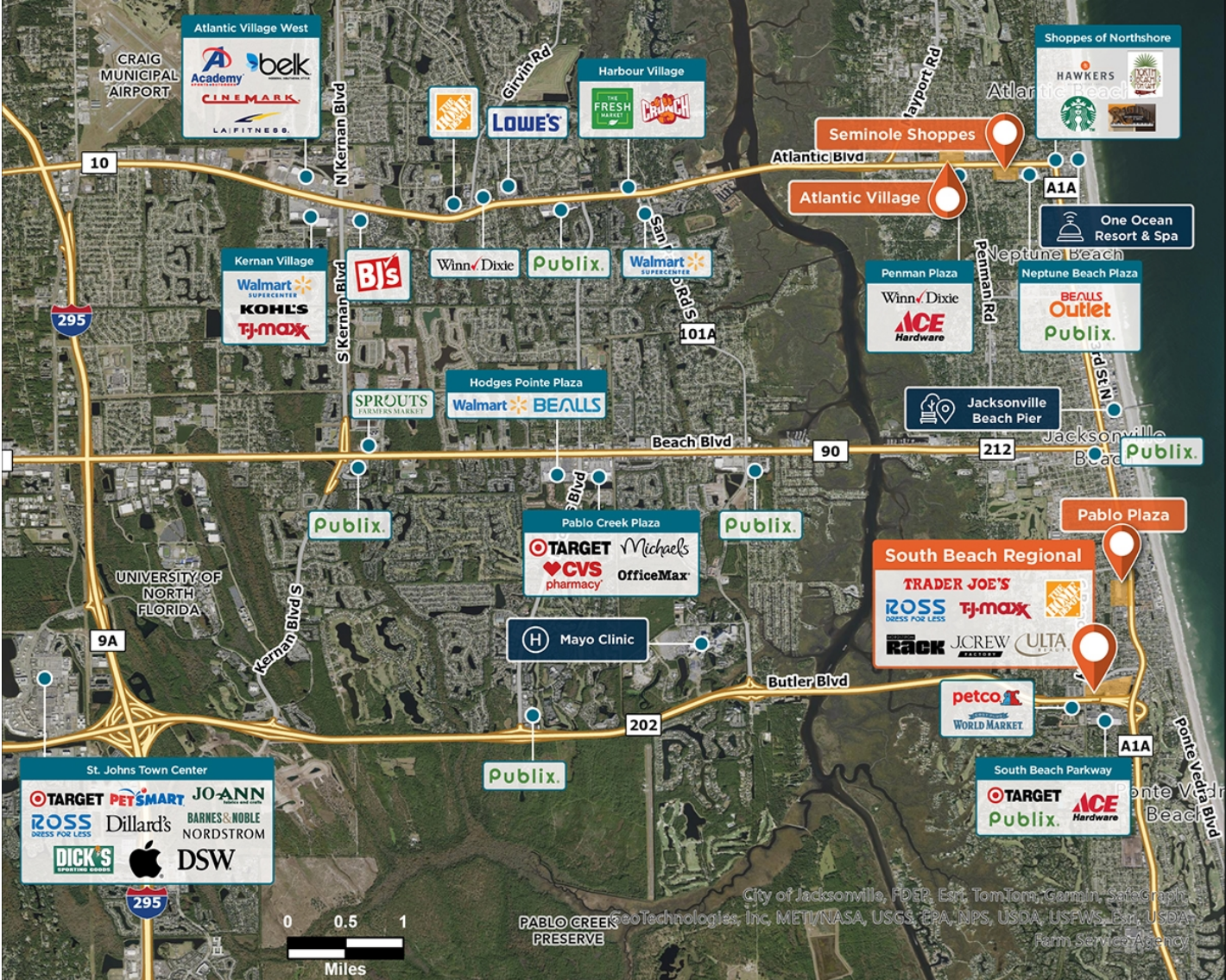


# South Beach Regional

📍 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

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.

# South Beach Regional

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

**Center Size: 305,124**



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

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 & MINIFICS	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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**Eric Apple**  
Leasing Contact

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**Center Size: 305,124**



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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