

SHOPPING CENTER SITE

Lane Avenue Property Jacksonville, Florida

14.59 +/- acres total



Phase II of The Home Depot Center

FOR MORE
INFORMATION,
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Lane Avenue just south of I-10 exit 357 Jacksonville, Florida.

Approximately one mile east of the I-10 /I-295 interchange.

Shared Access and Pylon Signage with Home Depot

Adjacent Westside Plaza also available for redevelopment

TRADE AREA DEMOGRAPHICS

Population	152,280
Households	62,805
Average Household Income	\$48,325

AVERAGE DAILY TRAFFIC COUNTS

Lane Avenue south of I-10	27,000
I-10 west of exit 357	99,500

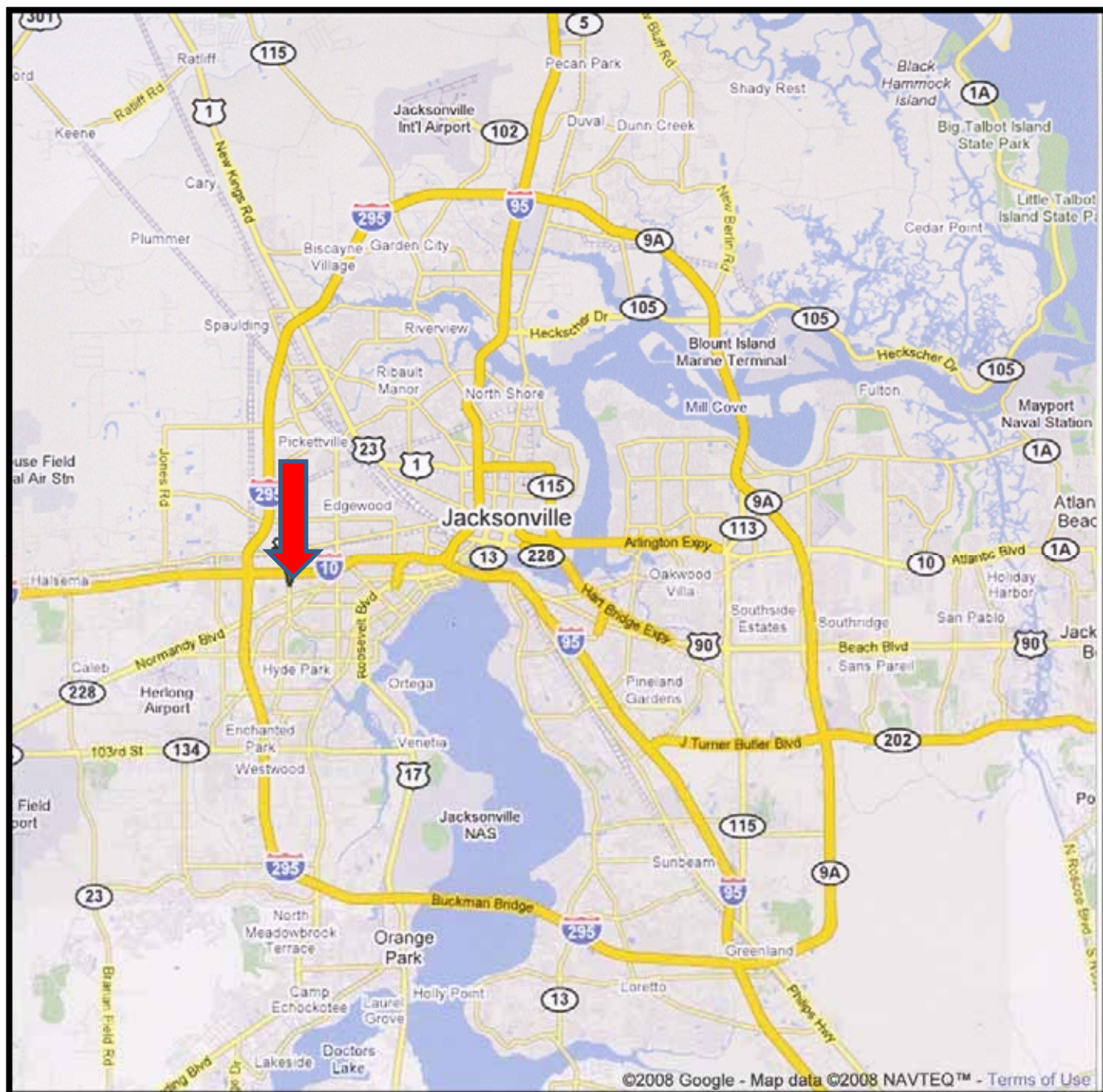


Gateway Capital Development
Lic. Real Estate Broker

The Home Depot Plaza Site Phase II

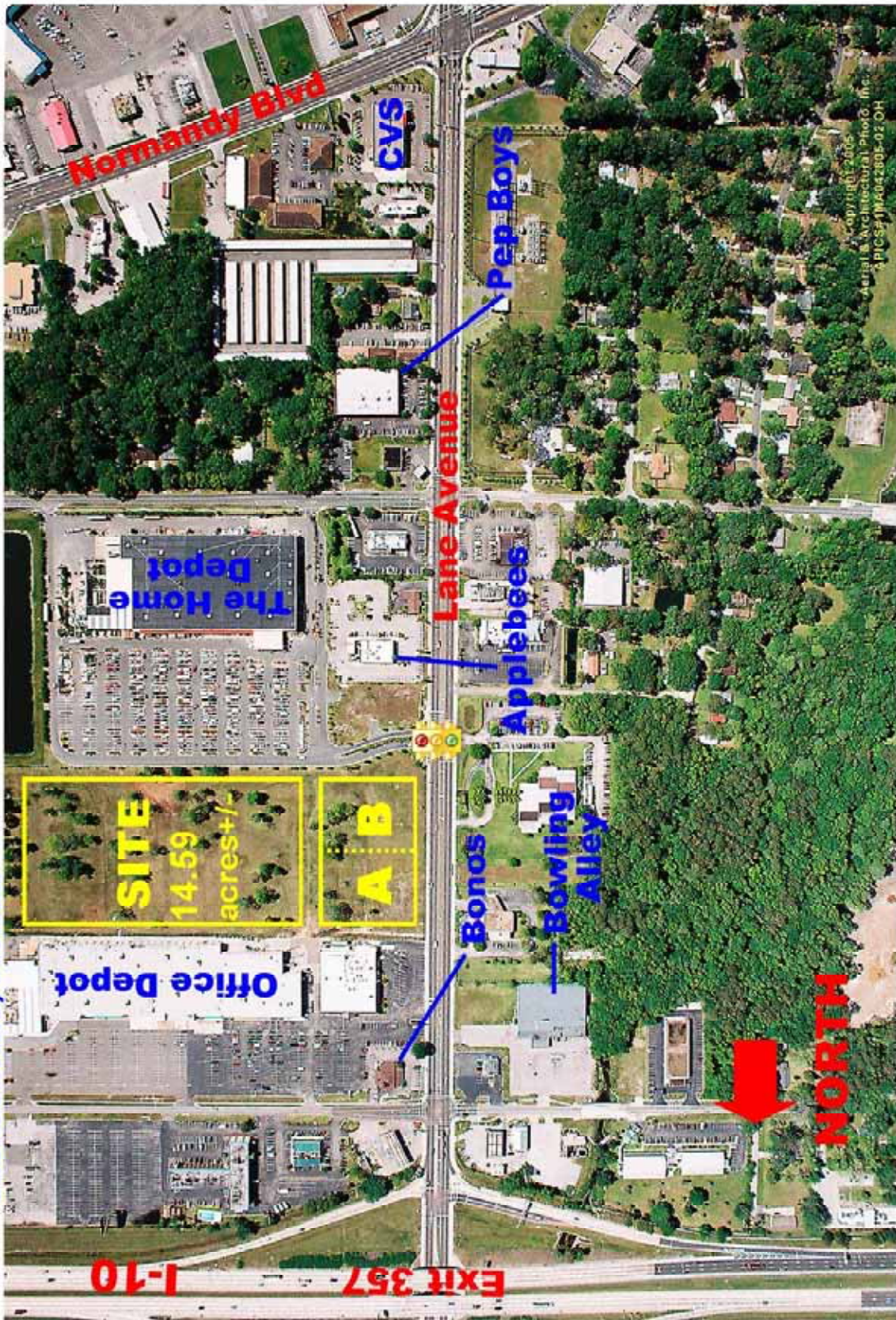
Lane Avenue South at I-10 Exit 357

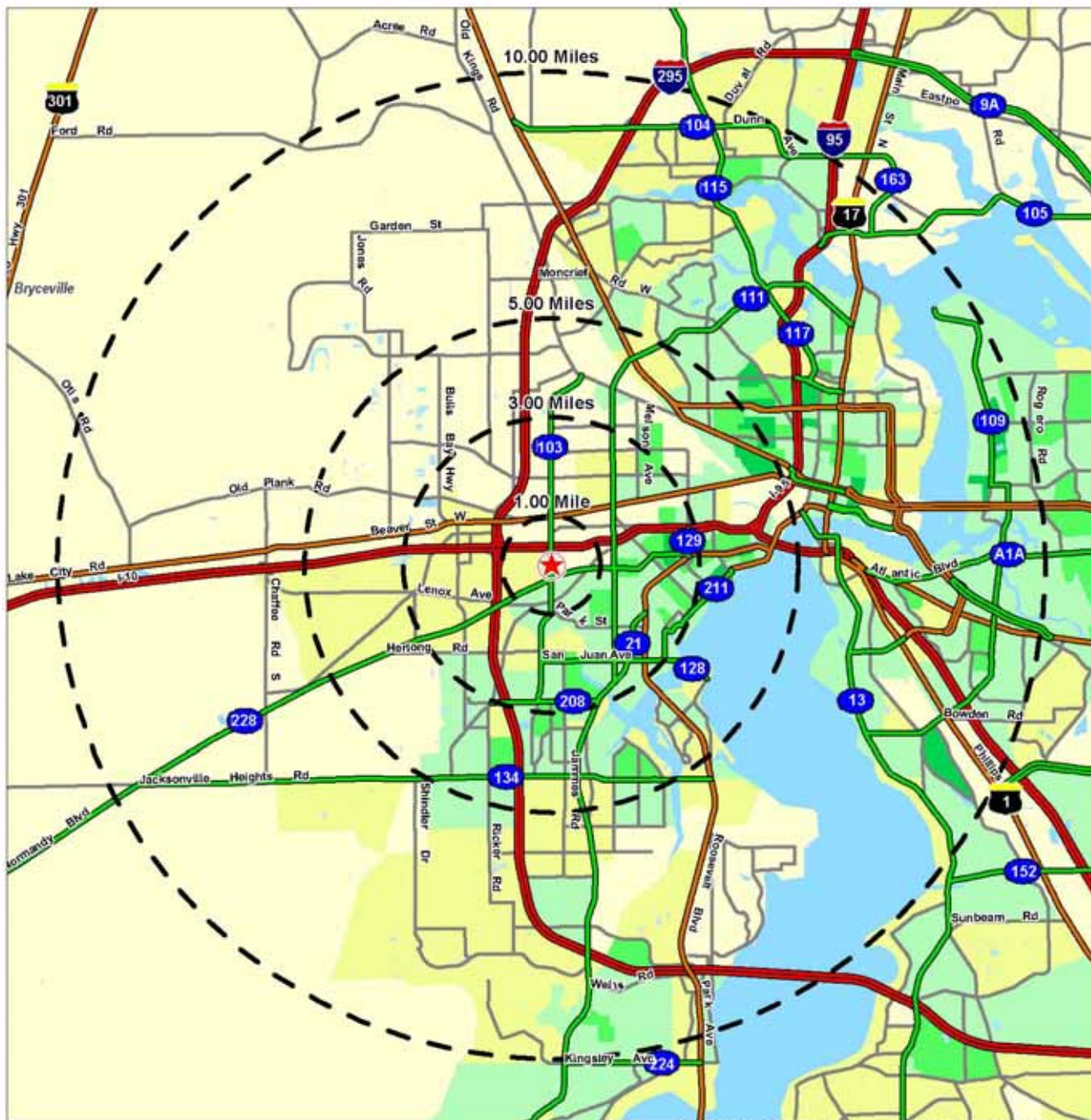
Jacksonville, FL



Lane Avenue Property

Jacksonville, Florida





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Population Density
By Block Groups

- 7,500 or More
- 5,000 to 7,500
- 2,500 to 5,000
- 1,000 to 2,500
- Less than 1,000

865 Lane Avenue
Jacksonville, Florida

Current Year Estimated
Persons Per Square Mile

May 2008





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Median HH Income
By Block Groups

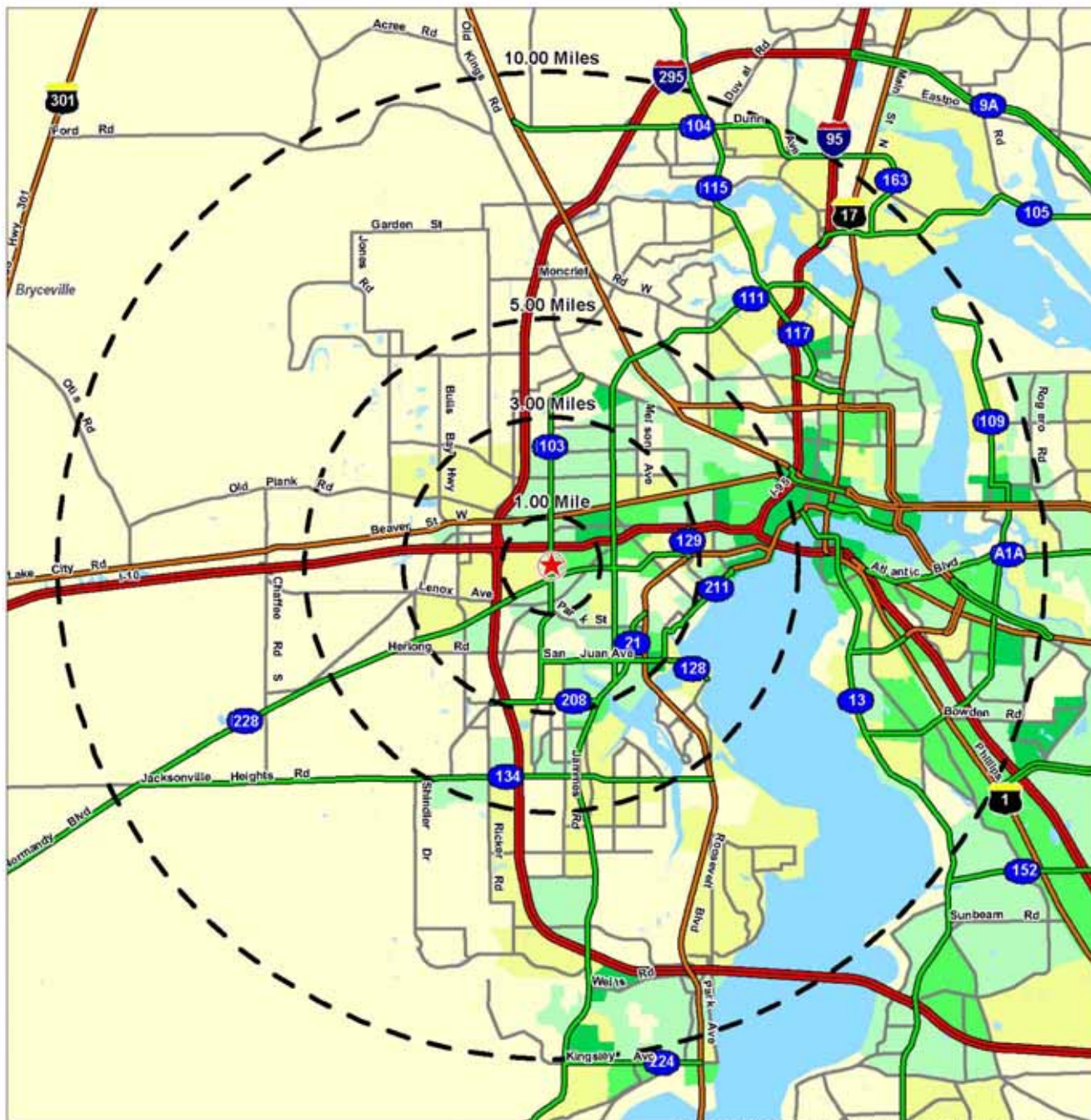
- \$75,000 or more
- \$60,000 to \$75,000
- \$45,000 to \$60,000
- \$30,000 to \$45,000
- Less than \$30,000

865 Lane Avenue
Jacksonville, Florida

Current Year Estimated
Median Household Income

May 2008





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Employment Density By Block Groups

- 5,000 or more
- 2,500 to 5,000
- 1,000 to 2,500
- 500 to 1,000
- Less than 500

865 Lane Avenue **Jacksonville, Florida**

Current Year Est Employment
(Employees per Square Mile)

May 2008



SUMMARY DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2007 Estimates & 2012 Projections

Calculated using Proportional Block Groups



Lat/Lon: 30.31/-81.75

May 2008

RS1

865 Lane Avenue Jacksonville, Florida		1.00 mi radius	3.00 mi radius	5.00 mi radius	10.00 mi radius
POPULATION	2007 Estimated Population	5,926	65,811	152,533	444,454
	2012 Projected Population	6,257	66,359	156,312	464,615
	2000 Census Population	5,538	66,300	149,800	421,409
	1990 Census Population	5,802	66,338	150,448	410,503
	Historical Annual Growth 1990 to 2007	0.1%	-0.0%	0.1%	0.5%
	Projected Annual Growth 2007 to 2012	1.1%	0.2%	0.5%	0.9%
	2007 Median Age	32.2	35.5	35.5	35.4
HOUSEHOLDS	2007 Estimated Households	2,500	27,537	62,233	180,687
	2012 Projected Households	2,701	28,295	64,862	192,244
	2000 Census Households	2,223	26,582	58,752	164,524
	1990 Census Households	2,294	26,270	58,061	158,151
	Historical Annual Growth 1990 to 2007	0.5%	0.3%	0.4%	0.8%
	Projected Annual Growth 2007 to 2012	1.6%	0.6%	0.8%	1.3%
POPULATION BY RACE	2007 Estimated White	59.1%	62.3%	56.1%	53.2%
	2007 Estimated Black or African American	31.2%	30.1%	36.5%	39.6%
	2007 Estimated Asian & Pacific Islander	4.4%	3.2%	3.2%	3.0%
	2007 Estimated American Indian & Native Alaskan	0.4%	0.3%	0.3%	0.3%
	2007 Estimated Other Races	4.9%	4.0%	3.9%	4.0%
	2007 Estimated Hispanic	5.5%	4.5%	4.4%	5.0%
INCOME	2007 Estimated Average Household Income	\$ 39,076	\$ 47,465	\$ 50,964	\$ 50,326
	2007 Estimated Median Household Income	\$ 37,582	\$ 41,949	\$ 43,232	\$ 43,644
	2007 Estimated Per Capita Income	\$ 16,552	\$ 20,169	\$ 21,147	\$ 21,175
EDUCATION (AGE 25+)	2007 Elementary	4.1%	3.6%	3.7%	3.5%
	2007 Some High School	10.6%	9.3%	9.7%	9.2%
	2007 High School Graduate	43.4%	40.4%	38.4%	37.6%
	2007 Some College	20.3%	20.5%	20.2%	20.9%
	2007 Associates Degree Only	8.7%	8.2%	8.2%	8.4%
	2007 Bachelors Degree Only	9.1%	12.4%	13.6%	14.0%
	2007 Graduate Degree	3.7%	5.6%	6.3%	6.4%
BUSINESS	Number of Businesses	505	3,439	6,613	20,191
	Total Number of Employees	6,527	38,855	90,996	283,011
	Employee Population per Business	12.9	11.3	13.8	14.0
	Residential Population per Business	11.7	19.1	23.1	22.0

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

BUSINESS & DAYTIME EMPLOYMENT REPORT

2007 Counts

Calculated using Proportional Block Groups



Lat/Lon: 30.31/-81.75

May 2008

B1

865 Lane Avenue Jacksonville, Florida	1.00 mi radius	3.00 mi radius	5.00 mi radius	10.00 mi radius
Total Businesses / Total Employees	505 / 6,527	3,439 / 38,855	6,613 / 90,996	20,191 / 283,011
Retail Trade	160 / 3,213	873 / 13,802	1,480 / 20,282	4,180 / 52,340
Home Improvement Stores	14 / 588	61 / 1,148	97 / 1,883	241 / 3,839
General Merchandise Stores	5 / 264	31 / 1,008	45 / 1,487	113 / 5,568
Food Stores	16 / 890	113 / 4,824	223 / 6,296	584 / 10,965
Auto Dealers & Gas Stations	26 / 224	149 / 1,943	233 / 2,651	584 / 6,061
Apparel & Accessory Stores	10 / 51	45 / 204	89 / 386	308 / 1,610
Furniture & Home Furnishings	16 / 97	80 / 405	118 / 657	359 / 2,483
Eating & Drinking Places	35 / 742	203 / 3,182	350 / 5,188	1,055 / 16,187
Miscellaneous Retail Stores	37 / 357	190 / 1,087	325 / 1,732	935 / 5,627
Finance - Insurance - Real Estate	29 / 127	240 / 1,228	488 / 5,842	1,872 / 17,824
Banking & Finance Institutions	14 / 68	94 / 677	160 / 1,432	598 / 6,682
Insurance Carriers and Agencies	7 / 30	43 / 166	107 / 3,326	427 / 6,301
Real Estate - Trust - Holding Companies	8 / 29	102 / 385	221 / 1,084	846 / 4,842
Services	172 / 1,172	1,335 / 9,736	2,802 / 32,935	9,140 / 114,519
Hotels & Lodging	4 / 87	8 / 191	20 / 271	69 / 2,099
Personal Services	64 / 236	519 / 2,294	868 / 4,081	2,297 / 9,474
Professional Services	8 / 134	86 / 568	192 / 1,855	697 / 6,529
Business Services	34 / 190	195 / 1,250	359 / 6,398	1,143 / 18,993
Motion Picture & Amusement	8 / 58	60 / 376	108 / 1,044	352 / 3,372
Health Services	21 / 184	124 / 1,218	451 / 7,982	1,770 / 39,635
Legal Services	2 / 4	38 / 145	121 / 494	750 / 4,449
Education Services	5 / 124	33 / 1,845	77 / 4,373	220 / 13,523
Social Services	12 / 75	102 / 1,156	226 / 2,764	744 / 8,842
Other Services	15 / 81	170 / 692	381 / 3,673	1,097 / 7,602
Agriculture	3 / 9	48 / 313	96 / 487	266 / 1,304
Mining	0 / 0	3 / 21	5 / 26	10 / 222
Construction	38 / 415	293 / 3,164	520 / 7,201	1,351 / 15,553
Manufacturing	21 / 706	139 / 3,464	249 / 7,058	661 / 17,020
Transportation, Communication & Utilities	26 / 339	163 / 2,774	319 / 6,076	754 / 19,418
Wholesale Trade	46 / 435	279 / 3,834	467 / 8,051	1,106 / 16,284
Government	6 / 103	27 / 373	97 / 2,655	510 / 24,938
Nonclassifiable	3 / 5	19 / 58	53 / 218	212 / 746

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