

# 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

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## FORNESS PROPERTIES

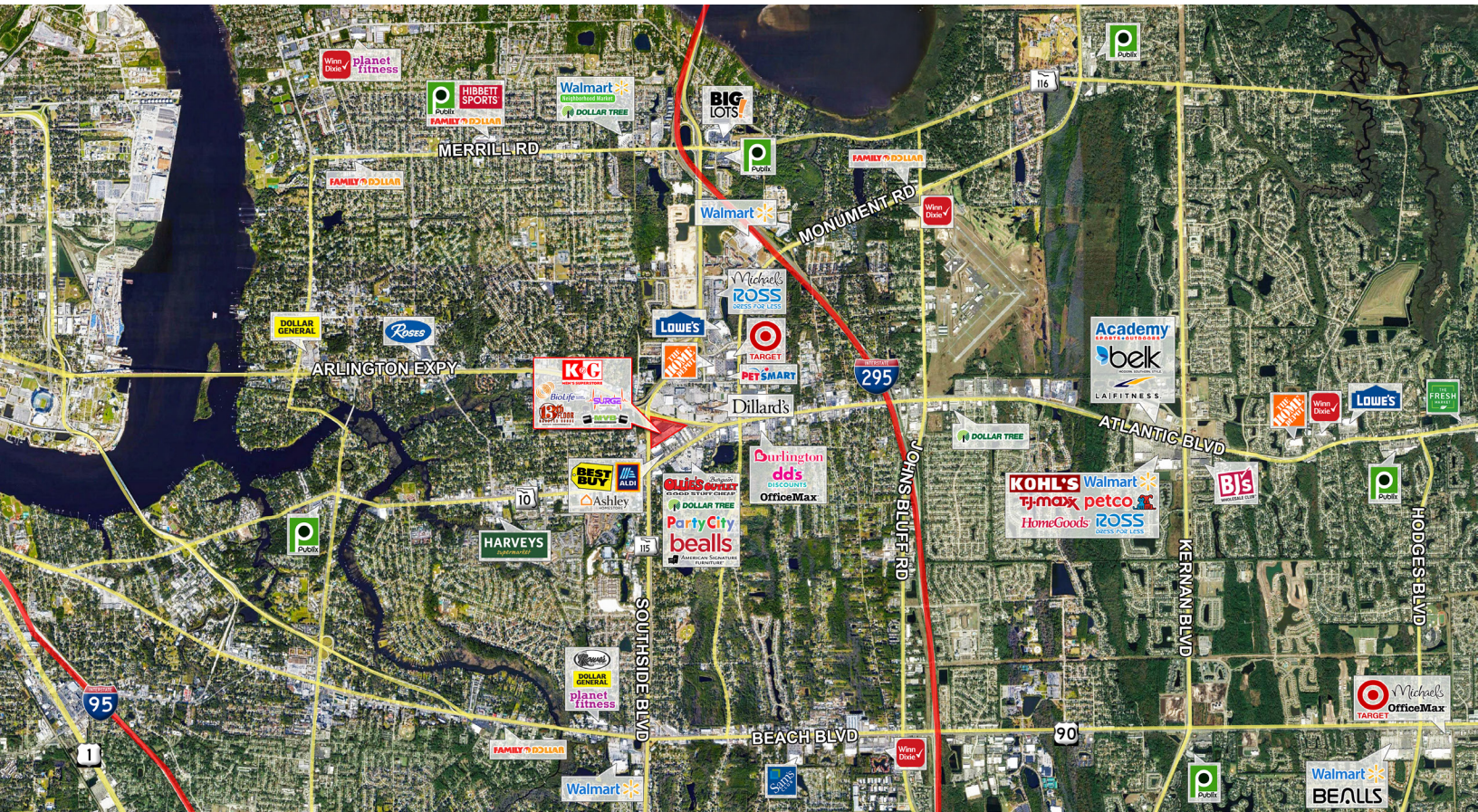
COMMERCIAL REAL ESTATE SERVICES



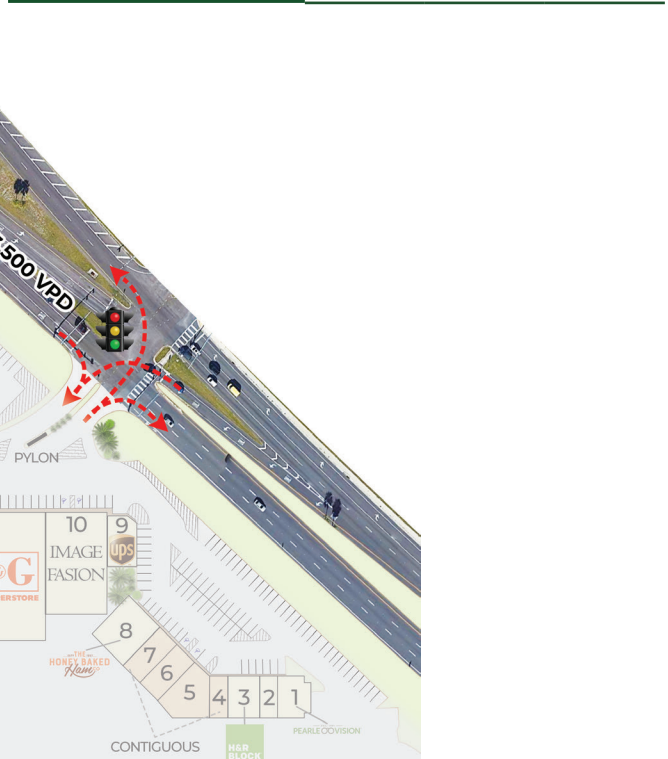


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Demographics	1 Mile	3 Miles	5 Miles
Population	8,271	89,361	223,527
Household Income	\$63,018	\$71,211	\$79,301
Daytime Employees	7,972	48,479	140,812



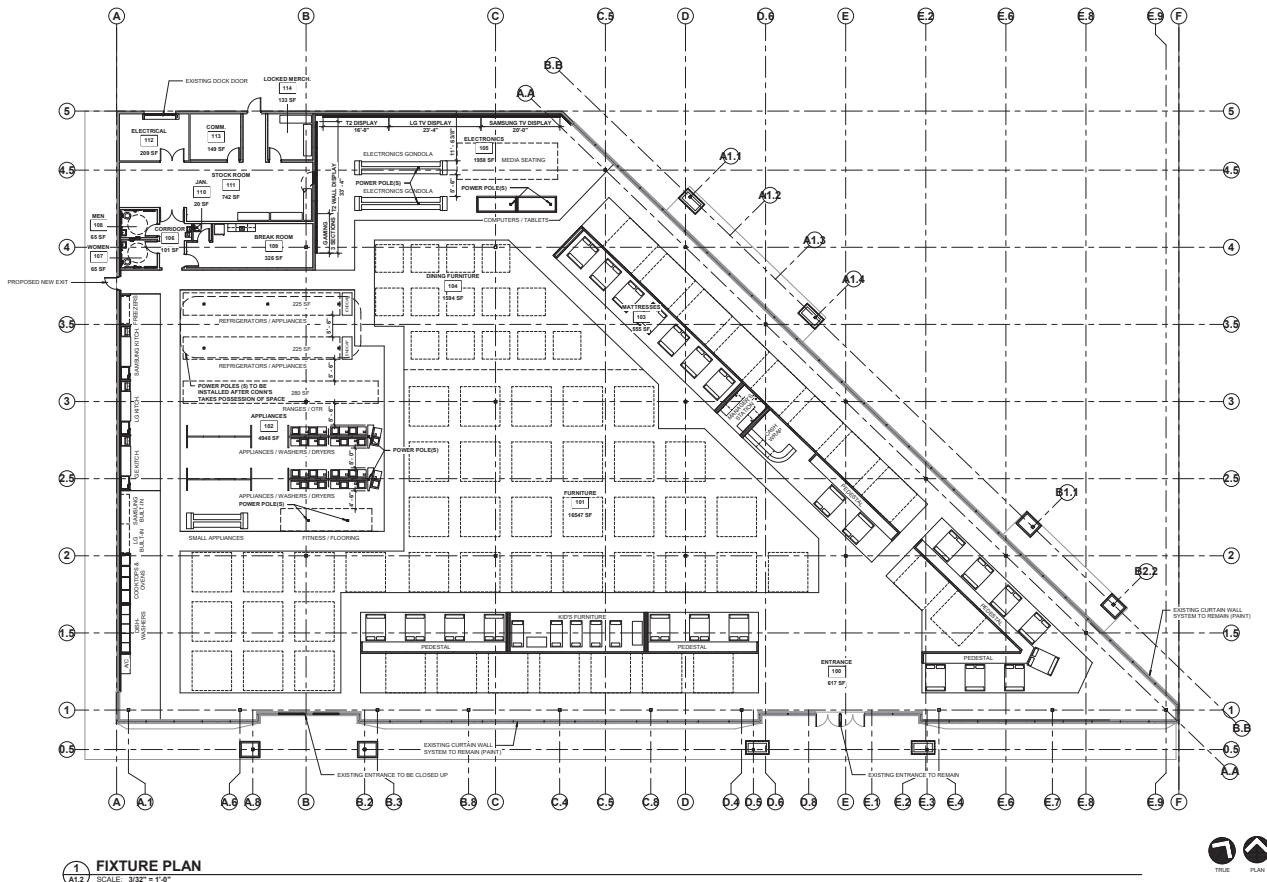


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## FLOOR PLAN



BREAKDOWN OF AREAS (APPROX. S.F.)		
RETAIL AREA	2,945 SF	85.2%
APPLIANCES / SEASONAL	1,260 SF	6.2%
ELECTRONICS / MEDIA SEATING	1,162 SF	5.7%
DINING / FURNITURE	1,264 SF	5.7%
POOL / SERVICE DECK / WALKWAYS / ENTRANCE, ETC.	1,463 SF	5%
<b>TOTAL RETAIL / SALES AREA</b>	<b>27,085 SF</b>	<b>50%</b>
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%
<b>TOTAL STOCK AND BACK OF HOUSE AREAS / MISC.</b>	<b>25,034 SF</b>	<b>100%</b>

SELLING SQUARE FEET		
APPLIANCES	4,945 SF	
SEASONAL	INCLUDED	
ELECTRONICS / FITNESS / FLOORING	16,341 SF	
MATTRESSES	920 SF	
ELECTRONICS / MEDIA SEATING	1,168 SF	
<b>TOTAL SELLING AREA SQUARE FOOTAGE</b>	<b>24,099 SF</b>	
POOLING	628 SF	
<b>TOTAL SALES FLOOR SQUARE FOOTAGE</b>	<b>24,824 SF</b>	
<b>TOTAL GROSS SQUARE FOOTAGE</b>	<b>29,914 SF</b>	

