EXCLUSIVE

GATES OF PARK AVENUE NORTH

RETAIL SPACE FOR LEASE

± 79,882 sq ft

1472 Park Ave
Orange Park, FL 32073



LOCAL DEMOGRAPHICS

Population of 116k +/- within 5 miles.

465 Parking Spaces | 5.70/ 1,000 SF ratio

Average income $101k +/- within 5 miles.

59.7k +/- Vehicles per day along Park Ave.

904-757-4000



Janet Keister
SVP Leasing
Janet@Hakimian.us

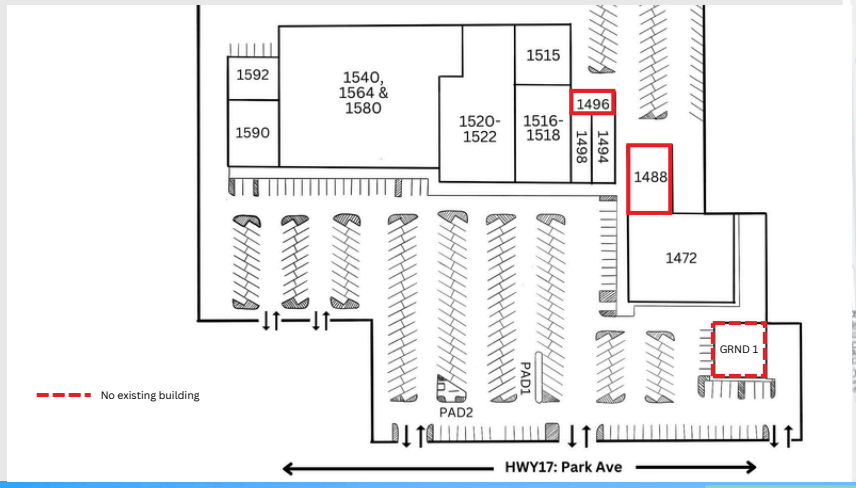


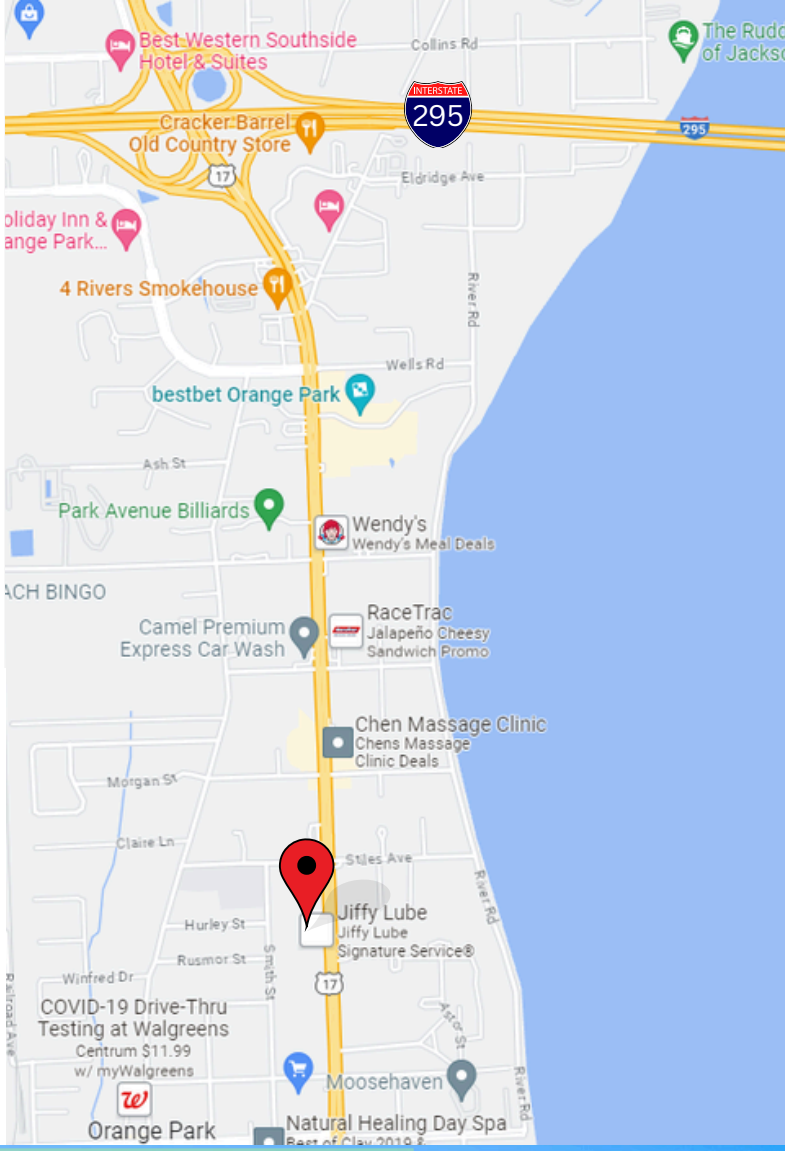
Robby Wendland
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HAKIMIAN HOLDINGS
7077 Bonneval Road, Suite 400
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TENANT LIST

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
1516-18	Fore Motion Golf	6,589
1520-22	Dollar Tree	12,785
1540/64/80	Get Air Trampoline Park	30,377
1590	Clerk of Circuit Court	3,825
1592	Northeast Florida Safety Council	2,407
GRND 1	Available Lot (built-to-suit)	+/- 5,000
PAD1	Vystar	
PAD2	Bank of America	







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