



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



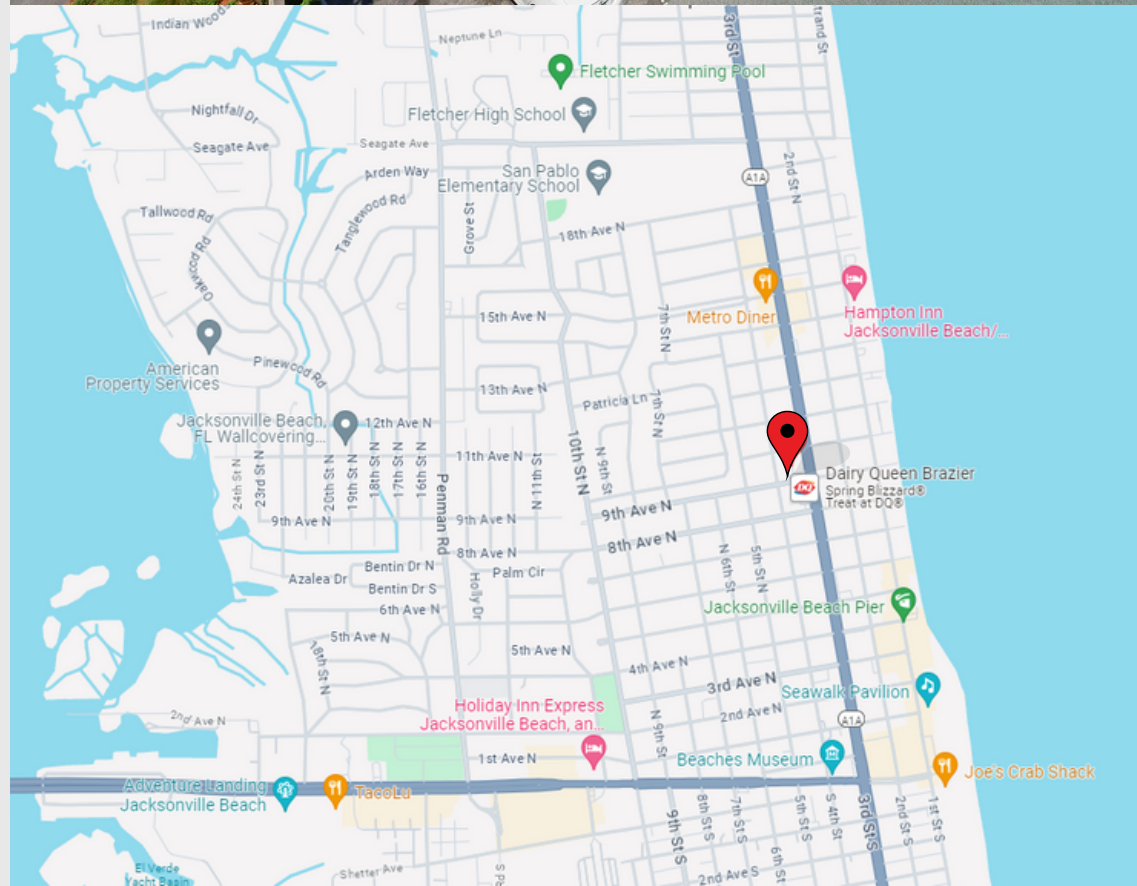
RENOVATED
2019



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



Logo for JAX BEACH, featuring the text 'JAX' in a stylized font above 'EST. 1997' and 'BEACH'.

Logo for CARRABBA'S ITALIAN GRILL, featuring the brand name in a green banner.

Logo for WELLS FARGO, featuring the brand name in white on a red background.

Logo for Rita's, featuring the brand name in white on a red and white striped background.

Logo for SAGO COFFEE, featuring the brand name in a white banner.

Logo for Domino's, featuring the brand name in white on a red background.

Logo for VyStar Credit Union, featuring a compass icon and the brand name.

Logo for WAFFLE HOUSE, featuring the brand name in yellow on a black background.

Logo for PET SUPERMARKET, featuring the brand name in yellow on a black background.

Logo for Publix, featuring the brand name in green on a white background.

Logo for DQ (Dairy Queen), featuring the brand name in white on a red and blue background.

Logo for The Customized Cat, featuring a cat face and the brand name.

Logo for RITZ, featuring the brand name in white on a red background.

Logo for Walgreens, featuring the brand name in red on a white background.

Logo for McDonald's, featuring the golden arches and the brand name.

Logo for COVER THE EARTH, featuring a globe and the brand name.

Logo for PIZZA, featuring a red 'V' shape and the word 'PIZZA'.

Logo for kazu JAPANESE RESTAURANT, featuring a bird icon and the brand name.

Logo for Larry's GIANT SUBS, featuring a cartoon character and the brand name.

Logo for SHERWIN WILLIAMS, featuring the brand name in blue.

Logo for Pelican's SNOBALLS, featuring a pelican icon and the brand name.



35k VPD: 3RD ST

Seawalk Village

Logo for Salt Life FOOD SHACK, featuring a wave icon and the brand name.

Logo for mellow MUSHROOM, featuring a cartoon mushroom character and the brand name.

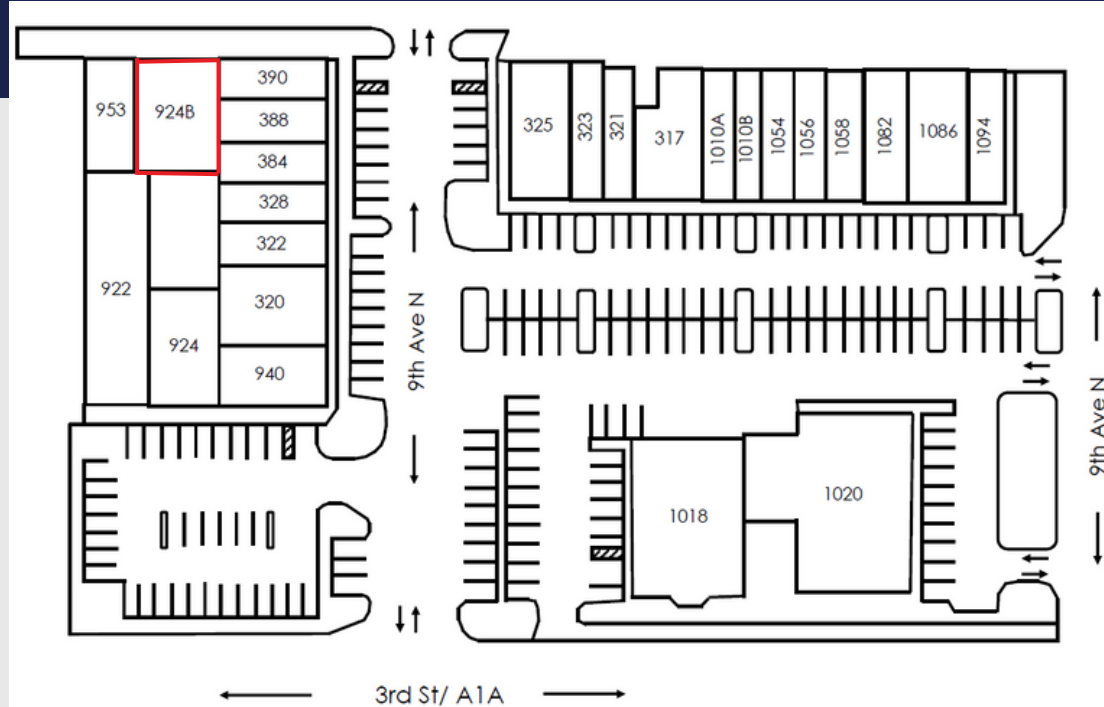
LOCAL DEMOGRAPHICS

	2 miles	5 miles	10 miles
 POPULATION	23,463	115,167	277,566
 Population Growth 2010 - 2023	0.7%	1.3%	1.4%
 AVG INCOME	\$123,343	\$117,048	\$108,673
 DAYTIME EMPLOYMENT	16,087	49,146	119,055
	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



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	FL Homes Realty & Mortgage	1,425
1056	Pure Barre	1,425
1058/82/86	Cortello Salon	4,986
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	Massage Theory	3,327
924	Leslie's Poolmart	3,000
924B	Available	1,526
940	Gregory's Jewelers	2,000
951	Solstice Salon & Boutique	2,275
-	Chase	ATM



CORTELO



ND Artistry Salon

PURE Hydration

LA FERA SALON & EXTENSION BAR

MASSAGE THEORY
Massage & Facials



LEASING TEAM



Janet Keister
Senior Vice President of Leasing
✉ Janet@Hakimian.us
☎ 904-757-4000 ext. 216



Blake Hakimian
Senior Vice President of Leasing
✉ Blake@Hakimian.us
☎ 904-757-4000 ext. 240



ABOUT US

23 +

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.

