




# GATES OF HOLLY HILL

 1850 Ridgewood Avenue | Holly Hill, FL 32117





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# PROPERTY DESCRIPTION

**The Gates of Holly Hill**, a property constructed in 2002 near Ormond Beach and the Halifax River, offers an expansive 57,870 square feet of retail space. The property boasts a spacious parking lot with 332 spaces, ensuring convenience for visitors, particularly during weekends and holidays.

It is home to a bustling Publix grocery store that consistently draws high traffic. In addition to the anchor store, the remaining retail spaces are filled with a variety of tenants such as Humana, China House, and Perfect 10 Nails all providing visitors with a diverse and engaging shopping experience.

The Gates of Holly Hill is not just a shopping destination; it's a community hub where locals and tourists alike can find everything they need in one convenient location. The meticulously landscaped grounds create a welcoming atmosphere, with lush greenery that adds to the charm of the property.

The dedicated management team ensures the property is well-maintained and constantly seeks to improve the shopping experience. With a focus on customer satisfaction and a commitment to excellence, The Gates of Holly Hill continues to thrive as a premier retail location in the area.



# PROPERTY DESCRIPTION



SIZE  
57,870 SF



PARKING RATIO  
332 parking spaces 5.74/1,000 SF



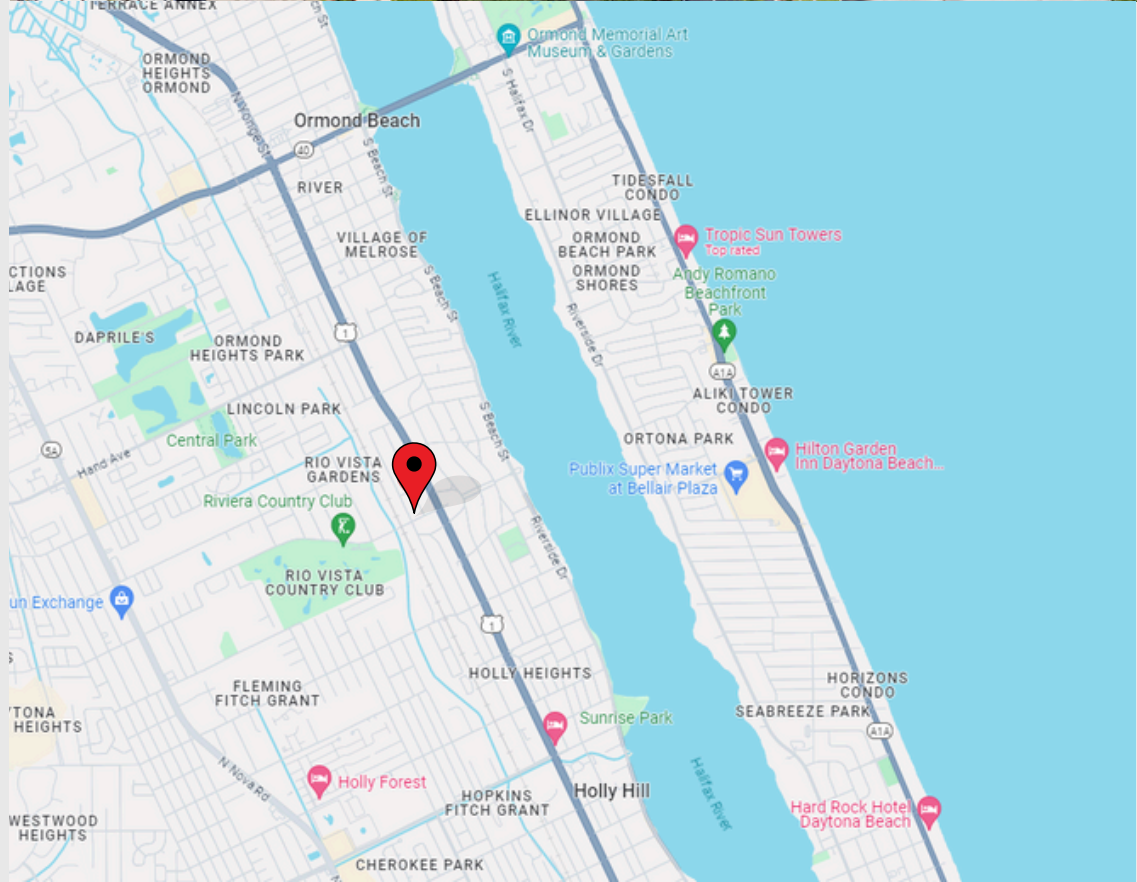
YEAR BUILT  
2002



LOCATION  
Located in Holly Hill, FL, 3.1 miles from Ormond Beach sitting along the Halifax River.



INGRESS/EGRESS  
The property has 7 entry and exit points off Ridgewood Ave and surrounding streets.



# AREA MAP



Tickets & Tours

Osteen

Deep Creek Preserve

Cassadaga

DeLand

  
Dollar Tree

  
ARROZ CON LECHE

  
PAUL'S COINS

  
MAIN STREET COMMUNITY BANK OF FLORIDA

  
SONIC

  
RCC est. 1953

**RIVIERA**  
Country Club

Riviera Oaks Dog Park

UBIC Academy

Church of Christ Holly Hill

GATES OF HOLLY HILL

MetroHealth Inc. of Holly Hill

  
Walgreens


  
Allstar Autos

  
Sweet & Savory Junction

  
FINE WINE & SPIRITS

Animal Emergency Hospital Volusia

# LOCAL DEMORAPHS

	2 miles	5 miles	10 miles
 <b>POPULATION</b>	34,213	121,935	221,062
 <b>Population Growth 2010 - 2023</b>	2.4%	2.4%	2.4%
 <b>AVG INCOME</b>	\$63,218	\$64,258	\$67,163
 <b>DAYTIME EMPLOYMENT</b>	15,224	80,334	122,126
	<b>Street</b>	<b>VPD</b>	<b>Distance</b>
 <b>TRAFFIC</b>	Ridgewood Ave	26,817	0.70 mi
	S Yonge St	26,553	0.43 mi

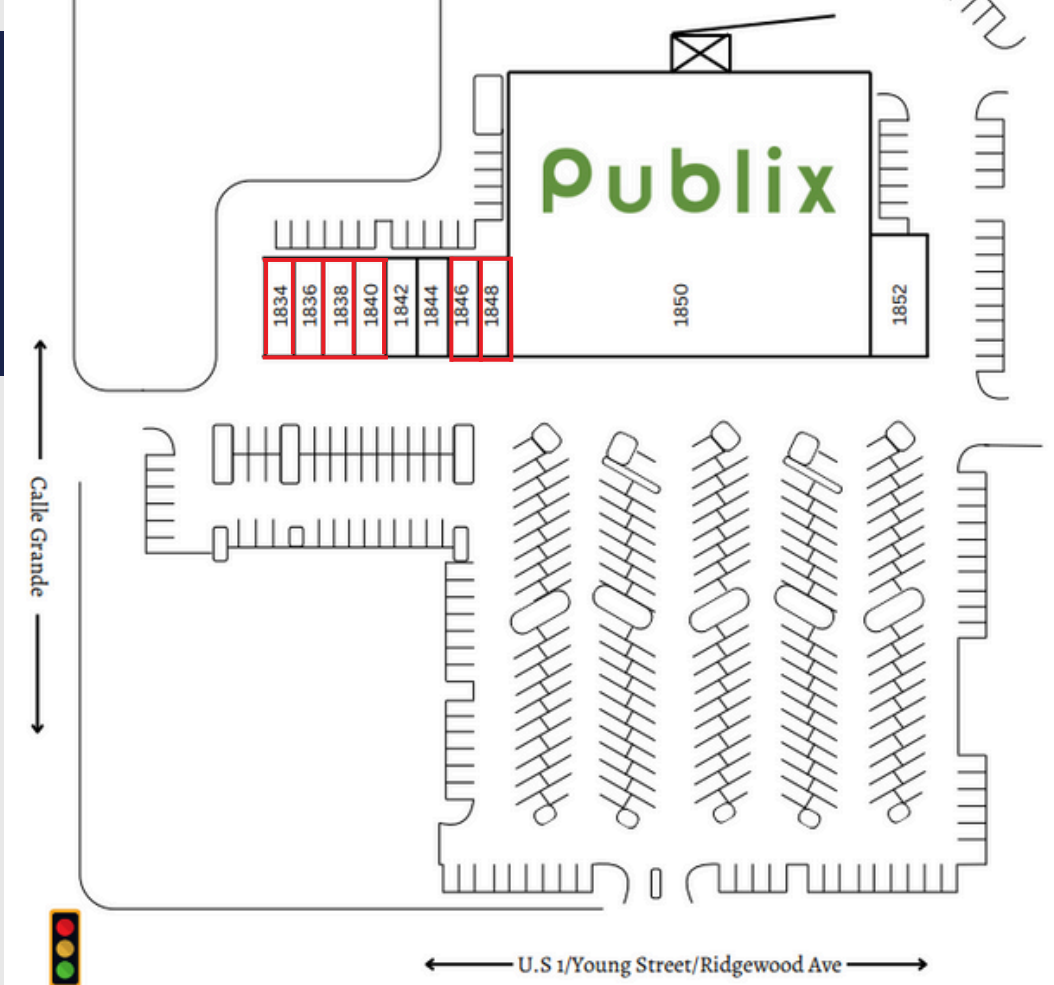


# CURRENT AVAILABILITY

	UNIT	SQ FT
➤	1834-36	2,600
➤	1838	1,300
➤	1840	1,300
➤	1846	1,400
➤	1848	1,200

## HIGHLIGHTS

- Property management offers flexibility with buildout options.
- Features a spacious parking lot with 332 spaces.
- Situated off a signalized intersection.
- Boasts beautiful landscaping to enhance curb appeal and create a welcoming atmosphere.



# TENANT OVERVIEW



UNIT	TENANT	SQ FT
1834-36	Available	2,600
1838	Available	1,300
1840	Available	1,300
1842	Perfect 10 Nails	1,300
1844	China House	1,300
1846	Available	1,400
1848	Available	1,200
1850	PUBLIX	44,270
1852	Humana	3,200
GRD	Sonic	-

Publix

Humana® CHINA HOUSE

Perfect 10 Nails

SONIC



# LEASING TEAM

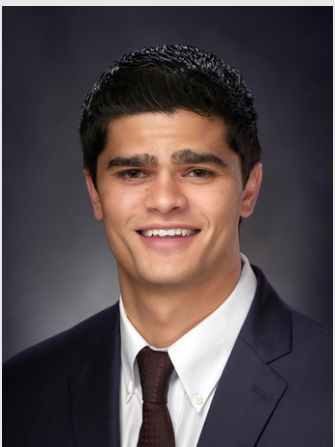


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# ABOUT US

**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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