

regencycenters

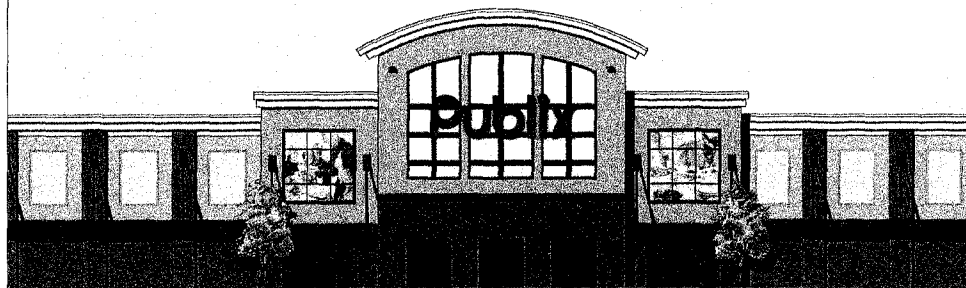


Corporate Address

Ruben Villegas Carballo
Licensed R.E. Broker-Associate
Home Investment Realty
321-946-1027

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Opportunity



HIBERNIA PAVILLION

Jacksonville, Florida

U.S. Hwy 17 and Hibernia Rd

Contact:

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shopping center quality
National Reach. Local Expertise.

QUALITY SHOPPING CENTERS

CINCINNATI • DALLAS • DENVER • HOUSTON • IRVINE • JACKSONVILLE • LOS ANGELES • PALM BEACH
EIGHT • RICHMOND • SAN DIEGO • SAN FRANCISCO • SEATTLE • ST. LOUIS • TAMPA • WASHINGTON DC

SPACE AVAILABLE FOR LEASE

Hibernia Pavillion is located at the northeast corner of US Highway 17 and Hibernia Road in northeast Clay County, Florida. US Highway 17 is a north-south thoroughfare that continues north to downtown Jacksonville. Residential growth in the area has been explosive over the last ten years, with the population expected to grow another 23.16% over the next 5 years per census statistics.



CENTER INFORMATION

(5-mile trade area)

2005 Population

39,199

Average HH Income

\$90,509

Est. Households by 2010

13,421

Total GLA

73,923 sq. ft.

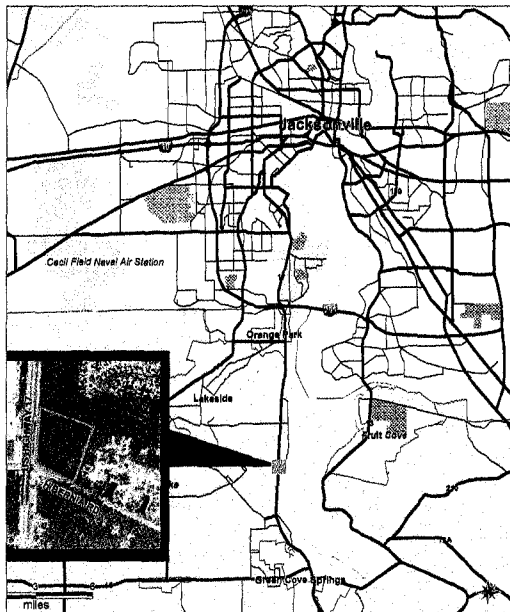
Anchors

Publix (39,203 sq. ft.)

Traffic Count

US Hwy 17 and Pine Forest Dr West

37,984



HIBERNIA PAVILLION

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U.S. Hwy 17 and Hibernia Rd

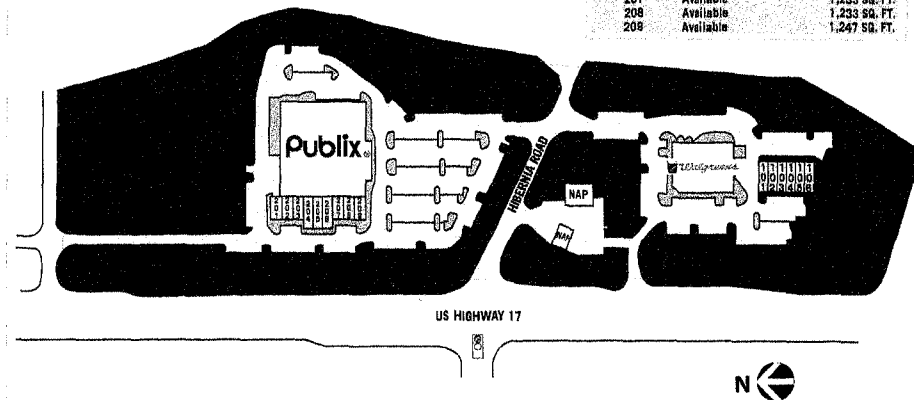
SITE SUMMARY

73,715 SQ. FT.

Available Anchor Leased

N.A.P. (Not A Part)

Anchor 1	Publix	39,203 SQ. FT.
Anchor 2	Walgreens	14,820 SQ. FT.
101	Available	1,400 SQ. FT.
102	Available	1,400 SQ. FT.
103	Available	1,400 SQ. FT.
104	Available	1,400 SQ. FT.
105	Available	1,400 SQ. FT.
106	Available	1,400 SQ. FT.
201	Available	1,289 SQ. FT.
202	Available	1,289 SQ. FT.
203	Available	1,173 SQ. FT.
204	Available	1,276 SQ. FT.
205	Available	1,289 SQ. FT.
206	Available	1,275 SQ. FT.
207	Available	1,233 SQ. FT.
208	Available	1,233 SQ. FT.
209	Available	1,247 SQ. FT.



This site plan is presented solely for the purpose of identifying the approximate location and size of the building presently contemplated by the owner. Building sizes, site dimensions, access and parking areas, existing tenant locations and identities are subject to change without notice and at the owners discretion. Unit numbers as indicated are not necessarily the actual suite numbers and are intended for use as a reference only.

