

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 +/-
\$79k within 5 miles.



+/- 170k residents in 5 miles
of University Blvd.



+/- 50k Vehicles per day at
University Blvd and Chester Ave.



904-757-4000



Janet Keister

SVP Leasing

✉ Janet@Hakimian.us



Blake Hakimian

Acquisitions & Finance

✉ Blake@Hakimian.us

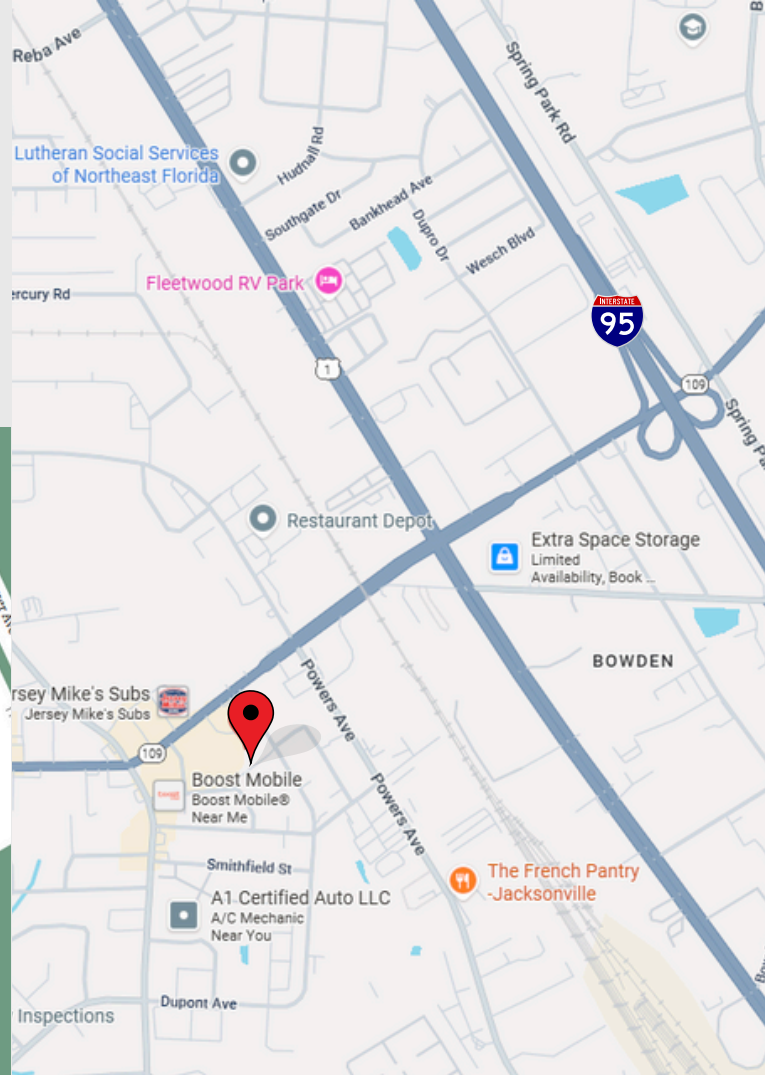
HAKIMIAN HOLDINGS
7077 Bonneval Road, Suite 400
Jacksonville, FL 32216
www.Hakimian.us



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	LA Fitness	44,450
GRD - 6	McDonald's	2,866



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