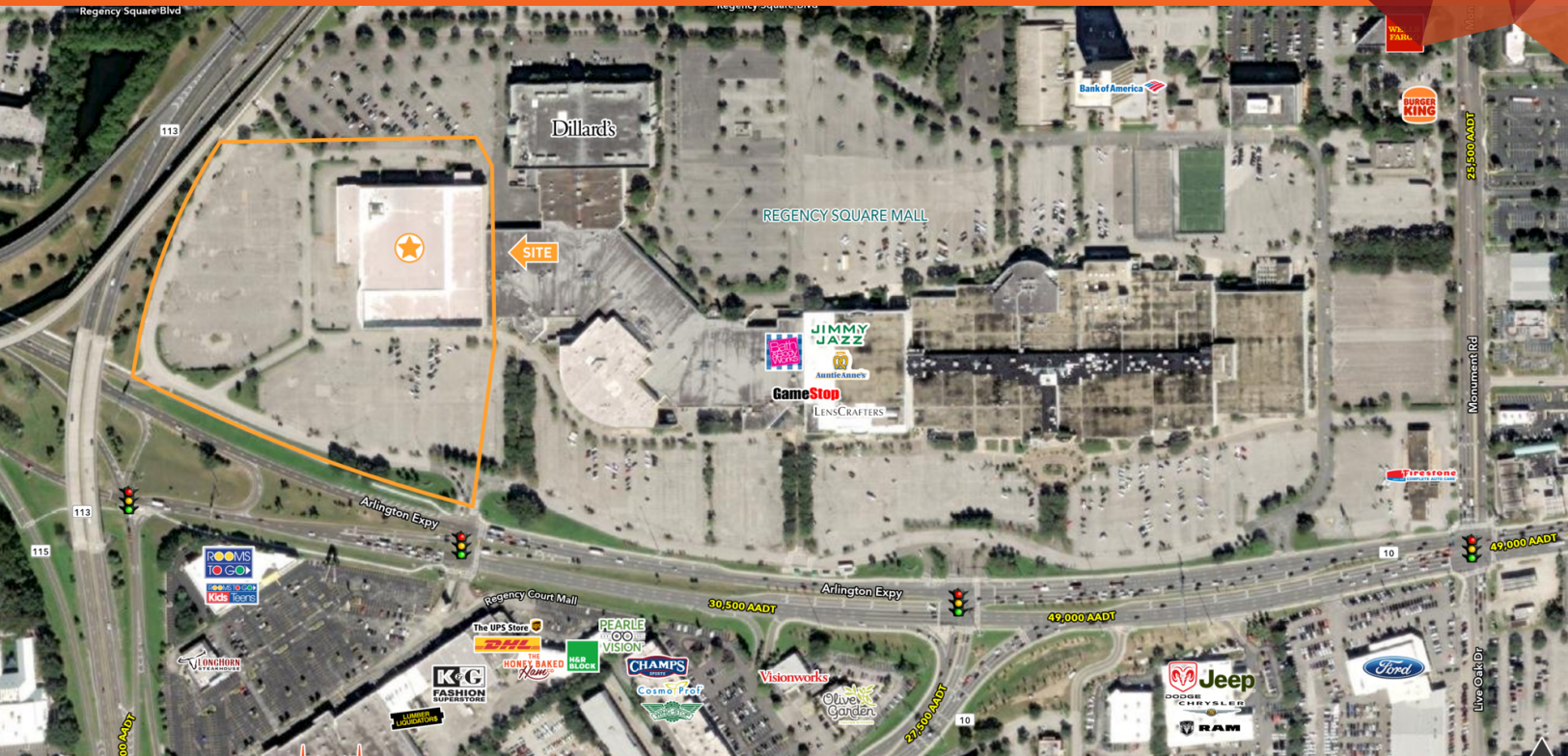


FORMER SEARS AT REGENCY SQUARE MALL

9501 ARLINGTON EXPY, JACKSONVILLE, FL 32225

FOR SALE

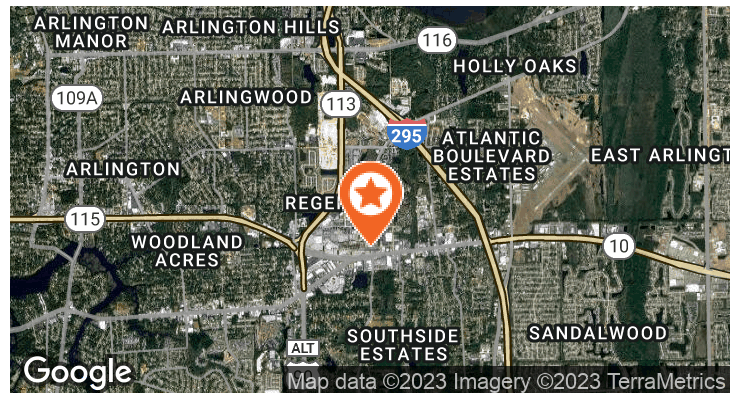


LOCATION DESCRIPTION

18.38 AC former Sears box and Auto Center property for sale

PROPERTY HIGHLIGHTS

- Located at the corner of Arlington Expy. and Southside Blvd., just 2 miles from the 295 beltway
- 1st floor: 149,402 SF including auto center (auto center ~16,000 SF)
- 2nd floor: 68,634 SF
- Property spans over 344 feet of frontage along Arlington Expy.
- Adjacent to the 1.39M SF Regency Square Mall in Jacksonville's first regional retail submarket. Surrounding retail includes Dillard's, Aldi, Ashley Home Store, Target, Home Depot & AMC Theaters
- 6 miles east of downtown Jacksonville with over 67,000 employees
- Traffic Counts: Arlington Expy.: 54,500 AADT; Southside Blvd.: 48,000 AADT



DEMOGRAPHICS	3 MILES 5 MILES 10 MILES		
2023 Total Population	90,514	227,401	597,887
2023 Total Households	36,000	90,990	251,003
2023 Daytime Population	79,825	210,599	738,065
2023 Average HH Income	\$72,952	\$83,504	\$90,646

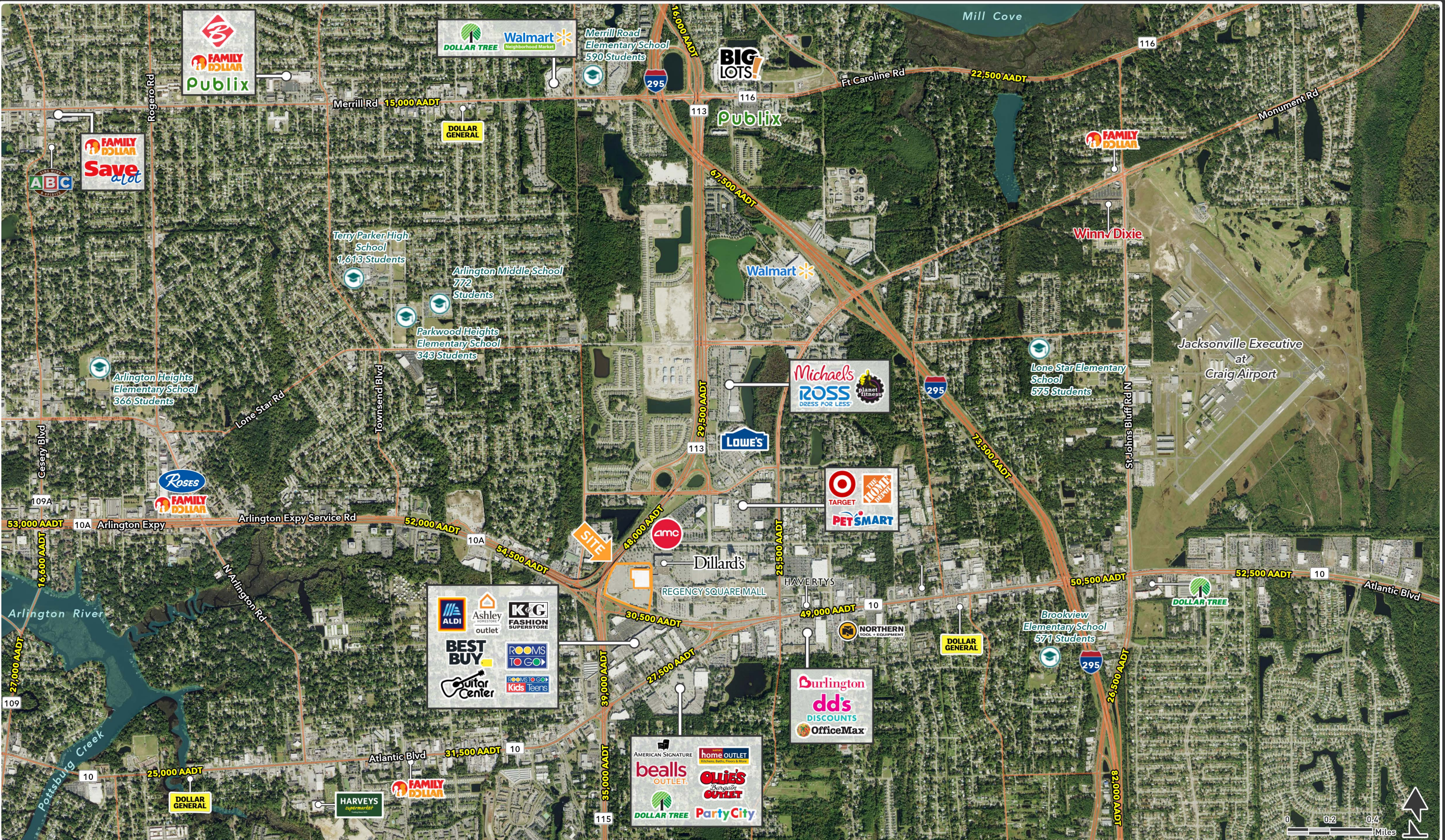


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Regency Square Mall

Southside Blvd & Arlington Expressway



Regency Square Mall

Southside Blvd & Arlington Expressway

