

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

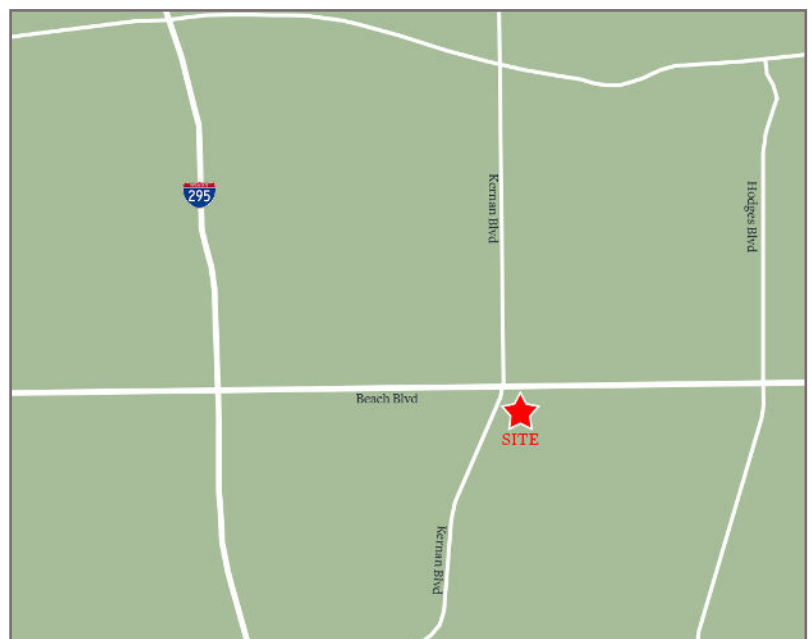
Publix, Banfield Pet Hospital, The UPS Store, Subway, Great Clips and Fifth Third Bank.

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	Ste	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	Castillo de Mexico	3,293	19
Mark Pierce Chiropractic	3,265	5	Fifth Third Bank	4,200	OP
Thaice	1,400	7	Milano's Pizzeria	3,060	20
State Farm Insurance	1,600	8	Kung Fu Tea	1,360	21
Great Clips	1,200	9	Matrix Nails	1,200	22
Subway	1,600	10	Wok House	1,200	23
Beltone Hearing Aids	1,200	11	Banfield Pet Hospital	2,900	24

