



THE VILLAGE

AT SEVEN PINES



LEASING NEW RETAIL & RESTAURANT OPPORTUNITIES

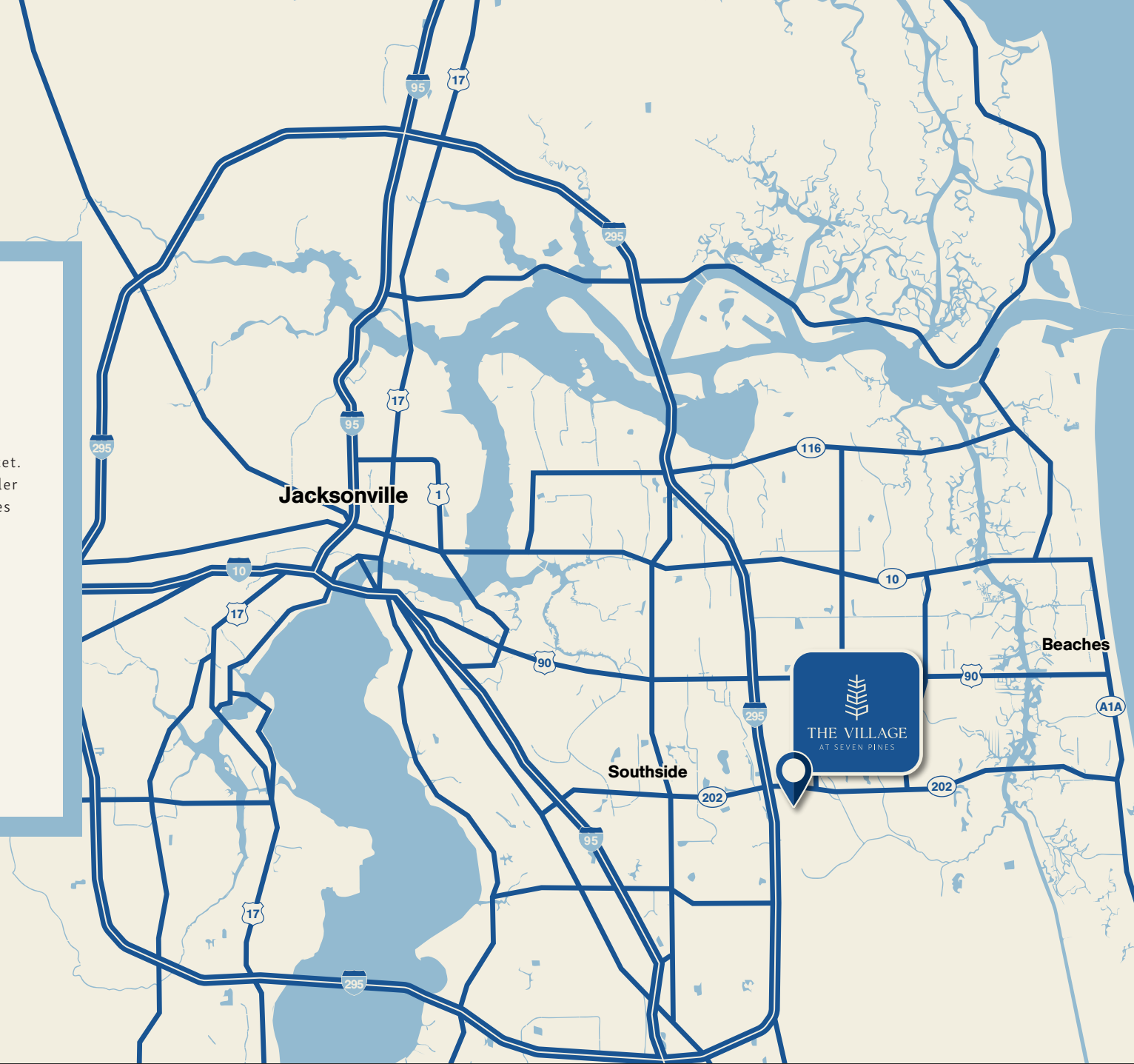
J Turner Butler Blvd & I-295 | Jacksonville, FL | ShopSevenPines.com

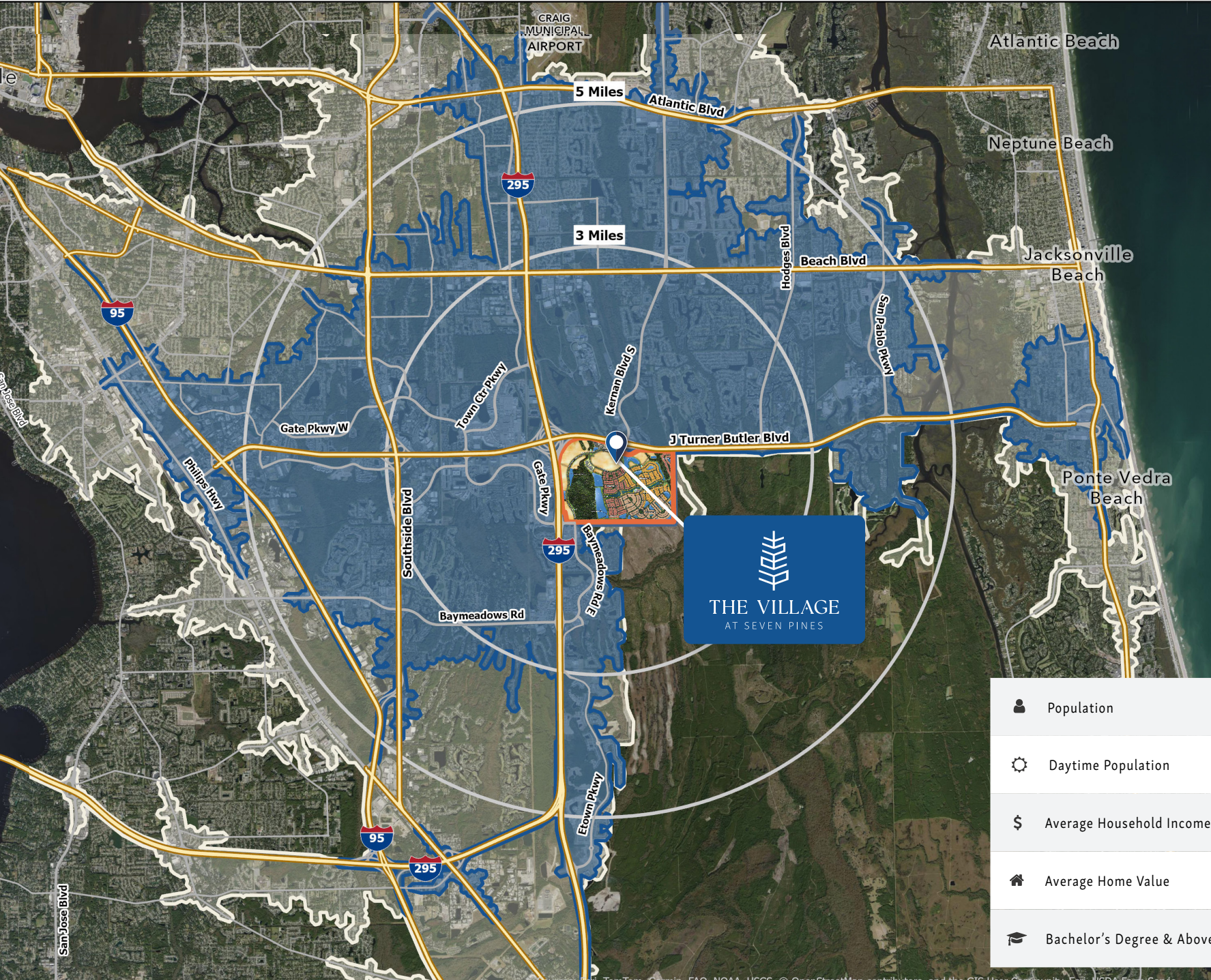
**Regency
Centers.**

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.





LEGEND	
	10-Min Drive
	15-Min Drive

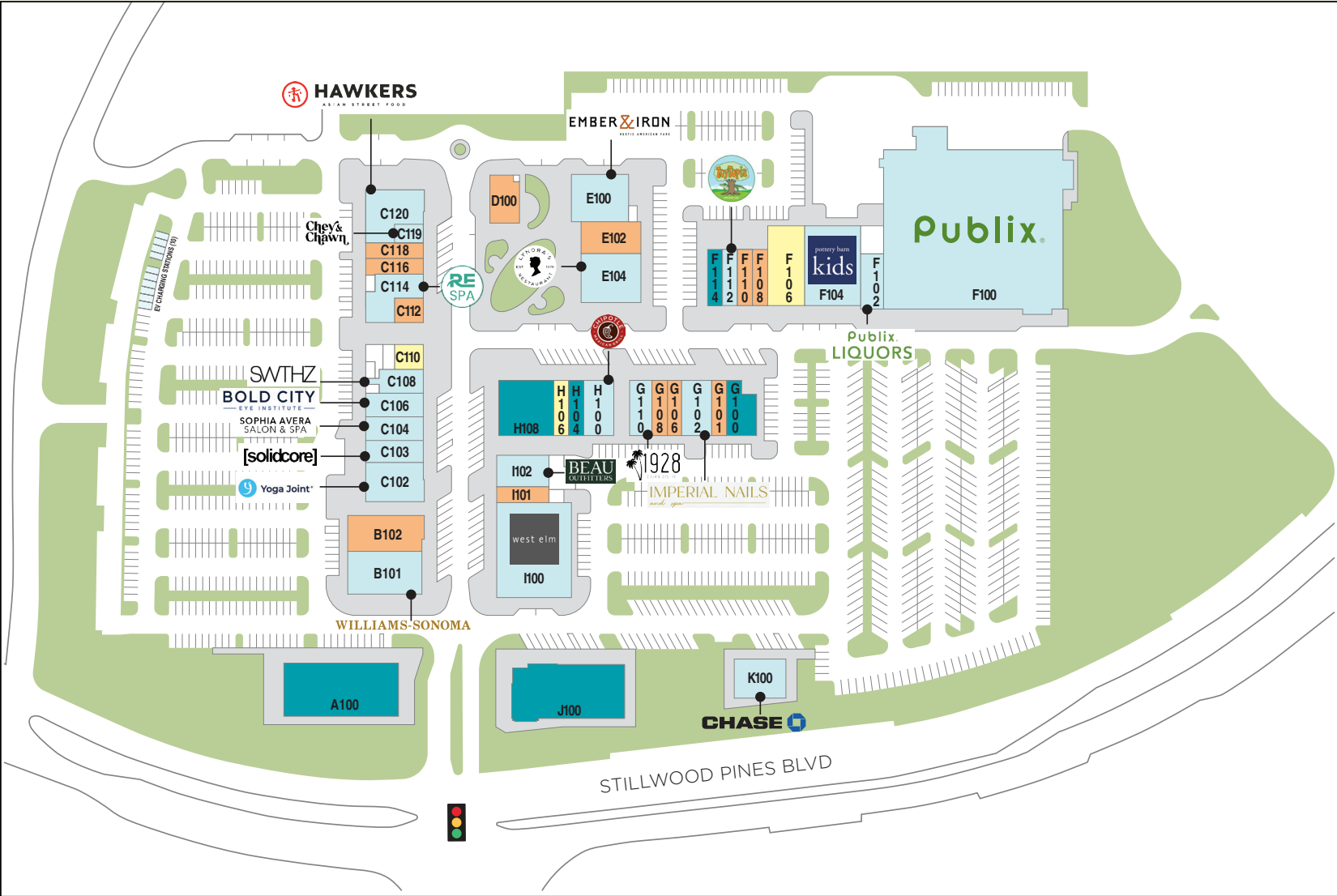
	10-Minute Drive	15-Minute Drive
Population	105,691	323,821
Daytime Population	151,168	421,028
Average Household Income	\$111,351	\$105,903
Average Home Value	\$429,555	\$436,594
Bachelor's Degree & Above	54%	45%

CUSTOMER DEMOGRAPHICS



MASTER SITE PLAN

CENTER SIZE: 182,402 SF



AVAILABLE LEASED LEASE NEGOTIATION LOI NAP (NOT A PART)

AVAILABLE	SF
B102 AVAILABLE	4,560
C112 AVAILABLE	1,200
C116 AVAILABLE	1,549
C118 AVAILABLE	1,540
D100 AVAILABLE	2,400
E102 AVAILABLE	3,947
F108 AVAILABLE	1,384
F110 AVAILABLE	1,400
G101 AVAILABLE	1,400
G106 AVAILABLE	1,400
G108 AVAILABLE	1,400
H106 AVAILABLE	1,384
I101 AVAILABLE	1,400

AT LOI	SF
C110 LOI NEGOTIATION	1,200
F106 LOI NEGOTIATION	5,000
H108 LOI NEGOTIATION	5,235

AT LEASE	SF
A100 LEASE NEGOTIATION	8,000
F114 LEASE NEGOTIATION	1,404
G100 LEASE NEGOTIATION	2,400
H104 LEASE NEGOTIATION	1,384
H108 LEASE NEGOTIATION	5,235
J100 LEASE NEGOTIATION	10,399

LEASED	SF
B101 WILLIAMS SONOMA	5,500
C102 YOGA JOINT	3,402
C103 SOLIDCORE	2,503
C104 SASS	2,294
C106 BOLD CITY EYE INSTI-TUTE	2,294
C108 SWEATHOUZ	1,901
C114 RE SPA	3,217
C119 CHEY & CHAWN	900
C120 HAWKERS ASIAN STREET FARE	4,222
E100 EMBER & IRON	4,920
E104 LYNORA'S	4,200
F100 PUBLIX	50,325
F102 PUBLIX LIQUORS	2,100
F104 POTTERY BARN KIDS	7,500
F112 TOYTOPIA	1,420
G102 IMPERIAL NAILS SPA	2,784
G110 1928 CUBAN BISTRO	2,005
H100 CHIPOTLE	2,689
I100 WEST ELM	12,000
I102 BEAU OUTFITTERS	2,800
K100 CHASE BANK	3,500

LEASE ACTIVITY PLAN



RENDERINGS



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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, 26 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.

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