

EXCLUSIVE

# GATES OF AVENUES SOUTH

RETAIL SPACE FOR LEASE

± 26,494 sq ft



11035 Philips Hwy  
Jacksonville FL 32256



## LOCAL DEMOGRAPHICS



Population of 153k +/-  
within 5 miles.



Minutes from the Avenues Mall  
& Walmart Supercenter



Average income \$111k  
+/- within 1 mile.



35k +/- Vehicles per day  
along Philips Highway



904-757-4000



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Leasing Associate

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**HAKIMIAN HOLDINGS**

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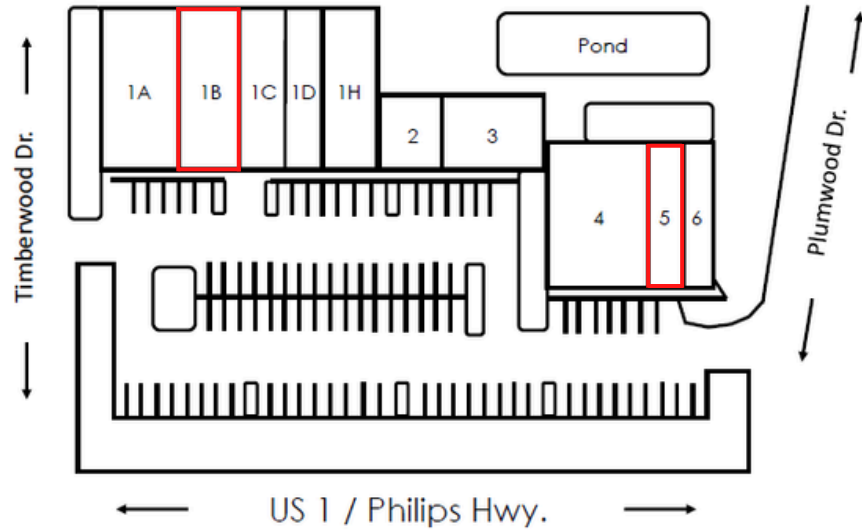
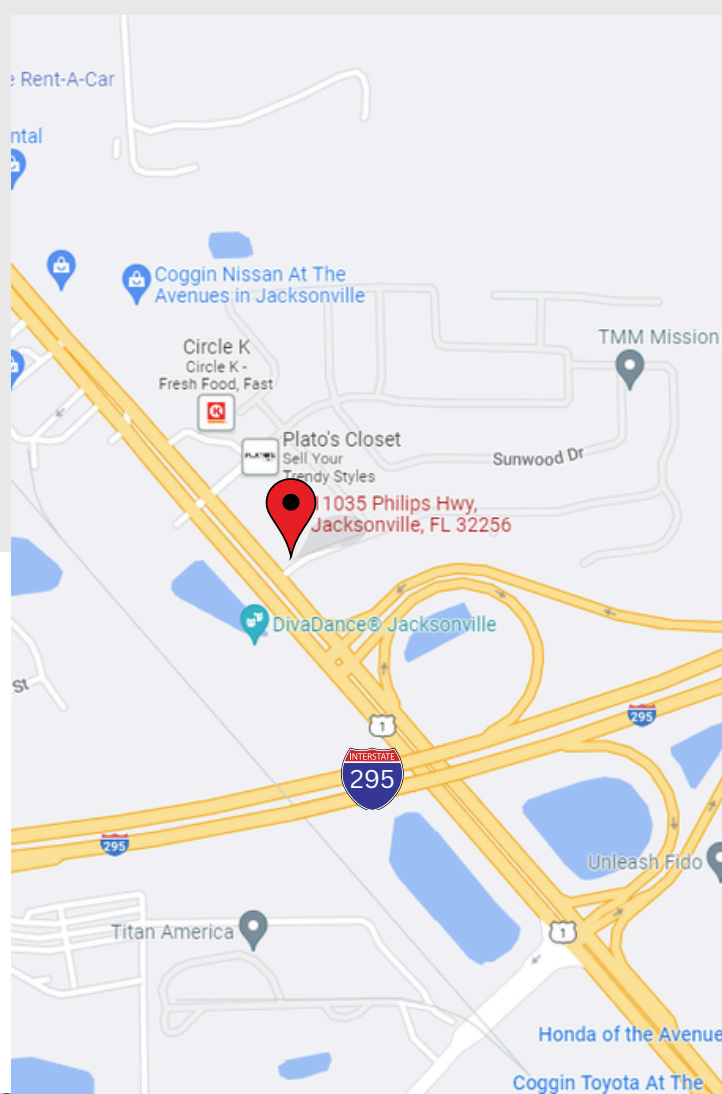
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# TENANT LIST

UNIT | TENANT | SQ FT

1A	Plato's Closet	5,500
1B	Available (2nd Gen Restaurant)	4,450
1C	Shanes Sandwich Shop	1,485
1D	Argentum Industries	1,215
1H	G. Silver LLC	2,492
2	Hertz	1,200
3	JTB Beauty Supply	2,600
4	Mattress Firm	4,853
5	Available	1,554
6	SUMA Federal Credit Union	1,125



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