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

332 parking spaces

RATIO

5.74/1,000 SF

YEAR BUILT

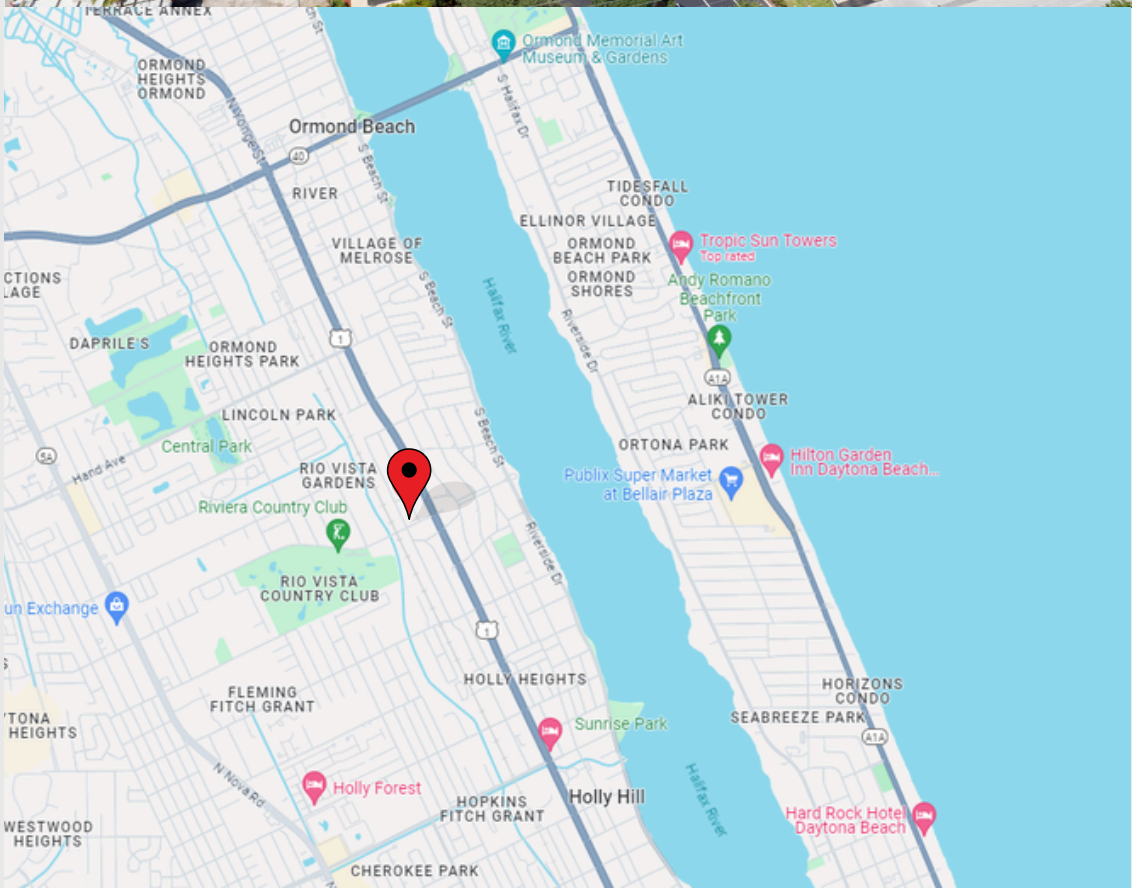
2002

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
95
Deep Creek Preserve
Cassadaga
DeLand
RCC
RIVIERA
Country Club
est. 1953
Riviera Oaks Dog Park
Dollar Tree
ARROZ CON LECHE
PAUL'S COINS
UBIC Academy
MAINSTREET COMMUNITY BANK
SONIC
Church of Christ Holly Hill
GATES OF HOLLY HILL
MetroHealth Inc. of Holly Hill
Walgreens
Allstar Autos
Sweet & Savory Junction
FINE WINE
ABC
& SPIRITS

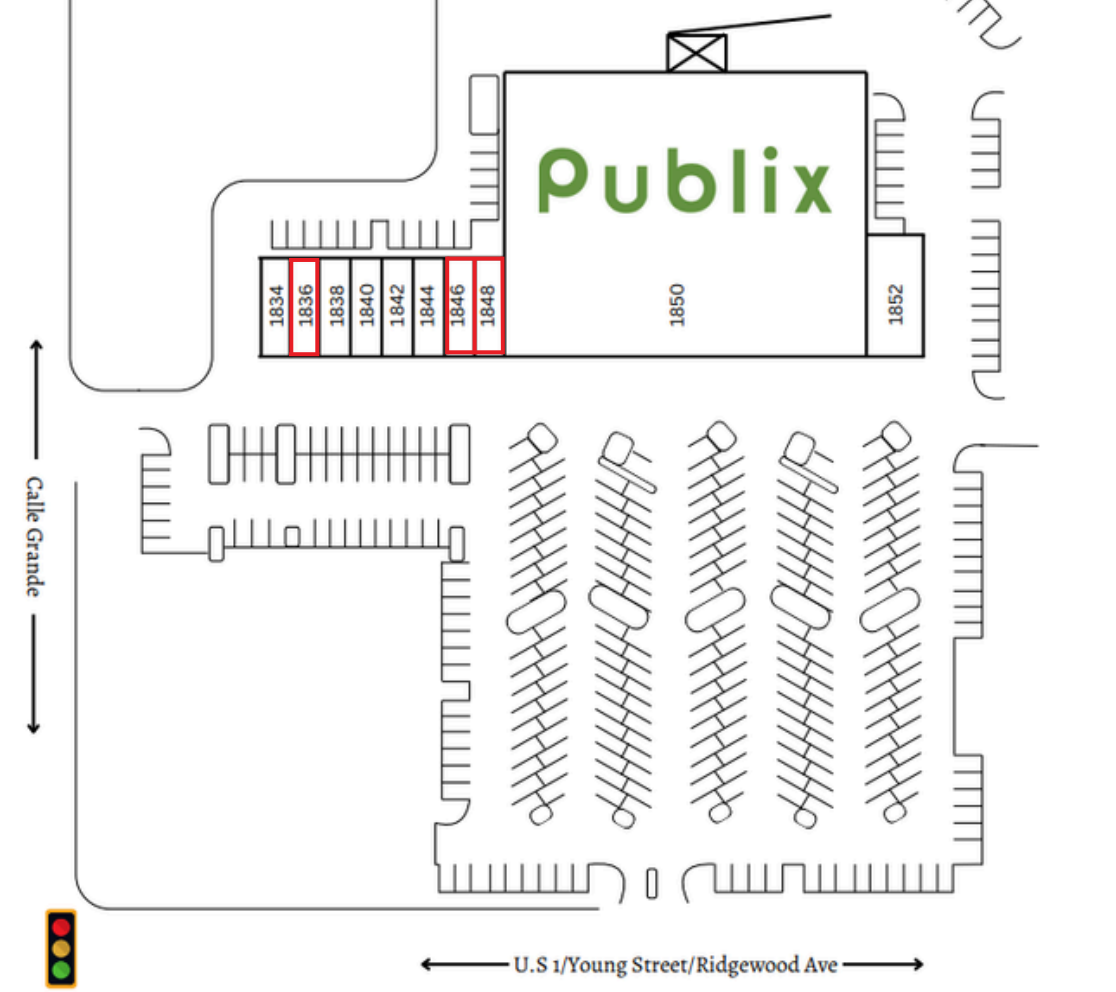
LOCAL DEMORAPHICS

	2 miles	5 miles	10 miles
POPULATION	34,326	123,856	226,100
Population Growth 2025-2030	1.6%	1.7%	1.7%
AVG INCOME	$74,297	$74,452	$79,461
DAYTIME EMPLOYMENT	14,838	76,759	117,581

	Street	VPD	Distance
TRAFFIC	Ridgewood Ave	28,098	0.70 mi
	S Yonge St	27,912	0.43 mi

CURRENT AVAILABILITY

UNIT	SQ FT
1836	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	Thai-Lao Kitchen	1,300
1836	Available	1,300
1838-40	Lux Liquor's	2,600
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	-

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