



## SIZE

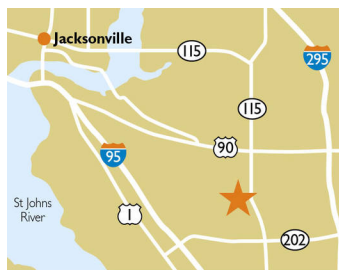
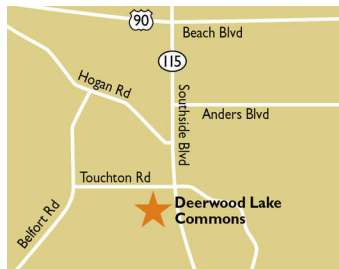
67,528 square feet

## DEMOGRAPHICS

|                              | 1 mile | 3 mile | 5 mile  |
|------------------------------|--------|--------|---------|
| <b>Population</b>            |        |        |         |
|                              | 9,862  | 83,423 | 230,026 |
| <b>Households</b>            |        |        |         |
|                              | 4,589  | 36,581 | 97,139  |
| <b>Median HH Income (\$)</b> |        |        |         |
|                              | 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 62,200 VPD

## LEASING CONTACT

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## MORE INFO

[www.phillipsedison.com](http://www.phillipsedison.com)



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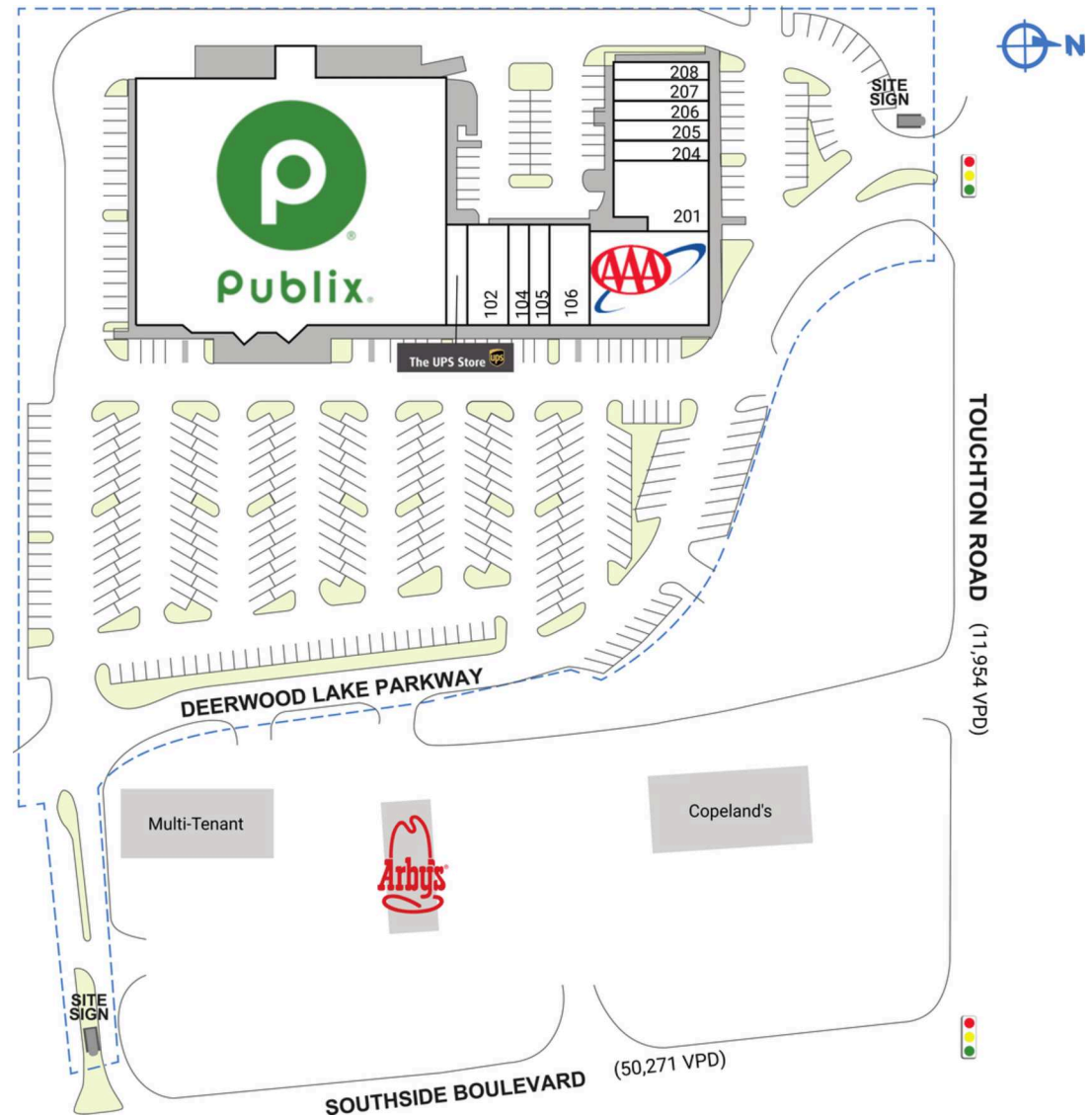
# DEERWOOD LAKE COMMONS

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           | The Wax Strip        | 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   |  |
| <span style="background-color: orange; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Available                | <span style="background-color: white; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Occupied       |
| <span style="background-color: lightblue; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Leased (not occupied) | <span style="background-color: gray; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Owned by Others |
| <span style="border: 2px dashed blue; display: inline-block; width: 20px; height: 10px;"></span> 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

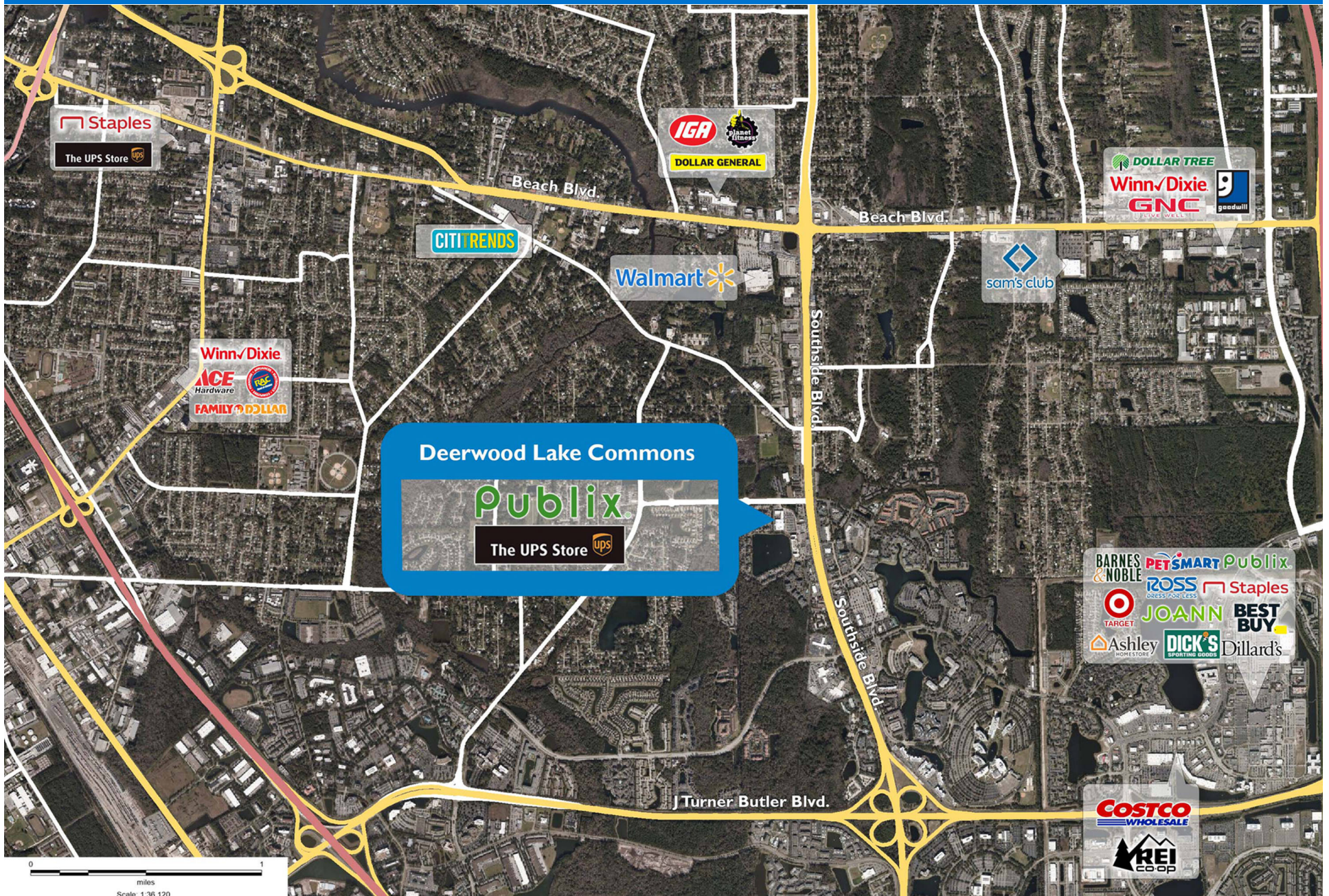
4320 Deerwood Lake Parkway | Jacksonville, FL 32216





# DEERWOOD LAKE COMMONS

4320 Deerwood Lake Parkway | Jacksonville, FL 32216





# 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<br>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.