

# RETAIL FOR LEASE

# Shopping Center on Roosevelt Blvd

## Roosevelt Blvd & San Juan Ave, Jacksonville, FL 32210



### Property Highlights:

- 42,000 Average Annual Daily Traffic in front of site.
- Easy cross access from CVS.
- Full Access Strip Center with Ameris Bank in front.

FOR MORE INFO, PLEASE CONTACT:

**JOHN ERGISI**  
PHONE: 904 403 2234  
JERGISI@MURPHYLANDRETAIL.COM



11555 Central Parkway,  
Ste 1102  
Jacksonville, FL 32224  
murphylandretail.com

**RETAIL FOR LEASE**

**Shopping Center on Roosevelt Blvd**

**Roosevelt Blvd & San Juan Ave, Jacksonville, FL 32210**



**FOR MORE INFO, PLEASE CONTACT:**

**JOHN ERGISI**

**PHONE: 904 403 2234**

**JERGISI@MURPHYLANDRETAIL.COM**

**MURPHY**

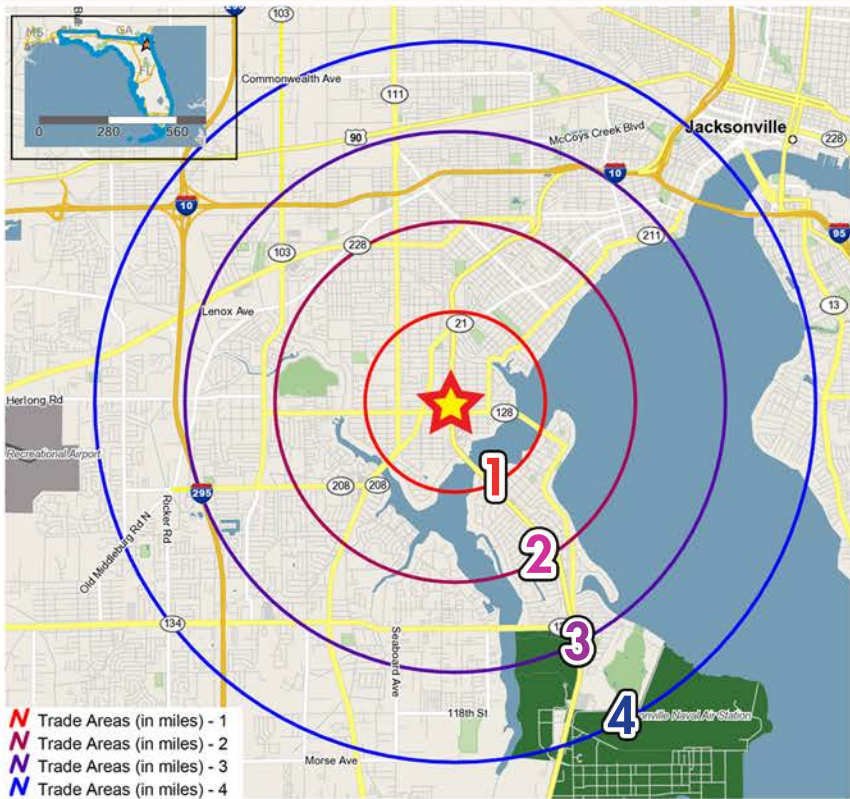
LAND AND RETAIL SERVICES, INC.

COMMERCIAL REAL ESTATE

11555 Central Parkway,  
Ste 1102  
Jacksonville, FL 32224

[murphylandretail.com](http://murphylandretail.com)

# Roosevelt Blvd & San Juan Ave, Jacksonville, FL 32210



| Population: 2017A                | 1 mile(s)    | 2 mile(s)     | 3 mile(s)     | 4 mile(s)      |
|----------------------------------|--------------|---------------|---------------|----------------|
| <b>Total Population</b>          | <b>8,251</b> | <b>36,891</b> | <b>74,866</b> | <b>116,520</b> |
| Female Population                | 53.23%       | 52.25%        | 52.35%        | 52.84%         |
| Male Population                  | 46.77%       | 47.75%        | 47.65%        | 47.16%         |
| Population Density               | 2,628        | 2,938         | 2,650         | 2,320          |
| Population Median Age            | 40.5         | 38.2          | 37.2          | 36.7           |
| Employed Civilian Population 16+ | 4,435        | 19,311        | 38,540        | 57,559         |
| % White Collar                   | 64.9%        | 63.7%         | 62.4%         | 60.8%          |
| % Blue Collar                    | 35.1%        | 36.3%         | 37.6%         | 39.2%          |
| Total Q3 2017 Employees          | 5,112        | 12,916        | 33,915        | 74,973         |
| Total Q3 2017 Establishments*    | 731          | 1,839         | 3,824         | 6,077          |
| Population Growth 2000-2010      | -8.39%       | -5.71%        | -6.94%        | -2.88%         |
| Population Growth 2017A-2022     | -2.80%       | -1.89%        | -1.44%        | -0.19%         |

| Income: 2017A                   | 1 mile(s)       | 2 mile(s)       | 3 mile(s)       | 4 mile(s)       |
|---------------------------------|-----------------|-----------------|-----------------|-----------------|
| <b>Average Household Income</b> | <b>\$65,760</b> | <b>\$68,588</b> | <b>\$62,637</b> | <b>\$59,691</b> |
| Median Household Income         | \$47,286        | \$43,731        | \$40,319        | \$39,390        |
| Per Capita Income               | \$30,008        | \$30,199        | \$27,010        | \$24,875        |
| Avg Income Growth 2000-2010     | 25.23%          | 20.25%          | 20.41%          | 18.47%          |
| Avg Income Growth 2017A-2022    | 15.03%          | 14.93%          | 14.80%          | 14.39%          |

| Households: 2017A      | 1 mile(s)    | 2 mile(s)     | 3 mile(s)     | 4 mile(s)     |
|------------------------|--------------|---------------|---------------|---------------|
| <b>Households</b>      | <b>3,761</b> | <b>16,223</b> | <b>32,192</b> | <b>48,364</b> |
| Average Household Size | 2.17         | 2.24          | 2.30          | 2.38          |
| Hhld Growth 2000-2010  | -6.59%       | -3.29%        | -3.96%        | 0.03%         |
| Hhld Growth 2017A-2022 | -1.36%       | -0.27%        | 0.45%         | 1.87%         |

| Housing Units: 2017A                | 1 mile(s) | 2 mile(s) | 3 mile(s) | 4 mile(s) |
|-------------------------------------|-----------|-----------|-----------|-----------|
| Occupied Units                      | 3,761     | 16,223    | 32,192    | 48,364    |
| % Occupied Units                    | 91.41%    | 89.14%    | 87.98%    | 88.17%    |
| % Vacant Housing Units              | 8.59%     | 10.86%    | 12.02%    | 11.83%    |
| Owner Occ Housing Growth 2000-2010  | -13.53%   | -10.41%   | -8.87%    | -5.88%    |
| Owner Occ Housing Growth 2000-2022  | -18.67%   | -14.99%   | -12.13%   | -7.80%    |
| Owner Occ Housing Growth 2017A-2022 | -2.26%    | -1.33%    | -0.23%    | 0.94%     |
| Occ Housing Growth 2000-2010        | -6.59%    | -3.29%    | -3.96%    | 0.03%     |
| Occ Housing Growth 2010-2022        | 1.20%     | 2.78%     | 4.42%     | 6.39%     |
| Occ Housing Growth 2017A-2022       | -1.36%    | -0.27%    | 0.45%     | 1.87%     |

| 2017A Daytime Population                | 1 mile(s)     | 2 mile(s)     | 3 mile(s)     | 4 mile(s)      |
|---|---------------|---------------|---------------|----------------|
| <b>Total Daytime Population</b>         | <b>12,552</b> | <b>36,974</b> | <b>87,634</b> | <b>163,334</b> |
| Population aged 16 and under (Children) | 2,777         | 8,850         | 18,531        | 29,161         |
| Daytime Population Age 16+              | 9,775         | 28,123        | 69,103        | 134,173        |
| Civilian 16+, at Workplace              | 7,639         | 18,572        | 48,789        | 101,678        |
| Civilian 16+, Unemployed                | 292           | 1,144         | 2,480         | 4,067          |
| Civilian 16+, Work at home              | 182           | 578           | 1,004         | 1,499          |
| Homemakers Age 16+                      | 566           | 2,726         | 5,296         | 8,441          |
| Retired population Age 65+              | 994           | 4,028         | 8,216         | 13,134         |
| Student popn: Pre-kindergarten to 8th   | 2,472         | 6,446         | 12,117        | 19,285         |
| Student popn: 9th grade-12th grade      | 0             | 1,215         | 5,043         | 7,559          |
| Student popn: Post-secondary students   | 335           | 1,622         | 3,037         | 4,963          |

FOR MORE INFO, PLEASE CONTACT:

**JOHN ERGISI**  
**PHONE: 904 403 2234**  
**JERGISI@MURPHYLANDRETAIL.COM**



11555 Central Parkway,  
 Ste 1102  
 Jacksonville, FL 32224  
[murphylandretail.com](http://murphylandretail.com)