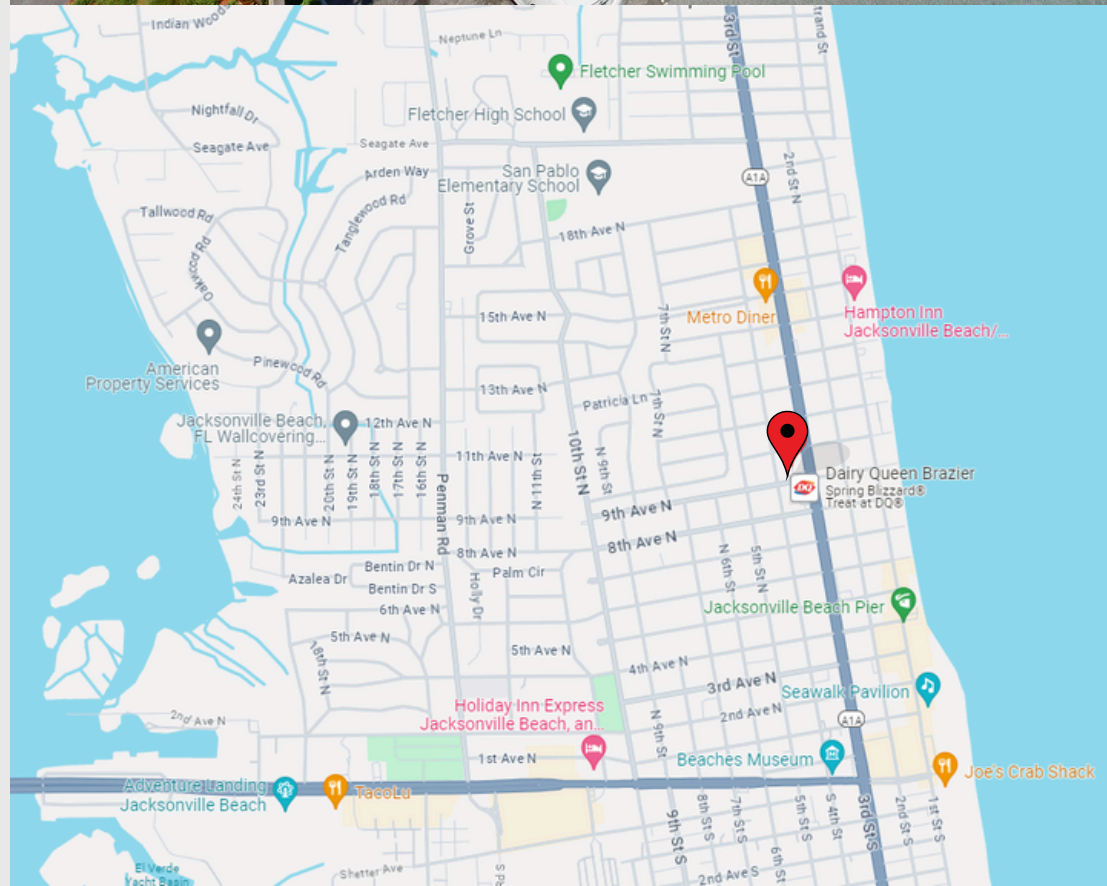
RENOVATED
2019



LOCATION
Located within the Jacksonville beach submarket, 0.3 miles from beach.

INGRESS/EGRESS






The property has 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 | 24,253 | 110,461 | 274,402 |
|  Population Growth 2024-2029 | 1.0% | 1.4% | 1.5% |
|  AVG INCOME | \$122,589 | \$119,190 | \$110,746 |
|  DAYTIME EMPLOYMENT | 17,124 | 51,615 | 123,569 |
| | Street | VPD | Distance |
|  TRAFFIC | 3rd ave | 33,308 | 0.09 mi |
| | 6th ave | 29,719 | 0.20 mi |

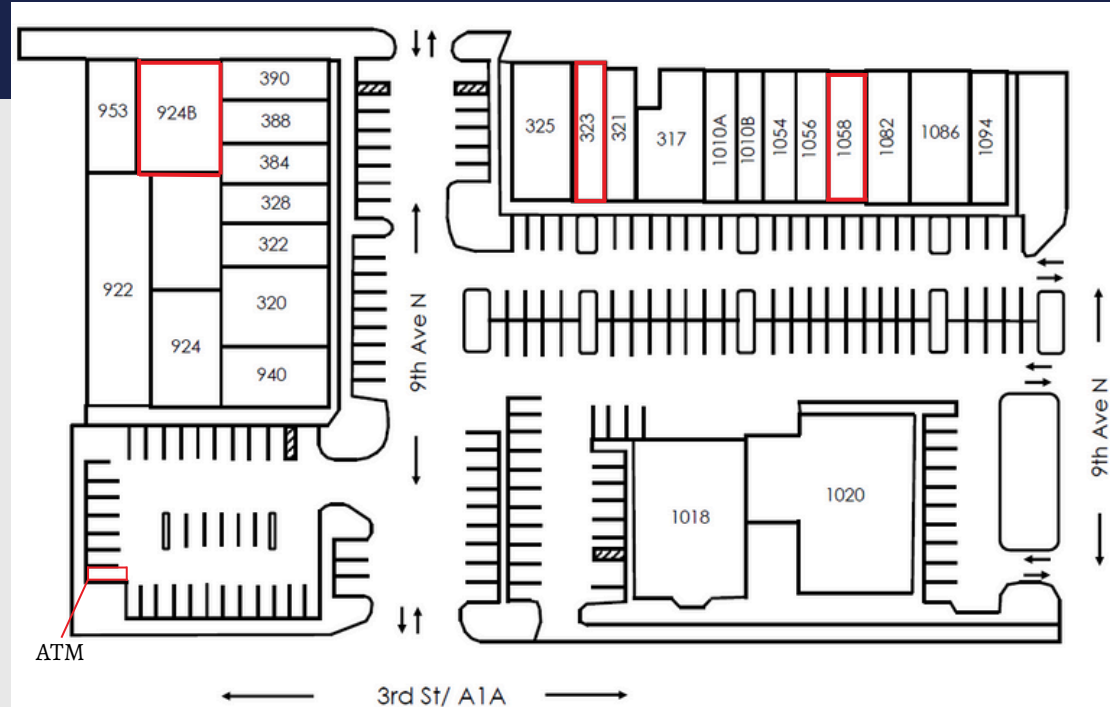


CURRENT AVAILABILITY

| | UNIT | SQ FT |
|---|------|-------|
| ➤ | 924B | 2,400 |
| ➤ | 323 | 1,178 |
| ➤ | 1058 | 1136 |

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 | Available | 1,136 |
| 1082/86 | Cortello Salon | 3,850 |
| 1094 | Round Bird Coffee | 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 | LaFera Salon & Extension Bar | 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 |



CORTELO



LEASING TEAM



Janet Keister

Senior Vice President of Leasing

✉ Janet@Hakimian.us

☎ 904-757-4000 ext. 216



Chas Lawrence

Leasing Associate

✉ Chas@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.

