

EXCLUSIVE
GATES OF
UNIVERSITY BLVD
RETAIL SPACE FOR LEASE

± 105,751 sq ft



3600 University Blvd W
Jacksonville, FL 32217



LOCAL DEMOGRAPHICS



Received +/- 1.4 million
visitors annually.



Average income +/-
\$90k within 5 miles.



+/- 175k residents in 5 miles
of University Blvd.



+/- 50k Vehicles per day on
University Blvd.



904-757-4000



Janet Keister

SVP Leasing

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Robby Wendland

Leasing Associate

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HAKIMIAN HOLDINGS
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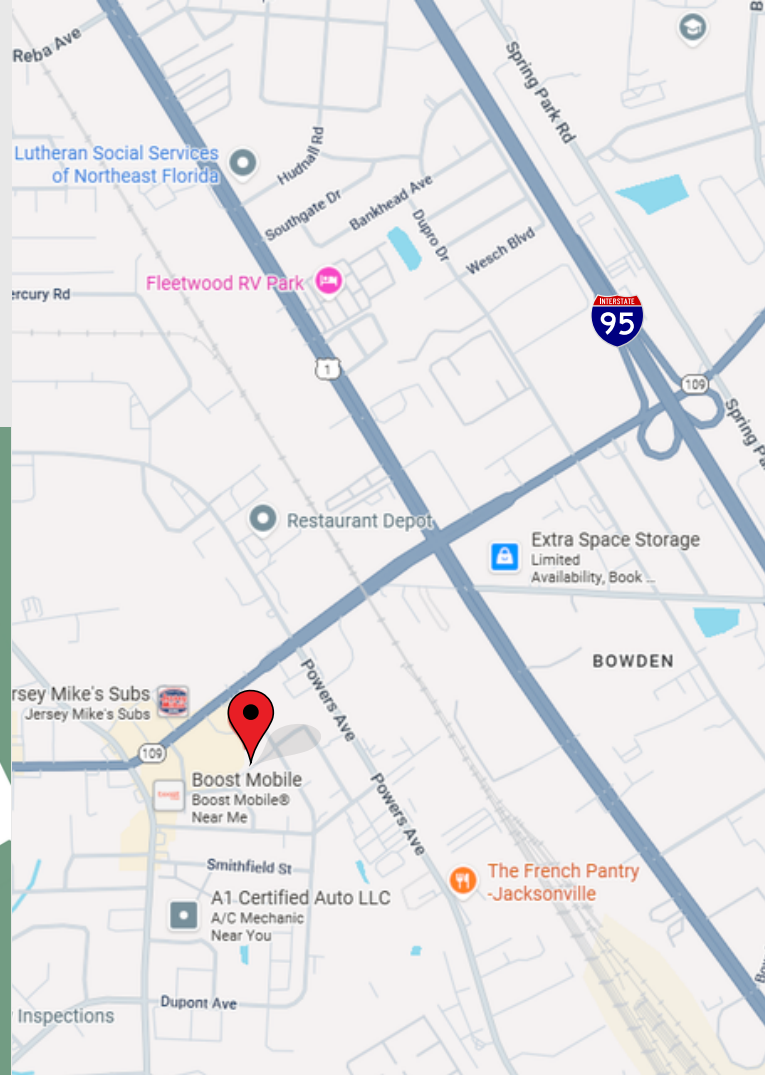
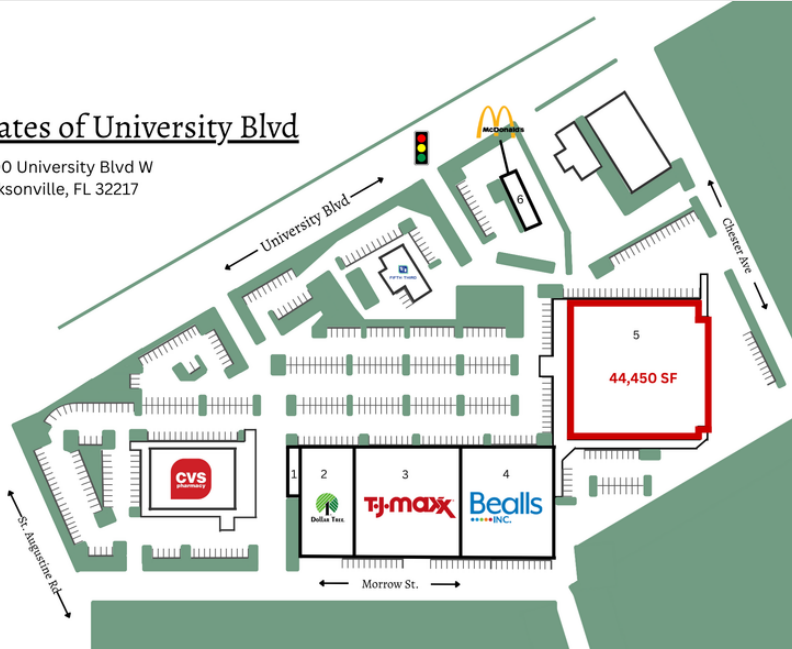
TENANT LIST

UNIT | TENANT | SQ FT

1	San Juan Cleaners	900
2	Dollar Tree	12,448
3	TJ Maxx	24,067
4	Beall's Outlet	21,020
5	Available	44,450
GRD - 6	McDonald's	2,866

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