

EXCLUSIVE

GATES OF SOUTHPOINT

RETAIL SPACE FOR LEASE

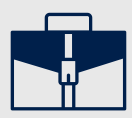
± 30,548 sq ft

7035 Philips Hwy
Jacksonville, FL 32216



BRAND NEW REMODEL

LOCAL DEMOGRAPHICS



142k +/- daytime employees within 5 miles.



190k +/- is the surrounding population within 5 miles.



Average income \$81.4k +/- within 5 miles



39.7k +/- Vehicles per day along JTB and Philips Hwy.

904-757-4000



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TENANT LIST

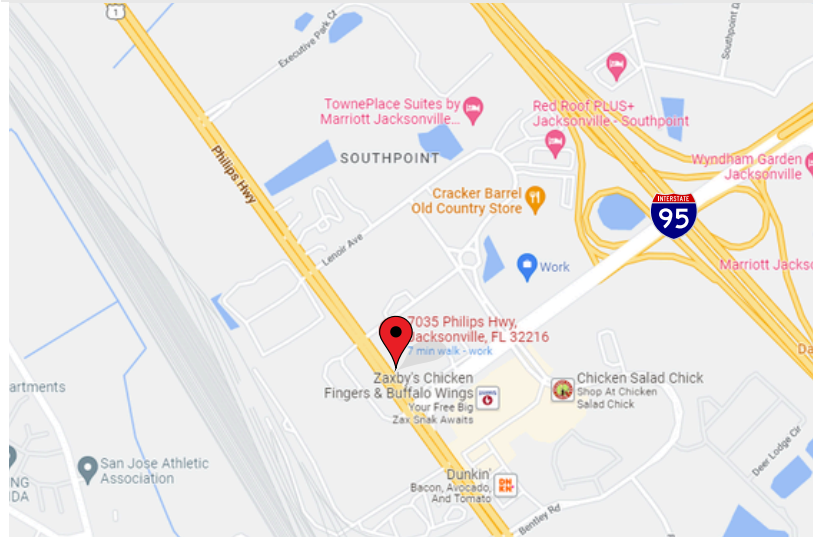
UNIT | TENANT | SQ FT

| | | |
|-----|--|-------|
| 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 | Available | 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 | HK Beauty | 166 |
| 21 | Available | 165 |
| 22 | St. Johns Painting | 132 |
| 23 | Truck and Me | 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 | 259 |
| 31 | East Coast Appliance | 260 |
| 32 | Jax Mini Sessions Studio Storage | 144 |
| 33 | D'Lash Beauty Bar LLC | 190 |
| 34 | Dennise Ortiz Salon | 264 |
| 35 | Lakeisha Little | 330 |
| 36 | Available | 525 |
| 39 | Tinti General Service | 1,190 |
| 37 | Taliah Humphrey | 180 |
| 41 | Aura Beauty Studio | 144 |
| 7037-1 | Diva Dance Studio | 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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