

Summary Report

Atlantic West Shopping Center
Atlantic Blvd at Kernan Blvd - Jacksonville, FL

WEINGARTEN REALTY
Real Estate for Everyday Retail

Longitude: -81.49472

Latitude: 30.318627

Key Variables	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	10,398	39,002	88,254	190,532
Average Household Income	\$76,888	\$76,523	\$77,538	\$77,567

Population				
2023 Population	11,065	41,330	93,365	200,990
2018 Population	10,398	39,002	88,254	190,532
2010 Population	9,116	34,572	78,791	171,854
2000 Population	5,250	25,627	63,587	146,104
Absolute Growth 2010 to 2018	14.06%	12.81%	12.01%	10.87%
Projected Growth 2018 to 2023	6.41%	5.97%	5.79%	5.49%

Race & Ethnicity				
% White	48.67%	55.72%	60.67%	63.15%
% Black	19.68%	16.32%	15.61%	16.42%
% Asian	14.58%	12.05%	8.52%	6.19%
% Other	4.44%	4.47%	4.14%	3.64%
% Hispanic	12.63%	11.45%	11.06%	10.60%

Income & Education				
Median Household Income	\$61,081	\$62,078	\$61,513	\$59,573
Average Household Income	\$76,888	\$76,523	\$77,538	\$77,567
% College Graduates	43.27%	43.96%	44.26%	44.55%

Age				
Median Age	35.9	37.1	36.4	36.3
% Age < 18	25.36%	24.40%	23.63%	23.25%
% Age 65 +	9.69%	11.31%	11.91%	12.75%

Households & Housing				
Households	3,538	13,669	32,646	73,209
Average Household Size	2.94	2.85	2.67	2.54
Median Housing Value	\$283,655	\$267,687	\$273,964	\$269,572
% Owner Occupied Housing	64.91%	67.57%	60.76%	57.42%
% Renter Occupied Housing	27.49%	24.89%	30.60%	33.13%
% Vacant Housing	7.60%	7.54%	8.64%	9.45%

Workplace & Workers				
Number of Businesses	41	383	1,620	4,698
Total Number of Employees (FTE)	703	6,274	27,883	79,175
% White Collar	62.39%	64.64%	67.27%	68.56%
% Blue Collar	37.61%	35.36%	32.73%	31.44%