



## KERNAN VILLAGE

Atlantic Blvd at Kernan Blvd, Jacksonville, FL

Kernan Village is located on the SWC of Atlantic Blvd (State Road 10) and Kernan Blvd. It lies at the heart of a regional shopping destination serving the northern, eastern, and coastal Jacksonville submarkets. Kernan Village is anchored by a Walmart Supercenter at the intersection of two of the region's primary arterials, Ross and Petco. It serves an expanded trade area that includes the high growth and affluent areas of the Jacksonville MSA.

**WEINGARTEN  
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**PROPERTY SIZE** 85,158 SQ. FT.

**LAT/LONG** 30.31789 N, -81.4913 W

**TRAFFIC COUNTS** ATLANTIC BLVD & KERNAN BLVD - 78,160

## CONTACT

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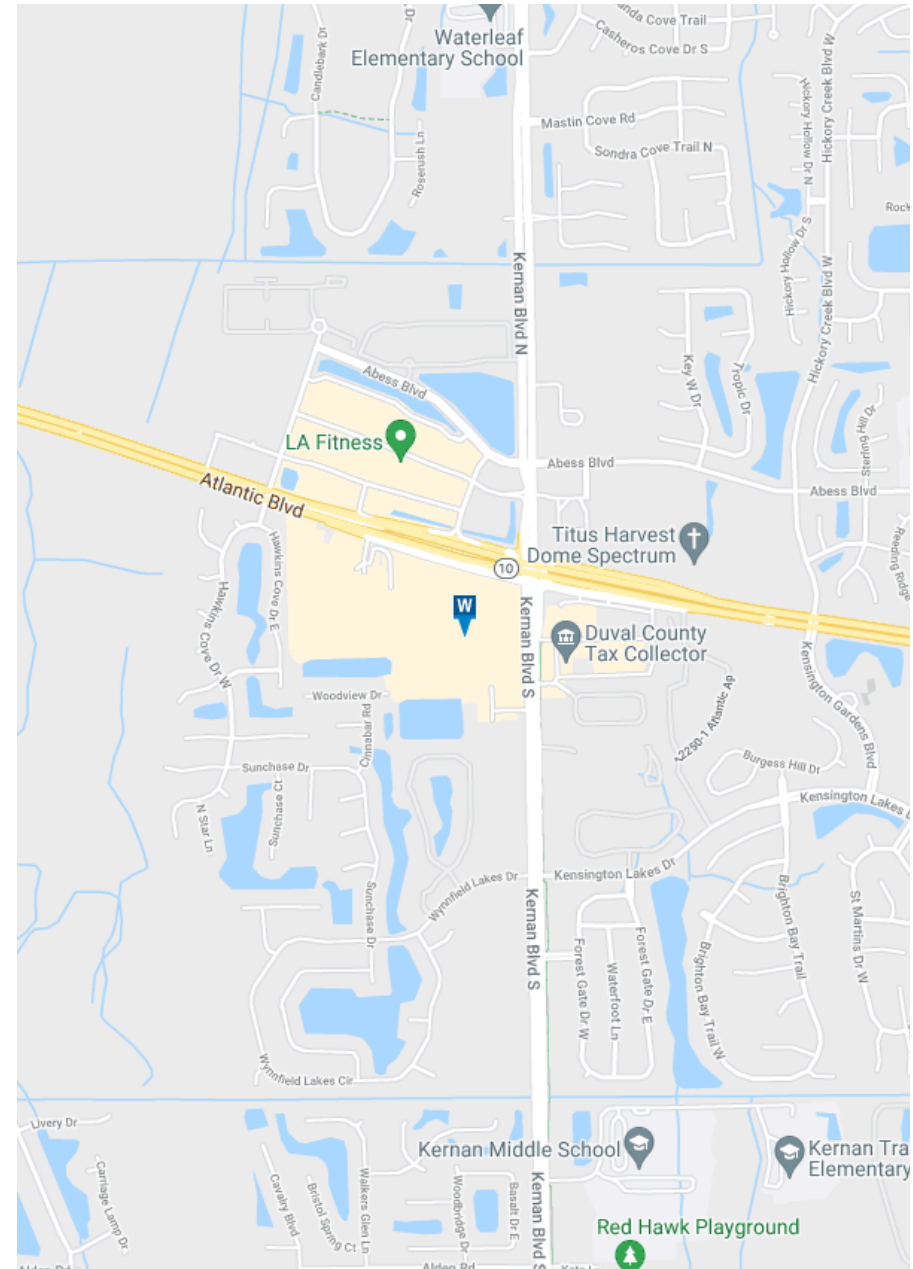
TENANTS LIST

AOA	Beauty Max	3,000 SF
AOC	GameStop	1,500 SF
AOD	Myre's Asian Market	2,480 SF
AOE	Ross Dress for Less	30,187 SF
AOH	Petco	15,000 SF
BOA	Supercuts	1,200 SF
BOB	T&L Nails	1,200 SF
BOD	Pacific Asian Bistro	2,600 SF
BOE	Prestige Barber Shop	1,400 SF
BOG	Golden Liquor	2,400 SF
BOJ	Kernan Chiropractic Center	2,600 SF
BOK	Tropical Smoothie Cafe	1,800 SF
ROA	Jollibee Chicken & Burgers	3,456 SF
ROB	Cinco de Mayo	6,314 SF
ROC	Longhorn Steakhouse	5,634 SF
ROD	Available	4,387 SF
1	Walmart	0 SF



This site plan is presented solely for the purpose of identifying the approximate location and size of the building, and intended for use as a reference only.

Demographic Summary	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	11,335	42,331	90,041	190,174
Average Household Income	\$79,761	\$81,037	\$86,696	\$85,688
<b>Population Trends</b>				
2000 Population	5,950	27,027	63,080	145,498
2010 Population	9,691	36,071	78,378	169,827
2020 Population	11,335	42,331	90,041	190,174
2025 Population	12,092	45,125	95,395	199,845
Absolute Growth 2010 to 2020'	16.96%	17.35%	14.88%	11.98%
Projected Growth 2020 to 2025'	6.68%	6.6%	5.95%	5.09%
<b>Race &amp; Ethnicity</b>				
% White	52.18%	56.98%	61.01%	63.28%
% Black	18.77%	16.12%	14.74%	15.72%
% Asian	13.98%	11.99%	8.73%	6.33%
% Other	4.16%	4.14%	4.06%	3.74%
% Hispanic	10.91%	10.78%	11.46%	10.93%
<b>Income &amp; Education</b>				
Median Household Income	68,350	69,636	68,929	65,709
Average Household Income	\$79,761	\$81,037	\$86,696	\$85,688
% College Graduates	45.41%	45.84%	45.14%	44.9%
<b>Age</b>				
Median Age	37	37.8	37.4	37
% Age < 18	24.29%	23.87%	23.22%	23.11%
% Age 65 +	11.32%	12.51%	13.2%	13.78%
<b>Households &amp; Housing</b>				
Households	3,867	14,906	33,161	72,810
Average Household Size	2.93	2.84	2.68	2.55
Median Housing Value	\$326,864	\$308,308	\$316,920	\$309,960
% Owner Occupied Housing	67.8%	67.39%	62.7%	58.07%
% Renter Occupied Housing	26.71%	25.71%	29.75%	33.23%
% Vacant Housing	5.49%	6.91%	7.54%	8.7%
<b>Workplace &amp; Workers</b>				
Number of Businesses	64	352	1,877	4,943
% White Collar	61.96%	63.92%	64.88%	66.1%
% Blue Collar	38.04%	36.08%	35.12%	33.9%



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