

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

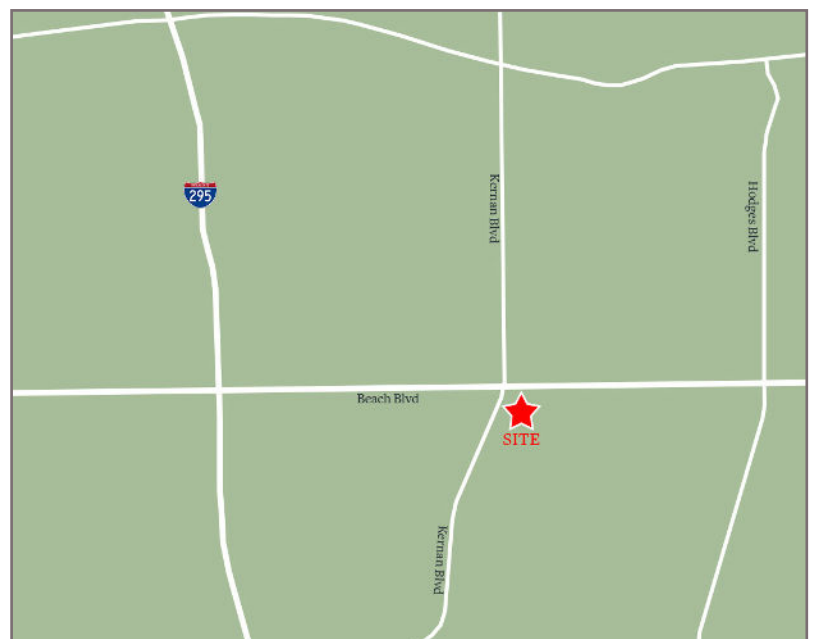
Publix, Banfield Pet Hospital, The UPS Store, Subway, Great Clips and Fifth Third Bank.

TRAFFIC COUNTS

Beach Boulevard	51,500	AADT
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DEMOGRAPHICS

	1 Mi Radius	3 Mi Radius	5 Mi Radius
Population	9,276	76,985	165,236
Households	3,765	30,121	67,094
Avg HH Income	\$92,942	\$82,154	\$83,500
Daytime Pop	1,521	30,976	88,458



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Tenant	SF	Tenant	SF
1. Cedar's Cleaners	1,413	11. UF Medical	5,214
2. The Salon Jacksonville	1,773	12. Beltone Hearing Aids	1,200
3. The UPS Store	1,520	13. Dr. Olinzock	1,600
4. Thai Orchid	1,694	14. Castillo de Mexico	3,293
5. Mark Pierce Chiropractic	3,265	15. Fifth Third Bank	4,200
6. Thaice	1,400	16. Banfield Pet Hospital	2,900
7. State Farm Insurance	1,600	17. Matrix Nails	1,200
8. Great Clips	1,200	18. Kung Fu Tea	1,360
9. Subway	1,600	19. Milano's Pizzeria	3,060
10. Publix	51,420		

