



THE VILLAGE AT SEVEN PINES



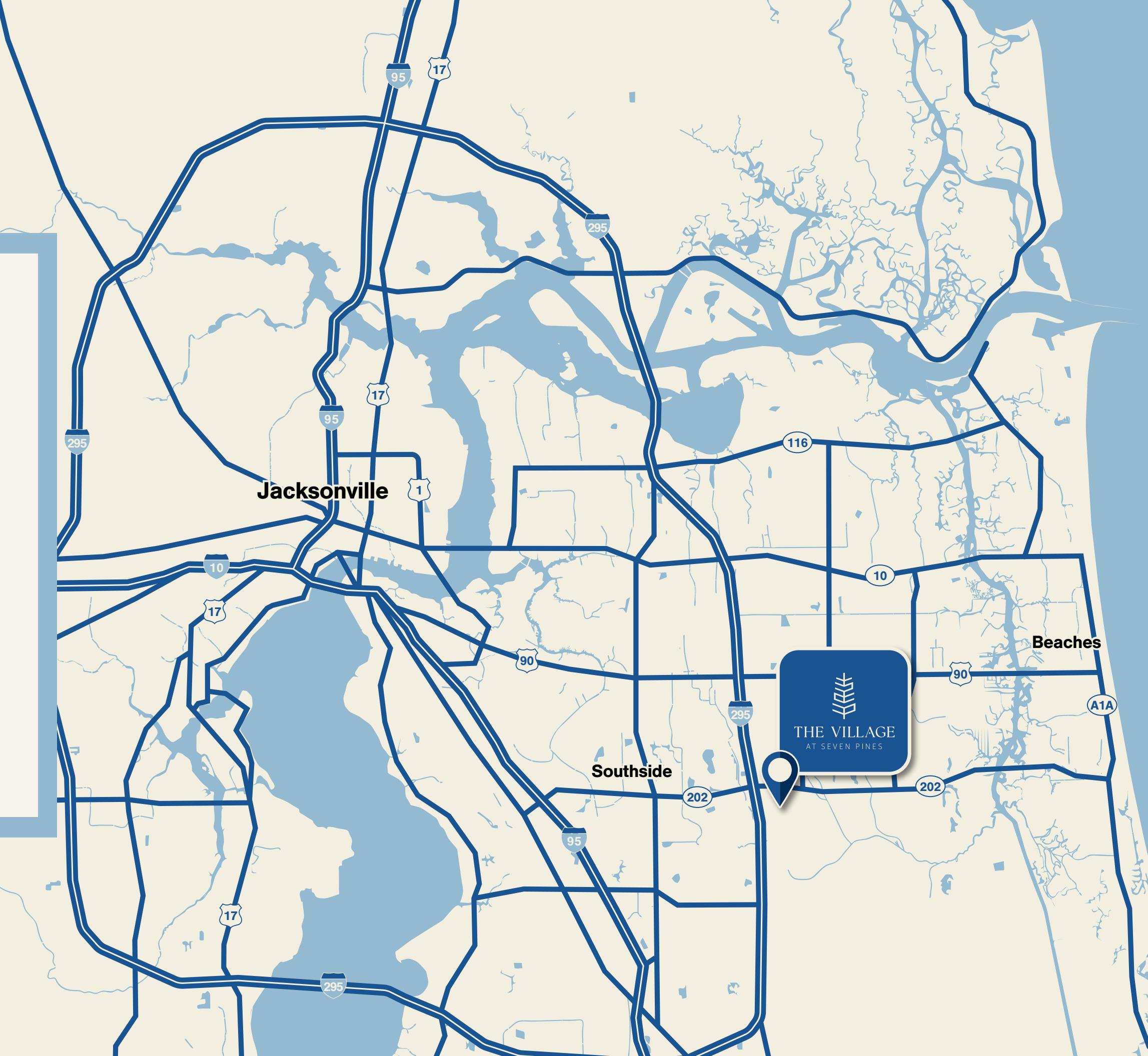
LEASING NEW RETAIL & RESTAURANT OPPORTUNITIES

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.



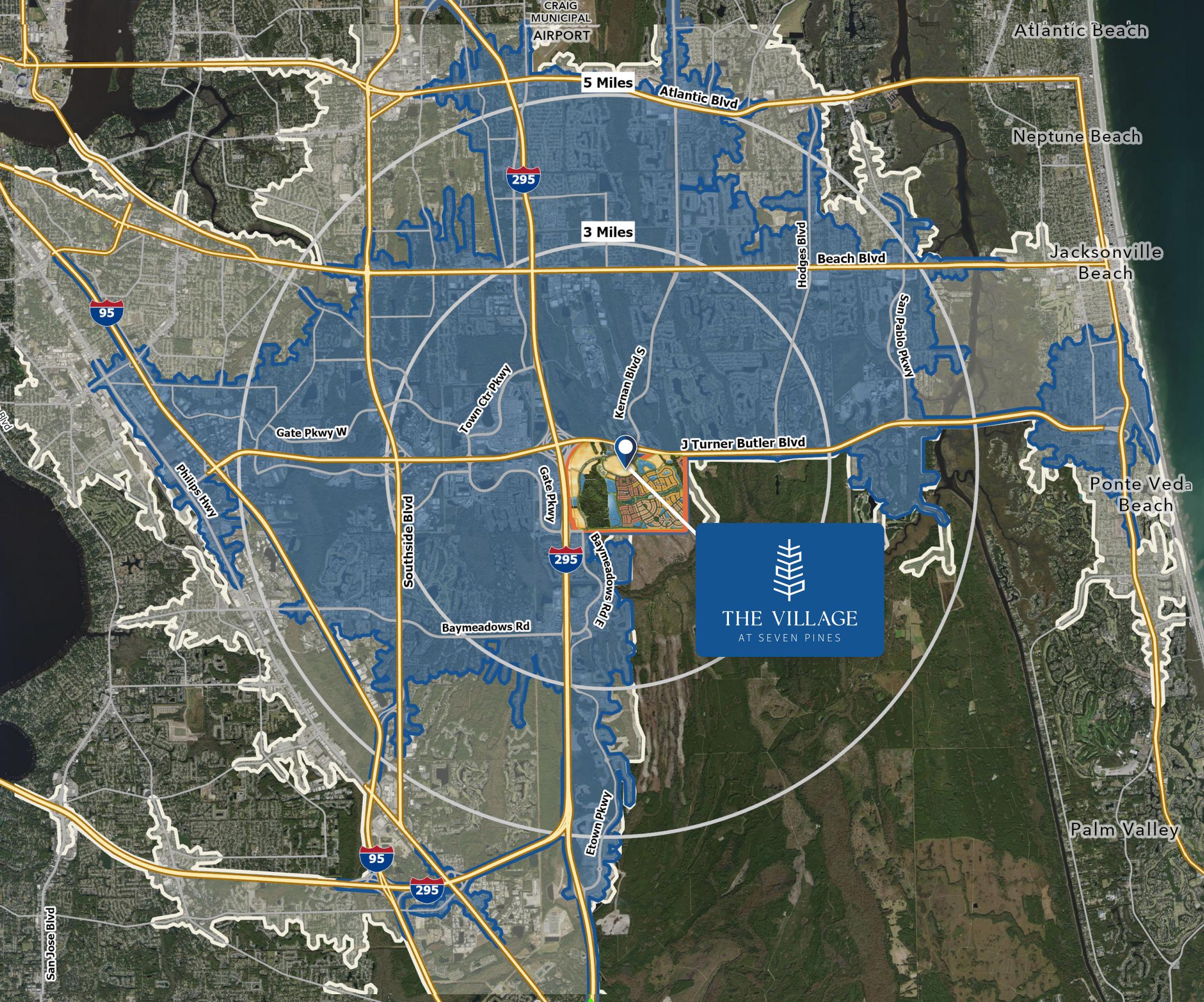


Embedded in the Jacksonville Community

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%



MASTER SITE PLAN



CONCEPTUAL SITE PLAN



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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.

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