

SOUTH OAKS SHOPPING CENTER

LIVE OAK, FL



SIZE

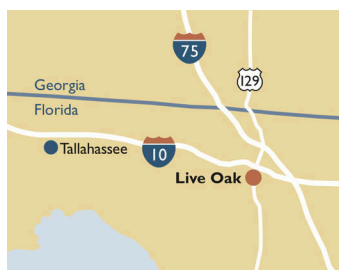
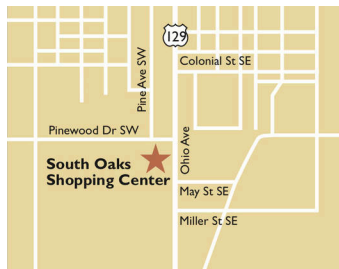
102,816 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	2,872	10,354	13,784
Households	1,074	3,812	5,075
Median HH Income (\$)	49,869	53,382	53,099

MAJOR TENANT(S)

Bealls Outlet



LOCATION

1546 S Ohio Avenue | Live Oak, FL 32060

PROPERTY HIGHLIGHTS

- 106,258-square-foot center, anchored by Big Lots
- Additional tenants include Bealls Outlet, Farmers Home Furniture, and Little Caesars
- Established retail location on U.S. 129 (Ohio Avenue)
- Over 13,700 residents within a five-mile radius with an average household income over \$64,800

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



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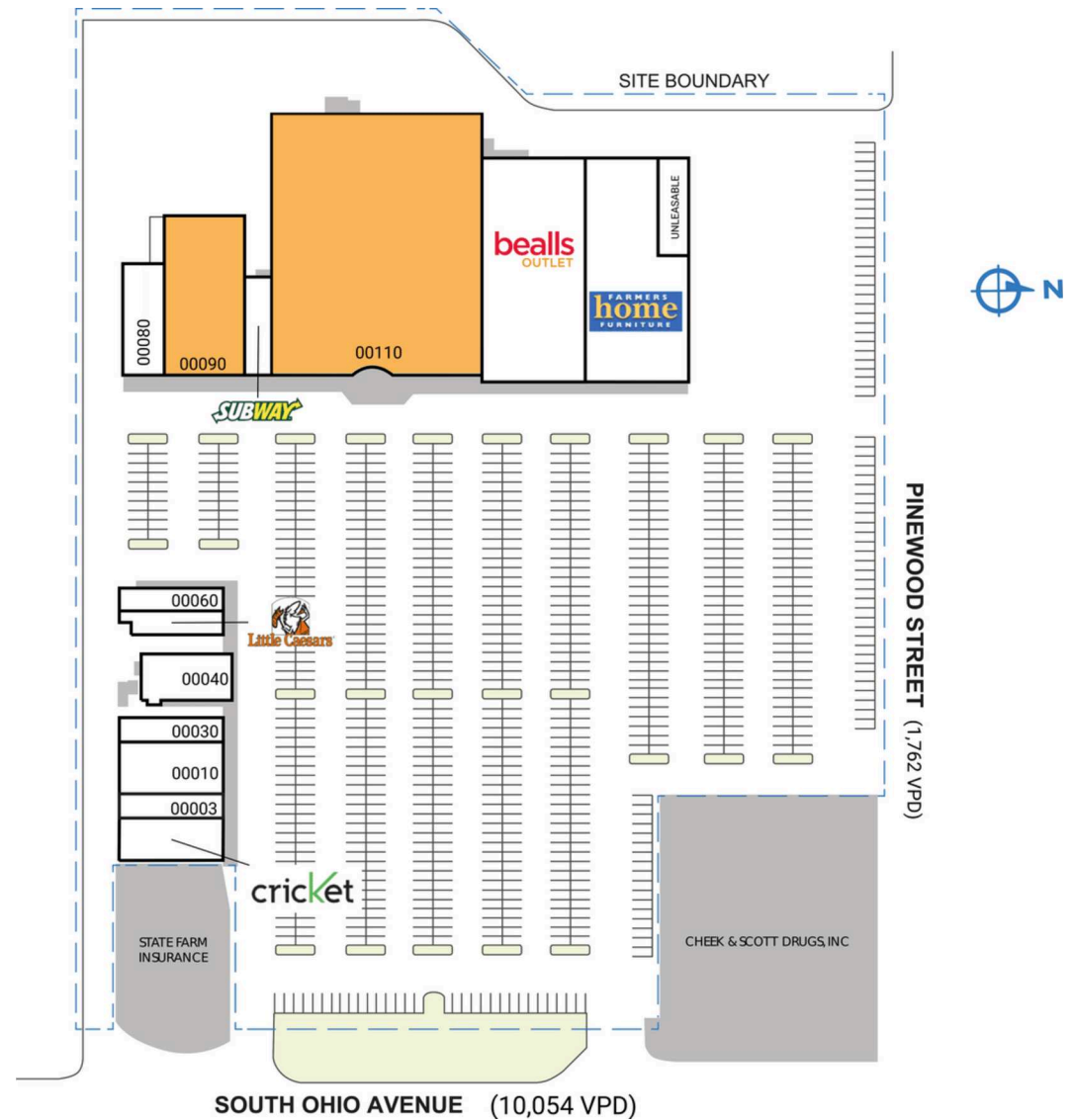
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SPACE	TENANT	SQ. FT.
00003	The Phone Guy	1,508 SF
00005	Cricket	3,222 SF
00010	Sakura	3,440 SF
00030	China Town	1,530 SF
00040	Derrick's BBQ	2,625 SF
00050	Little Caesars	1,660 SF
00060	Smoke Shop	1,551 SF
00080	Pretty Nails and Tanning	2,942 SF
00090	AVAILABLE	8,375 SF
00100	Subway	1,840 SF
00110	AVAILABLE	36,464 SF
00120	Bealls Outlet	20,159 SF
00200	Farmers Home Furniture	17,500 SF
TOTAL SQ. FT.		102,816

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.

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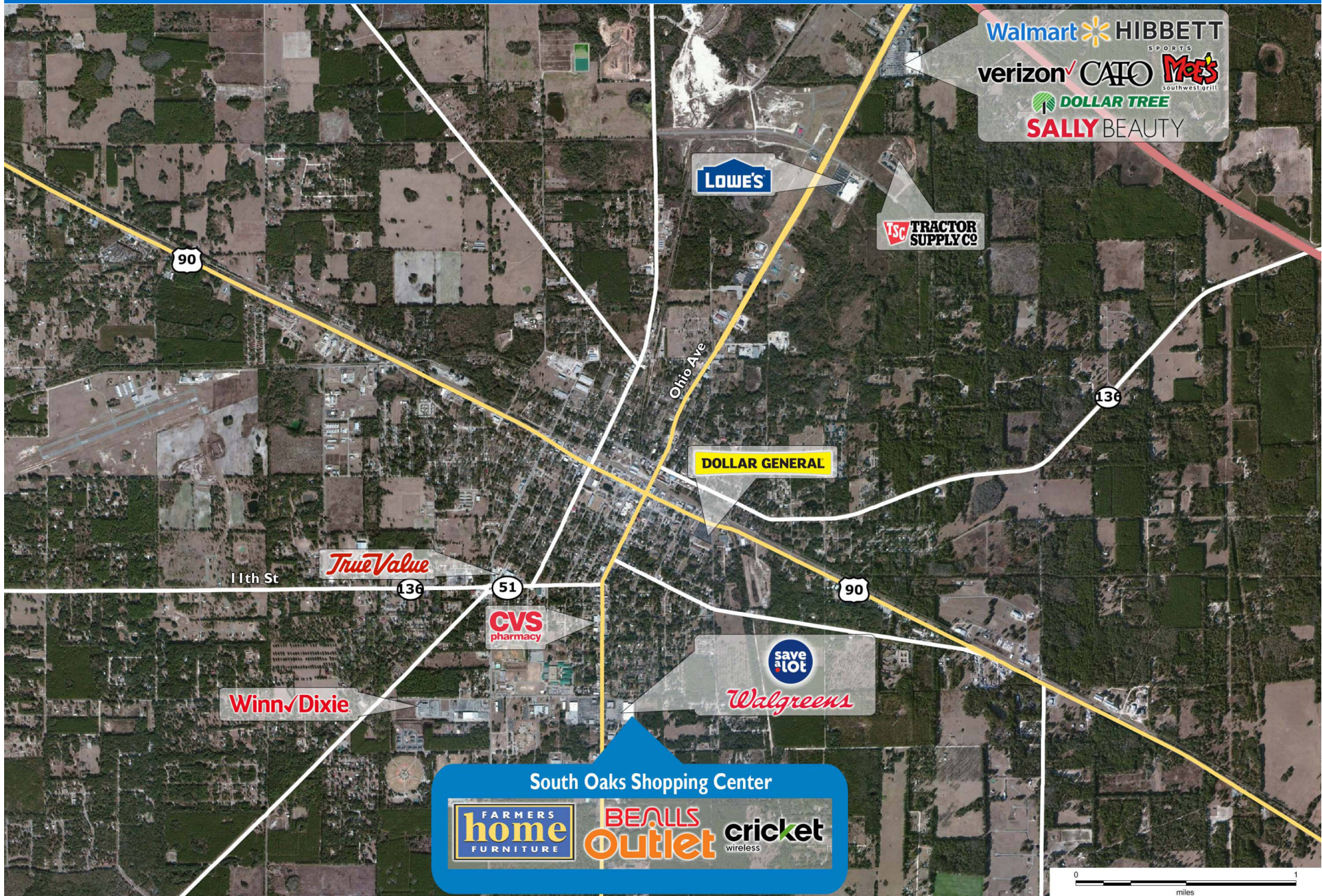


River Oak
Technical
College

Suwannee
High School

SOUTH OAKS SHOPPING CENTER

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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 30.281893

Longitude: -82.987768

South Oaks Shopping Center Live Oak, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	2,872	10,354	13,784
	2028 Projected Population	2,856	10,369	13,885
	2010 Census Population	2,779	10,051	13,181
	2000 Census Population	2,622	9,318	11,941
	1990 Census Population	2,437	8,589	10,733
	Historical Annual Growth 1990 to 2000	0.73%	0.82%	1.07%
	Historical Annual Growth 2000 to 2010	0.58%	0.76%	0.99%
	Estimated Annual Growth 2010 to 2023	0.24%	0.22%	0.33%
	Projected Annual Growth 2023 to 2028	-0.11%	0.03%	0.15%
	Median Age	40.4	39.8	40.6
Households	Q4 2023 Estimated Households	1,074	3,812	5,075
	2028 Projected Households	1,067	3,817	5,115
	2010 Census Households	1,053	3,706	4,886
	2000 Census Households	1,008	3,438	4,439
	1990 Census Households	938	3,132	3,908
	Historical Annual Growth 1990 to 2000	0.72%	0.94%	1.28%
	Historical Annual Growth 2000 to 2010	0.45%	0.76%	0.96%
	Estimated Annual Growth 2010 to 2023	0.14%	0.20%	0.28%
	Projected Annual Growth 2023 to 2028	-0.12%	0.03%	0.15%
	Population per Household	2.51	2.62	2.61
Population by Race	White	55.5%	54.7%	58.8%
	Black or African American	24.4%	26.7%	23.4%
	Asian & Pacific Islander	0.8%	1.0%	1.0%
	Other Races	10.0%	5.4%	4.8%
	Hispanic Population	9.4%	12.3%	12.1%
Income	Average Household Income	\$61,576	\$63,708	\$64,830
	Median Household Income	\$49,869	\$53,382	\$53,099
	Per Capita Income	\$23,975	\$24,004	\$24,525
Education (Age 25+)	Elementary	2.5%	5.4%	5.9%
	Some High School	10.1%	7.5%	7.8%
	High School Graduate	39.4%	38.0%	37.5%
	Some College	25.2%	24.4%	23.1%
	Associates Degree Only	5.0%	6.3%	6.9%
	Bachelors Degree Only	10.3%	11.3%	11.5%
	Graduate Degree	7.7%	7.1%	7.3%
Business	Number of Businesses	159	413	474
	Total Number of Employees	1,710	4,173	5,041
	Employees per Business	10.74	10.11	10.64
	Residential Population per Business	18.04	25.08	29.11

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