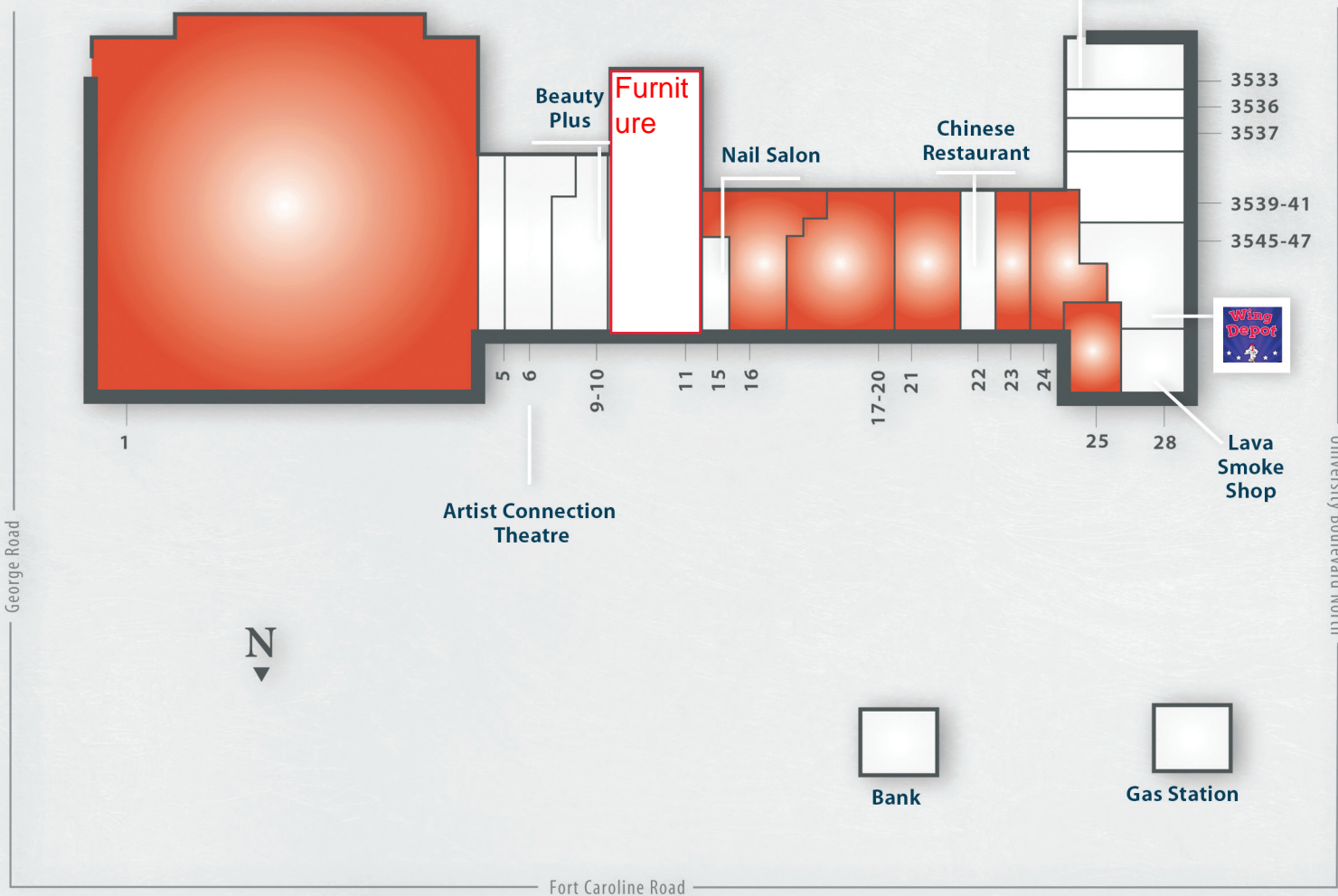


Gazebo Shopping Center

5566 Fort Caroline Road
3533 - 3547 University Boulevard North
Jacksonville, FL 32277

DEMOGRAPHICS

DESCRIPTION	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
Population			
2026 Projection	13,132	66,208	167,102
2021 Estimate	12,459	65,586	160,573
2010 Census	11,159	61,779	150,387
2000 Census	11,233	64,391	155,465
Population by race			
White	46.45%	45.55%	42.59%
Black African American	43.72%	44.08%	47.77%
Hispanic Other	109.84%	110.38%	109.64%
2021 Estimate			
Average HH Income	\$64,378.00	\$64,043.00	\$62,018.00
2021 Estimate			
Median HH Income	\$47,444.82	\$47,760.78	\$43,485.67
2021 Estimate			
Median Age	31.67	35.73	36.24



LEGEND

5566 Fort Caroline Road

UNIT	TENANT	SQ.FT.
1	Available	34,400
5	Artist Connection Theatre	2,000
6	Artist Connection Theatre	4,920
9-10	Beauty Plus	3,600
11	Available	7,000
15	Nail Salon	975

16	Available	2,796
17-20	Available	4,240
21	Available	2,700
22	Chinese Restaurant	1,360
23	Available	1,600
24	Available	1,508
25	Available	1,740
28	Lava Smoke Shop	1,225
3545-47	Wing Depot	2,975

3533 - 3547 University Boulevard North

UNIT	TENANT	SQ.FT.
3539-41	Fields Market	2,535
3537	Massis Cellular	1,300
3536	Hair Salon	1,040
3533	Dry Cleaners	1,820