

REGENCY COURT - FREE STANDING RETAIL BUILDING

9278 Arlington Expy | Jacksonville, FL



FOR LEASE



HIGHLIGHTS

- 29,934 SF freestanding building for lease.
- Adjacent to the 247,261 SF busy retail center, with cross parking.
- Pylon signage available.
- Excellent points of ingress/ egress.
- The center is located at the highly trafficked retail intersection of Arlington Expy and Southside Blvd with highway visibility.
- Building was renovated in 2022.



Traffic Counts

Southside Blvd: ±54,000 vpd

Arlington Expy: ±33,500 vpd

DREW FORNESS, CCIM | Drew@FornessProperties.com | 407.960.4740
MONTE MITCHELL | Monte@FornessProperties.com | 407.988.0073
www.FornessProperties.com | Licensed Real Estate Broker



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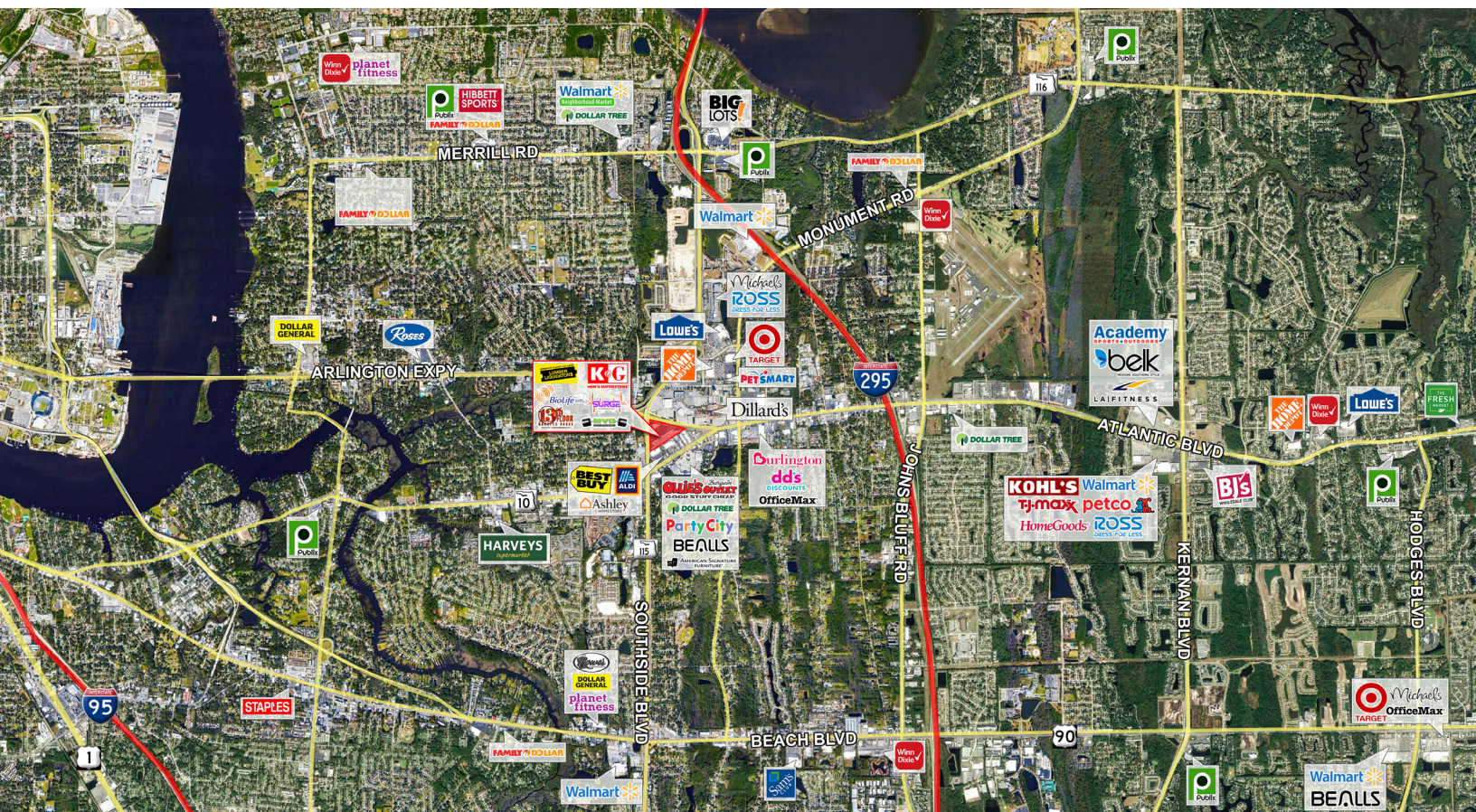
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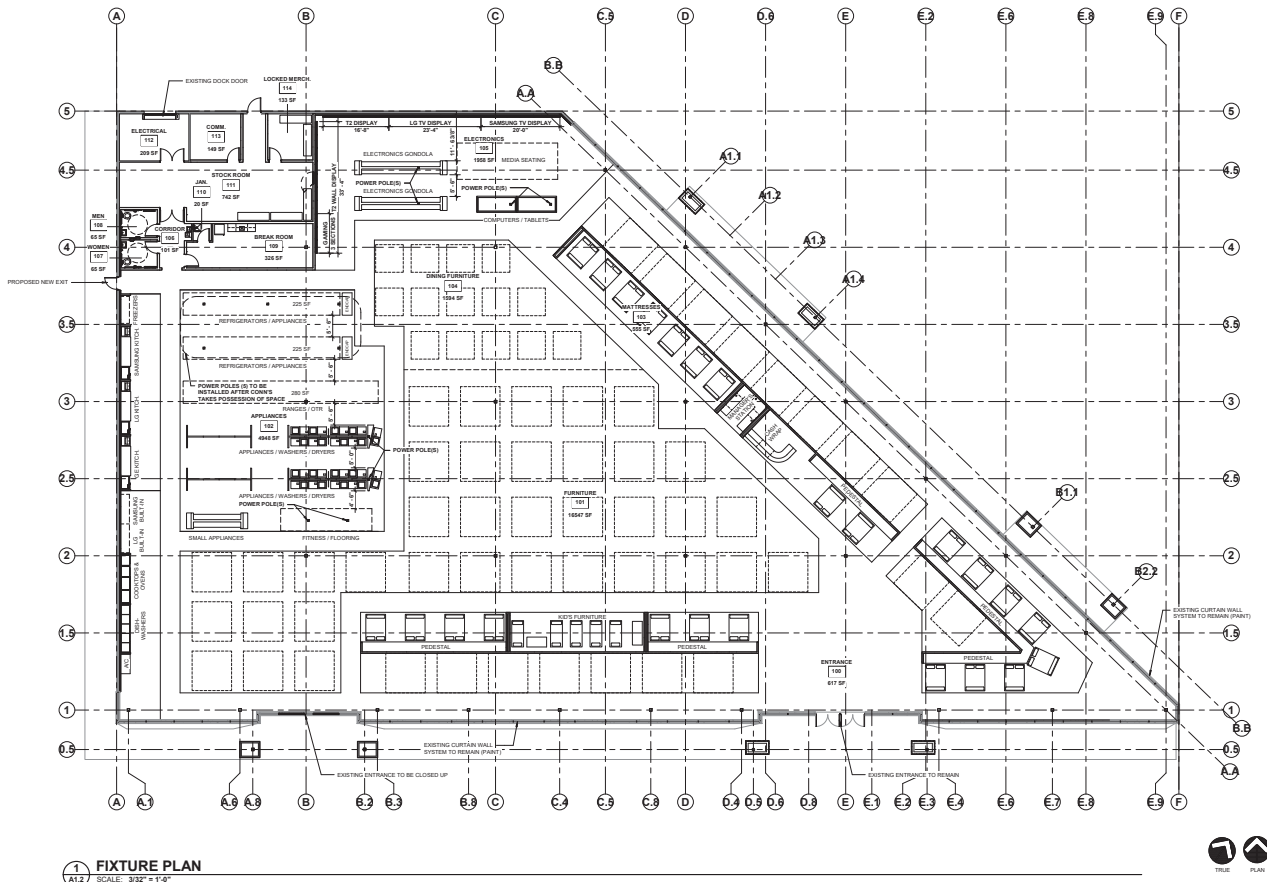
Demographics	1 Mile	3 Miles	5 Miles
Population	8,271	89,361	223,527
Household Income	\$63,018	\$71,211	\$79,301
Daytime Employees	7,972	48,479	140,812

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FLOOR PLAN



BREAKDOWN OF AREAS (APPROX. S.F.)		
RETAIL AREA	2,945 SF	85.2%
APPLIANCES / SEASONAL	1,260 SF	6.2%
ELECTRONICS / MEDIA SEATING	1,260 SF	6.2%
FURNITURE / MATTRESSES / FITNESS / FLOORING	17,162 SF	57%
DINING / FURNITURE	1,260 SF	3%
POOL / SERVICE DECK / WALKWAYS / ENTRANCE, ETC.	1,463 SF	3%
TOTAL RETAIL / SALES AREA	27,080 SF	50%
STOCK AND BACK OF HOUSE AREAS / MISC.	377 SF	2%
CORRIDOR / BREAK ROOM / RESTROOMS	2,272 SF	8%
STOCK / LOCKED MERCH. / STOR. / FIRE ROOMS / MISC.	2,941 SF	10%
TOTAL STOCK AND BACK OF HOUSE AREAS / MISC.	2,941 SF	10%
TOTAL GROSS SQUARE FOOTAGE	29,934 SF	100%

SELLING SQUARE FEET		
APPLIANCES	4,945 SF	
SEASONAL	INCLUDED	
FURNITURE / FITNESS / FLOORING	16,241 SF	
MATTRESSES	920 SF	
ELECTRONICS / MEDIA SEATING	1,260 SF	
TOTAL SELLING AREA SQUARE FOOTAGE	24,086 SF	
INCLUDED	628 SF	
TOTAL SALES FLOOR SQUARE FOOTAGE	24,834 SF	
TOTAL GROSS SQUARE FOOTAGE	29,934 SF	

1 FIXTURE PLAN
SCALE: 3/32" = 1'-0"

