DEERWOOD LAKE COMMONS

JACKSONVILLE, FL

SIZE

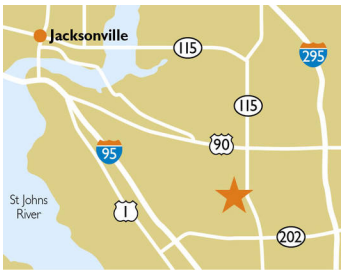
67,528 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	11,195	81,407	220,491
Households	5,256	35,496	93,300
Median HH Income ($)	63,241	61,732	60,137

MAJOR TENANT(S)

Publix
The UPS Store



LOCATION

4320 Deerwood Lake Parkway | Jacksonville, FL 32216

PROPERTY HIGHLIGHTS

- Anchored by Publix, the number one grocer by market share in the Jacksonville area
- Additional national tenants include The UPS Store and AAA
- Located in Jacksonville, Florida with a population greater than 81,400 in a three-mile radius
- The center is located on Southside Boulevard and Touchton Road which benefits from over 62,200 VPD

LEASING CONTACT

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MORE INFO

www.phillipsedison.com

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DEERWOOD LAKE COMMONS

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SPACE	TENANT	SQ. FT.
100	Publix	44,271 SF
101	The UPS Store	1,125 SF
102	Nail Boulevard	2,250 SF
104	Fine Grooming Studio	1,125 SF
105	The Wax Strip	1,125 SF
106	K Bop Jax	2,250 SF
108	AAA Auto Club	6,300 SF
201	Crazy Sushi	3,132 SF
204	NuSpine	1,400 SF
205	Venice Tobacco Shop	1,400 SF
206	China Wok	1,050 SF
207	Locks Myth	1,050 SF
208	Bombay Liquors	1,050 SF
TOTAL SQ. FT.		67,528

SITE LEGEND

- Available
- Leased (not occupied)
- Site Boundary
- Occupied
- Owned by Others

DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

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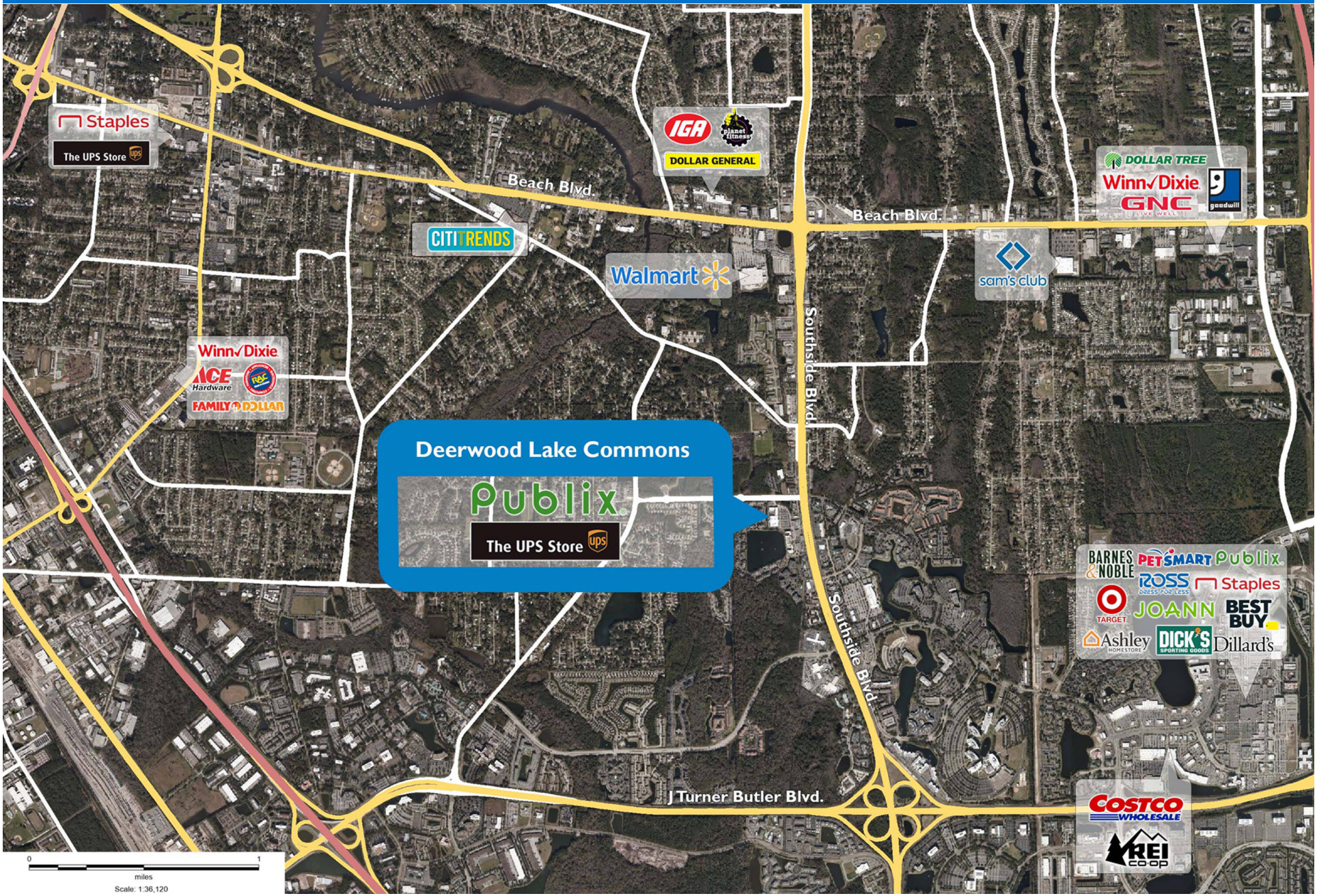

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Demographic Summary Report

1990 - 2000 Census, 2022 Estimates & 2027 Projections
Calculated using TAS Retrieval Retrieval
Mar 20, 2023

PHILLIPS EDISON & COMPANY

	Deerwood Lake Commons Jacksonville, FL	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	11,195	81,407	220,491
	2027 Projected Population	12,001	87,237	231,421
	2010 Census Population	8,428	63,983	184,618
	2000 Census Population	3,930	48,653	160,641
	1990 Census Population	3,276	41,877	134,200
	Historical Annual Growth 1990 to 2000	1.84%	1.51%	1.81%
	Historical Annual Growth 2000 to 2010	7.93%	2.78%	1.40%
	Estimated Annual Growth 2010 to2022	2.25%	1.91%	1.40%
	Projected Annual Growth 2022 to 2027	1.40%	1.39%	0.97%
	Median Age	36.8	38.0	38.0
Households	Q2 2022 Estimated Households	5,256	35,496	93,300
	2027 Projected Households	5,630	38,334	98,300
	2010 Census Households	3,976	27,246	77,265
	2000 Census Households	1,598	20,106	66,870
	1990 Census Households	1,193	16,923	55,928
	Historical Annual Growth 1990 to 2000	2.97%	1.74%	1.80%
	Historical Annual Growth 2000 to 2010	9.54%	3.09%	1.46%
	Estimated Annual Growth 2010 to 2022	2.21%	2.10%	1.49%
	Projected Annual Growth 2022 to 2027	1.38%	1.55%	1.05%
	Population per Household	2.13	2.23	2.31
Population by Race	White	53.2%	55.6%	55.2%
	Black or African American	18.2%	16.9%	19.3%
	Asian & Pacific Islander	11.7%	8.4%	7.3%
	Other Races	2.7%	3.4%	3.9%
	Hispanic Population	14.1%	15.6%	14.3%
Income	Average Household Income	$83,215	$82,129	$82,065
	Median Household Income	$63,241	$61,732	$60,137
	Per Capita Income	$39,155	$36,593	$35,222
Education (Age 25+)	Elementary	0.4%	3.2%	3.4%
	Some High School	6.0%	5.8%	5.2%
	High School Graduate	14.4%	23.6%	25.2%
	Some College	21.5%	19.7%	20.0%
	Associates Degree Only	7.0%	9.3%	9.7%
	Bachelors Degree Only	36.1%	26.5%	24.4%
	Graduate Degree	14.7%	12.0%	12.1%
Business	Number of Businesses	284	3,713	9,963
	Total Number of Employees	5,456	74,916	190,597
	Employees per Business	19.23	20.18	19.13
	Residential Population per Business	39.46	21.93	22.13

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

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Data Source: Synergos Technologies Inc Austin, TX