

Kernan Square

Jacksonville, Florida

12620 Beach Boulevard, Jacksonville, Fl 32246

- Fully leased Publix anchored shopping center in Jacksonville, Florida
- Located on the heavily traveled intersection of Beach & Kernan Boulevards
- Close proximity to University of North Florida campus with over 16,000 students
- National and local tenant mix to include casual dining, personal care, pet wellness, grocery and medical



KEY TENANTS

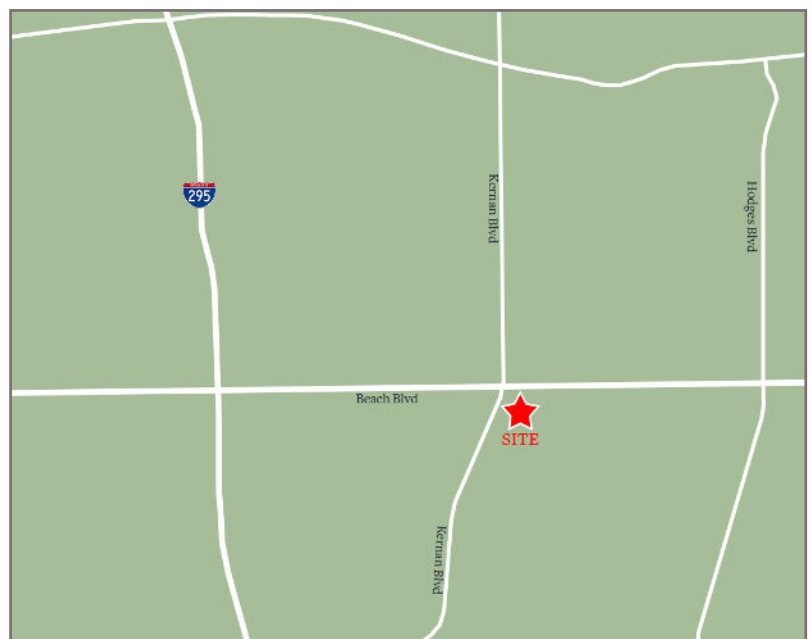
Publix, Banfield Pet Hospital, The UPS Store, Subway, Great Clips and Fifth Third Bank.

TRAFFIC COUNTS

Beach Boulevard	50,500	AADT
-----------------	--------	------

DEMOGRAPHICS

	1 Mi Radius	3 Mi Radius	5 Mi Radius
Population	14,101	82,602	171,350
Households	5,429	31,869	68,987
Avg HH Income	\$98,956	\$95,480	\$92,940
Daytime Pop	2,371	27,883	86,256



Kernan Square

Jacksonville, Florida

12620 Beach Boulevard, Jacksonville, Fl 32246

Tenant	Sf	Ste	Tenant	Sf	Ste
Cedar's Cleaners	1,413	1	Publix	51,420	12
The Salon Jacksonville	1,773	2	UF Medical	5,214	13
The UPS Store	1,520	3	Dr. Olinzock	1,600	18
Thai Orchid	1,694	4	Sake House	1,928	19
Mark Pierce Chiropractic	3,265	5	Whit's Frozen Custard	1,356	19B
Thaice	1,400	7	Fifth Third Bank	4,200	OP
State Farm Insurance	1,600	8	Milano's Pizzeria	3,060	20
Great Clips	1,200	9	Kung Fu Tea	1,360	21
Subway	1,600	10	Matrix Nails	1,200	22
Beltone Hearing Aids	1,200	11	Wok House	1,200	23
			Banfield Pet Hospital	2,900	24

