

# RETAIL PROPERTY FOR LEASE

## NORTH REGENCY SQUARE

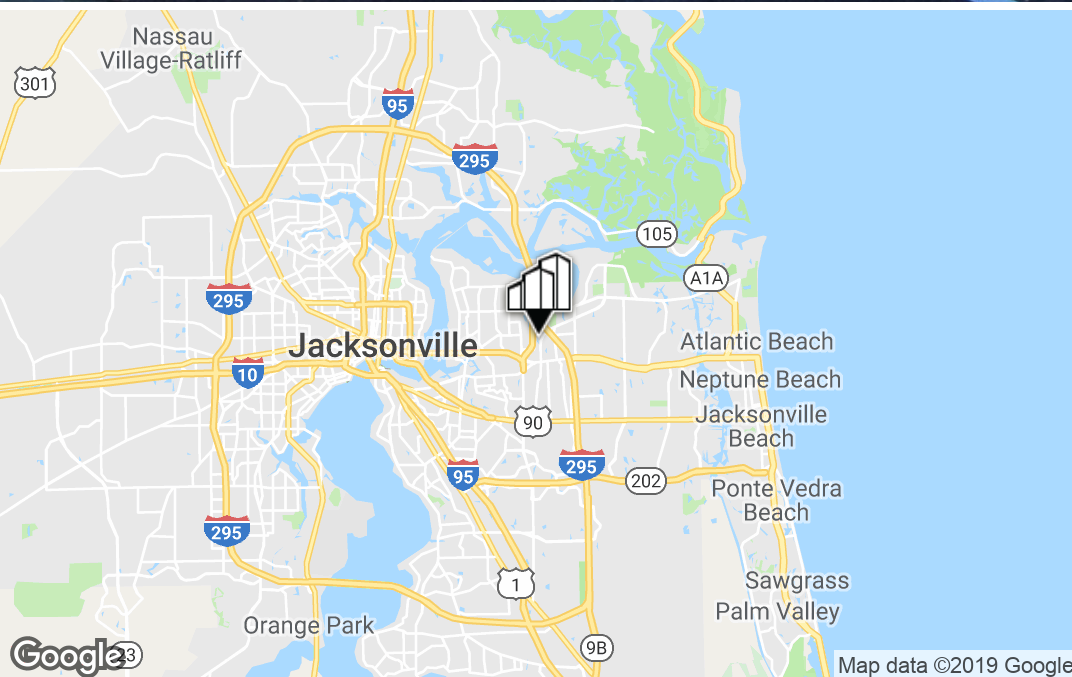
9585 N. REGENCY SQUARE BLVD., JACKSONVILLE, FL 32225



PRIMEREALTY



**3,000 SF AVAILABLE  
CAN BE SUB-DIVIDED**



### For More Information:

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4237 Salisbury Road North, Building 2, Suite 212 | Jacksonville, FL 32216 | 904.352.1400

Office | Industrial | Retail | Multi-Family | Student Housing | Hotels

Information gathered from sources deemed to be reliable. Buyer shall not rely solely on this information and should check and verify.

## Executive Summary



### OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (NNN)
NNN:	\$6.68/ SF
Available SF:	3,000 SF
Lot Size:	1.39 Acres
Building Size:	10,080 SF
Zoning:	PUD
Market:	Jacksonville
Submarket:	Arlington
Year Built:	2001

### PROPERTY OVERVIEW

Ideal Location in High Traffic Area - This property is strategically located at the signalized intersection of Monument Road and North Regency Square Boulevard. This area is an established retail destination with national and regional tenants. The Property is located just south of I-295, an auxiliary route of I-95, and approximately a mile from Arlington Expressway, which serves as one of the primary east/west corridors connecting downtown to the south side of Jacksonville.

### PROPERTY HIGHLIGHTS

- Monument signage available
- Abundant parking
- Located less than .5 miles north of Regency Square Mall, in close proximity to Lowe's, The Home Depot, Target, and other national retailers.
- 3,000 SF end cap that can be sub-divided into 1,500 SF spaces.

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# Retail Property For Lease | North Regency Square



## Surrounding Area



	2017 DEMOS	1 MILE	3 MILE	5 MILE
POPULATION		6,876	85,595	208,318
AVERAGE HOUSEHOLD INCOME		\$52,068	\$58,386	\$64,073
DAYTIME POPULATION		10,716	76,989	208,404

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## Photos



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## Retailer Map



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