

Summary Report

Epic Village
SR 207 at SH 312 - St. Augustine, FL

WEINGARTEN REALTY
Real Estate for Everyday Retail

Longitude: -81.342542

Latitude: 29.863236

Key Variables	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	4,020	14,507	30,896	67,270
Average Household Income	\$57,018	\$54,490	\$60,127	\$67,903

Population				
2023 Population	4,272	15,240	32,255	70,101
2018 Population	4,020	14,507	30,896	67,270
2010 Population	3,438	12,823	27,695	60,414
2000 Population	2,589	10,878	23,811	49,007
Absolute Growth 2010 to 2018	16.94%	13.14%	11.56%	11.35%
Projected Growth 2018 to 2023	6.27%	5.05%	4.40%	4.21%

Race & Ethnicity				
% White	77.27%	72.62%	76.84%	82.70%
% Black	12.96%	17.27%	13.89%	8.75%
% Asian	2.01%	1.71%	1.36%	1.23%
% Other	2.19%	2.11%	2.12%	1.95%
% Hispanic	5.57%	6.29%	5.79%	5.36%

Income & Education				
Median Household Income	\$45,623	\$42,880	\$46,959	\$51,480
Average Household Income	\$57,018	\$54,490	\$60,127	\$67,903
% College Graduates	32.71%	33.11%	35.83%	40.84%

Age				
Median Age	41.3	41.1	41.0	43.8
% Age < 18	20.36%	21.10%	19.10%	18.92%
% Age 65 +	20.01%	19.56%	20.61%	23.00%

Households & Housing				
Households	1,607	5,865	12,609	28,853
Average Household Size	2.45	2.44	2.33	2.27
Median Housing Value	\$296,488	\$256,946	\$277,491	\$304,513
% Owner Occupied Housing	57.52%	59.38%	57.74%	58.57%
% Renter Occupied Housing	33.05%	31.09%	30.70%	27.59%
% Vacant Housing	9.42%	9.53%	11.55%	13.84%

Workplace & Workers				
Number of Businesses	221	903	1,566	2,554
Total Number of Employees (FTE)	2,998	11,874	20,316	31,344
% White Collar	57.22%	55.81%	58.47%	62.13%
% Blue Collar	42.78%	44.19%	41.53%	37.87%