

# 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

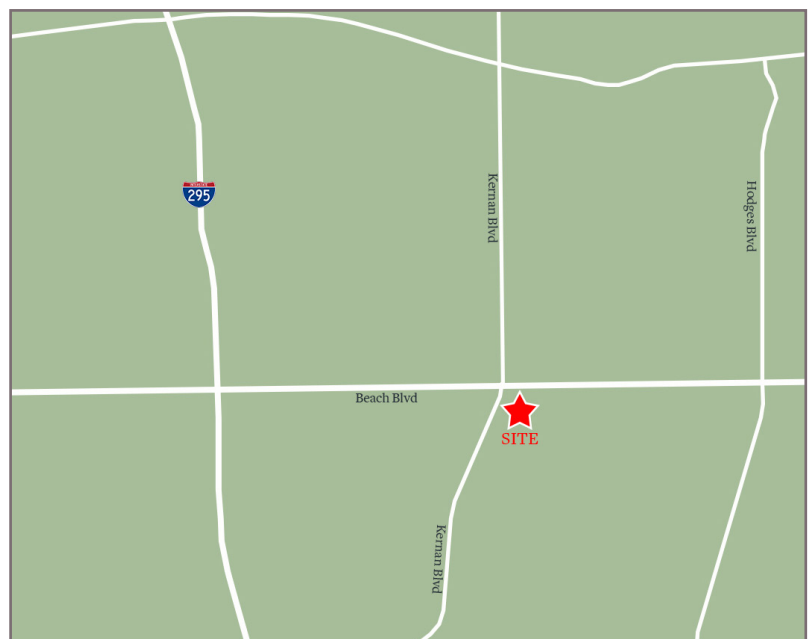
Publix, Banfield Pet Hospital, The UPS Store, Subway, Great Clips and Fifth Third Bank.

### TRAFFIC COUNTS

Beach Boulevard	50,500	AADT
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### DEMOGRAPHICS

	1 Mi Radius	3 Mi Radius	5 Mi Radius
Population	12,189	85,068	181,277
Households	5,096	33,509	75,131
Avg HH Income	\$147,846	\$120,134	\$118,394
Daytime Pop	2,474	25,440	81,239



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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	Kernan Family Dental	1,600	18
Thai Orchid	1,694	4	Sake House	1,928	19
Anodyne Pain & Wellness Solutions	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

