

REGENCY COURT - FREE STANDING RETAIL BUILDING

9278 Arlington Expy | Jacksonville, FL



FOR LEASE



HIGHLIGHTS

- 29,934 SF freestanding building for lease, (divisible).
- 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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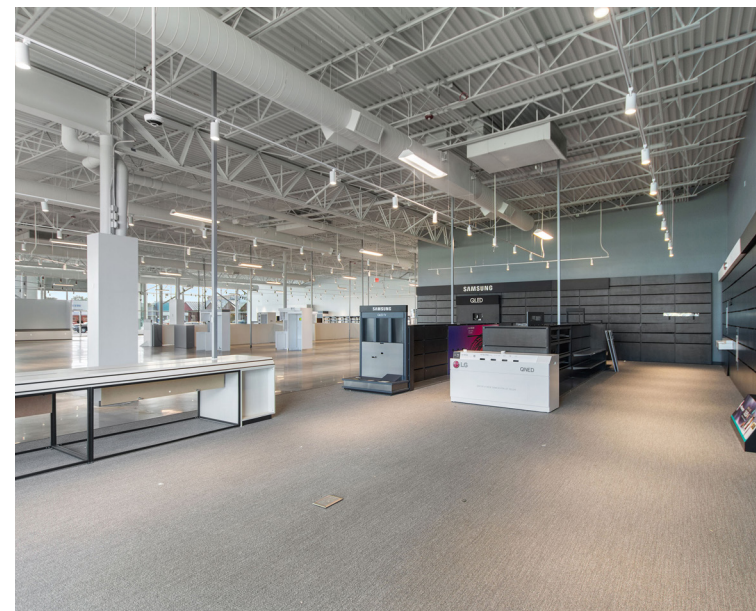
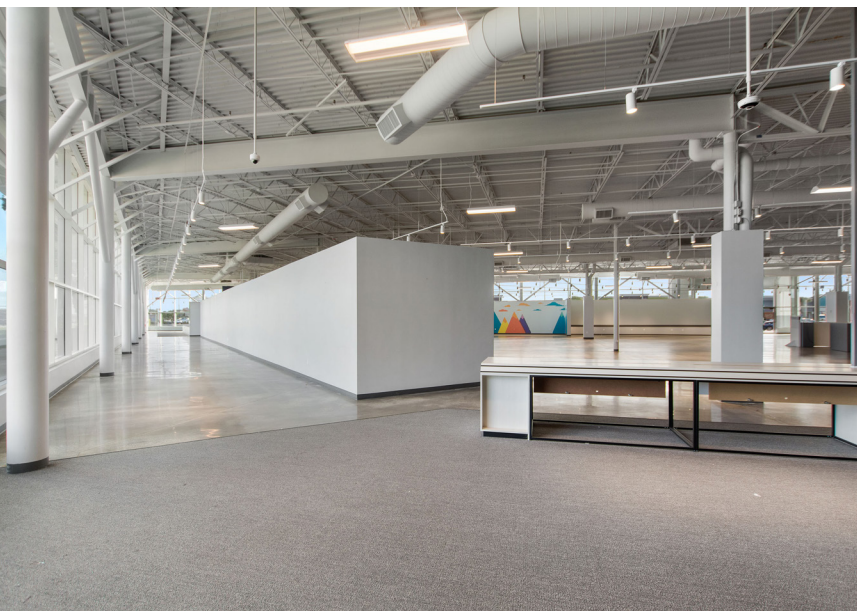
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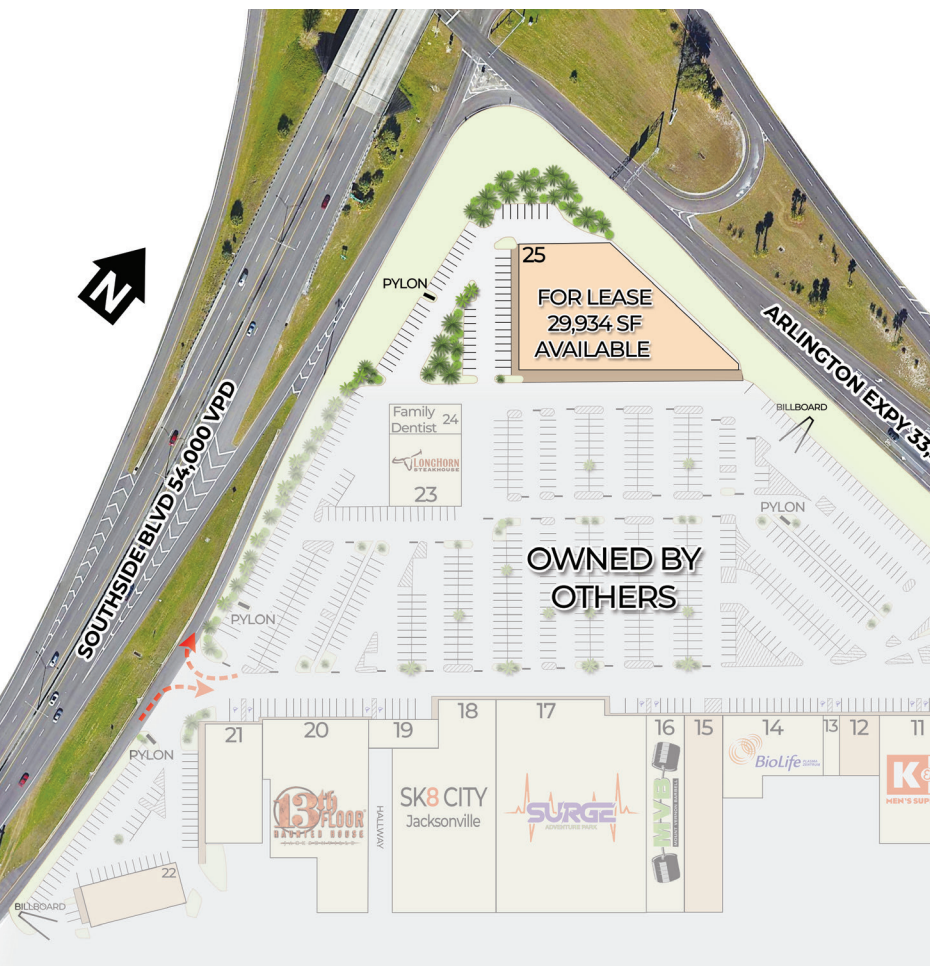
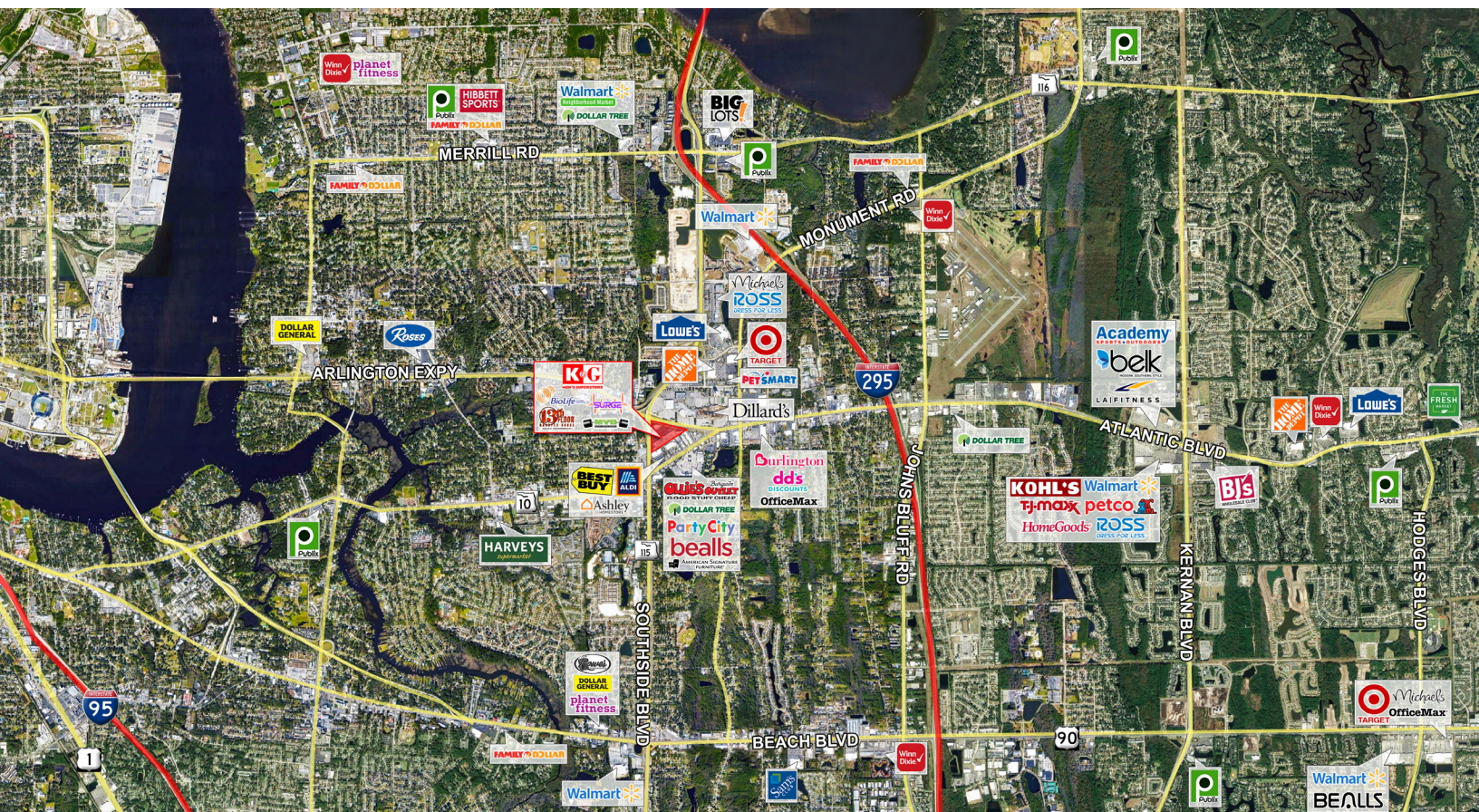
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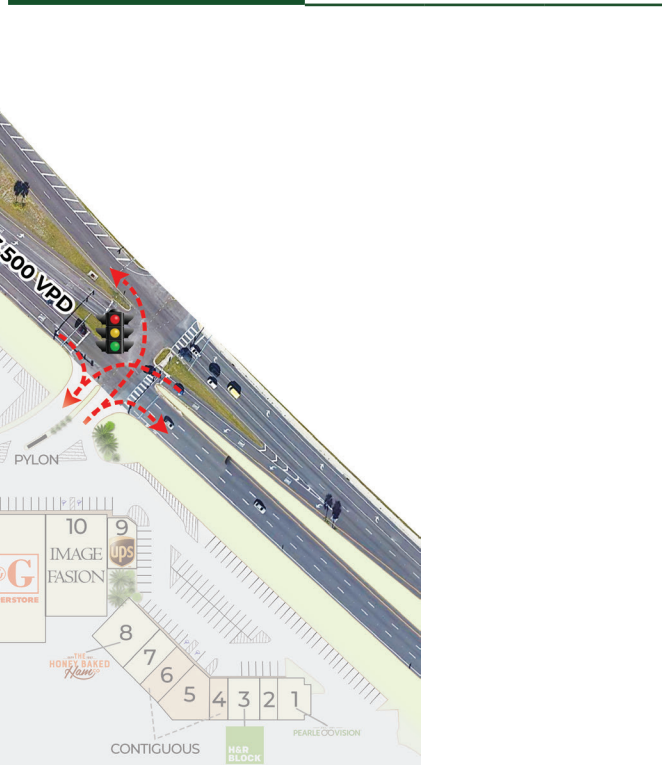


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Demographics	1 Mile	3 Miles	5 Miles
Population	8,271	89,361	223,527
Household Income	\$63,018	\$71,211	\$79,301
Daytime Employees	7,972	48,479	140,812

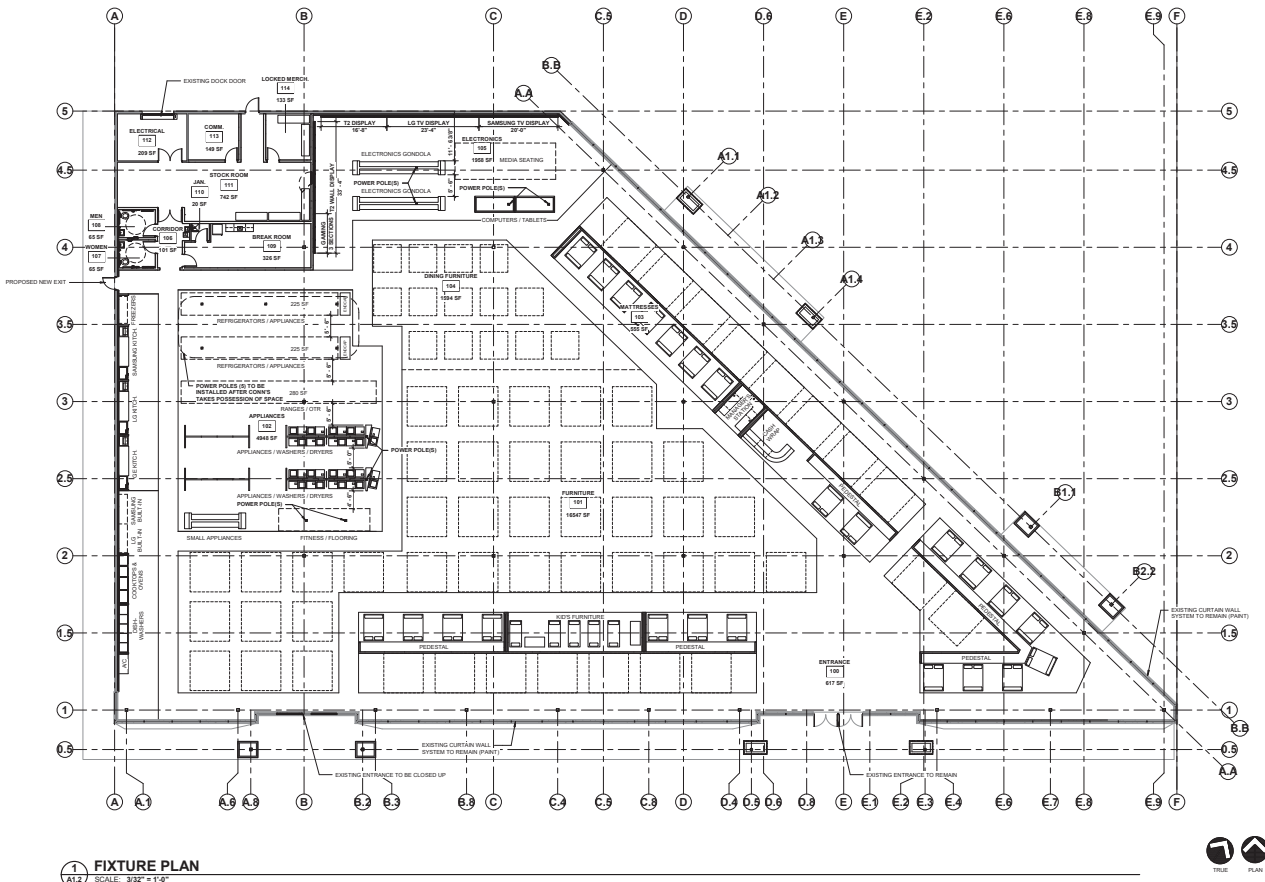


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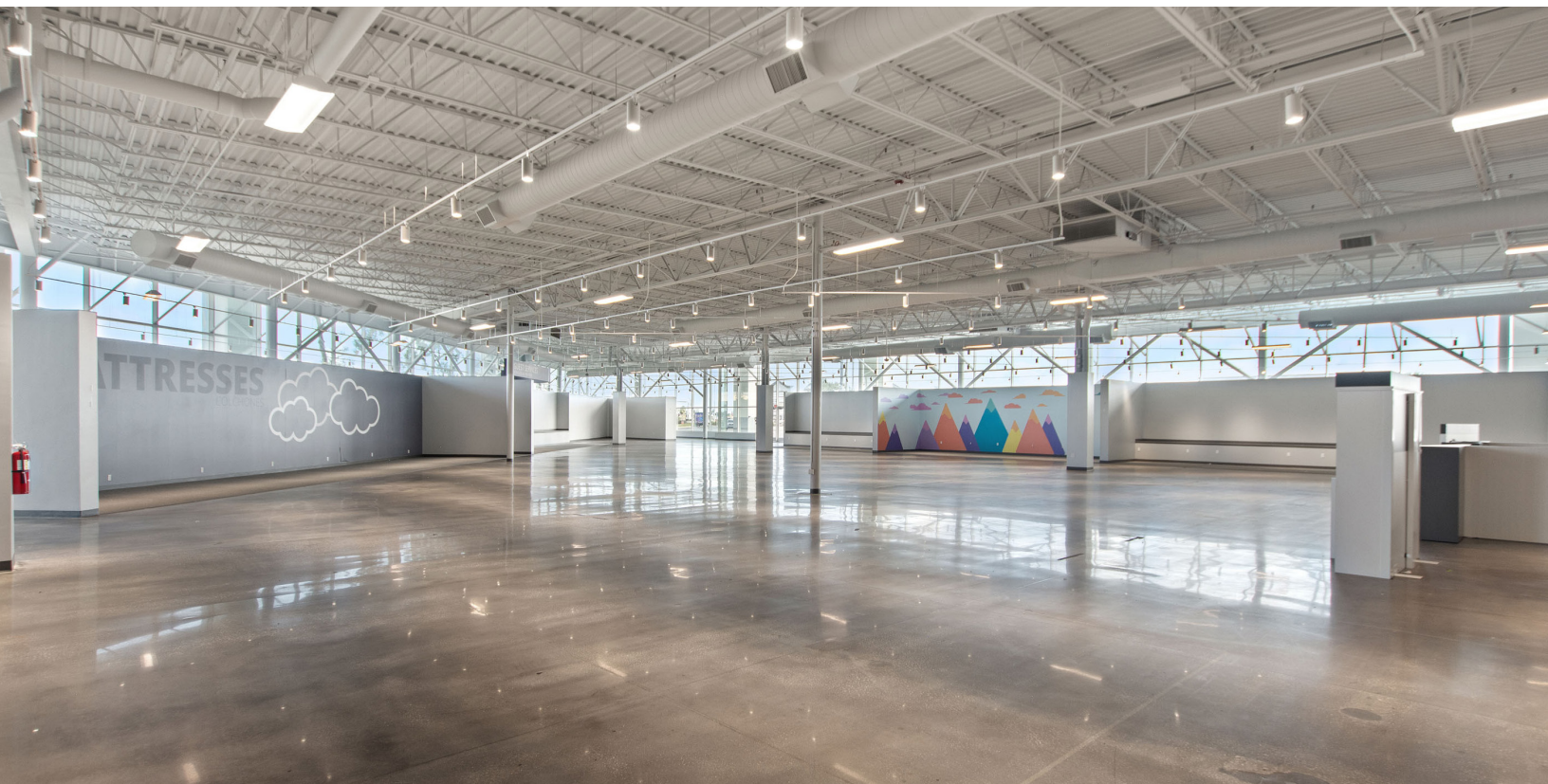
FLOOR PLAN



BREAKDOWN OF AREAS (APPROX. S.F.)		
RETAIL AREA	2,945 SF	81.2%
APPLIANCES / SEASONAL	1,269 SF	35.2%
ELECTRONICS / MEDIA SEATING	1,269 SF	35.2%
FURNITURE / MATTRESSES / FLOORING	17,162 SF	47.8%
DINING / FURNITURE	1,269 SF	35.2%
POOL / SERVICE BOOK / WALKWAYS / ENTRANCE, ETC.	1,463 SF	40.8%
TOTAL RETAIL / SALES AREA	27,085 SF	75.0%
STOCK AND BACK OF HOUSE AREAS / MISC.		
CORRIDOR / BREAK ROOM / RESTROOMS	377 SF	1.0%
STOCK / LOCKED MERCH. / STOR. / FIRE ROOMS / MISC.	2,272 SF	6.3%
TOTAL STOCK AND BACK OF HOUSE AREAS / MISC.	2,649 SF	7.3%
TOTAL GROSS SQUARE FOOTAGE	29,734 SF	100%

SELLING SQUARE FEET		
APPLIANCES	4,945 SF	
SEASONAL	INCLUDED	
FURNITURE / FITNESS / FLOORING	16,241 SF	
MATTRESSES	929 SF	
ELECTRONICS / MEDIA SEATING	1,269 SF	
TOTAL SELLING AREA SQUARE FOOTAGE	24,094 SF	
POOLING	628 SF	
TOTAL SALES FLOOR SQUARE FOOTAGE	24,722 SF	
TOTAL GROSS SQUARE FOOTAGE	29,734 SF	

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



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