




# 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



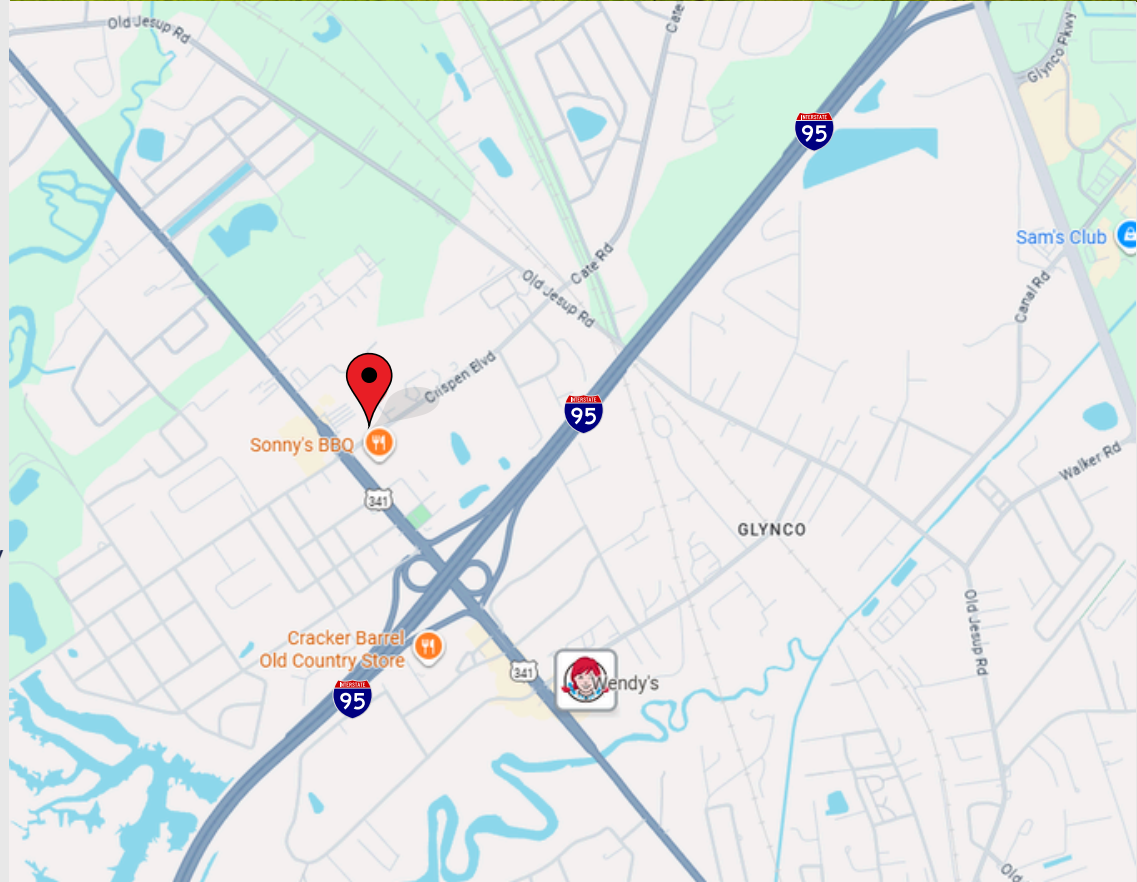
RENOVATED  
2003



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



Altamaha Park

Elim

Tibet

Townsend

Jones

Altamaha  
Wildlife  
Management  
Area

95

Ardick

95

Keller

95

95

Shellman Bluffs

Hofwyl  
Plantation

Winn-Dixie  
CRAZY SUSHI  
DOLLAR TREE  
UNITED STATES POSTAL SERVICE  
Jackson Hewitt TAX SERVICES

SONNY'S BBQ  
COMFORT INN  
FOUR POINTS BY SHERATON  
BARWICK STORAGE  
SHELL

Wendy's  
SUBWAY  
RaceTrac  
KFC  
TACO BELL  
COOKOUT  
A1 Interstate Towing and Recovery

Krystal  
Cracker Barrel  
Sunrise Diner  
STARBUCKS COFFEE  
BURGER KING  
McDonald's  
POPEYES

Golden Isles  
Christian Church

At Home Primary  
Care of Georgia






Gates of Brunswick

405

INTERSTATE  
95

INTERSTATE  
95

# LOCAL DEMORAPHS

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

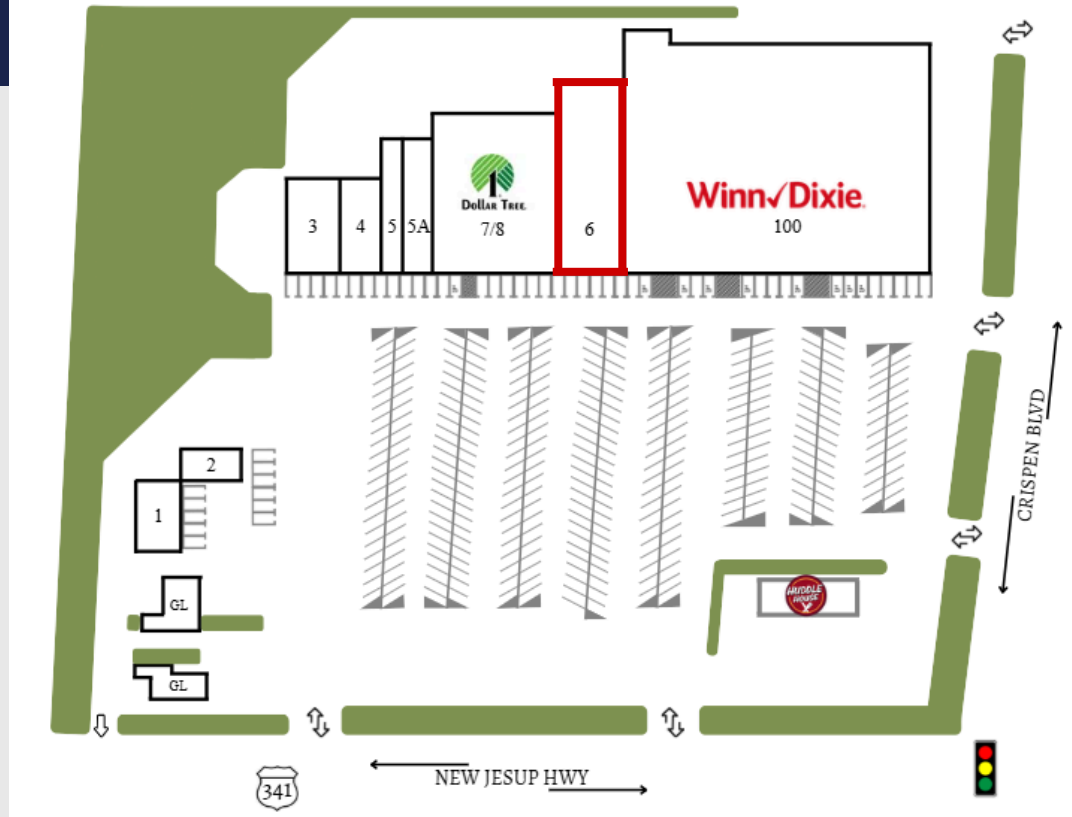


# CURRENT AVAILABILITY

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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