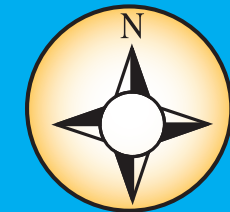


Premium Pointe - St. Augustine Memorandum

PARCELS AVAILABLE @ SR 16 & I-95



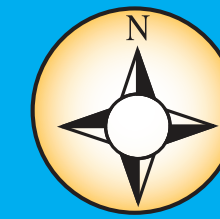
SR 16 @ 95 - ACROSS FROM ST. AUGUSTINE OUTLETS



Demographics	8 Min Drive	1 Mile	3 Miles	5 Miles
<i>Population</i>	4,278	1,289	4,036	23,184
<i>Avg. HH Income</i>	\$82,686	\$92,699	\$92,015	\$79,847
<i>Households</i>	1,768	509	1,645	8,895
<i>Median Age</i>	35	33.3	34.9	35.6

Property Highlights

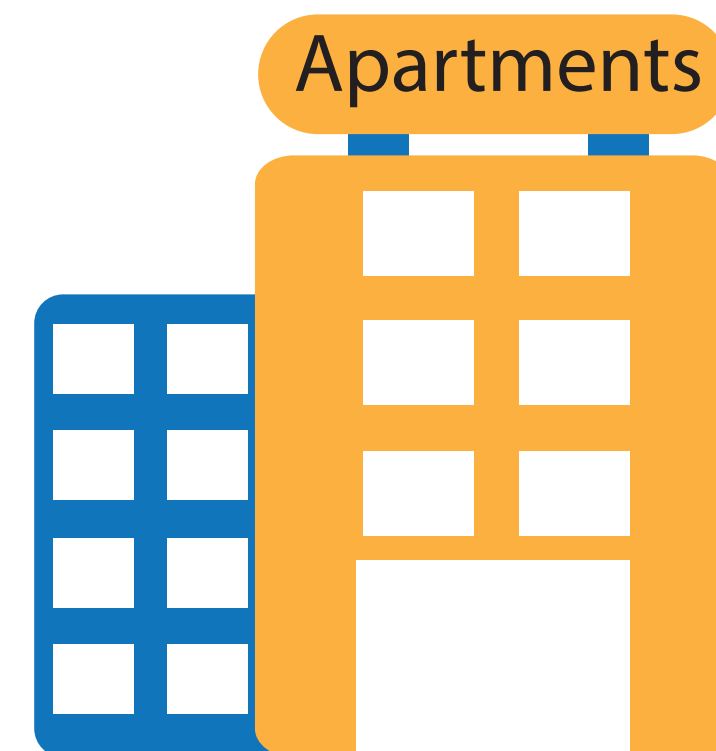
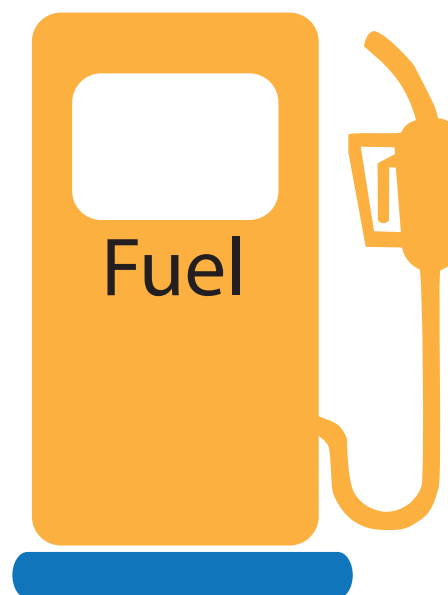
SR 16 @ 95 - ACROSS FROM ST. AUGUSTINE OUTLETS



High Growth Area - St. Johns county is one of the fastest growing counties in the U.S. • Traffic Counts 22,500 AADT on SR 16.

Area Features:

- 12 AC Mixed-use development at the SWQ of SR 16 @ I-95.
- Located just 1/4 mile west of I-95, across from St. Augustine Premium Outlets.
- Planned 108 Single Family Residence, 214 Townhomes, and 352 multi-family apartments.
- Outparcels for Hotel, Gas/Convenience, Restaurants, QSR, Retail, and Services.
- BTS, Ground Lease, and Sale.
- Proposed Traffic Signal aligned with western entrance to Outlet Mall.



Premium Pointe - St. Augustine Memorandum

PARCELS AVAILABLE @ SR 16 & I-95

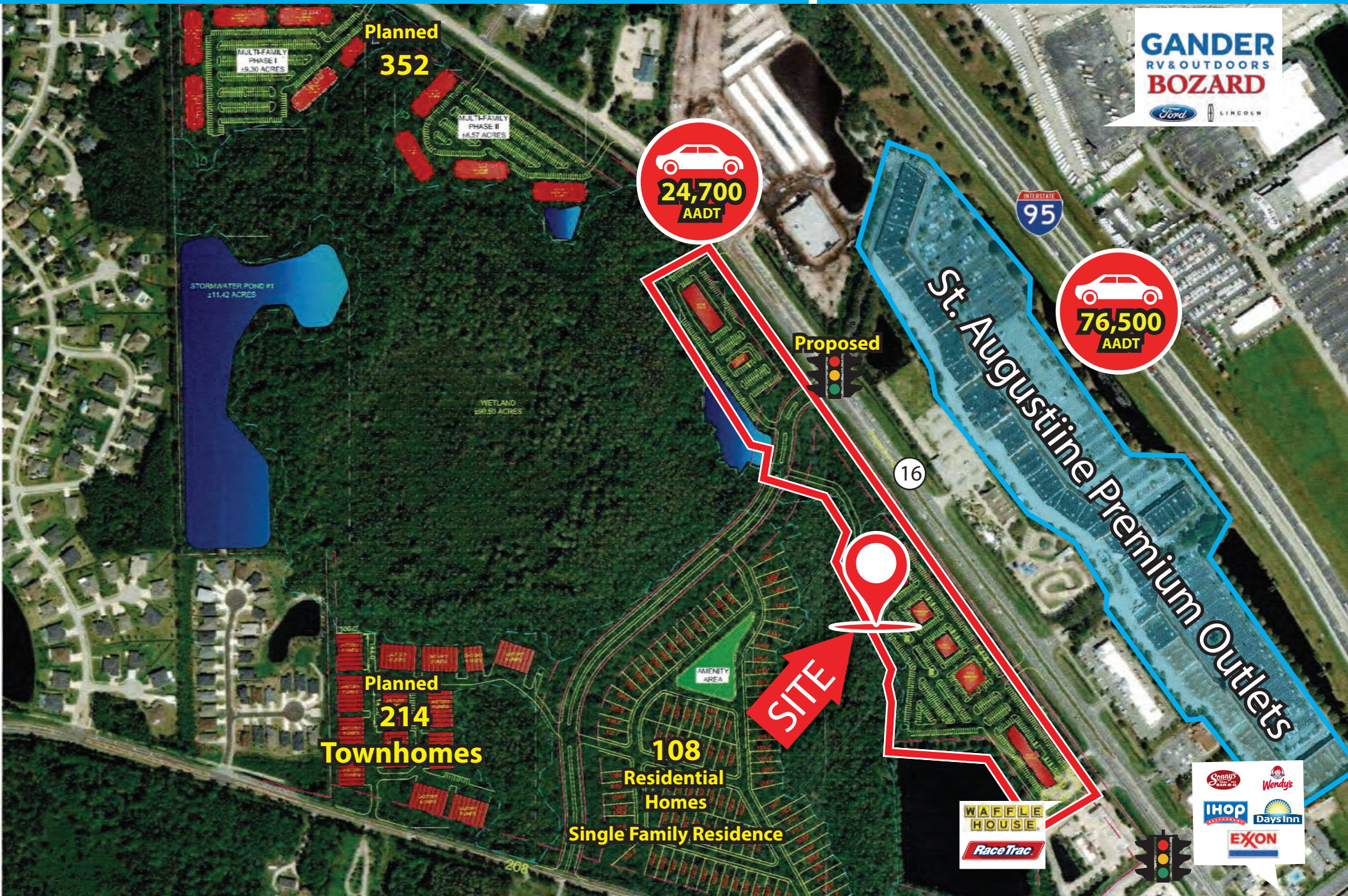
SR 16 @ 95 - ACROSS FROM ST. AUGUSTINE OUTLETS



Premium Pointe - St. Augustine Memorandum

PARCELS AVAILABLE @ SR 16 & I-95

SR 16 @ 95 - ACROSS FROM ST. AUGUSTINE OUTLETS




24,700
AADT


76,500
AADT

SITE

St. Augustine Premium Outlets

Planned 214 Townhomes

108 Residential Homes
Single Family Residence

Planned 352

STORMWATER POND #1
±11.42 ACRES

WETLAND
±90.50 ACRES

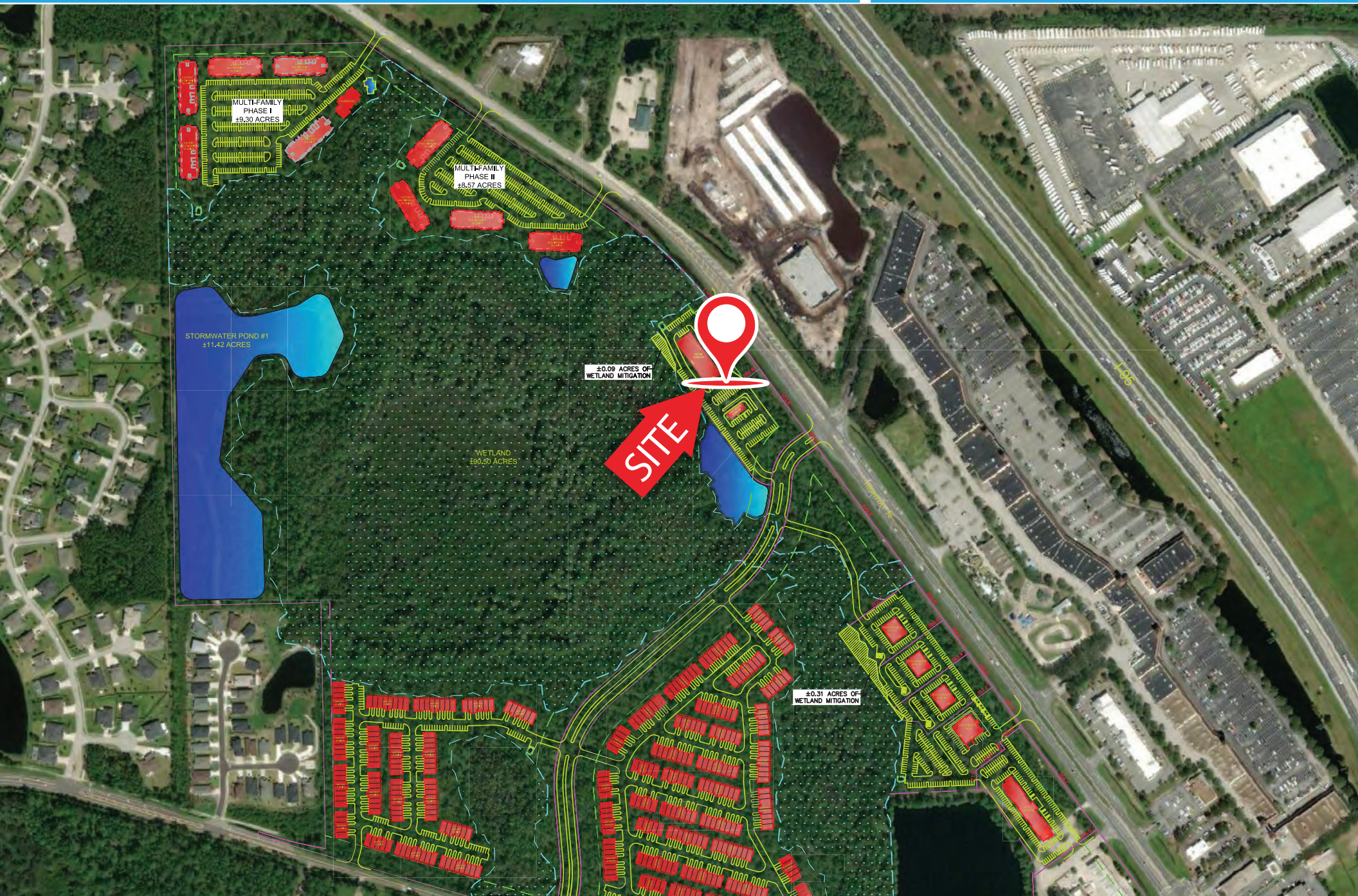
AMENITY AREA



Premium Pointe - St. Augustine Memorandum

PARCELS AVAILABLE @ SR 16 & I-95

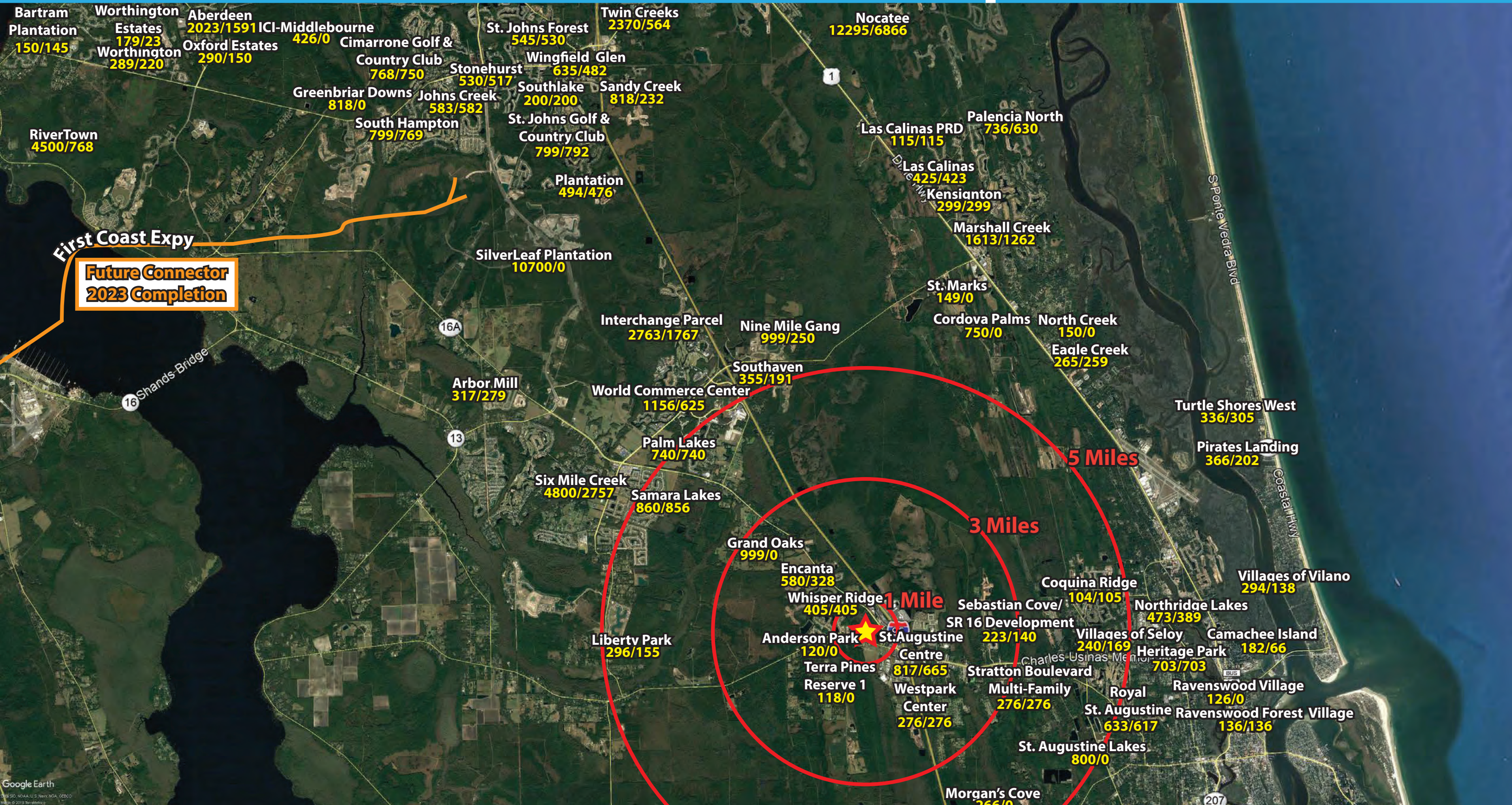
SR 16 @ 95 - ACROSS FROM ST. AUGUSTINE OUTLETS



Premium Pointe - St. Augustine Memorandum

HOUSING MAP

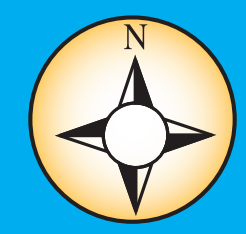
SR 16 @ 95 - ACROSS FROM ST. AUGUSTINE OUTLETS



Premium Pointe - St. Augustine Memorandum

PARCELS AVAILABLE @ SR 16 & I-95

SR 16 @ 95 - ACROSS FROM ST. AUGUSTINE OUTLETS



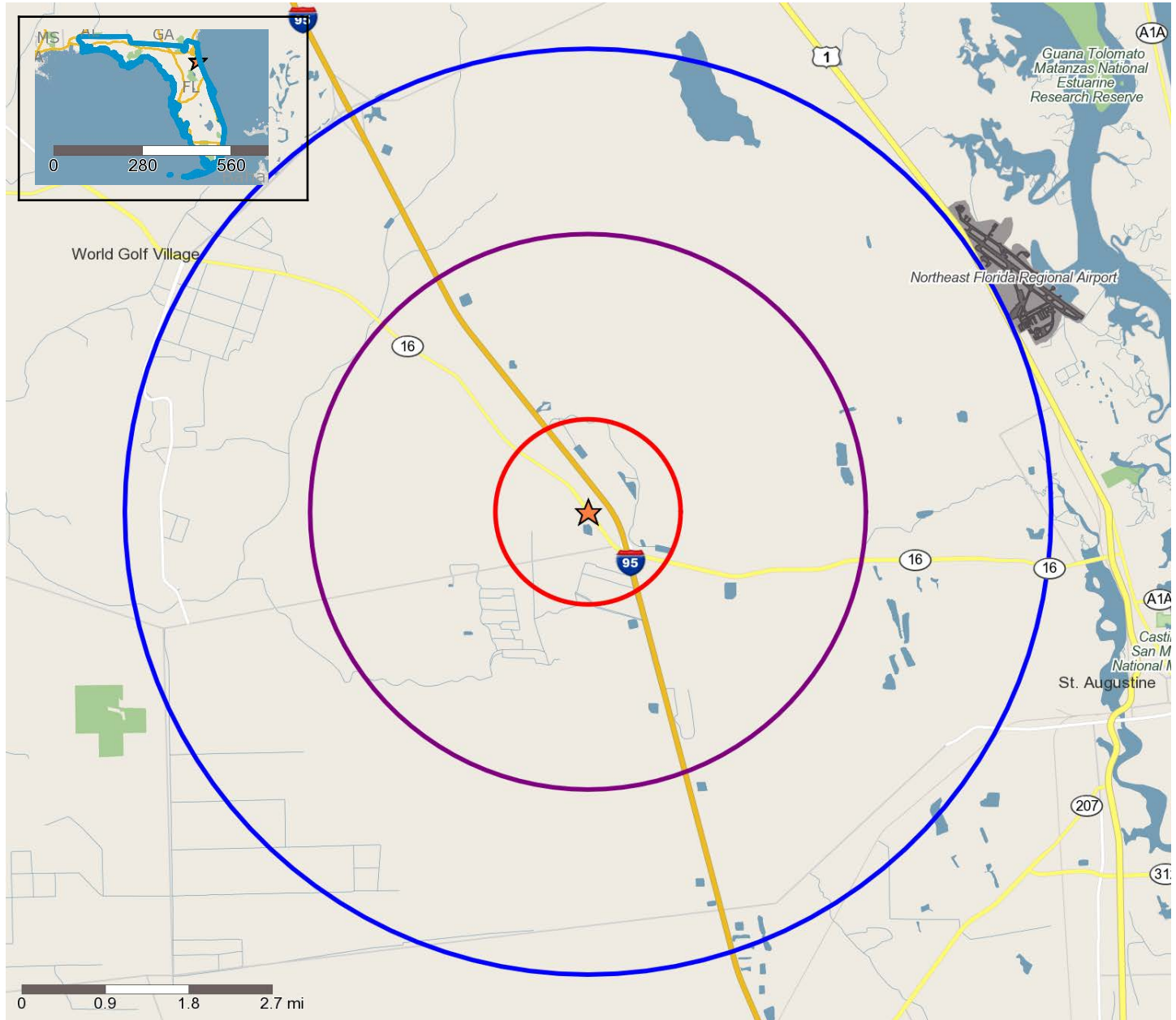
Premium Pointe - St. Augustine Memorandum

PARCELS AVAILABLE @ SR 16 & I-95




SR 16 @ 95 - ACROSS FROM ST. AUGUSTINE OUTLETS



Overview map showing the requested trade area(s) around Premium Pointe - St. Augustine, FL, (latitude, longitude: 29.923719, -81.419045):



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-  Trade Areas (in miles) - 1
-  Trade Areas (in miles) - 3
-  Trade Areas (in miles) - 5

Daytime Population Comparison Report for Premium Pointe - St. Augustine, FL, (latitude, longitude: 29.923719, -81.419045):

	1 mile(s)	3 mile(s)	5 mile(s)
2018A Population & Household Overview			
Population	1,289	4,036	23,184
Household Population	1,226	3,867	22,724
Family Population	83.6%	82.5%	82.6%
Non-family Population	16.4%	17.5%	17.4%
Group Quarters Population	63	169	460
Households	509	1,645	8,895
Family Households	76.2%	75.3%	75.0%
Non-family Households	23.8%	24.7%	25.0%
2018A Daytime Population			
Total Daytime Population	1,082	4,628	25,306
Population aged 16 and under (Children)	127	433	6,031
Daytime Population Age 16+	955	4,196	19,275
Civilian 16+, at Workplace	748	3,497	13,928
Civilian 16+, Unemployed	12	41	413
Civilian 16+, Work at home	53	191	756
Homemakers Age 16+	86	261	1,364
Retired population Age 65+	85	342	2,359
Student popn: Pre-kindergarten to 8th	54	244	3,597
Student popn: 9th grade-12th grade	10	26	1,893
Student popn: Post-secondary students	49	121	906

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Demographic Snapshot Comparison Report for Premium Pointe - St. Augustine, FL, (latitude, longitude: 29.923719, -81.419045):

	1 mile(s)	3 mile(s)	5 mile(s)
Population: 2018A			
Total Population	1,289	4,036	23,184
Female Population	47.77%	48.04%	49.62%
Male Population	52.23%	51.96%	50.38%
Population Density	411	143	295
Population Median Age	33.3	34.9	35.6
Employed Civilian Population 16+	720	2,314	12,954
% White Collar	64.7%	62.1%	59.6%
% Blue Collar	35.3%	37.9%	40.4%
Total Q1 2019 Employees	974	2,090	10,801
Total Q1 2019 Establishments*	97	200	1,052
Population Growth 2000-2010	187.45%	52.29%	84.79%
Population Growth 2018A-2023	12.74%	9.97%	9.05%
Income: 2018A			
Average Household Income	\$92,699	\$92,015	\$79,847
Median Household Income	\$68,811	\$67,707	\$58,611
Per Capita Income	\$37,399	\$38,226	\$30,909
Avg Income Growth 2000-2010	71.54%	63.67%	61.25%
Avg Income Growth 2018A-2023	14.49%	15.32%	15.35%
Households: 2018A			
Households	509	1,645	8,895
Average Household Size	2.57	2.53	2.54
Hhld Growth 2000-2010	190.18%	58.61%	96.19%
Hhld Growth 2018A-2023	15.01%	12.37%	10.62%
Housing Units: 2018A			
Occupied Units	509	1,645	8,895
% Occupied Units	91.97%	92.61%	93.33%
% Vacant Housing Units	8.03%	7.39%	6.67%
Owner Occ Housing Growth 2000-2010	171.05%	46.96%	95.45%
Owner Occ Housing Growth 2000-2023	324.81%	116.75%	175.58%
Owner Occ Housing Growth 2018A-2023	14.39%	11.83%	10.48%
Occ Housing Growth 2000-2010	190.18%	58.61%	96.19%
Occ Housing Growth 2010-2023	66.89%	52.82%	44.62%
Occ Housing Growth 2018A-2023	15.01%	12.37%	10.62%
Race and Ethnicity: 2018A			
% American Indian or Alaska Native Population	0.39%	0.32%	0.34%
% Asian Population	4.79%	3.35%	3.19%

	1 mile(s)	3 mile(s)	5 mile(s)
% Black Population	6.47%	6.18%	10.02%
% Hawaiian or Pacific Islander Population	0.07%	0.04%	0.07%
% Multirace Population	3.17%	2.76%	2.69%
% Other Race Population	2.19%	1.51%	1.70%
% White Population	82.92%	85.84%	81.99%
% Hispanic Population	12.51%	9.80%	9.87%
% Non Hispanic Population	87.49%	90.20%	90.13%
Seasonal Population Trending			
Q4 2015	26	85	667
Q1 2016	29	91	698
Q2 2016	31	98	748
Q3 2016	27	88	611
Q4 2016	28	91	631
Q1 2017	49	152	977
Q2 2017	49	152	977
Q3 2017	51	156	989
Q4 2017	53	157	992

*Establishment counts include D&B business location records that have a valid telephone, known SIC code and D&B rating as well as exclude cottage industries (businesses that operate from a residence).

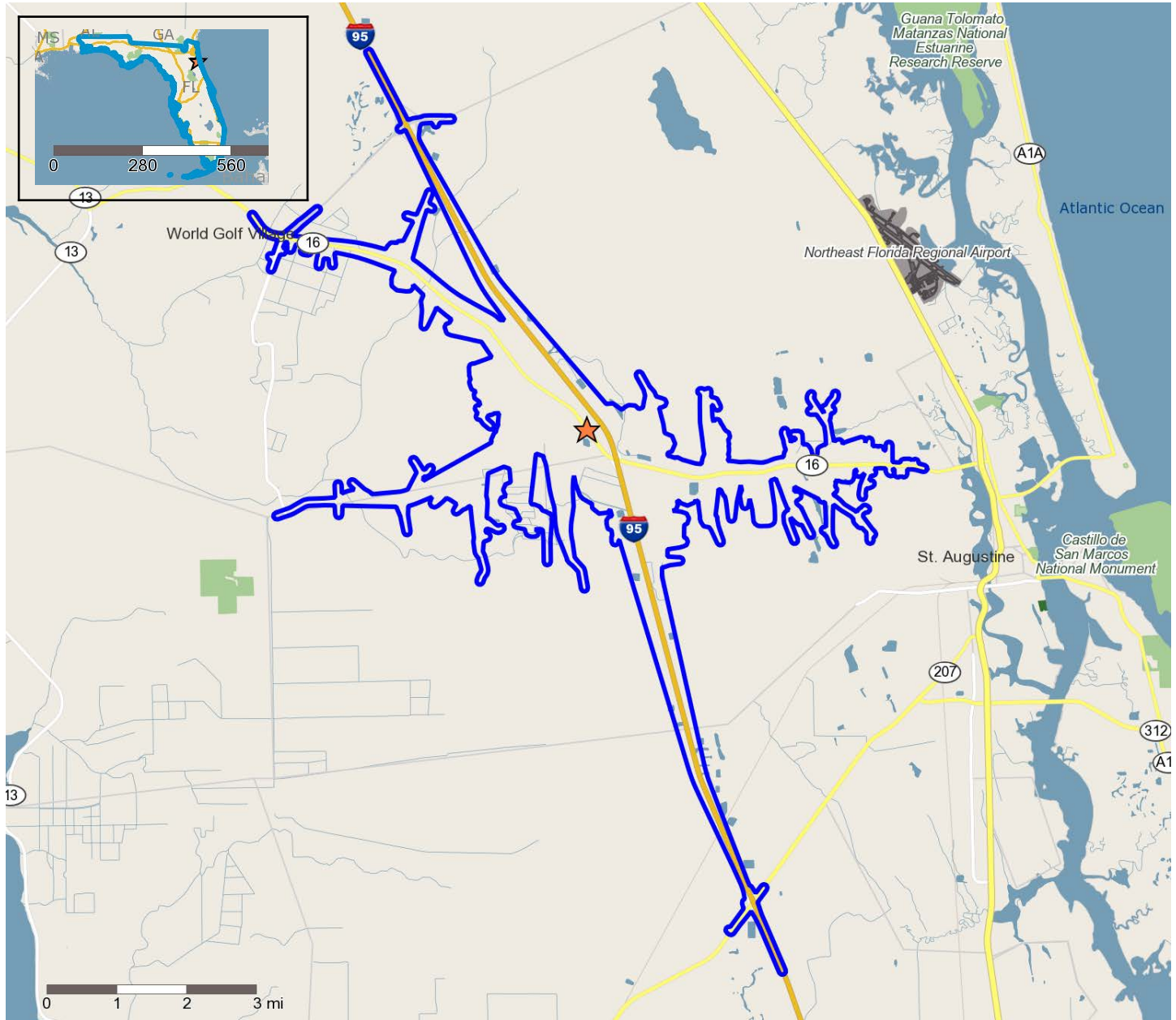
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Overview map showing the requested trade area(s) around Premium Pointe - St. Augustine, FL, (latitude, longitude: 29.923719, -81.419045):



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N Trade Area (in drivetime minutes) - 8

Daytime Population Comparison Report for Premium Pointe - St. Augustine, FL, (latitude, longitude: 29.923719, -81.419045):

8 drivetime minute(s)

2018A Population & Household Overview

Population	4,278
Household Population	4,140
Family Population	82.3%
Non-family Population	17.7%
Group Quarters Population	138
Households	1,768
Family Households	74.8%
Non-family Households	25.2%

2018A Daytime Population

Total Daytime Population	5,069
Population aged 16 and under (Children)	1,046
Daytime Population Age 16+	4,023
Civilian 16+, at Workplace	3,043
Civilian 16+, Unemployed	66
Civilian 16+, Work at home	157
Homemakers Age 16+	258
Retired population Age 65+	395
Student popn: Pre-kindergarten to 8th	541
Student popn: 9th grade-12th grade	442
Student popn: Post-secondary students	171

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Demographic Snapshot Comparison Report for Premium Pointe - St. Augustine, FL, (latitude, longitude: 29.923719, -81.419045):

8 drivetime minute(s)

Population: 2018A	
Total Population	4,278
Female Population	48.86%
Male Population	51.14%
Population Density	291
Population Median Age	35.0
Employed Civilian Population 16+	2,375
% White Collar	61.2%
% Blue Collar	38.8%
Total Q1 2019 Employees	3,238
Total Q1 2019 Establishments*	303
Population Growth 2000-2010	74.85%
Population Growth 2018A-2023	9.76%
Income: 2018A	
Average Household Income	\$82,686
Median Household Income	\$60,674
Per Capita Income	\$34,731
Avg Income Growth 2000-2010	61.71%
Avg Income Growth 2018A-2023	15.18%
Households: 2018A	
Households	1,768
Average Household Size	2.52
Hhld Growth 2000-2010	81.77%
Hhld Growth 2018A-2023	11.80%
Housing Units: 2018A	
Occupied Units	1,768
% Occupied Units	92.75%
% Vacant Housing Units	7.25%
Owner Occ Housing Growth 2000-2010	79.77%
Owner Occ Housing Growth 2000-2023	159.46%
Owner Occ Housing Growth 2018A-2023	11.37%
Occ Housing Growth 2000-2010	81.77%
Occ Housing Growth 2010-2023	50.21%
Occ Housing Growth 2018A-2023	11.80%
Race and Ethnicity: 2018A	
% American Indian or Alaska Native Population	0.34%
% Asian Population	3.22%

8 drivetime minute(s)

% Black Population	7.53%
% Hawaiian or Pacific Islander Population	0.05%
% Multirace Population	2.65%
% Other Race Population	1.60%
% White Population	84.61%
% Hispanic Population	9.69%
% Non Hispanic Population	90.31%
Seasonal Population Trending	
Q4 2015	119
Q1 2016	125
Q2 2016	134
Q3 2016	108
Q4 2016	112
Q1 2017	179
Q2 2017	179
Q3 2017	182
Q4 2017	185

*Establishment counts include D&B business location records that have a valid telephone, known SIC code and D&B rating as well as exclude cottage industries (businesses that operate from a residence).

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