

EXCLUSIVE

# GATES OF SOUTHPOINT

RETAIL SPACE FOR LEASE

± 30,548 sq ft

 7035 Philips Hwy  
Jacksonville, FL 32216



## BRAND NEW REMODEL

### LOCAL DEMOGRAPHICS



142k +/- daytime employees within 5 miles.



191k +/- is the surrounding population within 5 miles.



Average income \$81.7k +/- within 5 miles



43k +/- Vehicles per day along JTB and Philips Hwy.



904-757-4000

Janet Keister



SVP Leasing

Janet@Hakimian.us

Blake Hakimian



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Blake@Hakimian.us

**HAKIMIAN HOLDINGS**

7077 Bonneval Road, Suite 400

Jacksonville, FL 32216

[www.Hakimian.us](http://www.Hakimian.us)



# TENANT LIST

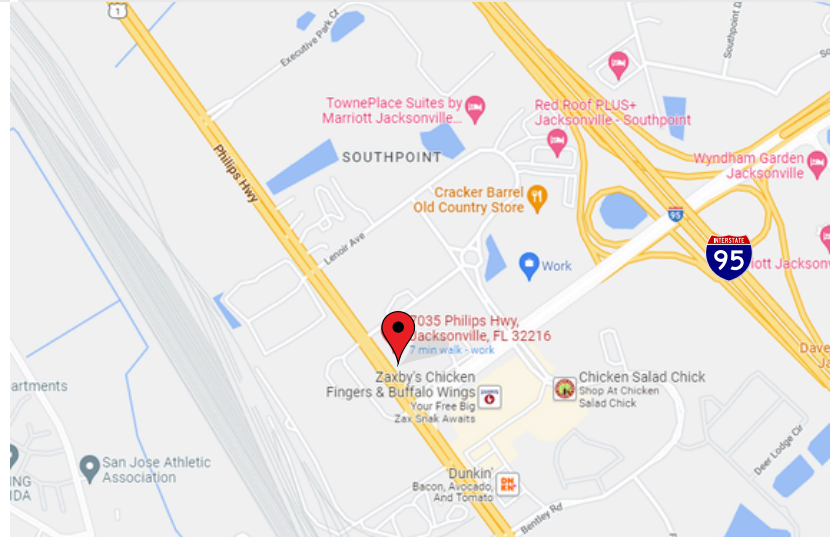
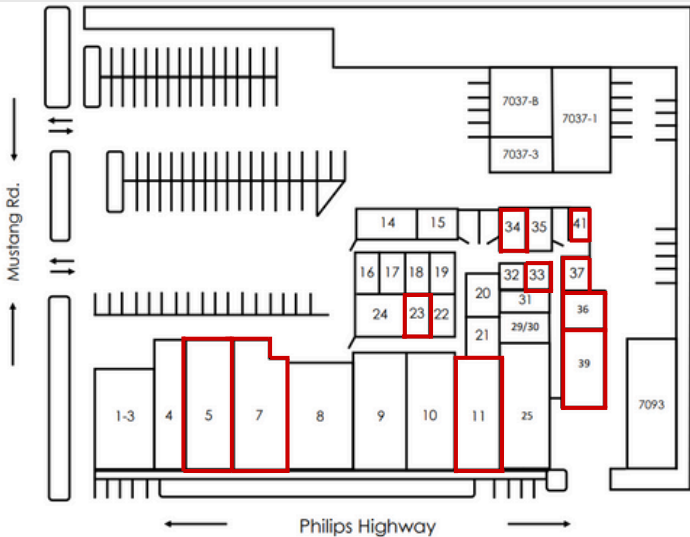
UNIT | TENANT | SQ FT

1-3	Casa Iberica Spanish Fusion Restaurant	2,610
4	Vira Ventures	1,000
5	Available	3,100
7	Available	2,500
8	Eternal Root Kava Lounge	2,500
9	Barkum's Art of Fun	1,500
10	We Working	1,500
11	Available	1,500
14	Joann's Wardrobe Loft	500
15	Hair 2 Please U	175
16	Teased Winks	130
17	Pacer Home Service	132
18	Jaybee Services, Inc.	132
19	WV Realty	131
20	Luv & Peace Wellness	166
21	West Comes East, Inc.	165
22	St. Johns Painting	132
23	Available	130

# TENANT LIST

UNIT | TENANT | SQ FT

24	Graphica	240
25	Jax Mini Session Photo Studio	1,562
29-30	Jax Mini Session Photo Studio	470
31	East Coast Appliance	260
32	Taliah Humphrey	144
33	Available	190
34	Available	264
35	Lakeisha Little	330
36	Available	525
39	Available	1,190
37	Available	180
41	Natericka R. Epps	144
7037-1	Casa El Toque de Jehvova	2,095
7037-C	VIB-Very Important Barbers	1,000
7037-B	Iglesia De Dios Ministerial De Jesucristo	2,000
7039	Tabernacle-De-Louange	2,662



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