



SIZE

113,069 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
10,663	78,580	178,974
Households		
4,725	31,169	72,488
Median HH Income (\$)		
79,465	91,735	88,758

MAJOR TENANT(S)

The Fresh Market



LOCATION

13475 Atlantic Blvd. | Jacksonville, FL 32225

PROPERTY HIGHLIGHTS

- Located along Atlantic Boulevard, the northernmost of three corridors leading from Jacksonville city center to the area's beaches
- Adjacent to The Woods & Queens Harbour Yacht & Country Club, two planned communities containing 1,736 luxury homes
- Anchored by The Fresh Market and junior anchored by Crunch Fitness
- More than 50,000 VPD at the corner of Atlantic Boulevard and San Pablo Road

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



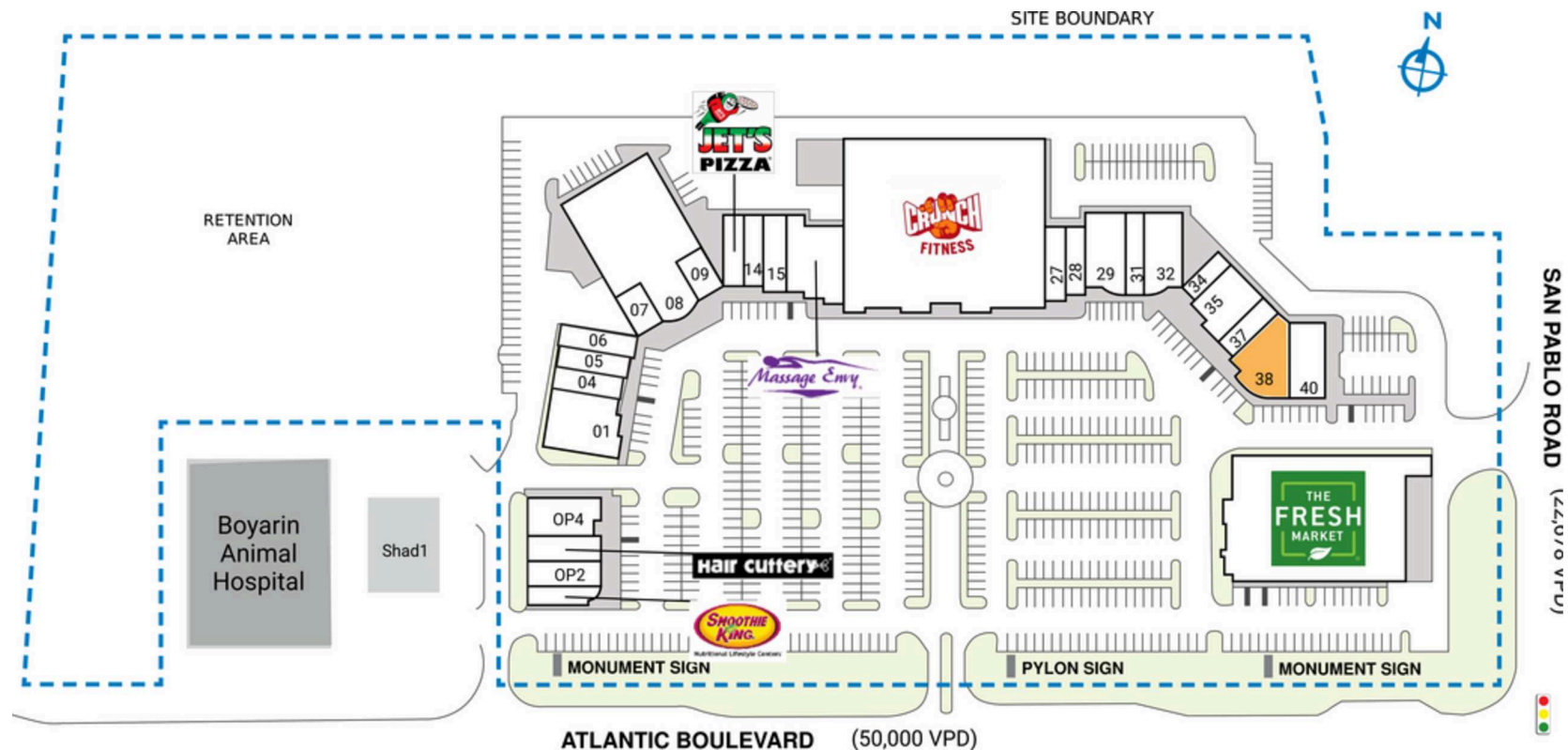
HARBOUR VILLAGE

13475 Atlantic Blvd. | Jacksonville, FL 32225

SPACE	TENANT	SQ. FT.	01 Tequila's Town Mexican Restaurant	4,175 SF	15 Bella Nail Salon	1,650 SF	37 Jax Sports Nutrition	1,161 SF
OP1	Smoothie King	1,377 SF	04 Sugaring LA	1,400 SF	16 Massage Envy	4,200 SF	38 AVAILABLE	3,415 SF
OP2	Bagels Up	1,507 SF	05 Zen Dog Grooming	1,065 SF	19 Crunch Fitness	32,670 SF	40 Volcano Japanese Cuisine	2,700 SF
OP3	Hair Cuttery	1,456 SF	06 Gallery 725	1,815 SF	27 StretchLab	1,525 SF	TOTAL SQ. FT.	113,069
OP4	Atlantic Eye Institute	2,800 SF	07 Full Psycle	1,627 SF	28 Amazing Lash Studio	1,370 SF		
OP5	The Fresh Market	20,400 SF	08 Lionshare Cowork	11,614 SF	29 Fifi's Fine Resale	3,000 SF		
Shad1	Angel Pediatric Practice		09 Cobra Smoke & Vape	1,627 SF	31 Allen's Jewelers	1,600 SF		
Shad2	Boyarin Animal Hospital		12 Jet's Pizza	1,400 SF	32 Blue Orchid Thai PP	2,960 SF		
			14 The Joint	1,365 SF	34 Friends Cafe	1,030 SF		
					35 Selena Marchan Dentist	2,160 SF		

SITE LEGEND

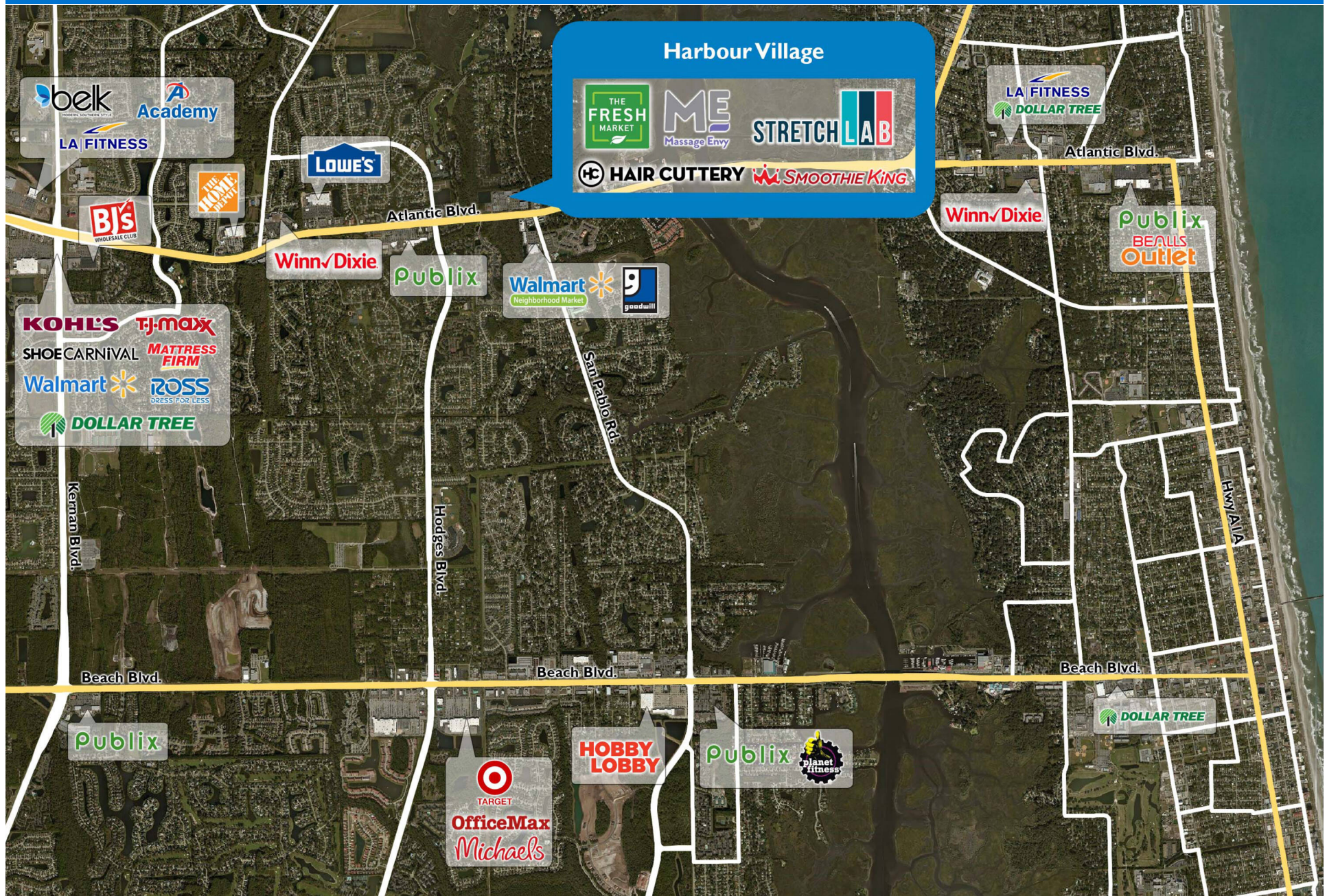
- Available
- Occupied
- Leased (not occupied)
- Owned by Others
- Site Boundary



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

HARBOUR VILLAGE

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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 30.322242

Longitude: -81.452579

Harbour Village Jacksonville, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	10,663	78,580	178,974
	2028 Projected Population	10,707	78,153	177,740
	2010 Census Population	8,969	70,974	158,208
	2000 Census Population	12,896	62,458	144,016
	1990 Census Population	3,050	32,485	94,462
	Historical Annual Growth 1990 to 2000	15.51%	6.76%	4.31%
	Historical Annual Growth 2000 to 2010	-3.57%	1.29%	0.94%
	Estimated Annual Growth 2010 to 2023	1.27%	0.74%	0.90%
	Projected Annual Growth 2023 to 2028	0.08%	-0.11%	-0.14%
	Median Age	39.9	40.2	40.1
Households	Q4 2023 Estimated Households	4,725	31,169	72,488
	2028 Projected Households	4,749	30,989	71,940
	2010 Census Households	3,616	26,065	61,705
	2000 Census Households	4,749	22,287	54,411
	1990 Census Households	1,029	11,603	34,575
	Historical Annual Growth 1990 to 2000	16.53%	6.75%	4.64%
	Historical Annual Growth 2000 to 2010	-2.69%	1.58%	1.27%
	Estimated Annual Growth 2010 to 2023	1.96%	1.31%	1.18%
	Projected Annual Growth 2023 to 2028	0.10%	-0.12%	-0.15%
	Population per Household	2.26	2.51	2.42
Population by Race	White	68.9%	64.6%	66.3%
	Black or African American	7.9%	9.7%	9.9%
	Asian & Pacific Islander	4.1%	7.9%	6.6%
	Other Races	4.9%	6.3%	6.1%
	Hispanic Population	14.1%	11.4%	11.1%
Income	Average Household Income	\$114,251	\$118,921	\$119,120
	Median Household Income	\$79,465	\$91,735	\$88,758
	Per Capita Income	\$50,627	\$47,266	\$48,757
Education (Age 25+)	Elementary	1.1%	2.2%	1.8%
	Some High School	3.0%	3.3%	3.0%
	High School Graduate	24.7%	22.1%	22.0%
	Some College	22.5%	18.8%	18.4%
	Associates Degree Only	7.6%	10.1%	10.1%
	Bachelors Degree Only	27.1%	29.3%	29.3%
	Graduate Degree	14.2%	14.2%	15.4%
Business	Number of Businesses	223	1,742	4,911
	Total Number of Employees	2,671	18,965	53,031
	Employees per Business	11.98	10.88	10.80
	Residential Population per Business	47.83	45.10	36.44

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.