SOUTHGATE PLAZA
Anchor, Outparcel & Shop Space Available
3428 Beach Boulevard • Jacksonville, Florida

PROPERTY HIGHLIGHTS:
• Anchor, Outparcel & Shop Space Available
• Frontage on Beach Boulevard
• Two Signalized Intersections
• Up to 90,000 sq ft of retail available

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## DEMOGRAPHICS

### Executive Summary

**Southgate Plaza**  
3428 Beach Blvd, Jacksonville, Florida, 32207  
Drive Times: 6 minute radii

- **Population**
  - 2000 Population: 22,868  
  - 2010 Population: 23,392  
  - 2016 Population: 23,444  
  - 2021 Population: 23,874

- **Median Household Income**
  - 2016 Median Household Income: $36,179  
  - 2021 Median Household Income: $38,336

### Median Age

The median age in this area is 38.9, compared to U.S. median age of 38.0.

### Race and Ethnicity

- **2016 White Alone**: 63.4%  
- **2016 Black Alone**: 24.0%  
- **2016 American Indian/Alaska Native Alone**: 0.4%  
- **2016 Asian Alone**: 4.6%  
- **2016 Pacific Islander Alone**: 0.0%  
- **2016 Two or More Races**: 4.3%  
- **2016 Hispanic Origin (Any Race)**: 13.6%

Persons of Hispanic origin represent 13.6% of the population in the identified area compared to 17.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 64.7 in the identified area, compared to 63.5 for the U.S. as a whole.

### Households

- **2000 Households**: 10,260  
- **2010 Households**: 10,658  
- **2016 Total Households**: 10,615  
- **2021 Total Households**: 10,790

The household count in this area has changed from 10,658 in 2010 to 10,615 in the current year, a change of -0.06% annually. The five-year projection of households in the area is 10,615 representing a change of 0.39% annually from 2016 to 2021. Currently, there are 34.3% of the 12,362 housing units in the area that are owner occupied; 51.6%, renter occupied; and 14.1% are vacant. In 2016, there were 12,182 housing units in the area - 40.2% owner occupied, 47.3% renter occupied, and 12.5% vacant. The annual rate of change in housing units since 2010 is 0.64%. Median home value in the area is $150,697, compared to median home value of $198,891 for the U.S. In five years, median value is projected to change by 3.40% annually to $178,077.

| Data Note: Income is expressed in current dollars  
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