



LEASING NEW RETAIL & RESTAURANT OPPORTUNITIES

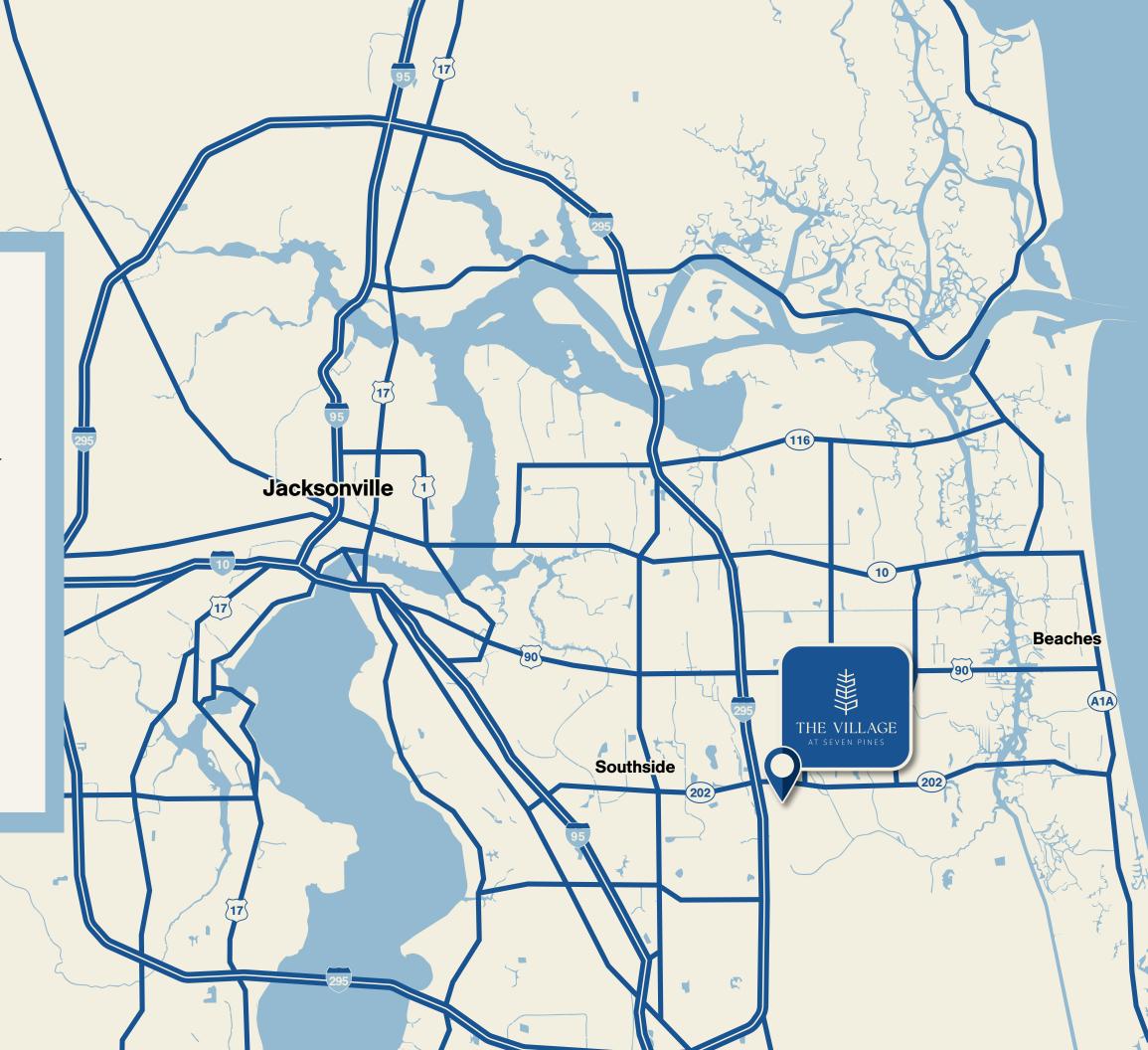
J Turner Butler Blvd & I-295 | Jacksonville, FL | ShopSevenPines.com





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.





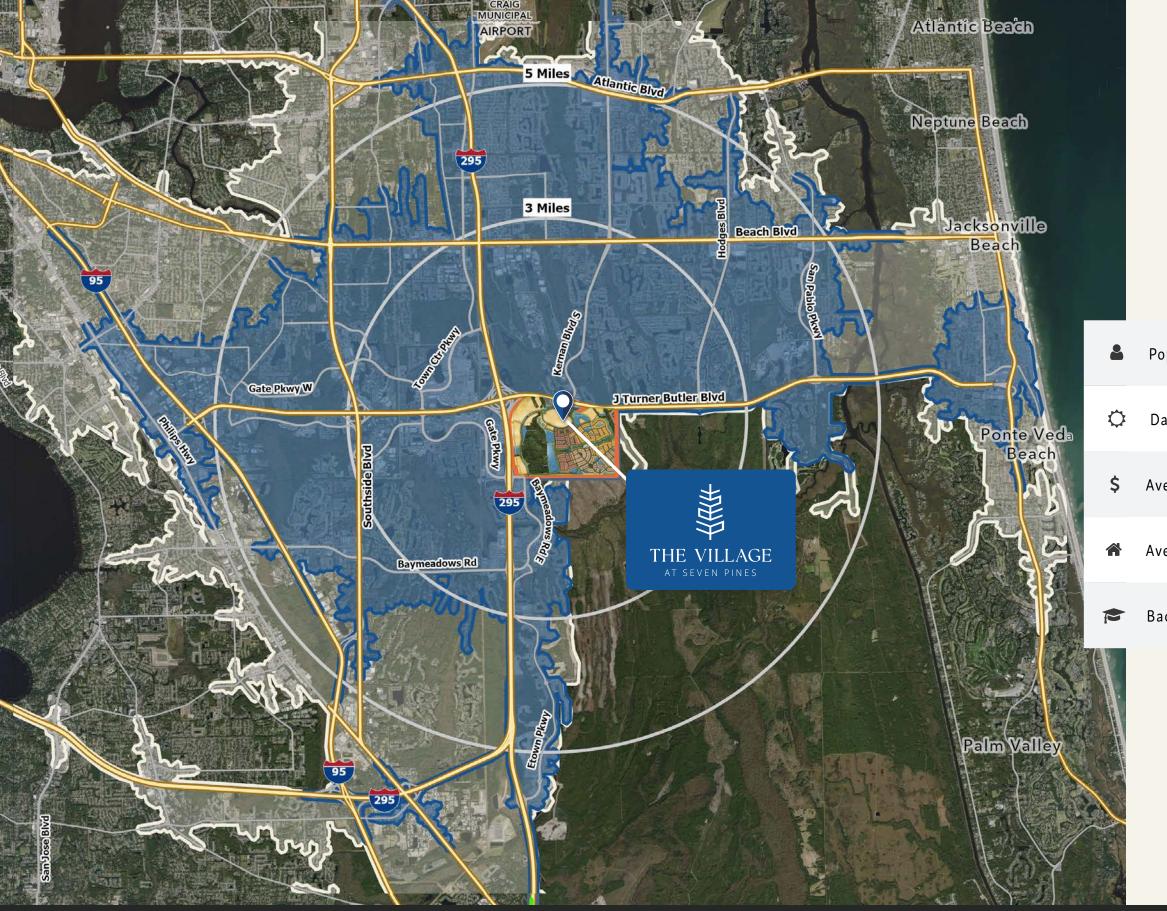


Embedded in the Jacksonville Community

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



CUSTOMER DEMOS

		10-Minute Drive	15-Minute Drive
&	Population	105,691	323,821
\rightarrow	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%



153.5K VPD Future Development 125.5K VPD LIFE TIME' HEALTHY WAY OF LIFE Future Development Phase 3 Future Development Future Development NEW ROAD UNDER CONSTRUCTION COMPLETION 2026 Phase Phase 3 142K VPD PEDESTRIAN PATH Phase 2

153.5K VPD JT BUTLER BLVD KERNAN BLVD Onicx group Medical Office Se 2) Onese 7 LIFE TIME HEALTHY WAY OF LIFE **Future** Multifamily LAKE MARY VIRGINIA Future Multifamily Future Multifamily Future Hotel Future Development



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, 24 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 considerately 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.

Patrick McKinley
Senior Vice President,
Senior Market Officer
904 598 7468
PatrickMcKinley@RegencyCenters.com

Eric Apple
Senior Leasing Agent

904 598 7450 EricApple@RegencyCenters.com



THE VILLAGE
AT SEVEN PINES

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