

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	4,205	15,065	31,797	69,794
Average Household Income	\$64,620	\$61,096	\$66,794	\$73,025

Population				
2024 Population	4,599	16,268	34,022	74,775
2019 Population	4,205	15,065	31,797	69,794
2010 Population	3,438	12,823	27,695	60,414
2000 Population	2,589	10,878	23,811	49,007
Absolute Growth 2010 to 2019	22.32%	17.49%	14.81%	15.53%
Projected Growth 2019 to 2024	9.37%	7.99%	7.00%	7.14%

Race & Ethnicity				
% White	78.70%	74.16%	77.38%	82.59%
% Black	12.02%	16.58%	13.54%	8.65%
% Asian	1.91%	1.73%	1.44%	1.27%
% Other	2.08%	2.00%	2.08%	1.95%
% Hispanic	5.28%	5.54%	5.56%	5.54%

Income & Education				
Median Household Income	\$50,394	\$46,911	\$50,807	\$54,525
Average Household Income	\$64,620	\$61,096	\$66,794	\$73,025
% College Graduates	35.82%	34.34%	37.12%	41.21%

Age				
Median Age	41.4	41.1	40.9	43.7
% Age < 18	20.34%	21.15%	19.32%	19.21%
% Age 65 +	20.52%	20.06%	21.08%	23.31%

Households & Housing				
Households	1,678	6,085	12,966	29,874
Average Household Size	2.45	2.44	2.34	2.28
Median Housing Value	\$326,876	\$283,553	\$303,398	\$334,993
% Owner Occupied Housing	56.91%	58.90%	57.24%	58.30%
% Renter Occupied Housing	31.88%	30.25%	29.98%	27.07%
% Vacant Housing	11.20%	10.85%	12.78%	14.63%

Workplace & Workers				
Number of Businesses	224	899	1,567	2,578
Total Number of Employees (FTE)	3,019	11,723	20,439	32,353
% White Collar	58.45%	58.49%	60.85%	62.50%
% Blue Collar	41.55%	41.51%	39.15%	37.50%