

REGENCY PLAZA

JACKSONVILLE, FLORIDA



EXCLUSIVE LISTING AGENT

PLAZAADVISORS
EXPERIENCE. KNOWLEDGE. VISION.

OFFERING OVERVIEW & LOCATION

Plaza Advisors, acting as exclusive agent, is proud to offer for sale a 100% interest in Regency Plaza (the "Property"). This regional shopping center totals 205,696 square feet ("SF") of gross leasable area ("GLA") and is situated at the intersection of Atlantic Boulevard and Monument Road / Live Oak Drive in Jacksonville, Florida. Regency Plaza's major tenants include Burlington Coat Factory, Office Max, dd's Discount (opening in Q4 2011), and Chuck E Cheese's and also features the national/regional tenancy of Carrabba's Italian Grill, Catherine's and Metro PCS. The Property has a 91% economic occupancy rate. However, TJ Maxx has vacated the center and is under a leasehold obligation through October 2012. Therefore, 77% of its GLA is under operating leases, and the center contains 47,612 available square feet.

Property Address
9756-9840 Atlantic Boulevard
Jacksonville, FL 32225

Major Tenants
Burlington Coat Factory (77,421 SF)
Office Max (30,000 SF)
dd's Discount (22,080 SF)
Chuck E Cheese (12,160 SF)

GLA
205,696 SF

Economic Occupancy
91% (three vacancies of 10,800 SF, 3,897 SF and 2,915 SF)

Year Built
Developed in 1973

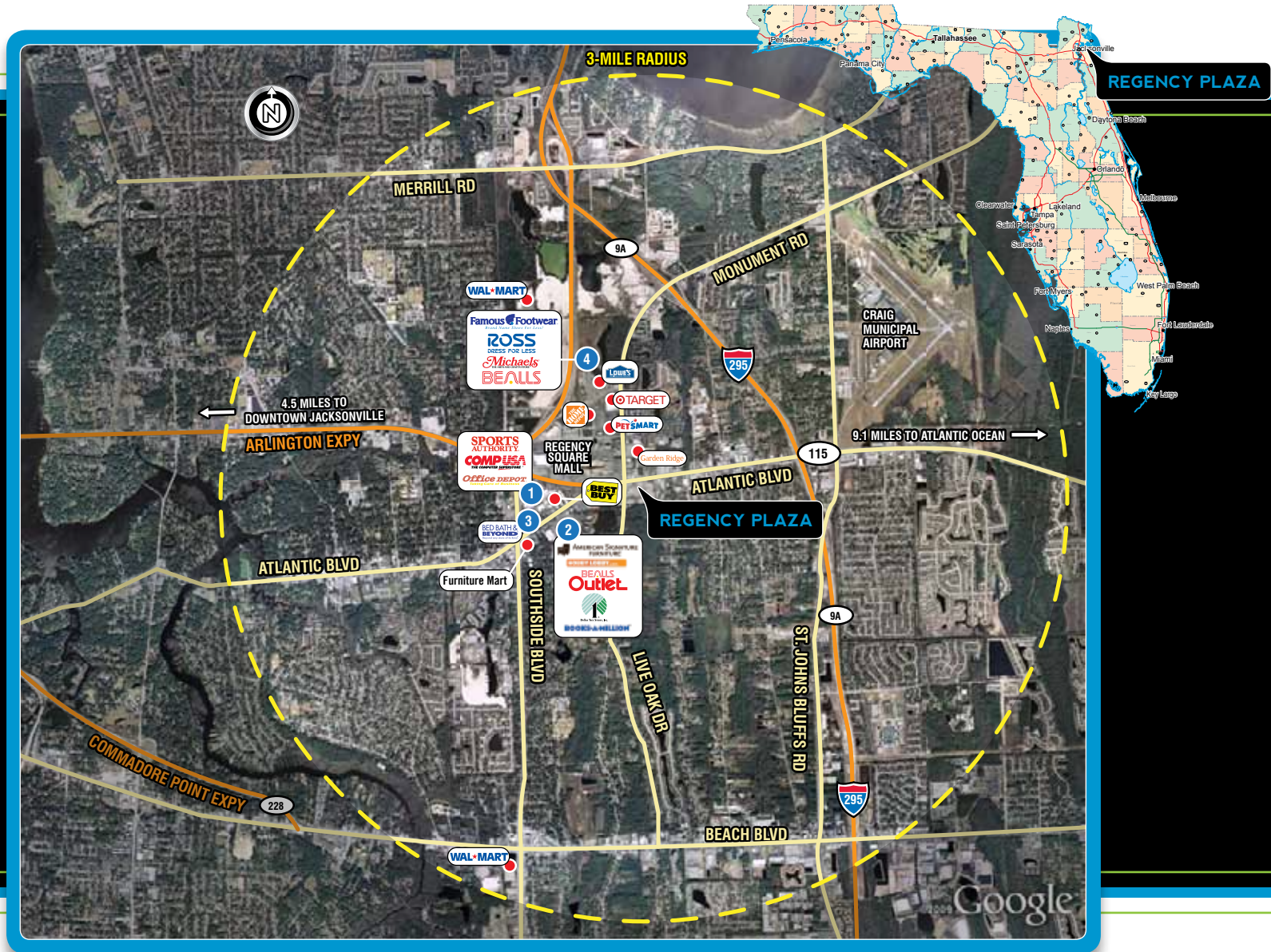


INVESTMENT HIGHLIGHTS & DEMOGRAPHICS

- ◆ Regency Plaza's tenancy and mall-peripheral location draw shoppers from a wide trade area. The Property's signalized intersection is bustling and there are approximately 63,500 cars traveling daily along Atlantic Boulevard.
- ◆ A lease with dd's Discount was recently executed at Regency Plaza, with a store opening slated for Q4 2011. The strength of the Property's location and anchor draw is evidenced by this new lease with dd's Discounts, as several competitive space options were available in the trade area to this tenant.
- ◆ Regency Plaza benefits from the major tenancy of Burlington Coat Factory, Chuck E Cheese's, and Office Max, all of which have operated at the Property for a lengthy period of time and enjoy low occupancy costs. The combination of the major tenants account for nearly 70% of the total center GLA.
- ◆ Nine of the eleven tenants have operated at the Property for ten years or longer.
- ◆ TJ Maxx has vacated the center and the space is under leasehold obligation through October 2012 and will provide an income stream as lease-up efforts are completed. TJ Maxx's monthly gross rent obligation is approximately \$25,000.
- ◆ Seventy-seven percent of the center's GLA is under operating leases. The center contains 47,612 available square feet, including the TJ Maxx space.
- ◆ Considerable financial upside may be achieved through the successful lease-up of the 47,612 available square feet. 17,612 square feet is contiguous space.
- ◆ The former TJ Maxx store sales at Regency Plaza were a formidable \$6.6 million (\$221/sf) in 2010. Presumably, the new dd's Discount store at the Property will be in position to capture a portion of these sales.

Category	1-Mile Radius	3-Mile Radius	5-Mile Radius
2010 Estimated Population	7,448	75,449	187,559
2010 Estimated Households	3,177	29,750	72,132
2010 Median Age	30.3	31.4	32.1
Average Household Size	2.32	2.52	2.57
2010 Average Household Income	\$48,728	\$56,344	\$64,216
2010 Number of Businesses	487	2,609	5,675
2010 Total Number of Employees	5,307	29,526	70,437





PLAZA ADVISORS

EXPERIENCE. KNOWLEDGE. VISION.

EXCLUSIVE LISTING AGENT

TAMPA OFFICE

Jim Michalak
 jim.michalak@plazadvisors.com
 3412 Bay to Bay Boulevard
 Tampa, FL 33629
 (813) 837 1300 - office
 (813) 831 2627 - fax

MIAMI OFFICE

Anthony Blanco
 anthony.blanco@plazadvisors.com
 5201 Blue Lagoon Drive, Suite 846
 Miami, FL 33126
 (305) 629 3606 - office
 (305) 647 6441 - fax

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and some is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.