

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

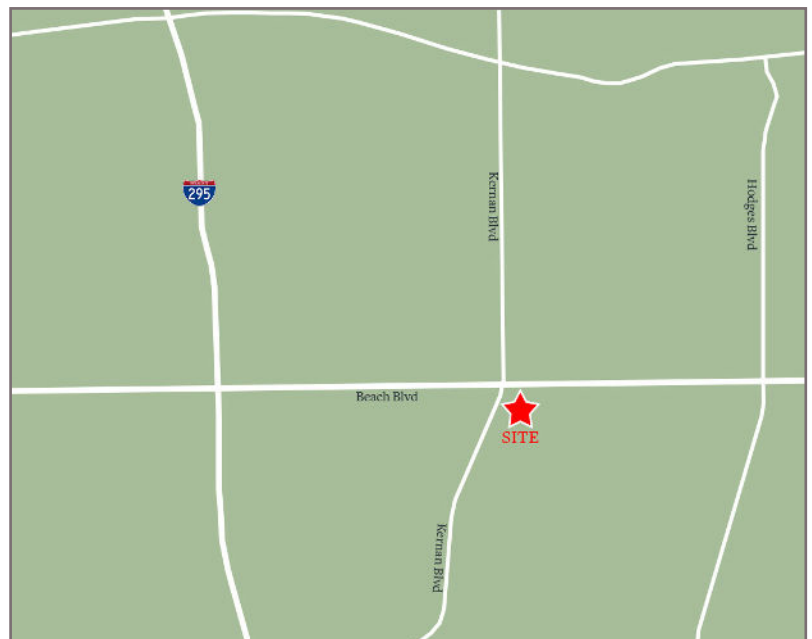
Publix, Banfield Pet Hospital, The UPS Store, Subway, Great Clips and Fifth Third Bank.

TRAFFIC COUNTS

Beach Boulevard	50,500	AADT

DEMOGRAPHICS

	1 Mi Radius	3 Mi Radius	5 Mi Radius
Population	11,988	89,877	186,323
Households	4,644	34,026	74,601
Avg HH Income	\$99,920	\$81,688	\$82,496
Daytime Pop	2,982	30,001	90,038



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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

