

Brooklyn Station on Riverside  
Jacksonville, Florida

1 Mile Radius

3 Mile Radius

5 Mile Radius

10 Minute Drive

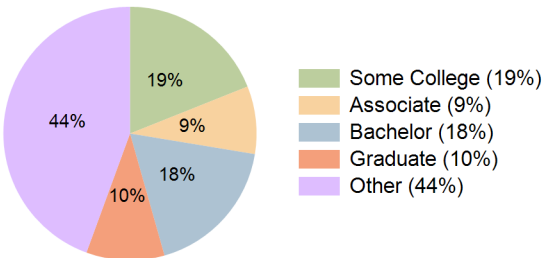
Current Year Demographics

Current Population	5,184	85,321	195,850	131,269
Total Daytime Pop	57,562	174,669	306,720	234,429
Daytime Workers	55,426	131,691	205,816	168,314
Average Household Income	\$73,619	\$74,379	\$75,508	\$72,773
Median Household Income	\$53,814	\$42,480	\$46,562	\$43,907
Total Households	3,003	37,880	83,137	57,465
Median Home Value	\$464,796	\$303,524	\$245,015	\$264,893
Bachelors Degree	31.4%	19.1%	18.4%	18.0%
Graduate Degree	15.6%	11.0%	9.6%	10.0%
Consumer Spending Index	66	67	68	66

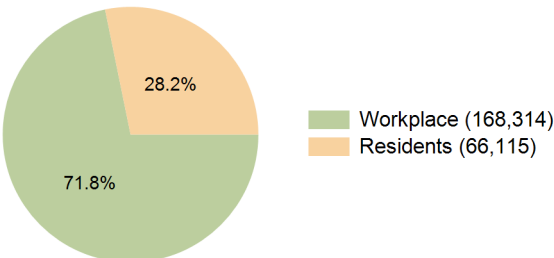
2029 Demographic Projections

Projected Population	5,572	89,389	200,042	135,711
Projected 5 Year Annual Growth Rate (Pop)	1.5%	0.9%	0.4%	0.7%
Projected Households	3,350	40,979	87,007	61,065
Projected 5 Year Annual Growth Rate (HH)	2.2%	1.6%	0.9%	1.2%

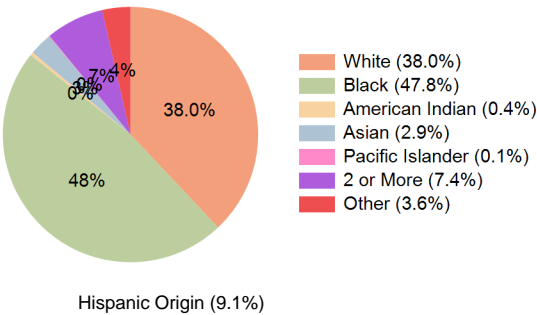
Education (10 Minute Drive)



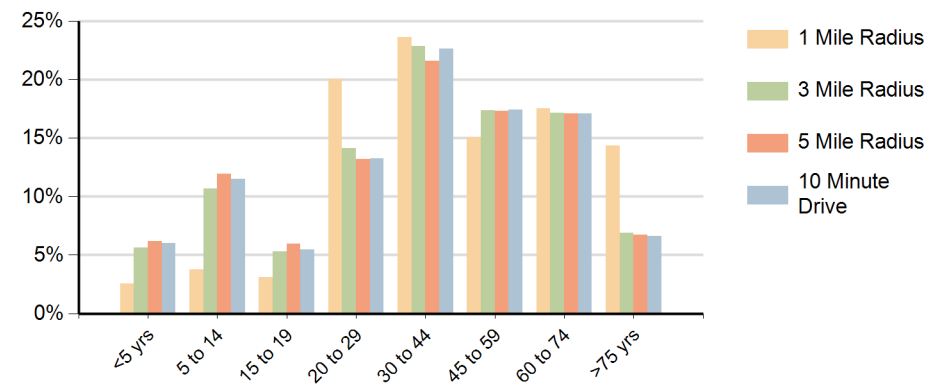
Daytime Population (10 Minute Drive)



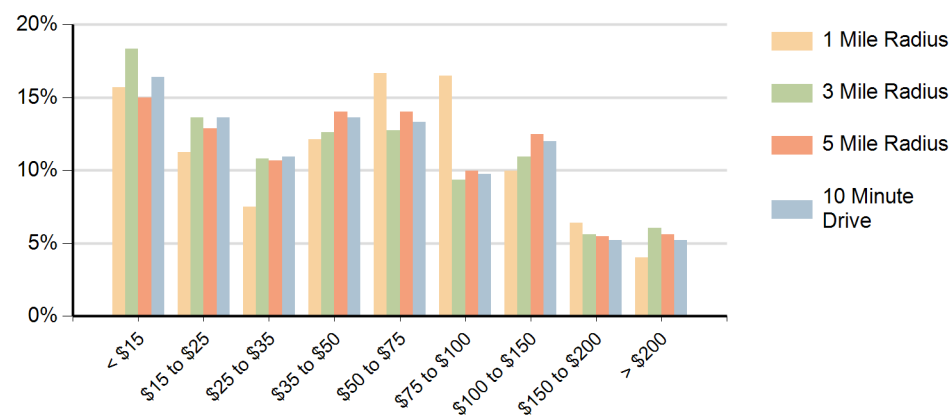
Race (10 Minute Drive)



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	5,184	85,321	195,850	131,269
	2020 Census Population	4,544	82,298	192,163	127,535
	2010 Census Population	3,161	77,536	179,842	120,241
	Historical Annual Growth 2010 to 2020	3.7%	0.6%	0.7%	0.6%
	Estimated Annual Growth 2020 to 2024	3.2%	0.9%	0.5%	0.7%
	Projected Annual Growth 2024 to 2029	1.5%	0.9%	0.4%	0.7%
Households	Current Estimated Households	3,003	37,880	83,137	57,465
	2020 Census Households	2,488	35,710	80,366	54,785
	2010 Census Households	1,680	32,275	74,424	50,389
	Historical Annual Growth 2010 to 2020	4.0%	1.0%	0.8%	0.8%
	Estimated Annual Growth 2020 to 2024	4.5%	1.4%	0.8%	1.1%
	Projected Annual Growth 2024 to 2029	2.2%	1.6%	0.9%	1.2%
Race	Population per Household	1.5	2.1	2.3	2.2
	White	57.9%	36.5%	38.4%	38.0%
	Black or African American	27.0%	52.1%	47.1%	47.8%
	American Indian	0.4%	0.4%	0.4%	0.4%
	Asian	4.1%	2.1%	2.6%	2.9%
	Pacific Islander	0.2%	0.1%	0.1%	0.1%
	2 or More Races	7.8%	6.5%	7.6%	7.4%
	Other Races	2.6%	2.3%	3.8%	3.6%
Hispanic Origin		9.0%	6.8%	9.6%	9.1%