



GATES OF BRUNSWICK WEST

📍 5420 New Jesup Hwy | Brunswick, GA 31523





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PROPERTY DESCRIPTION

Gates of Brunswick West is a 75,985 SF shopping center anchored by Winn-Dixie, strategically located at the high-visibility intersection of I-95 and New Jesup Highway (HWY 341). Renovated in 2003, the center features four convenient entry and exit points for effortless traffic flow. It also offers 334 parking spaces, resulting in a 4.31/1,000 SF parking ratio.

Anchored by Winn-Dixie, a major traffic generator, the property is further enhanced by a mix of local and national brands such as Jackson Hewitt Tax Service and Dollar Tree, which contribute to its overall appeal and convenience. The center's current tenants create a balanced and complementary lineup, making it an attractive option for retailers seeking an established location with a proven draw.

Situated in the heart of Brunswick's commercial corridor, Gates of Brunswick West benefits from proximity to residential neighborhoods, major thoroughfares, and local points of interest. The surrounding area blends small-town charm with coastal character, positioning the center as a natural gathering point for both residents and visitors. With strong visibility, diverse tenancy, and a well-maintained environment, Gates of Brunswick West stands as a premier retail destination in the region.



PROPERTY DESCRIPTION



SIZE

75,985 SF



PARKING

334 parking spaces
4.31/1,000 SF Ratio



RENOVATED

2003



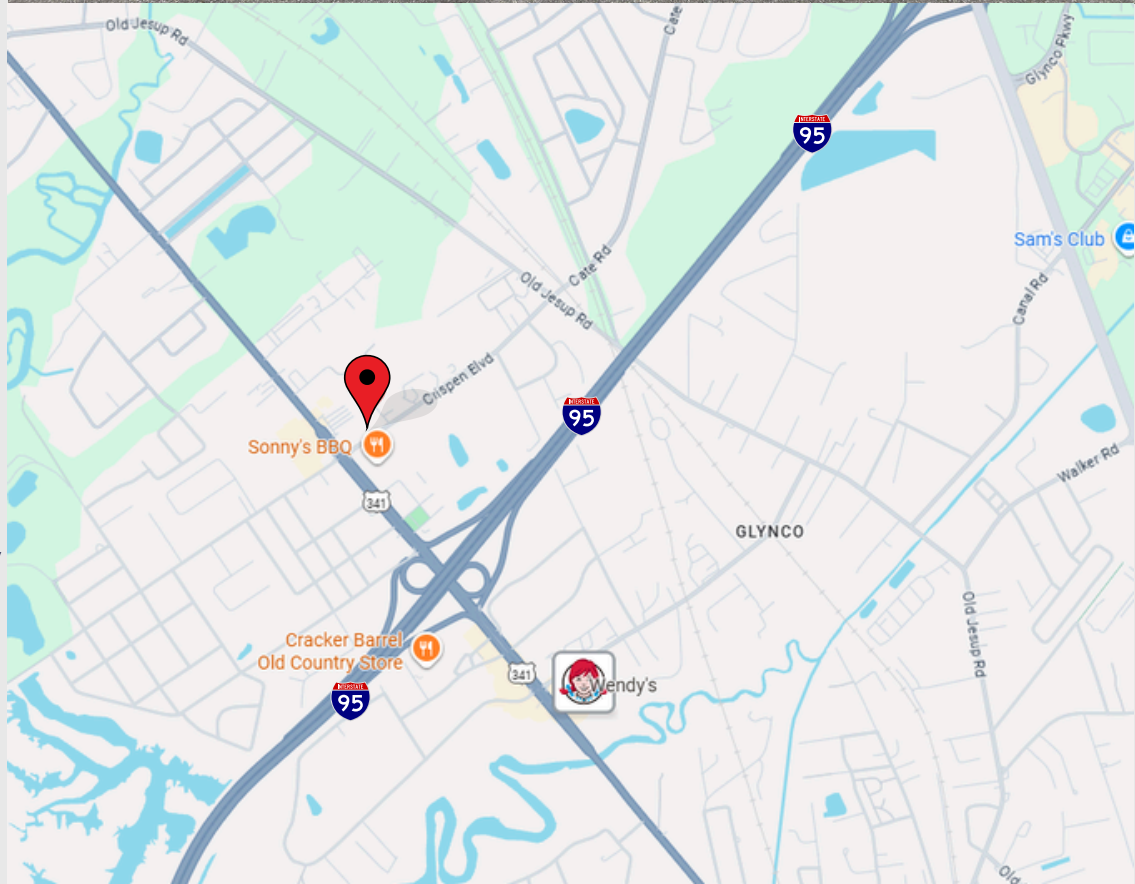
LOCATION

Located at the high-visibility intersection of I-95 and New Jesup Highway (HWY 341), this site offers exceptional regional access and strong daily traffic exposure.



INGRESS/EGRESS

The property has four entry and exit points for daily traffic to be able to navigate the large shopping center.



AREA MAP



LOCAL DEMORAPHICS

	2 miles	5 miles	10 miles
 POPULATION	8,848	44,164	78,670
 Population Growth 2024-2029	-0.1%	0%	0.2%
 AVG INCOME	\$70,945	\$65,307	\$77,648
 DAYTIME EMPLOYMENT	4,906	25,532	44,688
Street	VPD	Distance	
 TRAFFIC			
New Jesup	24,647	0.24 mi	
Crispen Blvd	6,423	0.21 mi	

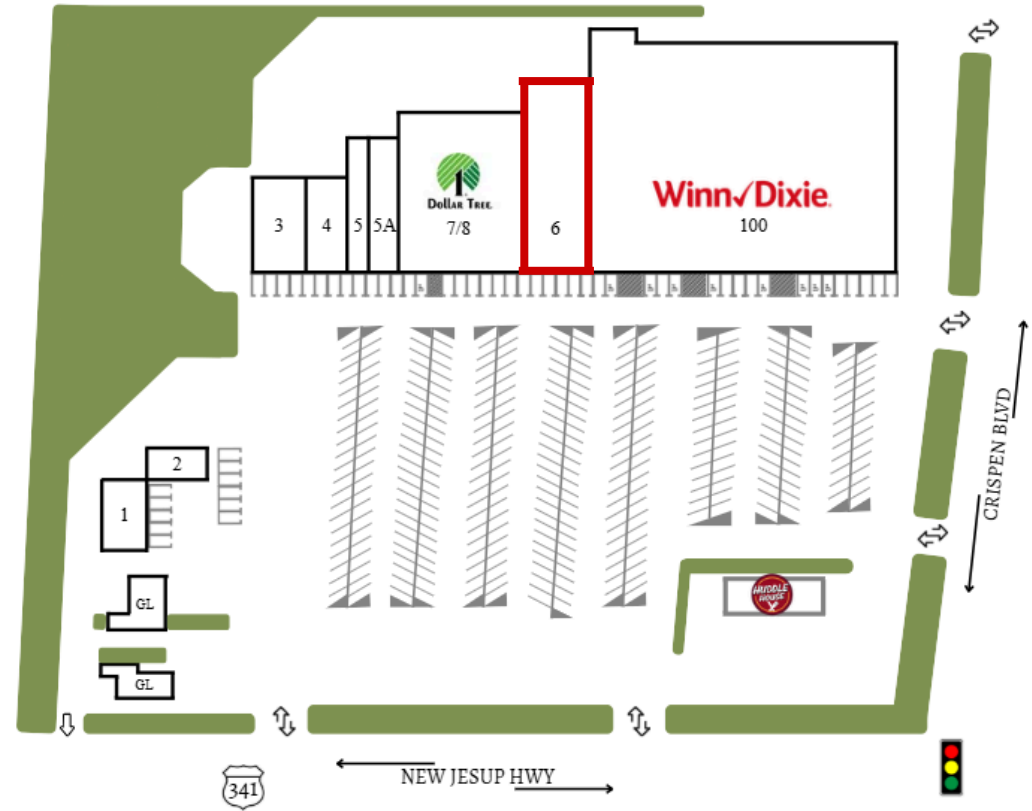


CURRENT AVAILABILITY

UNIT	SQ FT
6	7,500

HIGHLIGHTS

- Flexible buildout options available through property management
- Over 334 convenient parking spaces
- Anchored by Winn-Dixie for strong daily traffic
- Prime corner location with high-visibility signalized intersection



TENANT OVERVIEW

UNIT	TENANT	SQ FT
100	Winn Dixie	44,157
1	Nakorn Thai Cuisine	1,898
2	Gift Store	1,440
3	Take 2 Video	2,646
4	Crazy Chopsticks	2,046
5	Milano Nail Bar	1,850
5A	Jackson Hewitt Tax Service	2,150
6	Available	7,500
7/8	Dollar Tree	12,000
GL	Express Lubes of SE Georgia	-

Winn✓Dixie



Dollar TREE

Jackson Hewitt
TAX SERVICES



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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