

# Summary Report

Kernan Village  
Atlantic Blvd at Kernan Blvd - Jacksonville, FL

**WEINGARTEN REALTY**  
Real Estate for Everyday Retail

Longitude: -81.491296

Latitude: 30.317892

Key Variables	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	11,044	40,870	87,920	189,001
Average Household Income	\$78,105	\$77,694	\$79,557	\$78,055

Population				
2023 Population	11,742	43,340	93,041	199,293
2018 Population	11,044	40,870	87,920	189,001
2010 Population	9,691	36,082	78,398	170,941
2000 Population	5,950	27,039	63,097	146,065
Absolute Growth 2010 to 2018	13.97%	13.27%	12.15%	10.56%
Projected Growth 2018 to 2023	6.32%	6.04%	5.82%	5.45%

Race & Ethnicity				
% White	51.28%	56.89%	61.62%	63.67%
% Black	18.55%	15.74%	14.62%	15.95%
% Asian	13.69%	11.73%	8.55%	6.16%
% Other	4.44%	4.47%	4.12%	3.65%
% Hispanic	12.04%	11.17%	11.09%	10.58%

Income & Education				
Median Household Income	\$62,690	\$63,237	\$63,196	\$59,974
Average Household Income	\$78,105	\$77,694	\$79,557	\$78,055
% College Graduates	44.50%	44.93%	45.26%	44.80%

Age				
Median Age	36.3	37.1	36.7	36.3
% Age < 18	24.97%	24.34%	23.49%	23.14%
% Age 65 +	10.21%	11.34%	12.11%	12.79%

Households & Housing				
Households	3,767	14,374	32,386	72,533
Average Household Size	2.93	2.84	2.68	2.54
Median Housing Value	\$285,220	\$273,827	\$280,051	\$273,008
% Owner Occupied Housing	66.98%	67.48%	62.21%	57.52%
% Renter Occupied Housing	26.04%	25.23%	29.29%	33.10%
% Vacant Housing	6.98%	7.29%	8.50%	9.38%

Workplace & Workers				
Number of Businesses	63	326	1,664	4,677
Total Number of Employees (FTE)	1,046	5,351	28,795	78,470
% White Collar	63.54%	64.99%	67.66%	68.42%
% Blue Collar	36.46%	35.01%	32.34%	31.58%