



# THE VILLAGE

AT SEVEN PINES



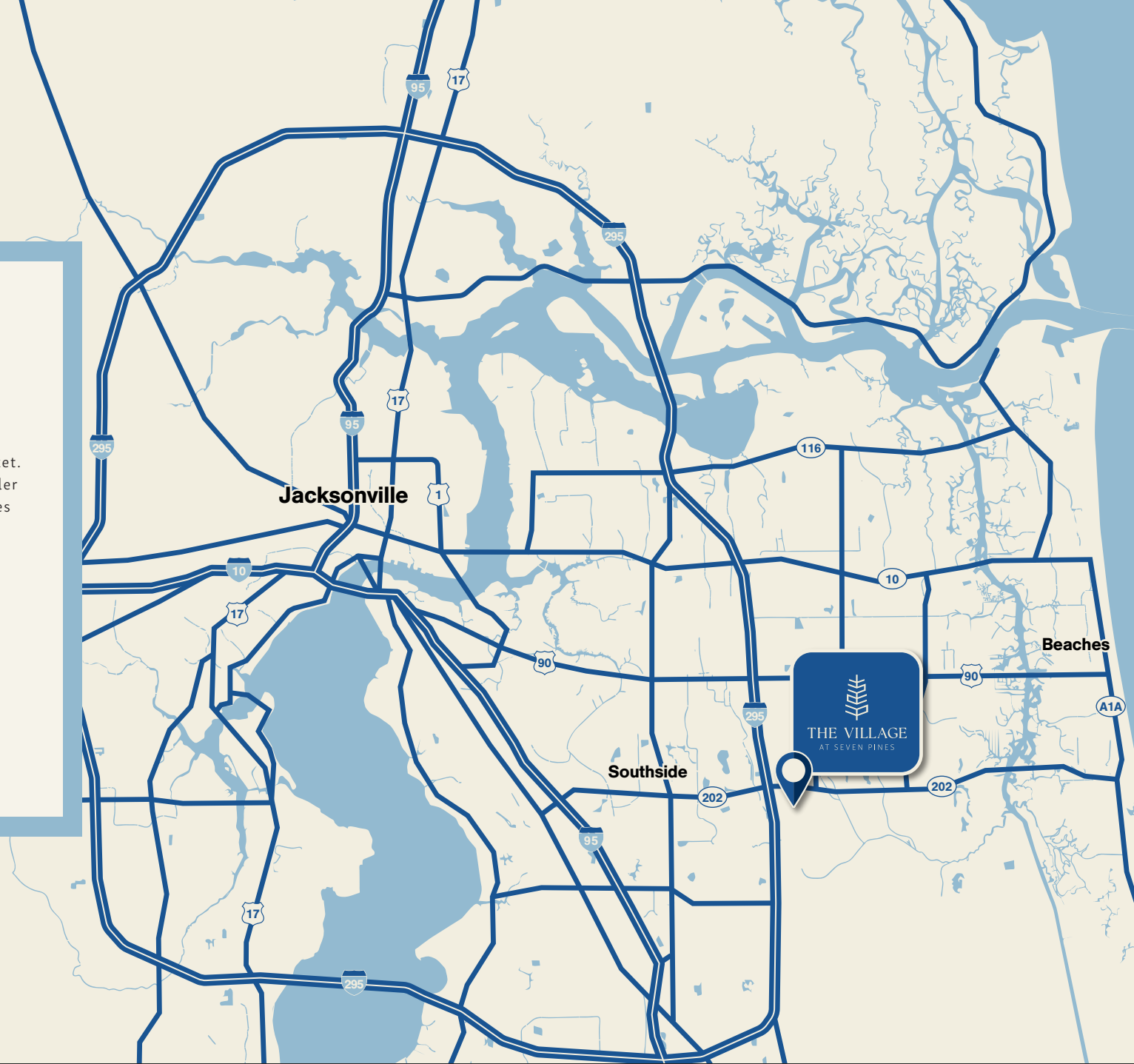
**LEASING NEW RETAIL & RESTAURANT OPPORTUNITIES**

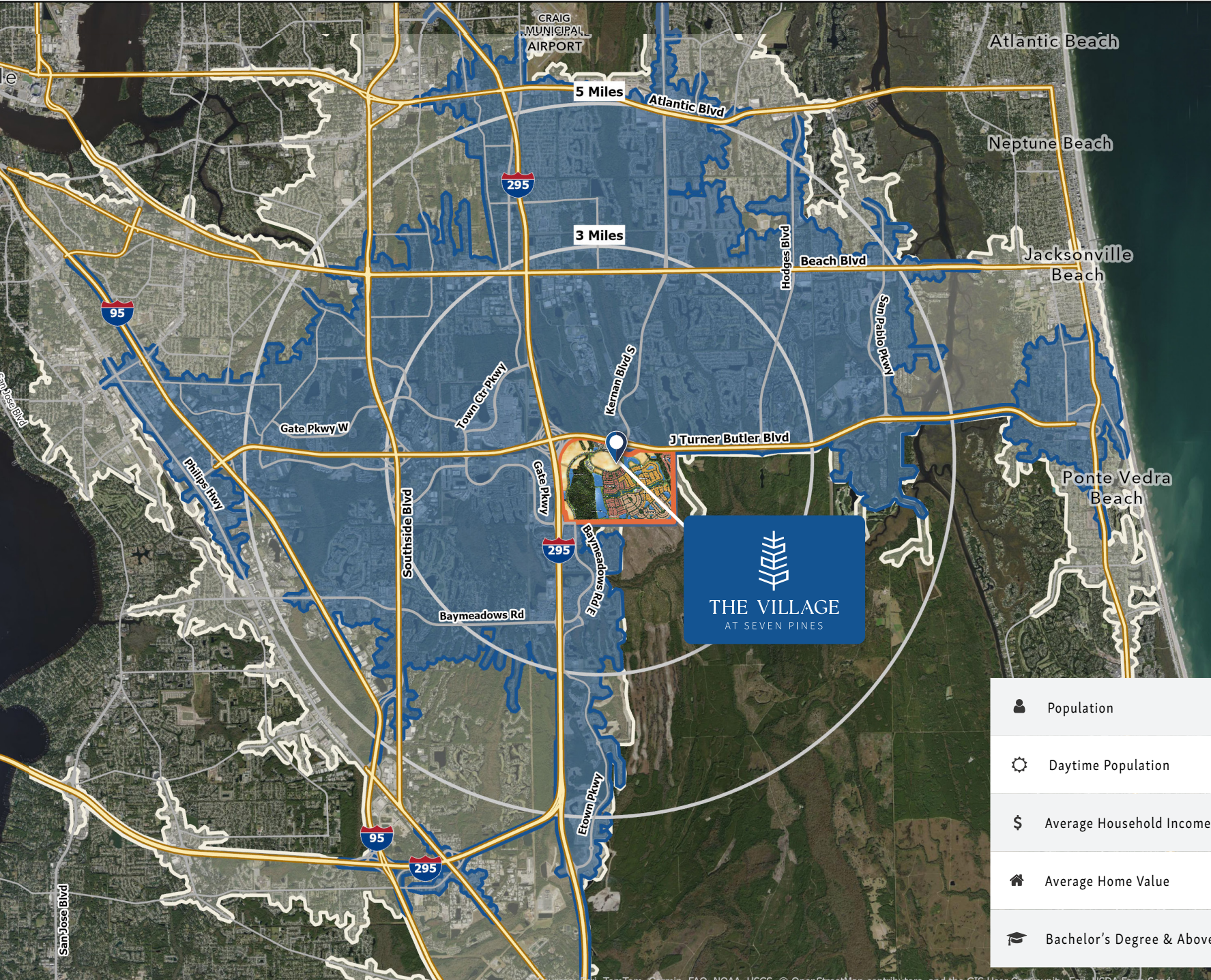
J Turner Butler Blvd & I-295 | Jacksonville, FL | [ShopSevenPines.com](http://ShopSevenPines.com)

Regency  
Centers.

# 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



CENTER SIZE: 182,402 SF



AVAILABLE		SF
B102	AVAILABLE	4,560
C106	AVAILABLE	2,294
C112	AVAILABLE	1,200
C116	AVAILABLE	1,549
C118	AVAILABLE	1,540
E102	AVAILABLE	3,947
F108	AVAILABLE	1,384
F110	AVAILABLE	1,400
F114	AVAILABLE	1,404
G101	AVAILABLE	1,400
G106	AVAILABLE	1,400
G108	AVAILABLE	1,400
H104	AVAILABLE	1,384
H106	AVAILABLE	1,384
H108	AVAILABLE	5,235
I101	AVAILABLE	1,400

AT LOI		SF
C104	LOI NEGOTIATION	2,294
C108	LOI NEGOTIATION	1,901
C110	LOI NEGOTIATION	1,200
D100	LOI NEGOTIATION	2,400
F106	LOI NEGOTIATION	5,000
G100	LOI NEGOTIATION	2,400

AT LEASE		SF
A100	LEASE NEGOTIATION	8,000
C102	LEASE NEGOTIATION	3,402
J100	LEASE NEGOTIATION	10,399

LEASED		SF
B101	WILLIAMS SONOMA	5,500
C103	SOLIDCORE	2,503
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
K100	CHASE BANK	3,500
I100	WEST ELM	12,000
I102	BEAU OUTFITTERS	2,800

■ AVAILABLE   
 ■ LEASED   
 ■ LEASE NEGOTIATION   
 ■ LOI   
  NAP (NOT A PART)

# LEASE ACTIVITY PLAN



# RENDERINGS



# RENDERINGS



# RENDERINGS



# RENDERINGS



# 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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