



SIZE

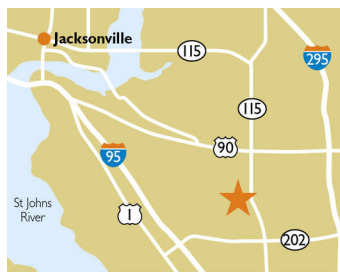
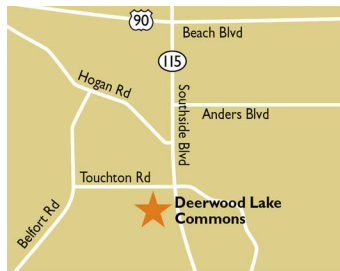
67,528 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	9,862	83,423	230,026
Households	4,589	36,581	97,139
Median HH Income (\$)	66,905	67,398	66,040

MAJOR TENANT(S)

Publix
The UPS Store



LOCATION

4320 Deerwood Lake Parkway | Jacksonville, FL 32216

PROPERTY HIGHLIGHTS

- Anchored by Publix, the number one grocer by market share in the Jacksonville area
- Additional national tenants include The UPS Store and AAA
- Located in Jacksonville, Florida with a population greater than 83,400 in a three-mile radius
- The center is located on Southside Boulevard and Touchton Road which benefits from over 62,225 VPD

LEASING CONTACT

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MORE INFO

www.phillipsedison.com

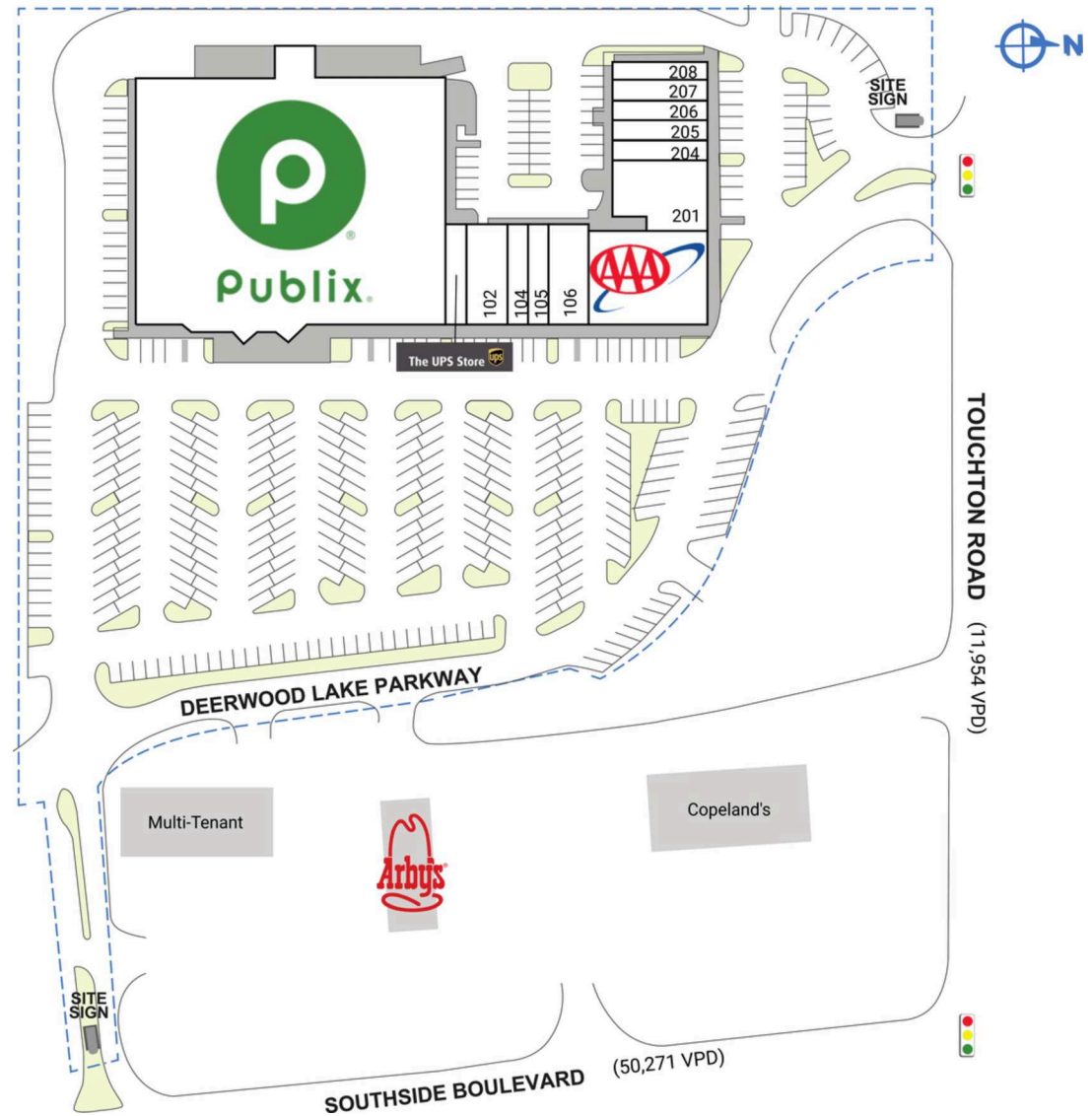


DEERWOOD LAKE COMMONS

4320 Deerwood Lake Parkway | Jacksonville, FL 32216

SPACE	TENANT	SQ. FT.
100	Publix	44,271 SF
101	The UPS Store	1,125 SF
102	Nail Boulevard	2,250 SF
104	Fine Grooming Studio	1,125 SF
105	Mandarin Cleaners	1,125 SF
106	K Bop Jax	2,250 SF
108	AAA Auto Club	6,300 SF
201	Crazy Sushi	3,132 SF
204	NuSpine	1,400 SF
205	Venice Tobacco Shop	1,400 SF
206	China Wok	1,050 SF
207	Locks Myth	1,050 SF
208	Bombay Liquors	1,050 SF
TOTAL SQ. FT.		67,528

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.

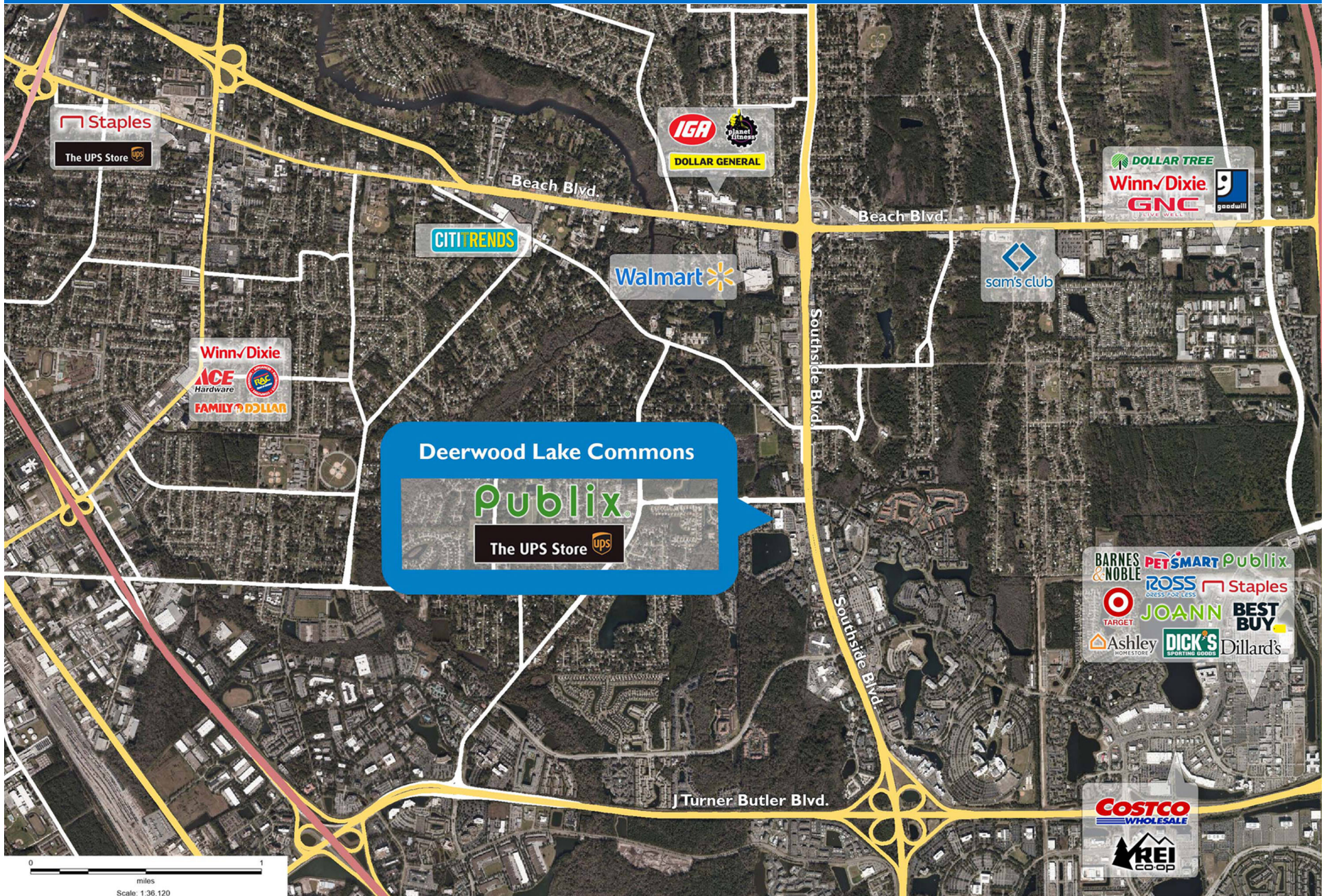
DEERWOOD LAKE COMMONS

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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 30.268192

Longitude: -81.560992

Deerwood Lake Commons Jacksonville, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	9,862	83,423	230,026
	2028 Projected Population	9,497	84,732	237,626
	2010 Census Population	8,673	64,333	184,853
	2000 Census Population	3,717	50,930	165,151
	1990 Census Population	2,950	43,230	135,881
	Historical Annual Growth 1990 to 2000	2.34%	1.65%	1.97%
	Historical Annual Growth 2000 to 2010	8.84%	2.36%	1.13%
	Estimated Annual Growth 2010 to 2023	0.94%	1.91%	1.60%
	Projected Annual Growth 2023 to 2028	-0.75%	0.31%	0.65%
	Median Age	34.9	36.5	37.0
Households	Q4 2023 Estimated Households	4,589	36,581	97,139
	2028 Projected Households	4,424	37,374	100,920
	2010 Census Households	3,999	27,654	77,570
	2000 Census Households	1,444	20,836	68,988
	1990 Census Households	1,036	17,487	56,952
	Historical Annual Growth 1990 to 2000	3.37%	1.77%	1.94%
	Historical Annual Growth 2000 to 2010	10.73%	2.87%	1.18%
	Estimated Annual Growth 2010 to 2023	1.01%	2.06%	1.65%
	Projected Annual Growth 2023 to 2028	-0.73%	0.43%	0.77%
	Population per Household	2.15	2.19	2.29
Population by Race	White	53.6%	49.5%	50.5%
	Black or African American	16.0%	16.5%	18.5%
	Asian & Pacific Islander	10.8%	10.2%	8.1%
	Other Races	4.7%	5.3%	5.6%
	Hispanic Population	14.9%	18.4%	17.2%
Income	Average Household Income	\$82,313	\$87,672	\$89,000
	Median Household Income	\$66,905	\$67,398	\$66,040
	Per Capita Income	\$38,341	\$39,571	\$38,323
Education (Age 25+)	Elementary	0.9%	3.7%	3.7%
	Some High School	4.8%	4.9%	4.8%
	High School Graduate	10.7%	22.9%	25.3%
	Some College	27.7%	18.6%	19.5%
	Associates Degree Only	4.8%	8.5%	9.5%
	Bachelors Degree Only	39.3%	28.8%	25.0%
	Graduate Degree	11.8%	12.4%	12.2%
Business	Number of Businesses	665	4,631	10,113
	Total Number of Employees	9,810	74,848	153,307
	Employees per Business	14.75	16.16	15.16
	Residential Population per Business	14.83	18.01	22.75

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