



Conceptual rendering

High Visibility Retail Suite for Lease

9480 Arlington Expy | Jacksonville, FL 32225

[View Online](#)

Property Highlights

- Freestanding building at the corner of Arlington Expy and Atlantic Blvd is being renovated to create a 3,794± SF retail space for lease
- Striking modern exterior and interior transformation with new façade, windows, doors, systems and signage
- Across the street from the highly anticipated The Nexus retail and multifamily redevelopment of the former Regency Mall
- High-visibility storefront with multiple access points from Arlington Expy and Atlantic Blvd
- Visionworks downsizing into 3,000 SF suite
- Traffic counts: Arlington Expy – 34,500 AADT
Atlantic Blvd – 29,00 AADT

Jason Ryals

Executive Vice President
+1 904 861 1136
jason.ryals@colliers.com

Gina Kline

Senior Associate
+1 904 861 1104
gina.kline@colliers.com

Mike Phillips

Associate Vice President
+1 904 861 1113
mike.phillips@colliers.com

76 S. Laura St., Ste. 1500
Jacksonville, FL 32202
P: +1 904 358 1206
colliers.com/jacksonville
colliers.com/en/p-USA1167800

Retail Trade Area



Proposed Retail

- Cane's
- COMMUNITY FIRST
- Waffleburger
- K
- Car wash
- Nat'l coffee user
- Firestone

The Nexus at Regency - East
Planned Mixed-Use
Redevelopment

Site

Dillard's

TARGET

PET SMART

Atlantic Blvd

49,500± AADT

Culver's

bestbet

Burlington

Jeep

Ford

34,500± AADT

Olive Garden

SKECHERS

29,000± AADT

DISCOUNT TIRE

CRUNCH

DOLLAR TREE

LOTTE Market

QUIK'S

Chick-fil-A

chili's

Panera

TACO BELL

DUNKIN'

Ashley

ALDI

Guitar Center

Wingstop

TESCO

Southside Blvd

Atlantic Blvd

Arlington Expy

Southside Connector

Monument Rd



Retail Overview



home OUTLET

DOLLAR TREE

CRUNCH

DISCOUNT TIRE

at&t

T-Mobile

Olive Garden

SKECHERS

Site

Arlington Expy

Atlantic Blvd

OLIE'S Bargain OUTLET

Chili's

PANDA EXPRESS

Chick-fil-A

TACO BELL

DUNKIN'

CHIPOTLE

LOTTE Market

Guitar Center

SURGE TRANSPORTATION

LUMBER LIQUIDATORS

HONEYBAKED HAM

ALDI

Ashley HOMESTORE

TANORA BREAD

MOE'S

FIFTH THIRD BANK

Southside Blvd

N

Conceptual Site Plan

REGENCY Ct

SIDEWALK

NEW DUMPSTER LOCATION

EXISTING BUILDING
9480 ARLINGTON EXPY

PARKING LOT

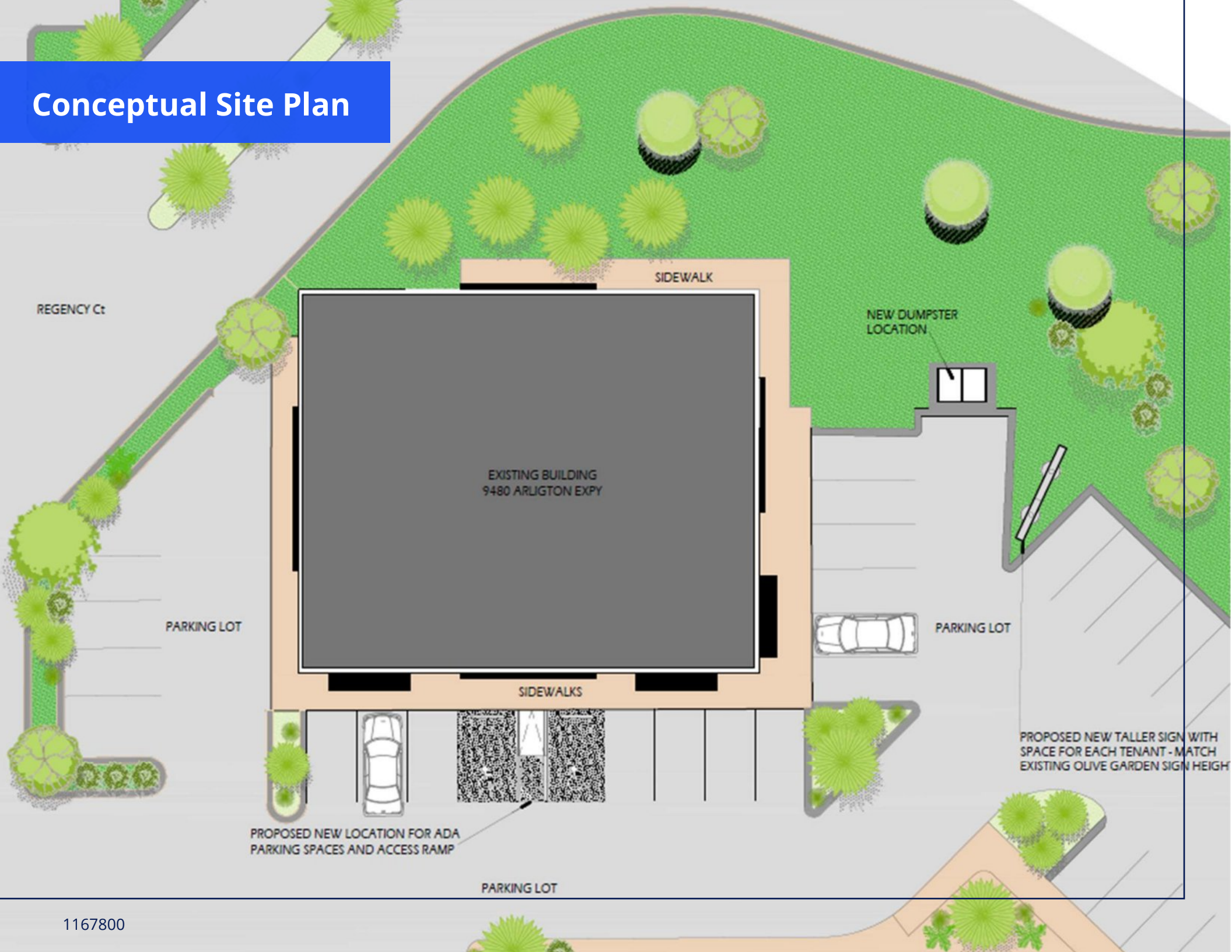
PARKING LOT

SIDEWALKS

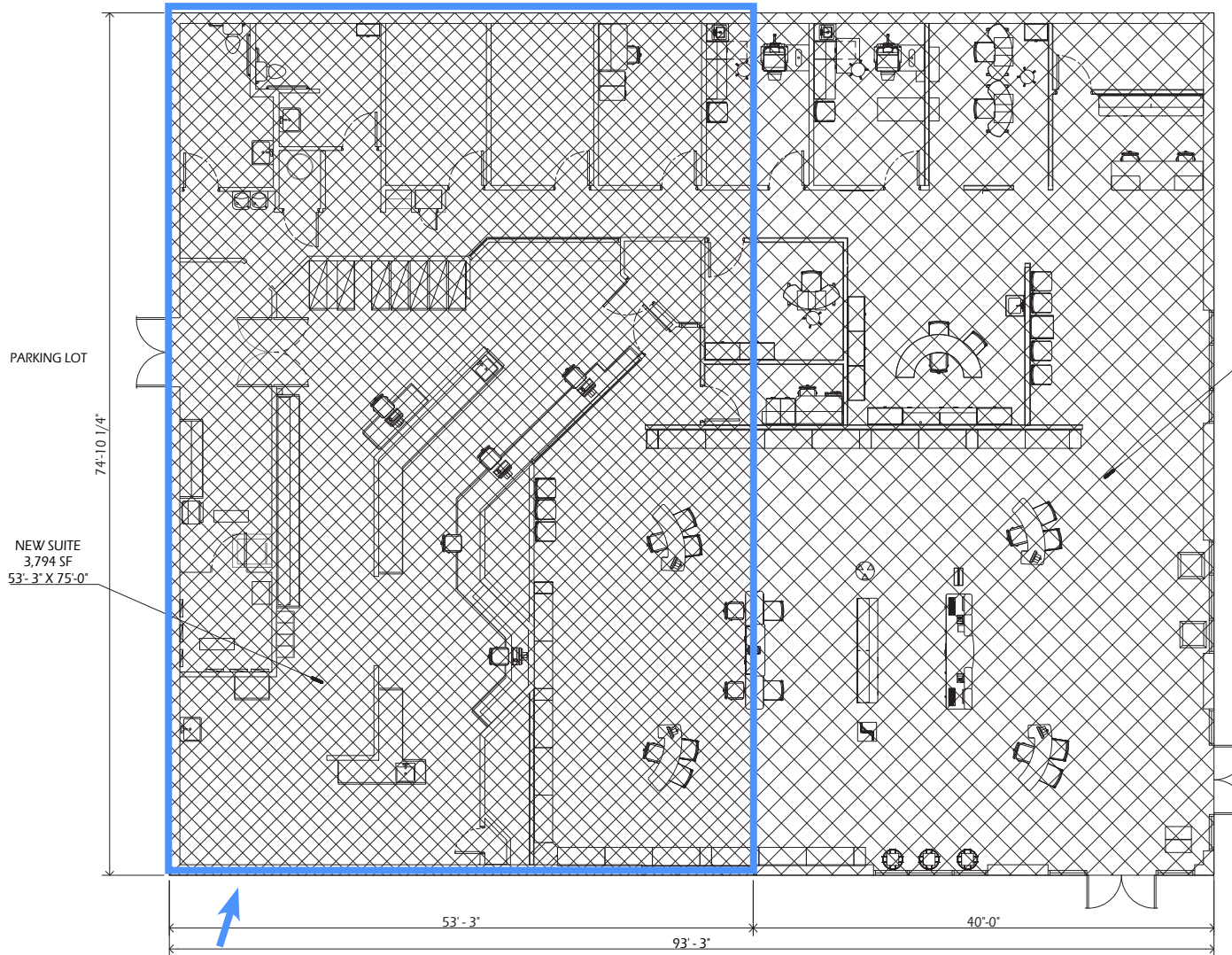
PROPOSED NEW TALLER SIGN WITH
SPACE FOR EACH TENANT - MATCH
EXISTING OLIVE GARDEN SIGN HEIGHT

PROPOSED NEW LOCATION FOR ADA
PARKING SPACES AND ACCESS RAMP

PARKING LOT



Space Plan



Available 3,794 SF

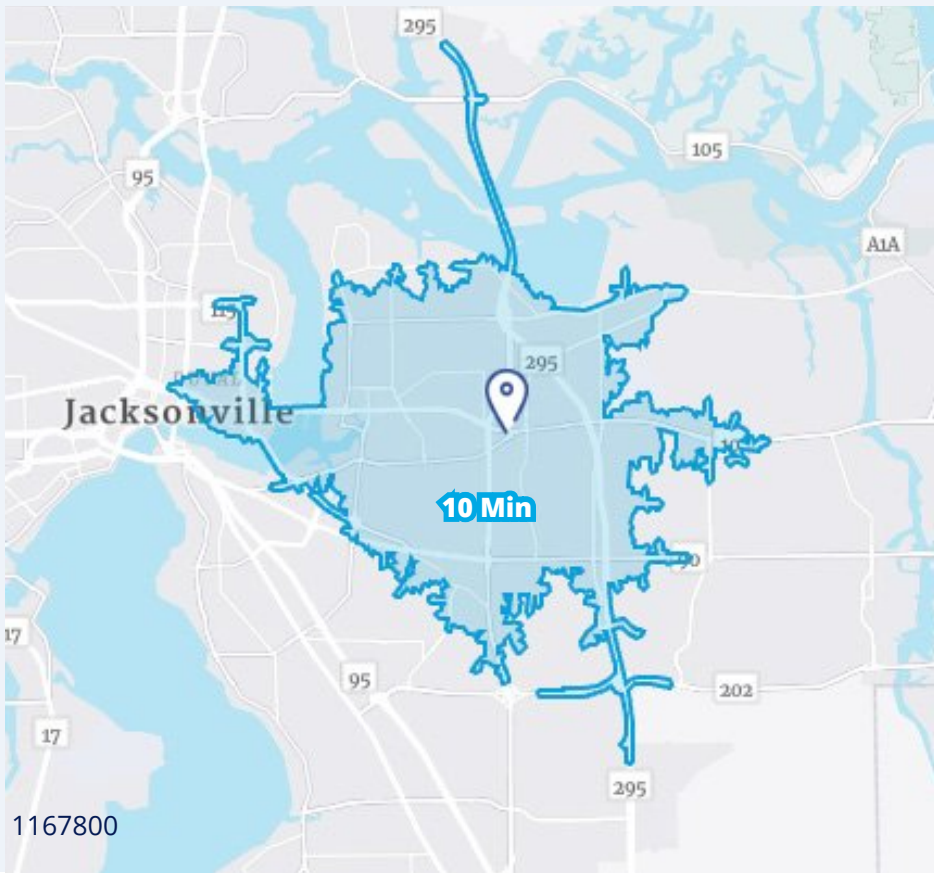
AREA TOTAL = 6,794 SF
1. NEW SUITE 3,794 SF
2. VISIONWORKS 3000 SF



**Visionworks
downsizing**

PAI





Demographics

Source: ESRI Business Analyst, 2025



Population

3 Miles		90,843
5 Miles		225,951
10 Min		123,667



Daytime Population

3 Miles		83,113
5 Miles		216,734
10 Min		123,597



Average HH Income

3 Miles		\$77,928
5 Miles		\$90,625
10 Min		\$78,702



Market Overview

9480 Arlington Expy, Jacksonville, Florida, 32225
3 mile radius

Household & population characteristics



\$62,725

Median household income



\$293,165

Median home value



53.9%

Owner occupied housing units



37.2

Median age



50.6%

Female population



45.2%

% Married (age 15 or older)

Annual lifestyle spending



\$2,305

Travel



\$26

Tickets to Movies



\$74

Theatre/Operas/Concerts



\$64

Admission to Sports Events

1167800



\$7

Online Gaming Services

Households & population



90,843

Current total population



92,481

5 Year total population



36,389

Current total households



37,331

5 year total households

Education

9%

No high school diploma



33%

High school graduate



31%

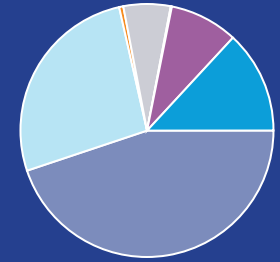
Some college



27%

Bachelor's/graduate/prof degree

Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

Business



3,503

Total businesses



29,127

Total employees

Employment



59%

White collar



23%

Blue collar



18%

Services

4.9%

Unemployment rate

Annual household spending



\$1,719

Apparel & Services



\$161

Computers & Hardware



\$2,825

Eating Out



\$5,183

Groceries



\$5,256

Health Care



Conceptual rendering



Colliers
76 S. Laura St., Ste. 1500
Jacksonville, FL 32202
P: +1 904 358 1206
colliers.com/en/p-USA1167800

Jason Ryals
Executive Vice President
+1 904 861 1136
jason.ryals@colliers.com

Gina Kline
Senior Associate
+1 904 861 1104
gina.kline@colliers.com

Mike Phillips
Associate Vice President
+1 904 861 1113
mike.phillips@colliers.com

Disclaimer: This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). ©2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Florida, LLC