



THE VILLAGE

AT SEVEN PINES



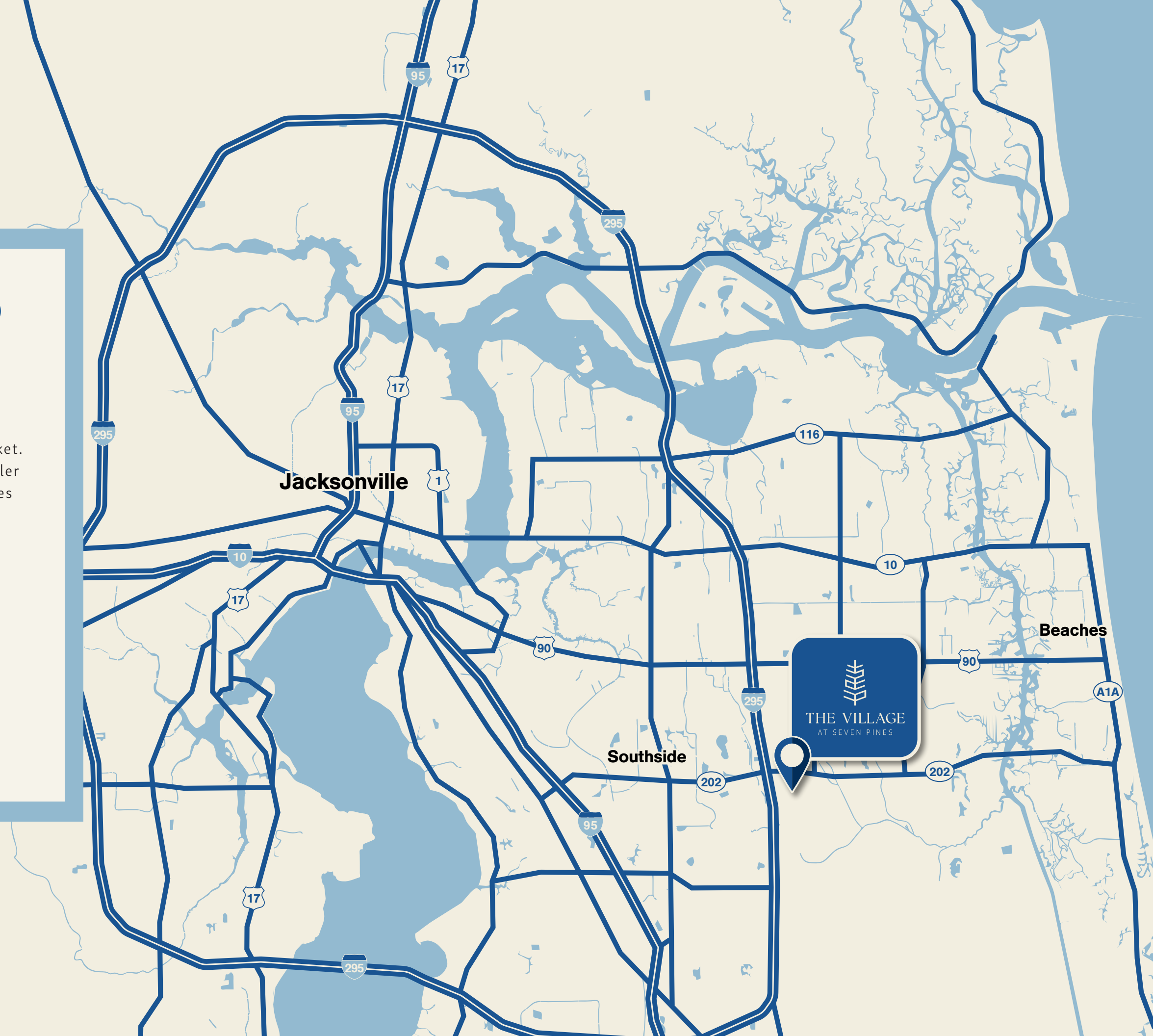
LEASING NEW RETAIL & RESTAURANT OPPORTUNITIES

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.



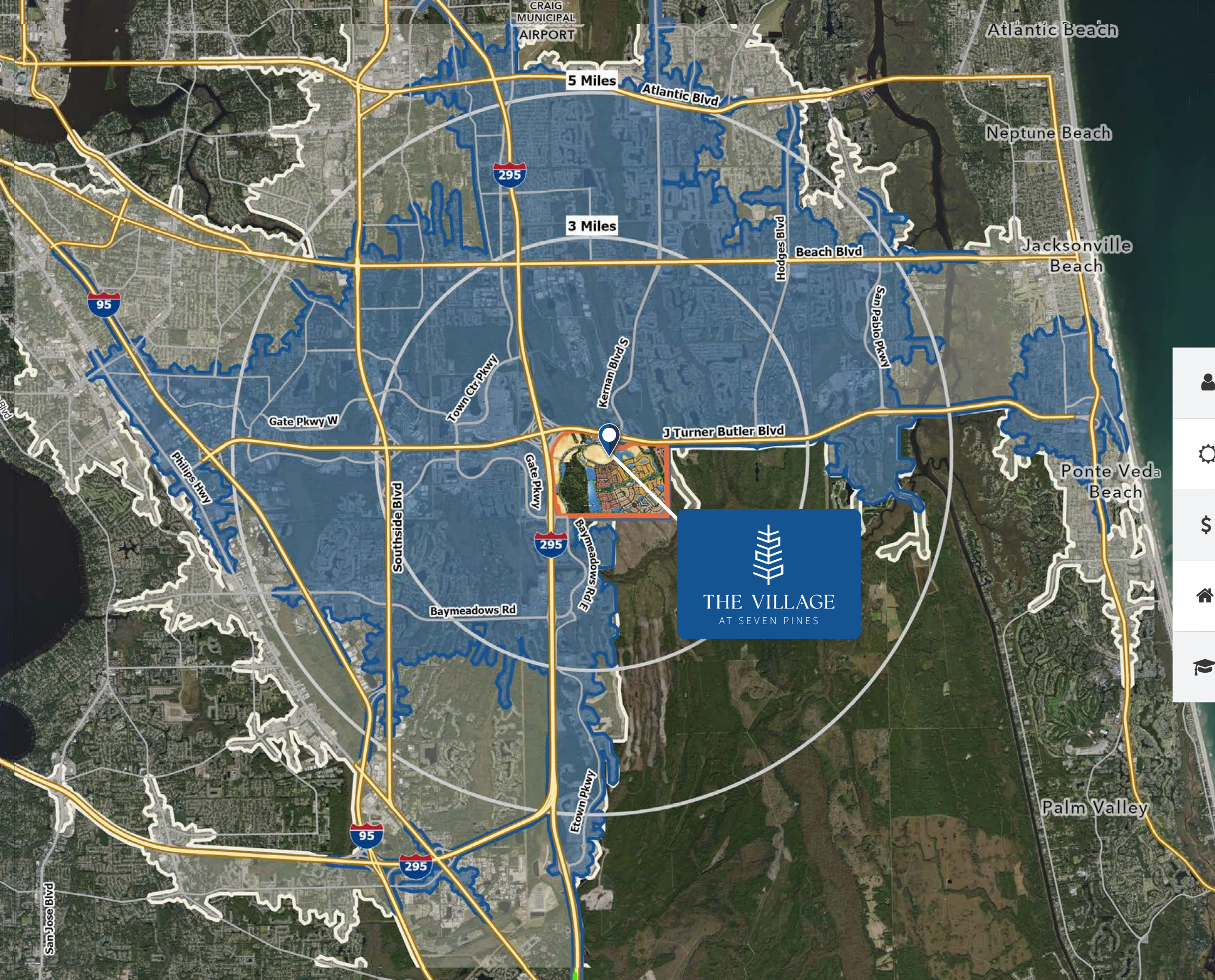
Embedded in the Jacksonville Community

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





CUSTOMER DEMOS

	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%

LEGEND

- 10-Min Drive
- 15-Min Drive



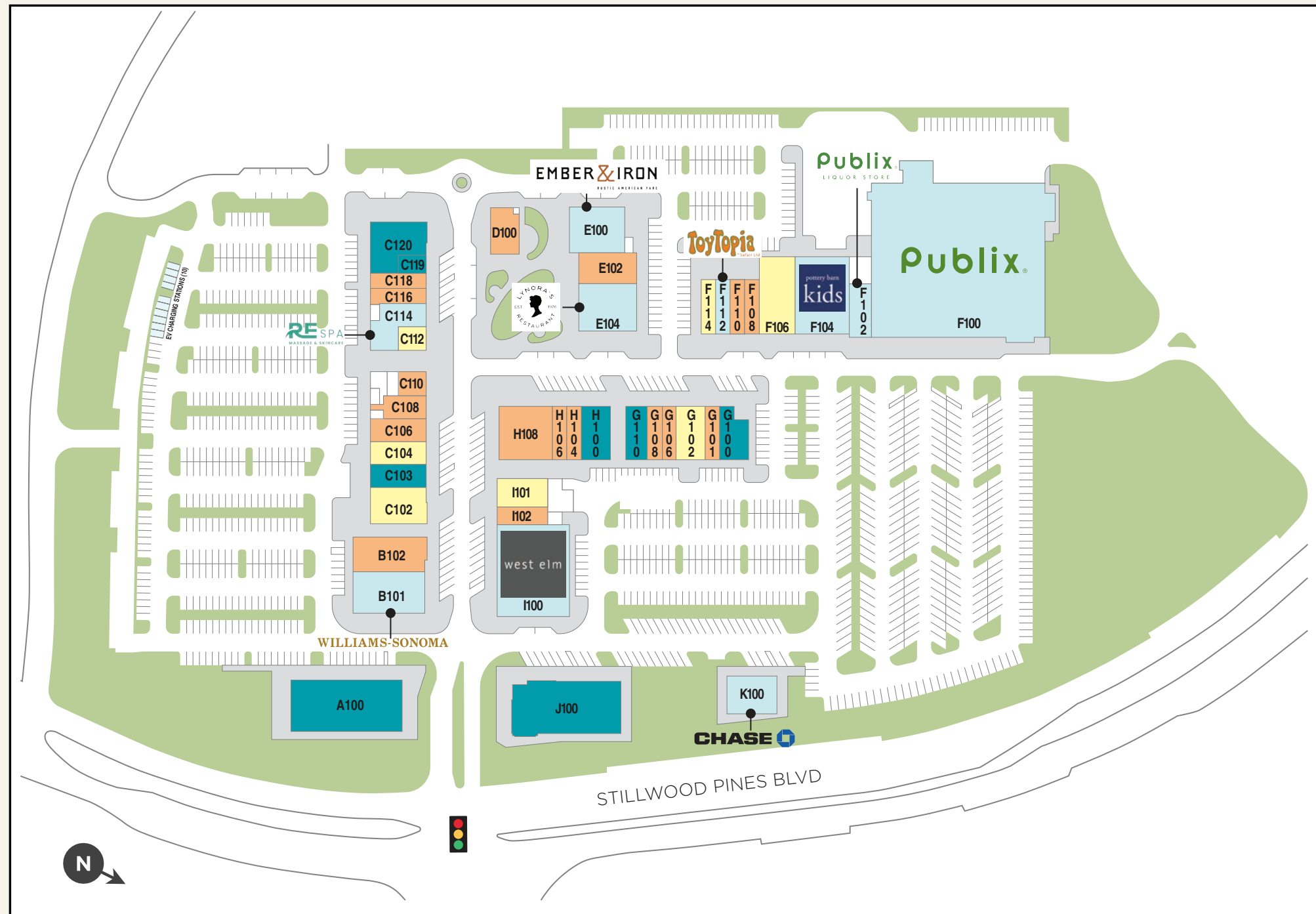
MASTER
SITE PLAN



CONCEPTUAL
SITE PLAN

LEASE ACTIVITY PLAN

CENTER SIZE: 182,465 SF



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

AVAILABLE		SF
B102	AVAILABLE	4,560
C106	AVAILABLE	2,294
C108	AVAILABLE	1,901
C110	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
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
I102	AVAILABLE	1,400

AT LOI		SF
C102	LOI NEGOTIATION	3,402
C104	LOI NEGOTIATION	2,294
C112	LOI NEGOTIATION	1,200
F106	LOI NEGOTIATION	5,000
F114	LOI NEGOTIATION	1,404
G102	LOI NEGOTIATION	2,784
I101	LOI NEGOTIATION	2,800

AT LEASE		SF
A100	LEASE NEGOTIATION	8,000
C103	LEASE NEGOTIATION	2,503
C119	LEASE NEGOTIATION	900
C120	LEASE NEGOTIATION	4,222
G100	LEASE NEGOTIATION	2,400
G110	LEASE NEGOTIATION	2,005
H100	LEASE NEGOTIATION	2,689
J100	LEASE NEGOTIATION	10,399

LEASED		SF
B101	WILLIAMS SONOMA	5,500
C114	RE SPA	3,217
E100	EMBER + IRON	4,923
E104	LYNORA'S RESTAURANT	4,200
F100	PUBLIX	50,325
F102	PUBLIX LIQUOR	2,100
F104	POTTERY BARN KIDS	7,500
F112	TOYTOPIA	1,420
K100	JP MORGAN CHASE	3,500
I100	WEST ELM	12,000

























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 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

Regency
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