

**EXCLUSIVE**

# GATES OF PARK AVENUE

RETAIL SPACE FOR LEASE

± 43,999 sq ft



2146 Park Avenue  
Orange Park, FL 32073



## LOCAL DEMOGRAPHICS



160+ Parking spaces within  
this shopping center



Average income \$103k  
within 5 miles of Park Ave.



114k residents in 5 miles  
of Park Avenue



56.2k Vehicles per day on  
Park Ave.



904-757-4000



Janet Keister

SVP Leasing

✉ Janet@Hakimian.us



Robby Wendland

Leasing Associate

✉ Robby@Hakimian.us

### HAKIMIAN HOLDINGS

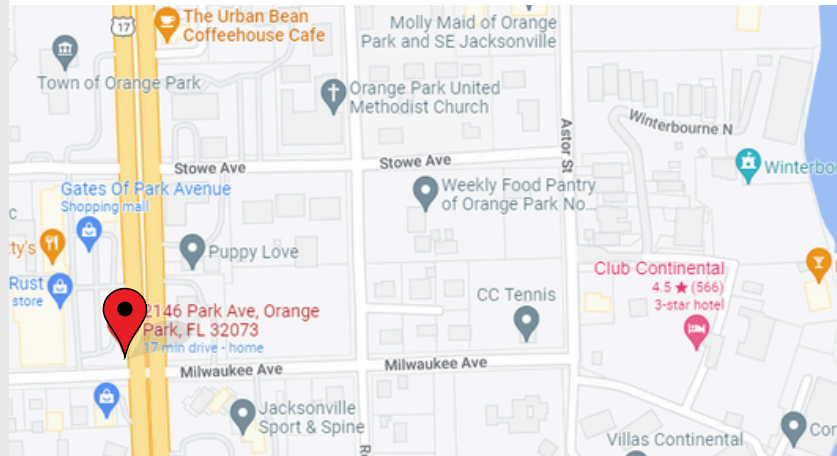
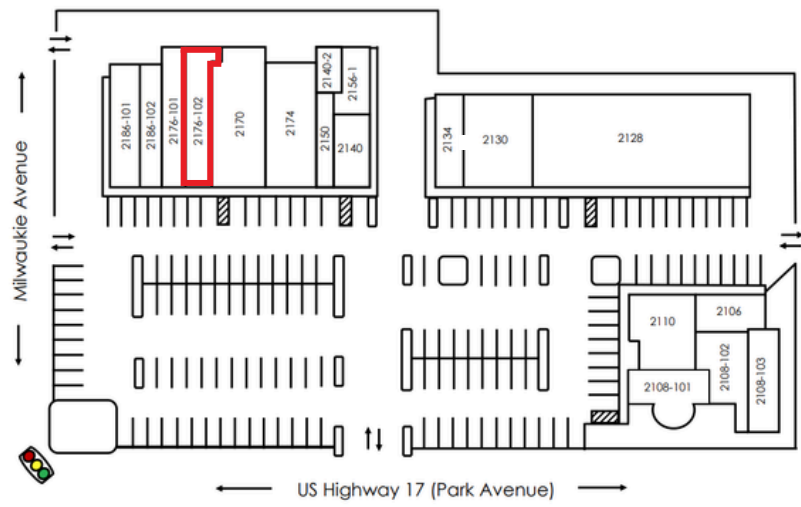
7077 Bonneval Road, Suite 400  
Jacksonville, FL 32216  
www.Hakimian.us



# TENANT LIST

UNIT | TENANT | SQ FT

2106	Select Physical Therapy	1,550
2108-101	US Army National Guard	1,500
2108-102	Atomic Beauty & Barbershop Lounge	1,400
2108-103	Orange Park Driving School	1,200
2110	Immigration Consultants	3,000
2128	Park Avenue Imaging	8,000
2140	Suds Above Laundromat	2,100
2130-2134	The Cuban Place	3,050
2156-1	Mr. C's Party Entertainment	1,200
2140-2	Linen & Rust Aux	1,000
2150	Islands Kitchen & Bath	1,200
2170	Art of War Jiu Jitsu	4,919
2174	Linen & Rust	4,480
2176-101	Orange Park Foot Solutions	2,500
2176-102	Available	2,500
2186-101	Lakewood Dentistry	3,000
2186-102	Metro by T-Mobile	1,400



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