



THE VILLAGE

AT SEVEN PINES



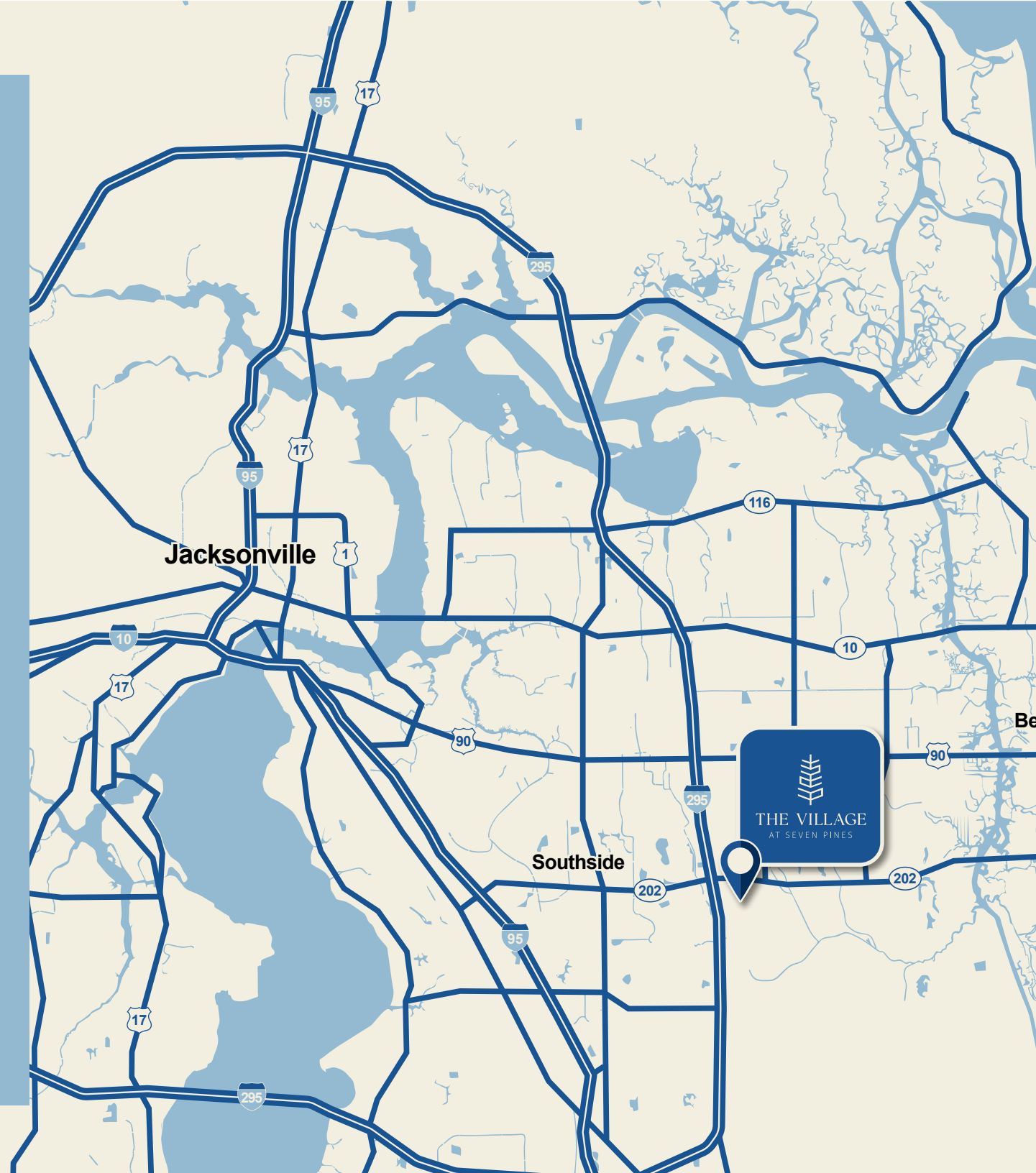
LEASING NEW RETAIL & RESTAURANT OPPORTUNITIES

J Turner Butler Blvd & I-295 | Jacksonville, FL | ShopSevenPines.com

**Regency
Centers.**
A Regency Centers Development

Welcome to The Village.

Located in the heart of Jacksonville,
The Village at Seven Pines serves a wide market.
Positioned at the intersection of J Turner Butler
Boulevard (JTB) and I-295, the center features
easy access off JTB via Kernan Boulevard.



Embedded in the Jacksonville Community

Proximate to the St. Johns Town Center
and the University of North Florida
(student and faculty pop. of 18,800)






7 miles west of the beach, directly
off the major east/west corridor
connecting I-95 to the area's
beach communities

12 miles southeast of
downtown Jacksonville



DEMOGRAPHICS



	10-Minute Drive	15-Minute Drive
 Population	105,691	323,821
 Daytime Population	151,168	421,028
 Average Household Income	\$111,351	\$105,903
 Average Home Value	\$429,555	\$436,594
 Bachelor's Degree & Above	54%	45%



OUR SHOPPERS

The 10- and 15-Minute Drive Time reveals a diverse and dynamic consumer base.

Who's Here? At the forefront are Young Professionals, and Upper Suburban Diverse Families. This blend of demographics creates a dynamic and culturally rich population eager to explore, connect, and embrace new opportunities.

With a strong mix of established households and younger, upwardly mobile individuals, the community is primed to support a wide range of retail, dining, and entertainment options, making this area a hub of activity and opportunity for the future.

*Based on a 10-Minute drivetime from Spatial.ai/Personalive



Young Professionals

29% OF SHOPPERS*

Well-educated young professionals starting their careers in white-collar or professional jobs. Loves staying active and shopping for unique finds.

Ages 25-34



Upper Suburban Diverse Families

16% OF SHOPPERS*

Upper-middle-class suburbanites working white-collar jobs from a range of ethnic backgrounds. Married homeowners with children.

Ages 35-44





RENDERINGS





RENDERINGS



About Regency

For over 60 years, Regency Centers® has owned, operated, and developed leading retail centers that are exceptionally merchandised and maintained. Our legacy of success is evidenced by 480+ thriving centers, 23 regional offices, and properties in most major U.S. markets.

We focus on Merchandising in order to find the right mix of the best operators and unique retailers to increase consumer interest. We considerably incorporate Placemaking to create a more inviting environment to increase dwell time, shopper experience, and attract new shoppers to the location. Finally, we make sure we are Connecting the centers with our communities by utilizing technology, sustainability, and targeted consumer engagement.

ShopSevenPines.com

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