

# Sears Regency Square Mall



## Investment Highlights

- **STRONG TRAFFIC COUNTS** - Positioned near the intersection of the Arlington Expressway and I-295 the Property enjoys extremely high combined average daily vehicle counts of nearly 140,000 AADT.
- **UNRIVALED VISIBILITY** - The Property benefits from direct access to the Arlington Expressway as well as direct frontage to an exit ramp from I-295 that travels immediately adjacent to the Property.
- **ATTRACTIVE LOCATION** - The Property is located 10 miles from Atlantic Beach and 5 miles from Downtown Jacksonville. The Property's 18 acre site plan has ample parking and is situated in close proximity to Home Depot, Lowes, Target and AMC Theaters.
- **ROBUST MARKET FUNDAMENTALS** - Vacancies continue to compress to new lows following strong absorption numbers in recent quarters. Landlords have been able to push rents to record highs as a result.
- **STRENGTHENING ECONOMY** - The Jacksonville economy continues to grow, with jobs expanding by 3% over the past twelve months, putting the metro in the top five nationally for cities with at least a million inhabitants. Incomes have grown over 6%, which translate into higher levels of consumption and continued rent growth for successful retail properties.

For more information, please contact:

**Brian C. de la Fé**, Vice President  
D 305 476 7134  
brian.delafe@avisonyoung.com

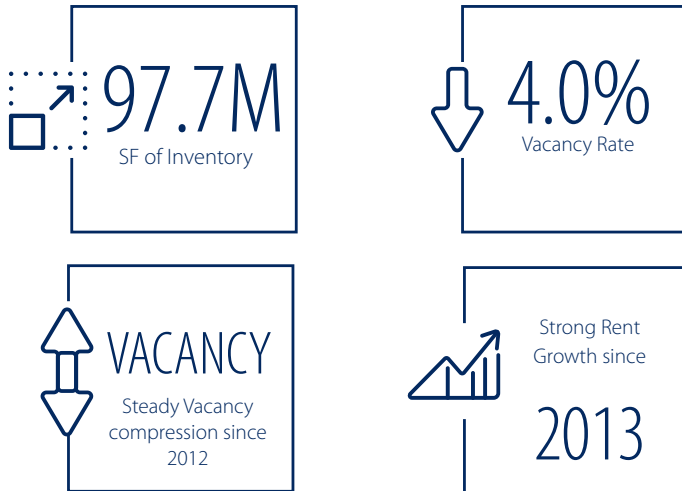
**Jay A. Ziv, CCIM, SIOR, ALC**, Principal  
D 305 447 7849  
jay.ziv@avisonyoung.com

**John K. Crotty, CCIM**, Principal  
D 305 447 7865  
john.crotty@avisonyoung.com

**Michael T. Fay**, Principal, Managing - Dir. Miami  
D 305 447 7842  
michael.fay@avisonyoung.com

**Emily Brais**, Associate  
D 305 447 7858  
emily.brais@avisonyoung.com

Market Facts



Property Stats

Address	Regency Square Mall 9501 Arlington Expressway, Jacksonville, FL 32225
Parcel ID	123028-0300
Building Area	215,205 SF
Land Area	18 AC
Year Built	1981
Zoning	CCG-1
Current Building Status	Vacant

