

Brooklyn Station on Riverside
Jacksonville, Florida

1 Mile Radius

3 Mile Radius

5 Mile Radius

10 Minute Drive

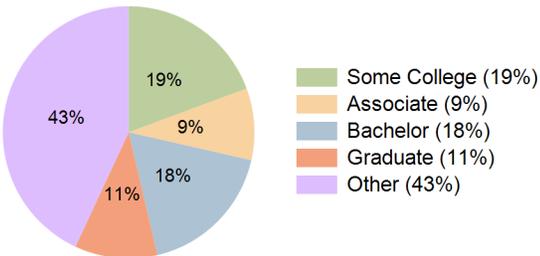
Current Year Demographics

Current Population	5,144	85,421	195,527	130,840
Total Daytime Pop	48,624	168,299	303,279	230,054
Daytime Workers	46,365	123,563	198,594	161,518
Average Household Income	\$80,430	\$76,832	\$78,516	\$75,596
Median Household Income	\$57,913	\$47,538	\$52,096	\$49,103
Total Households	2,987	38,042	83,310	57,369
Median Home Value	\$494,944	\$294,331	\$246,958	\$263,526
Bachelors Degree	26.2%	19.1%	18.3%	17.8%
Graduate Degree	12.5%	11.7%	10.0%	10.6%
Consumer Spending Index	70	68	69	67

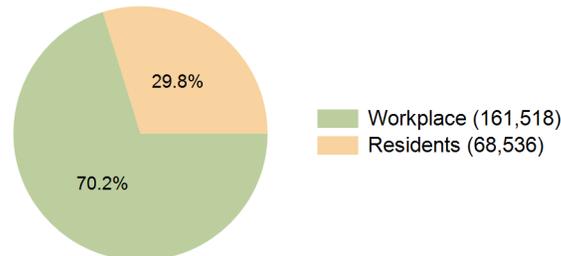
2030 Demographic Projections

Projected Population	6,511	90,115	200,505	135,988
Projected 5 Year Annual Growth Rate (Pop)	4.8%	1.1%	0.5%	0.8%
Projected Households	3,930	41,232	87,003	60,934
Projected 5 Year Annual Growth Rate (HH)	5.6%	1.6%	0.9%	1.2%

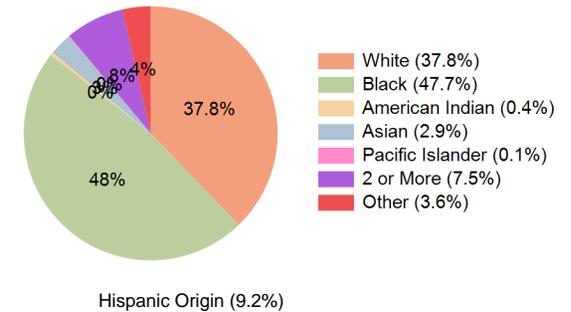
Education (10 Minute Drive)



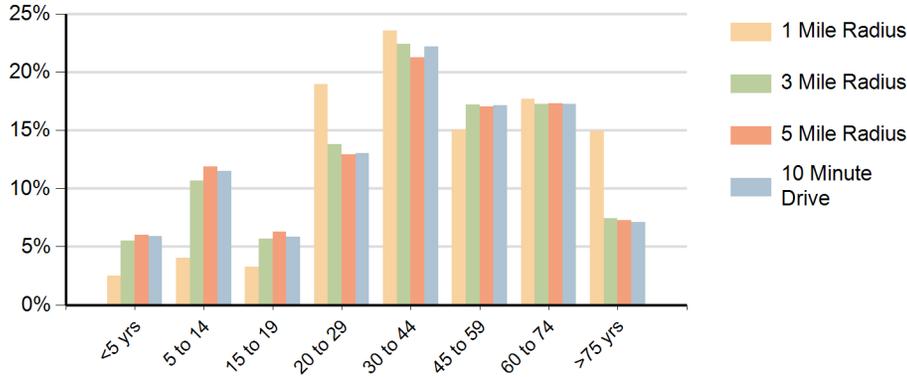
Daytime Population (10 Minute Drive)



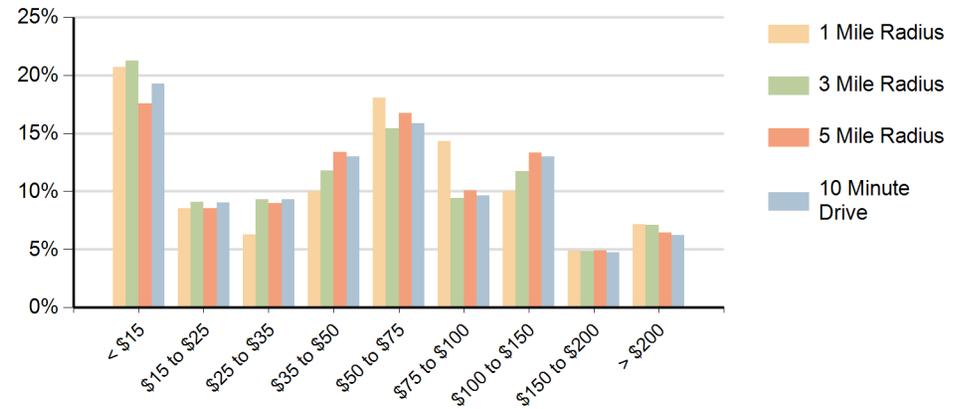
Race (10 Minute Drive)



Population by Age Range



Households by Income Range (\$000)



Brooklyn Station on Riverside Jacksonville, Florida		1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Minute Drive
Population	Current Estimated Population	5,144	85,421	195,527	130,840
	2020 Census Population	4,544	82,298	192,163	127,048
	2010 Census Population	3,161	77,536	179,842	119,862
	Historical Annual Growth 2010 to 2020	3.7%	0.6%	0.7%	0.6%
	Estimated Annual Growth 2020 to 2025	2.4%	0.7%	0.3%	0.6%
	Projected Annual Growth 2025 to 2030	4.8%	1.1%	0.5%	0.8%
Households	Current Estimated Households	2,987	38,042	83,310	57,369
	2020 Census Households	2,488	35,710	80,366	54,482
	2010 Census Households	1,680	32,275	74,424	50,169
	Historical Annual Growth 2010 to 2020	4.0%	1.0%	0.8%	0.8%
	Estimated Annual Growth 2020 to 2025	3.5%	1.2%	0.7%	1.0%
	Projected Annual Growth 2025 to 2030	5.6%	1.6%	0.9%	1.2%
Population per Household		1.5	2.1	2.2	2.2
Race	White	57.6%	36.4%	38.3%	37.8%
	Black or African American	27.0%	51.9%	47.0%	47.7%
	American Indian	0.5%	0.4%	0.4%	0.4%
	Asian	4.1%	2.2%	2.6%	2.9%
	Pacific Islander	0.3%	0.1%	0.1%	0.1%
	2 or More Races	7.9%	6.7%	7.7%	7.5%
	Other Races	2.6%	2.4%	3.9%	3.6%
	Hispanic Origin	9.2%	7.0%	9.8%	9.2%