



## REGENCY WALK NEIGHBORHOOD RETAIL CENTER | PRIME LEASING OPPORTUNITY

10214-10230 Atlantic Blvd  
Jacksonville, FL 32225

JOE MARCHIONDA  
904.840.4039  
joe@cantrellmorgan.com

KAYLA DEGUZMAN  
D - 904.302.6930  
M - 904.208.1168  
kayla@cantrellmorgan.com



# PROPERTY OVERVIEW

Regency Walk Neighborhood Retail Center is a prime retail destination situated at the high-traffic, signalized intersection of **Atlantic Blvd and Debutante Drive**. Anchored by well-established national and regional tenants such as **Dollar General and Salon Centric**, the center benefits from excellent visibility, strong foot traffic, and a thriving commercial environment. Neighboring businesses include **Mercedes-Benz, Advance Auto Parts, Krystals, and more**, further enhancing customer draw.

Available Spaces include a **3,058 SF Inline Retail Suite**, ideal for a variety of retail or service-oriented businesses.

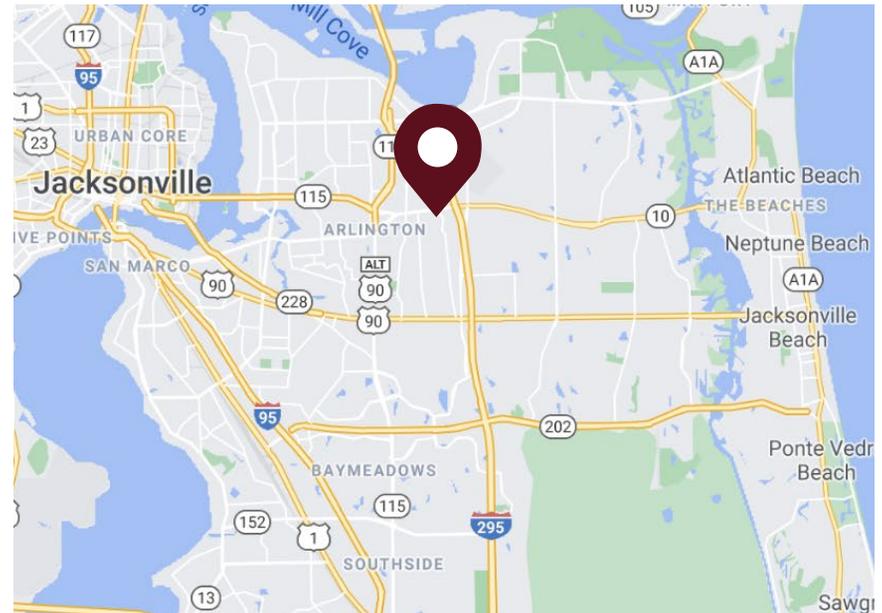
With **ample parking, strong co-tenancy, tall signage, and exceptional visibility**, Regency Walk offers a strategic location for businesses looking to establish or expand their presence in Jacksonville.



| UNIT  | SIZE     | DESCRIPTION  | PRICE                   |
|-------|----------|--------------|-------------------------|
| 5&6   | 1,400 SF | Inline space | \$20/SF + \$6.90/SF NNN |
| 10236 | 3,058 SF | Inline space | \$16/SF + \$6.90/SF NNN |

## DEMOGRAPHICS

|                          | 3 MILES  | 5 MILES  |
|--------------------------|----------|----------|
| Population               | 84,977   | 221,599  |
| Households               | 33,505   | 88,753   |
| Median Household Income  | \$63,865 | \$72,695 |
| Average Household Income | \$80,700 | \$97,328 |



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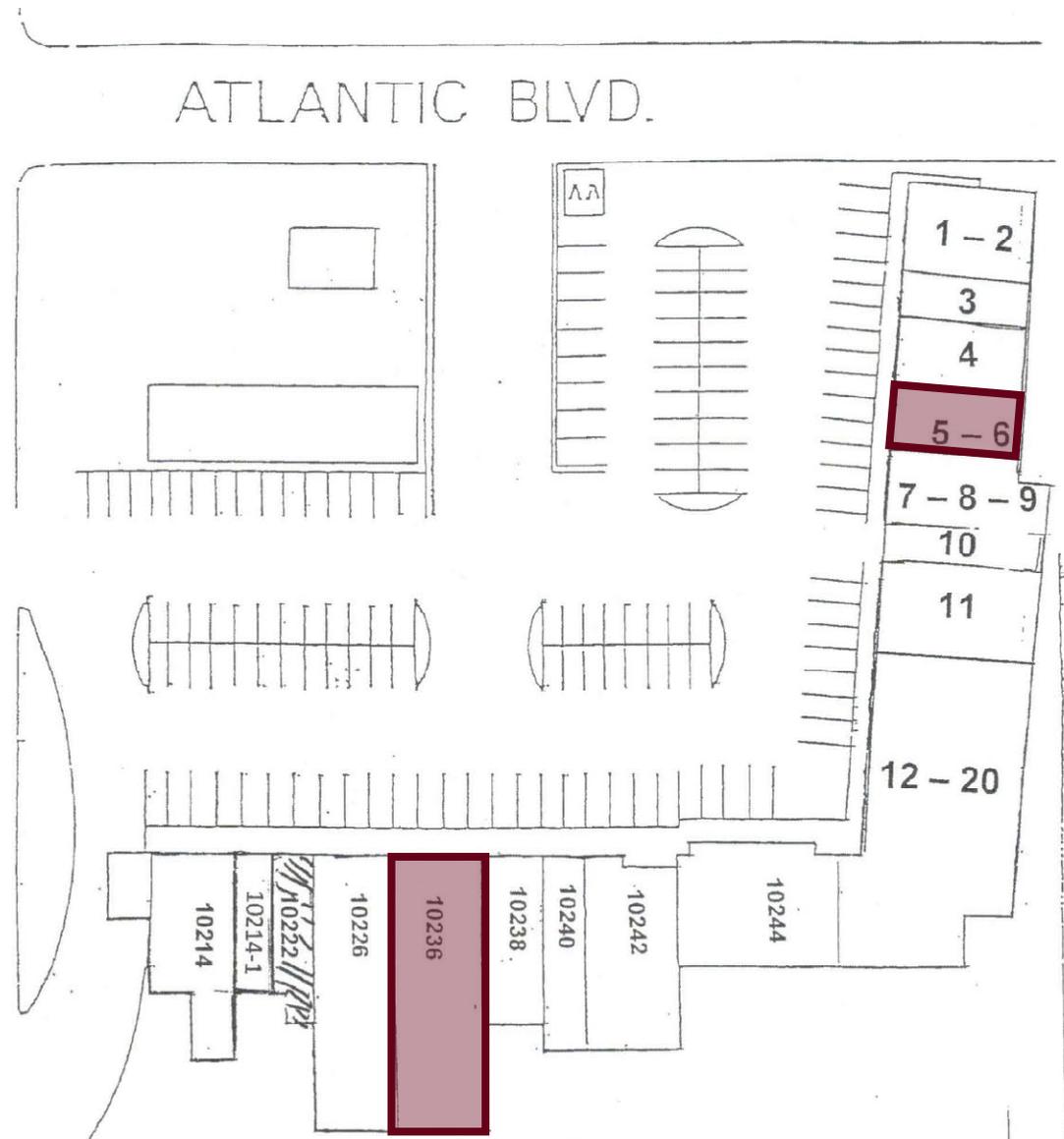
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# SITE PLAN, AVAILABILITY & TENANT KEY

| Unit              | SF           | Tenant  |
|-------------------|--------------|---|
| 1&2               | 1,350        | D Florals   |
| 3                 | 700          | USA 0399 - The Checking Cashing Store                           |
| 4                 | 700          | The Brooklyn Barber, LLC<br>Interest To Los Profesionales, LLC  |
| <b>5&amp;6</b>    | <b>1,400</b> | <b>Available</b>  |
| 7,8&9             | 2,240        | Grinders Café   |
| 10                | 882          | Valei Arts LLC  |
| 12-20             | 9,451        | Dolgenercorp Inc-Dollar General #10641                          |
| 10214/<br>10214-1 | 2,849        | Tovar & Tovar 2 LLC d/b/a El Cafetal                            |
| 10222             | 850          | Briven Vape Inc., d/b/a Smoke Vape                              |
| 10226             | 3,000        | SalonCentric Inc/ Store # 1104                                  |
| <b>10236</b>      | <b>3,058</b> | <b>Available</b>  |
| 10238             | 1,440        | 904 Laundry P/K/A ABC Laundry<br>(Dale's Atlantic Coin Laundry) |
| 10240             | 1,050        | Dung Tran Group LLC, d/b/a J&T Nails                            |
| 10242             | 2,400        | Dry Clean Mart & AB AF Dry Clean Mart Inc                       |
| 10244             | 2,655        | Chef Tony Catering  |



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# UNIT 5&6



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## INTERIOR PHOTOS - UNIT 10236



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# AERIAL OVERVIEW



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