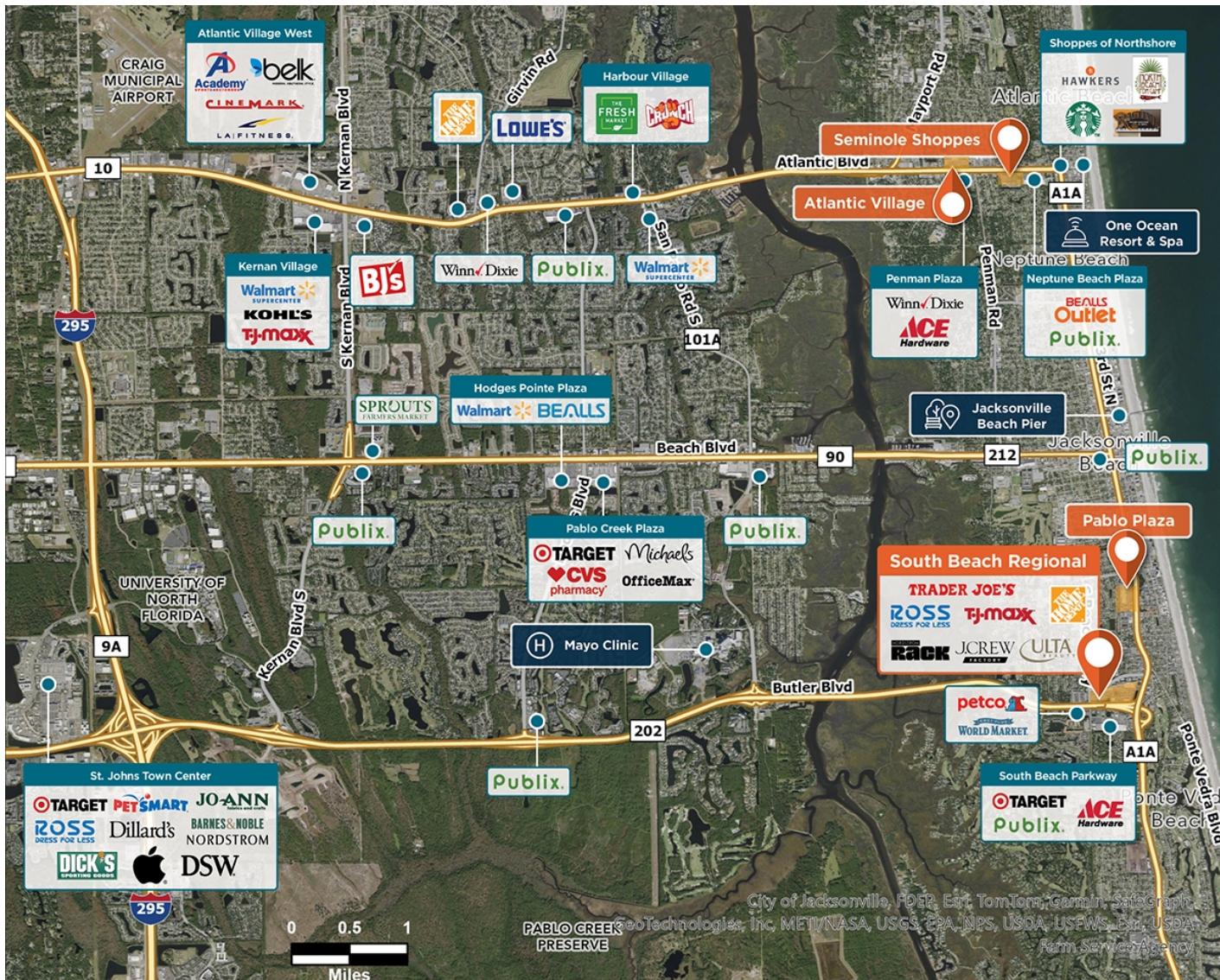


# South Beach Regional

3740-4194 South Third Street, Jacksonville Beach, FL 32250



The preeminent shopping center in Jacksonville Beach, with a wide draw for all surrounding beach communities.

**Center Size: 305,124**

**Spaces Available: 1**

## Within 3 Miles

|                       |           |
|-----------------------|-----------|
| Population            | 35,795    |
| Avg. Household Income | 179,684   |
| Avg. Home Value       | \$755,590 |
| Annual Visits         | 3,124,070 |
| Vehicles Per Day      | 43,600    |

# South Beach Regional

3740-4194 South Third Street, Jacksonville Beach, FL 32250

Center Size: 305,124



1 of 2

Regency  
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Updated: Jan 15 2026

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This site plan is not a representation, warranty or guarantee as to size, location, identity of any tenant, the suite number, address or any other physical indicator or parameter of the property and for use as approximated information only. The improvements are subject to changes, additions, and deletions as the architect, landlord, or any governmental agency may direct or determine in their absolute discretion.

| SPACE    | TENANT                        | SF     |
|----------|-------------------------------|--------|
| 36       | AVAILABLE                     | 2,495  |
| 1        | THE BACK NINE GOLF            | 2,250  |
| 11       | L.A. BIKINI                   | 1,600  |
| 12       | ESPLING JEWELERS              | 1,600  |
| 13       | THE DENTAL CLINIC             | 1,600  |
| 14-15A   | QUEST DIAGNOSTICS             | 2,400  |
| 15B-16A  | IMPERIAL NAIL & SPA           | 1,600  |
| 16       | WICK: A CANDLE BAR            | 1,600  |
| 17       | RESTORE HYPER WELLNESS + CRYO | 1,725  |
| 18       | WARBY PARKER                  | 1,475  |
| 20       | SHAKE SHACK                   | 3,200  |
| 21       | HUEY MAGOO'S                  | 1,600  |
| 22       | THE UPS STORE                 | 1,600  |
| 23       | MASSAGE ENVY                  | 4,480  |
| 23A      | ORECK FLOOR CARE CENTER       | 1,120  |
| 2-5      | MAYO CLINIC                   | 9,281  |
| 26-30    | ULTA                          | 9,536  |
| 31       | HALLMARK                      | 4,040  |
| 35       | BATH & BODY WORKS             | 3,000  |
| 37       | J. CREW FACTORY               | 5,785  |
| 6        | CLEAR EAR                     | 600    |
| 7        | BRICKS & MINIFIGS             | 1,800  |
| 9-10     | ORANGETHEORY FITNESS          | 3,000  |
| A        | TJ MAXX                       | 25,000 |
| A1       | CURATIONS                     | 6,387  |
| B        | ROSS DRESS FOR LESS           | 30,125 |
| B-2 - 33 | FIVE BELOW                    | 8,839  |
| C        | NORDSTROM RACK                | 29,735 |
| D        | HOME DEPOT                    | 86,479 |
| SC-1     | AT&T                          | 4,400  |
| SC-13    | CLASSIC CAKES                 | 600    |
| SC-14-15 | BAGELS R US                   | 1,180  |
| SC-16    | NEKTER JUICE BAR              | 1,204  |

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| SPACE    | TENANT                         | SF     |
|----------|--------------------------------|--------|
| SC17-18A | WILD BIRDS UNLIMITED           | 1,200  |
| SC18B-19 | NORTHEAST FLORIDA ASSOC. OF RE | 1,200  |
| SC-20    | A CAT CLINIC                   | 1,000  |
| SC-22    | FOOT SOLUTIONS                 | 1,000  |
| SC-23-   | TEN SALON                      | 5,700  |
| SC-27    | STAPLES                        | 18,171 |
| SC-2-7   | TRADER JOE'S                   | 12,517 |
| SC-8     | LENSCRAFTERS                   | 3,000  |

■ AVAILABLE   ■ AVAILABLE SOON   ■ LEASED   □ NAP (NOT A PART)

2 of 2

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