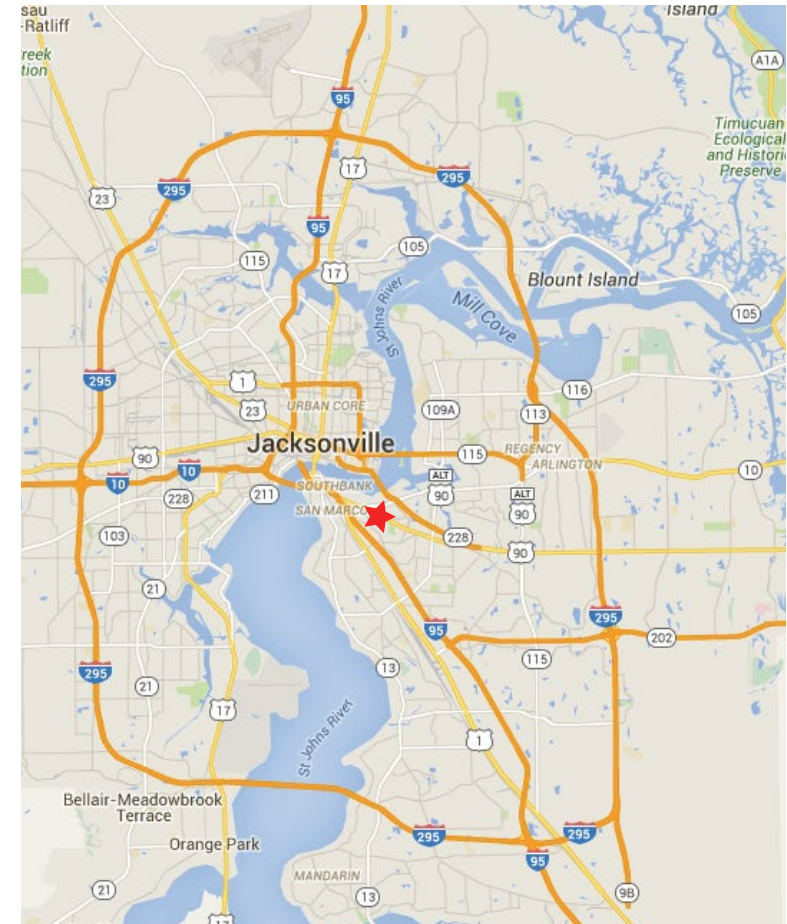
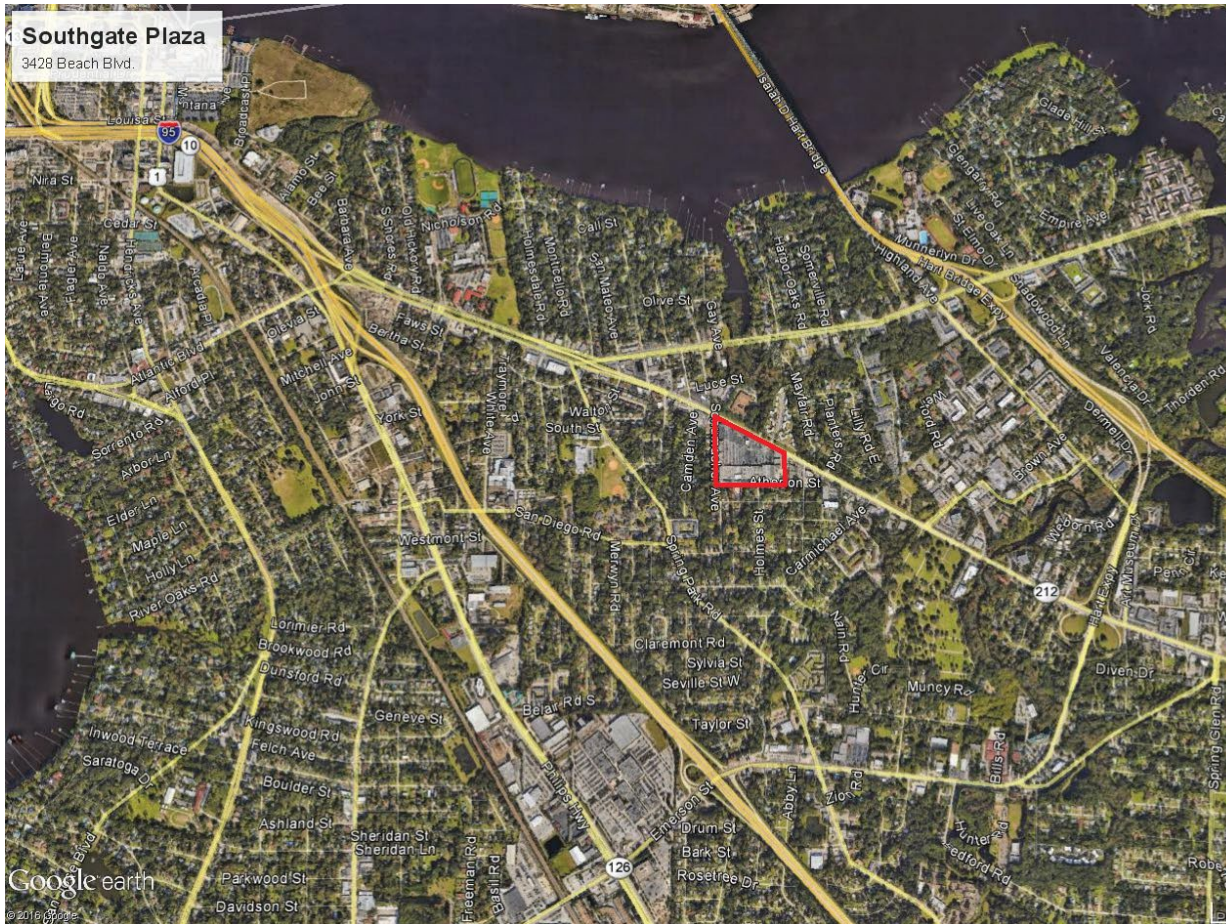


# SOUTHGATE PLAZA

Anchor, Outparcel & Shop Space Available  
3428 Beach Boulevard • Jacksonville, Florida



## PROPERTY HIGHLIGHTS:

- Anchor, Outparcel & Shop Space Available
- Adjacent to San Marco
- Two Signalized Intersections
- Up to 90,000 sq ft of retail available
- Significant Employment Base and Infill Residential Activity



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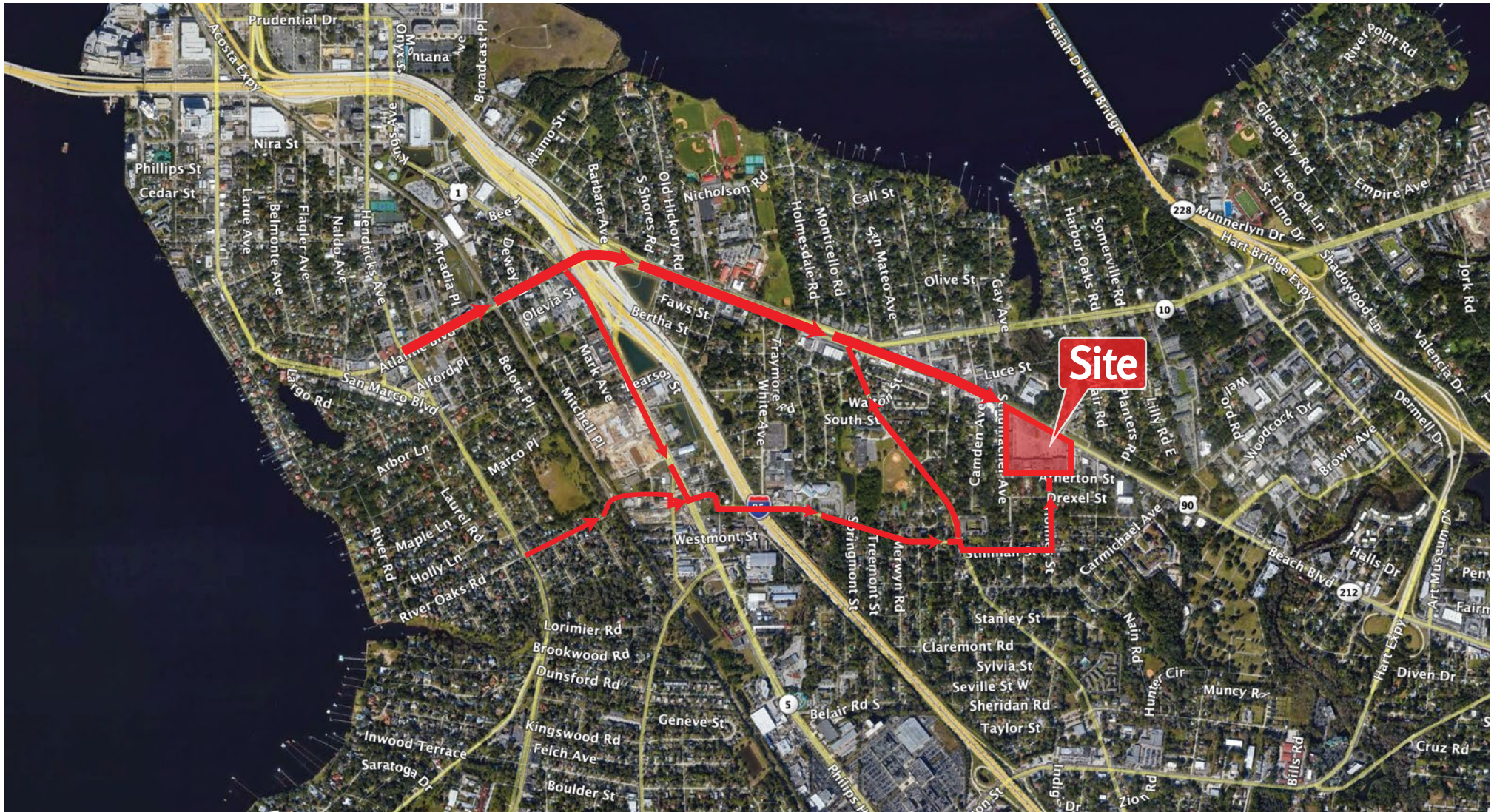
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# RESIDENTIAL ACTIVITY



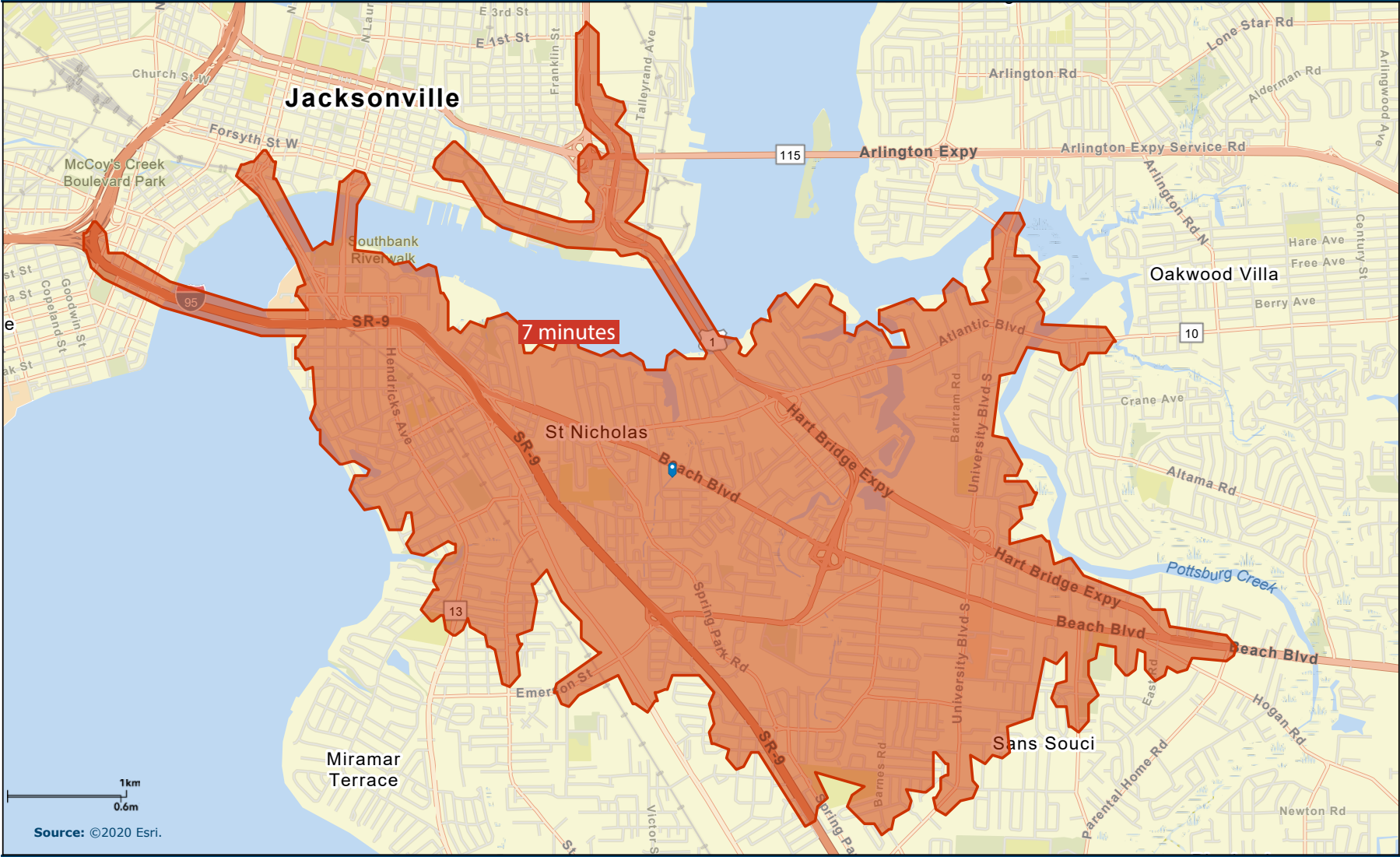
**Josh Spooner**  
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# ROAD NETWORK



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# DEMOGRAPHIC MAP



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# DEMOGRAPHICS

based on a 7 minute drive time

## KEY FACTS

26,814

Population



Average Household Size

39.7

Median Age

\$70,192

Average Household Income

## EDUCATION

16%

No High School Diploma



27%

High School Graduate



29%

Some College



27%

Bachelor's/Grad/Prof Degree

## BUSINESS



2,643

Total Businesses



29,708

Total Employees

## EMPLOYMENT



61%

White Collar



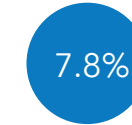
24%

Blue Collar



15%

Services



7.8%

Unemployment Rate

## INCOME



\$45,252

Median Household Income



\$30,818

Per Capita Income



\$22,993

Median Net Worth

## Households By Income

The largest group: \$50,000 - \$74,999 (18.1%)

The smallest group: \$150,000 - \$199,999 (3.3%)

Indicator	Value	Difference	
<\$15,000	14.0%	+3.6%	
\$15,000 - \$24,999	12.8%	+2.6%	
\$25,000 - \$34,999	11.9%	+3.0%	
\$35,000 - \$49,999	15.0%	+1.2%	
\$50,000 - \$74,999	18.1%	-1.8%	
\$75,000 - \$99,999	9.6%	-3.4%	
\$100,000 - \$149,999	9.3%	-3.9%	
\$150,000 - \$199,999	3.3%	-1.5%	
\$200,000+	5.8%	0	

Bars show deviation from



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