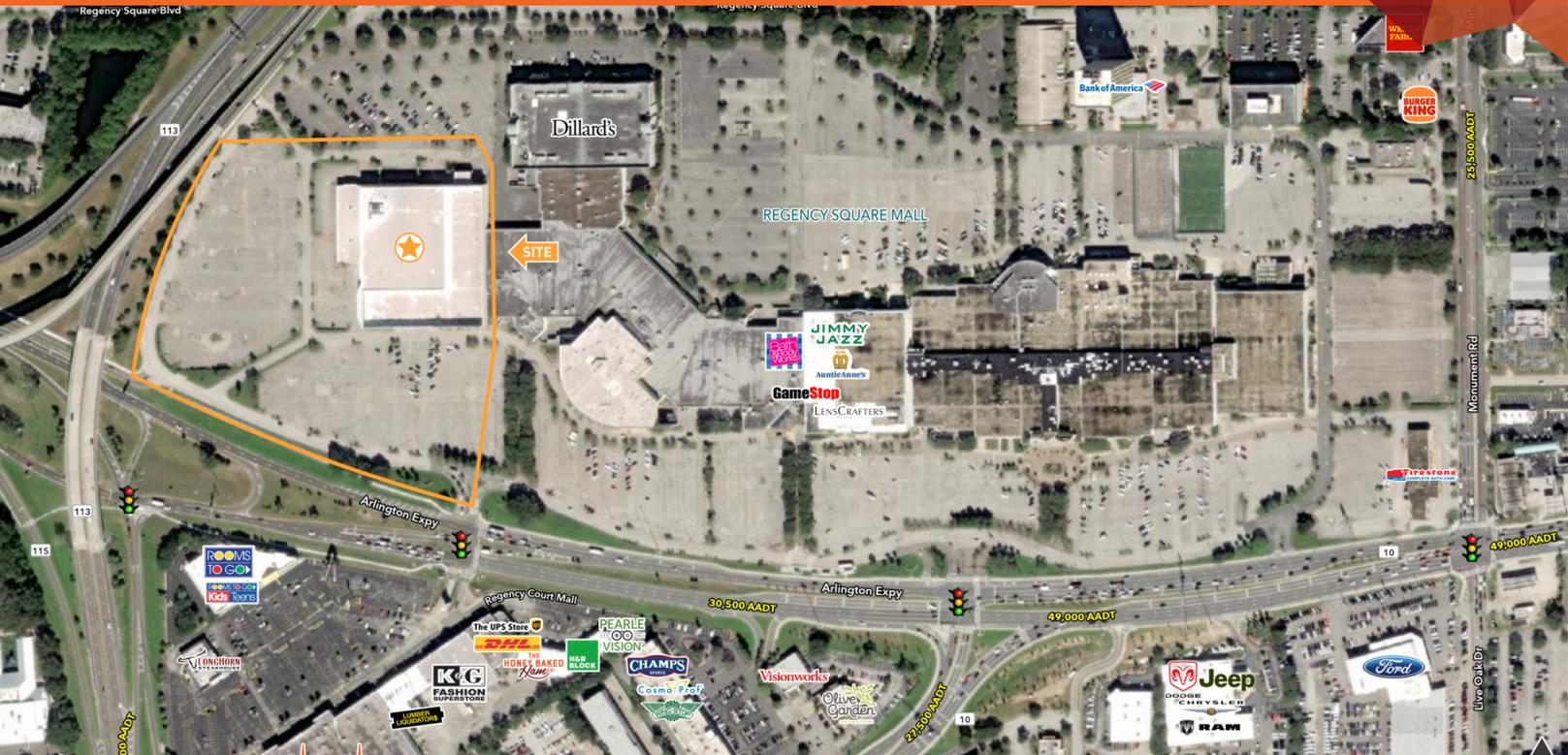


# FORMER SEARS AT REGENCY SQUARE MALL

9501 ARLINGTON EXPY, JACKSONVILLE, FL 32225

# FOR SALE

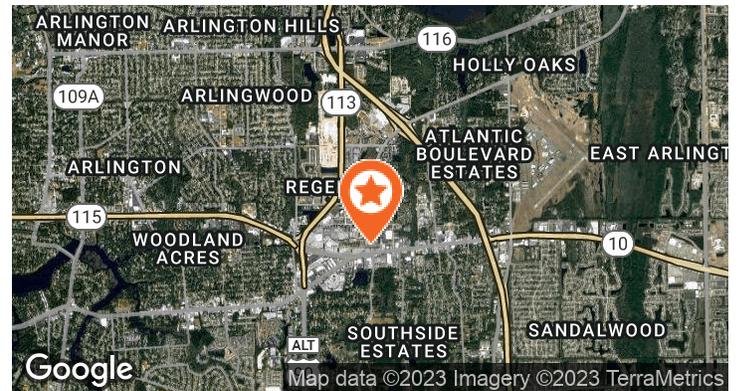


## LOCATION DESCRIPTION

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
- Opportunity consists of the two-story former Sears department store, totaling 133,542 SF, and adjacent Sears Auto building, approximately 15,688 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 |
|---------------------------|----------|----------|----------|
| (2022) Total Population   | 94,002   | 224,781  | 609,466  |
| (2022) Total Households   | 37,561   | 89,934   | 253,394  |
| (2022) Daytime Population | 85,502   | 220,221  | 734,336  |
| (2022) Average HH Income  | \$75,051 | \$82,325 | \$92,448 |



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# Regency Square Mall

## Southside Blvd & Arlington Expressway

June 2021



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# Regency Square Mall

Southside Blvd & Arlington Expressway

June 2021



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