

GATES OF PARK AVENUE NORTH

1472 Park Avenue | Orange Park, FL 32073



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PROPERTY DESCRIPTION

Gates of Park Avenue North is the latest acquisition by Hakimian Holdings in Orange Park, FL. This shopping center spans a total area of 79,882 square feet and features an L-shaped design, making it ideal for everyday retail stores. It offers 465 parking spaces and is conveniently located just 1.4 miles from I-295, serving a population of 115,000 residents within a 5-mile radius.

The center is currently anchored by Ace Hardware, Dollar Tree, the Clay County Tax Office, and Get Air Trampoline Park. We are pleased to report that the shopping center is 100% occupied, benefitting from a consistent flow of traffic generated by all tenants.

With a vibrant mix of retail and service-oriented businesses, Gates of Park Avenue North is designed to cater to the diverse needs of the local community. Its strategic location not only enhances accessibility but also establishes the center as a hub of convenience and activity in the area.

As part of Hakimian Holdings' portfolio, the property is maintained to the highest standards, ensuring a welcoming and enjoyable shopping experience for all visitors. The future looks bright for Gates of Park Avenue North as it continues to thrive and contribute to the vibrancy of Orange Park.





PROPERTY DESCRIPTION

SIZE
79,882 SF

PARKING
5.82/1,000 SF
465 surface parking spots

BUILT
1972

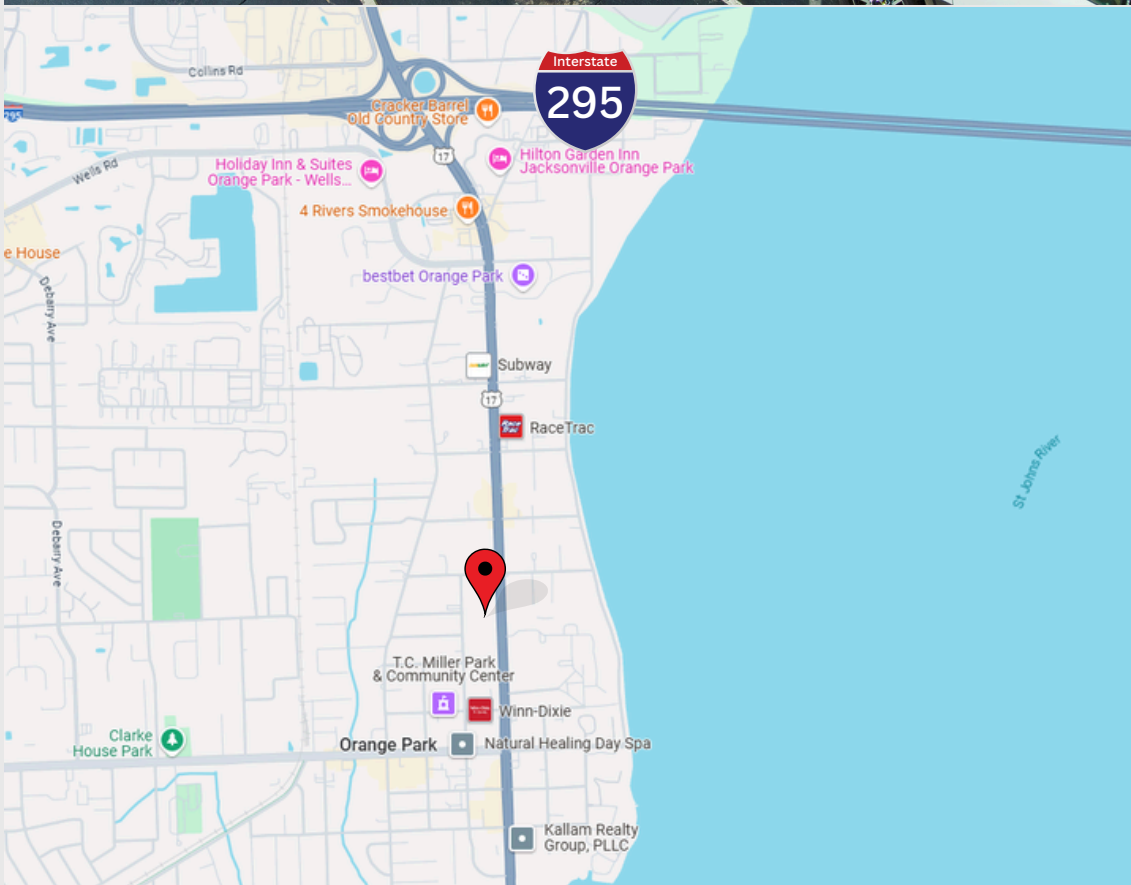
RENOVATED
1985

LOCATION
Located on Park Avenue 1.4 miles from I-295 along the St. Johns River.

INGRESS/EGRESS
This property features twelve entry and exit points that connect to all four surrounding roads. Among these, five entry and exit points are directly accessible from Park Avenue.

SIGNAGE
Large frontage space available on the exterior of building as well as available pylon sign space.





AREA MAP


GET AIR
Bank of America
Dollar Tree
ACE
The helpful place.
DUNKIN' DONUTS
Speedway
SUBWAY
CHEERS
Park Avenue
CVS
Wendy's
61K VPD
Gates of Park
Avenue North
enterprise
ORANGE PARK FURNITURE
"feels like home"
RaceTrac
PINCH·A·PENNY
POOL·PATIO·SPA
The Perfect People For A Perfect Pool
Charles & George's
Car Wash

LOCAL DEMORAPHICS

	2 miles	5 miles	10 miles
POPULATION	19,996	116,353	579,557
Population Growth 2025-2030	1.5%	1.2%	1.4%
AVG INCOME	$87,039	$101,164	$102,261
DAYTIME EMPLOYMENT	11,616	52,863	208,158

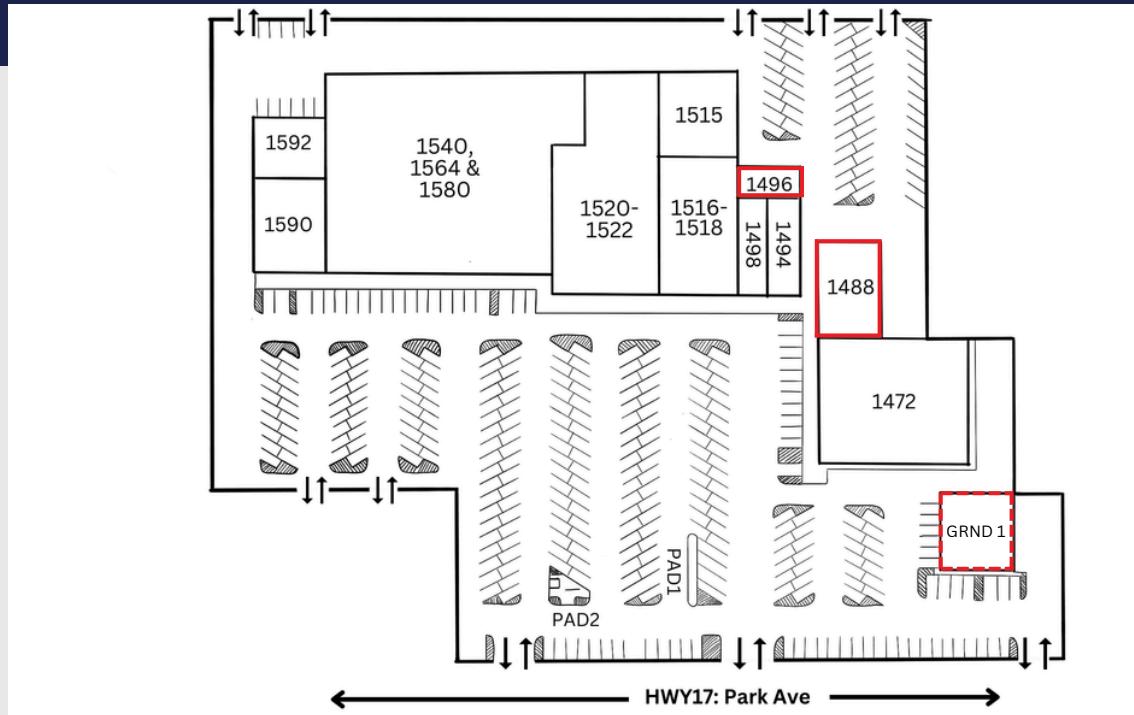
	Street	VPD	Distance
TRAFFIC	Park Avenue	59,646	0.29 mi
	Kingsley Ave	29,299	0.40 mi





CURRENT AVAILABILITY

UNIT	SQ FT
1488	3,777
1496	1,164
GRND 1	+/- 5,000



HIGHLIGHTS

- Property management offers flexibility with buildout options.
- 465 Parking spaces.
- There are twelve entry and exit points to the property.
- Anchored by Ace Hardware and Dollar Tree.



TENANT OVERVIEW



UNIT	TENANT	SQ FT
1472	Hagan Ace Hardware	11,820
1488	Available	3,777
1494	New Way Hearing Aids	1,877
1496	Available	1,164
1498	MP Nail Avenue	1,911
1515	Mr. C. Party Place	3,340
1516	Fore Motion Golf	6,589
1520	Dollar Tree	12,785
1580	Get Air Trampoline Park	30,377
1590	Clerk of Circuit Court	3,825
1592	Northeast Florida Safety Council	2,407
GRND 1	Available (Built-to-suit)	+/- 5,000
PAD1	Vystar	
PAD2	Bank of America	



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