

FREE STANDING RETAIL FOR LEASE

FREE STANDING AT BLANDING BLVD FOR LEASE

**.77 acre parcel
with
7,000 + - SF Building**

On high traffic commercial corridor
Former Discount Tire Location
Zoned BSC (Most commercial uses
with some specific restrictions on
certain types of automotive
services – please call for details)

Traffic Count: 44,500
at entrance from Blanding Blvd.

Radius	1	3	5
Population	4,703	25,932	80,228
Avg. HH Inc.	\$63,324	\$76,188	\$82,640

Comprehensive demographic, business, & area financial information can be provided by listing broker upon request.

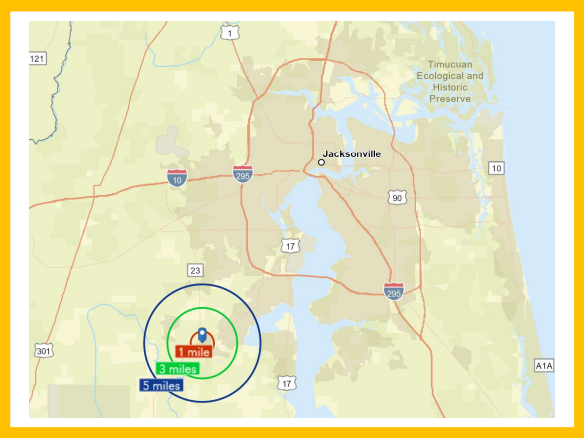


Jacksonville, Florida MSA

BASE RENT	\$18.00 /SF
CAM / RE-TAX /INS.	\$2.54 /SF
M/onthly Base Rent is	\$10,500
CAM / Ins. & RE Tax est. / MO.	\$1,481.67
Sales Tax Currently at	7%
Total Monthly Rental	\$12,820.39

1567 BRANAN FIELD RD, MIDDLEBURG, FL
At **Plantation Crossings**

Double wide entrance drive to and from Blanding Blvd. 25 parking spaces (3.97 /1000 SF). Visible from Blanding Blvd. Adjacent to Lowes and anchored by Home Depot. Close to Walmart, Chick-fil-a, the new St. Vincents' Medical Center, VyStar, Mattress Firm, T Mobile & AT&T, Dollar Tree, St Vincent's Optimal Imaging + multiple retail, medical, & service businesses.



J R McNeal Company, Inc.
Licensed Real Estate Broker
13846 Atlantic Blvd. #1011
Jacksonville, FL 32225

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Rosely Kanner 904-403-6422
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AERIAL PLANTATION CROSSINGS



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AERIAL

**1576 BRANAN FIELD RD
MIDDLEBURG, FL**

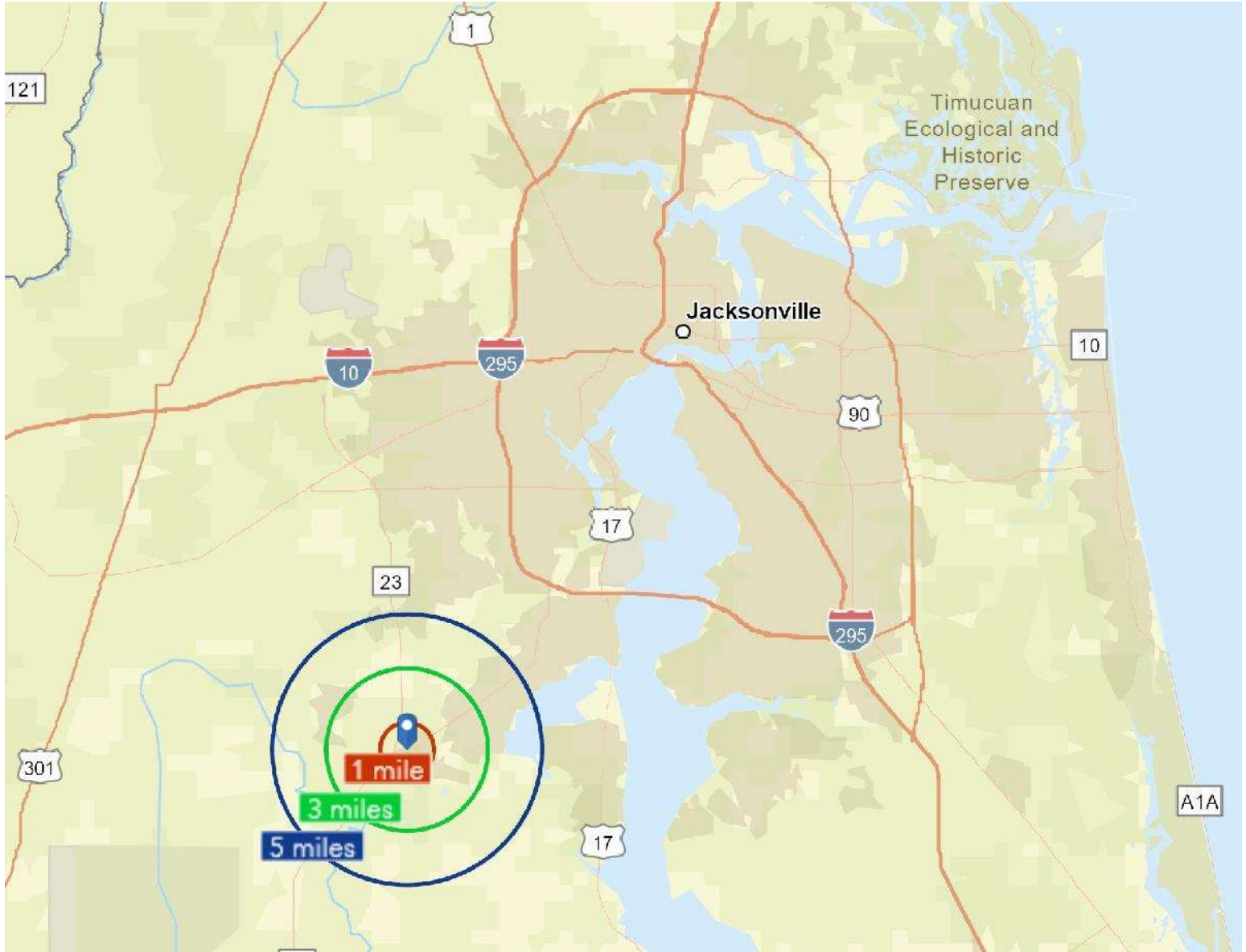


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REGIONAL MAP



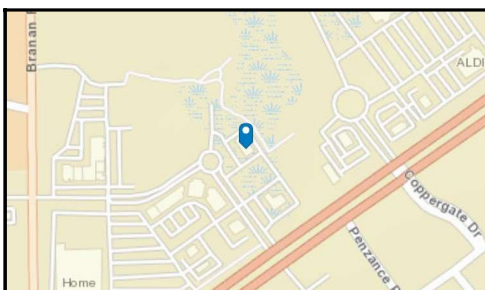
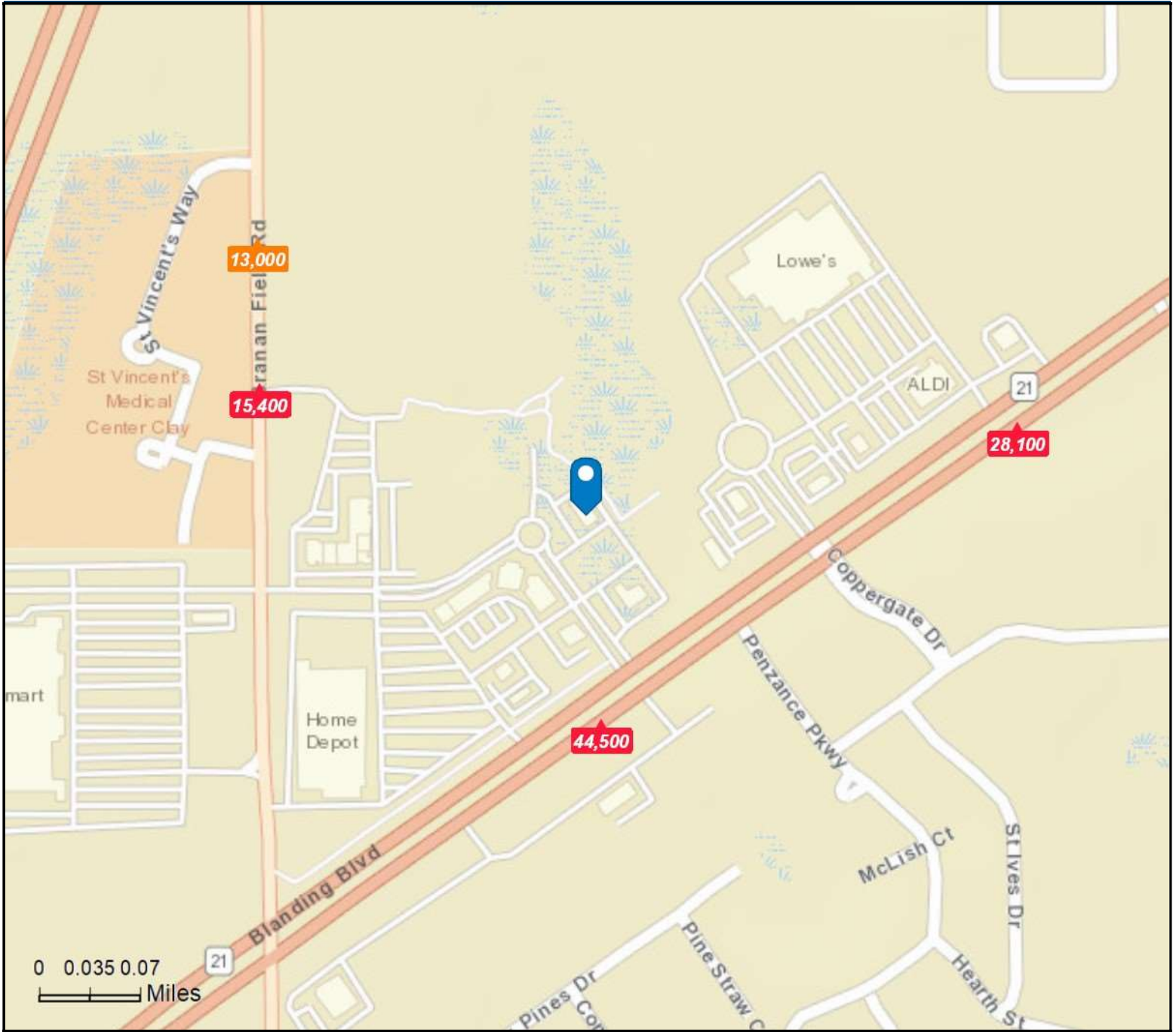
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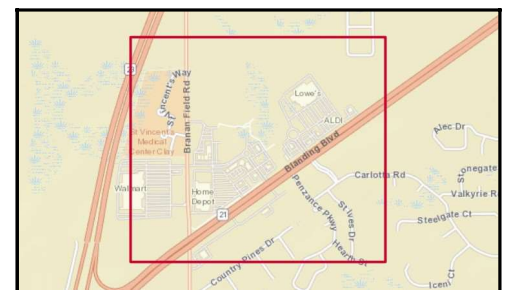
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1567 Branan Field Rd
 1567 Branan Field Rd, Middleburg, Florida, 32068
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 30.10749
 Longitude: -81.83091



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2019 Kalibrate Technologies (Q4 2019).

PLANTATION CROSSINGS

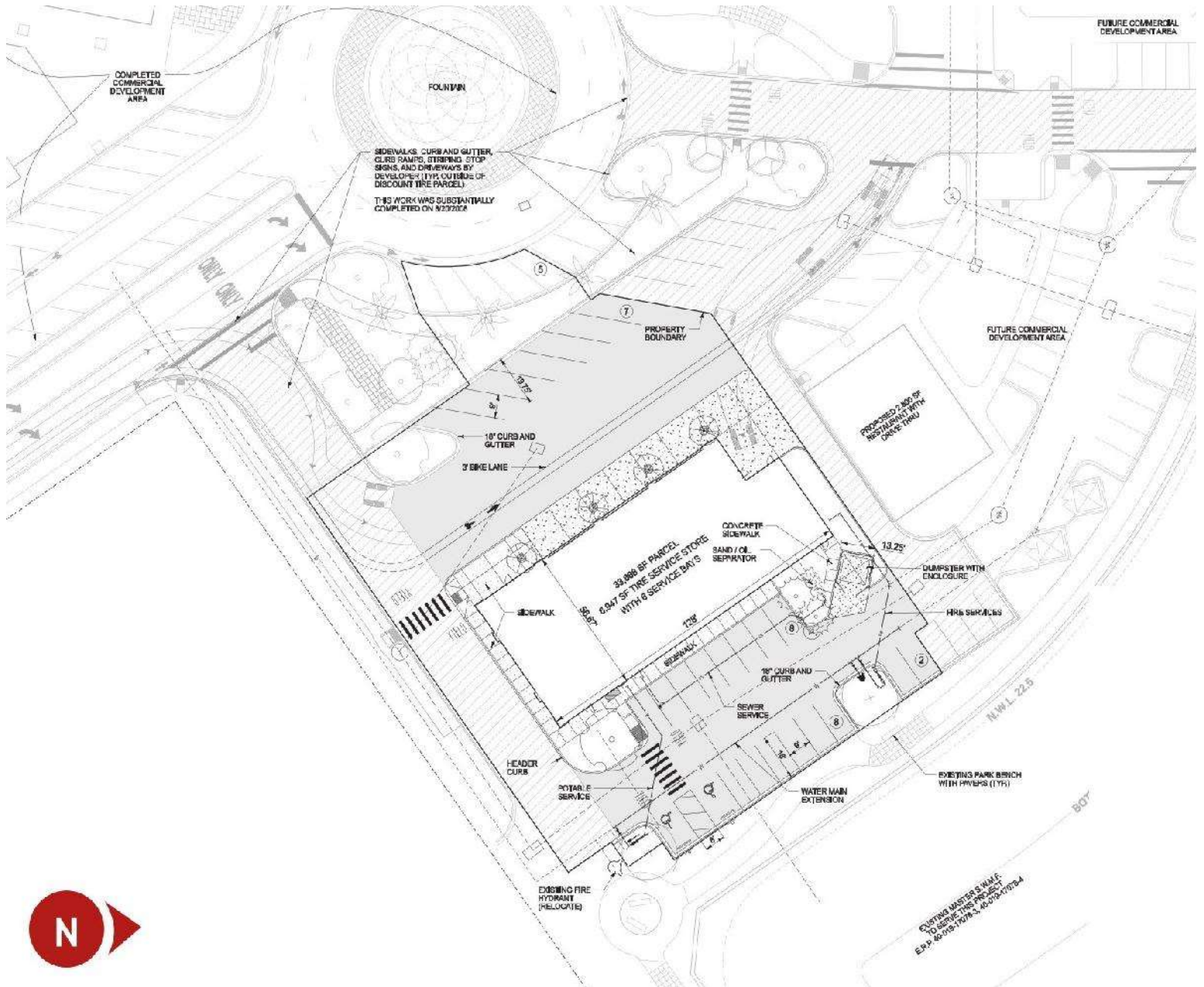


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SITE PLAN

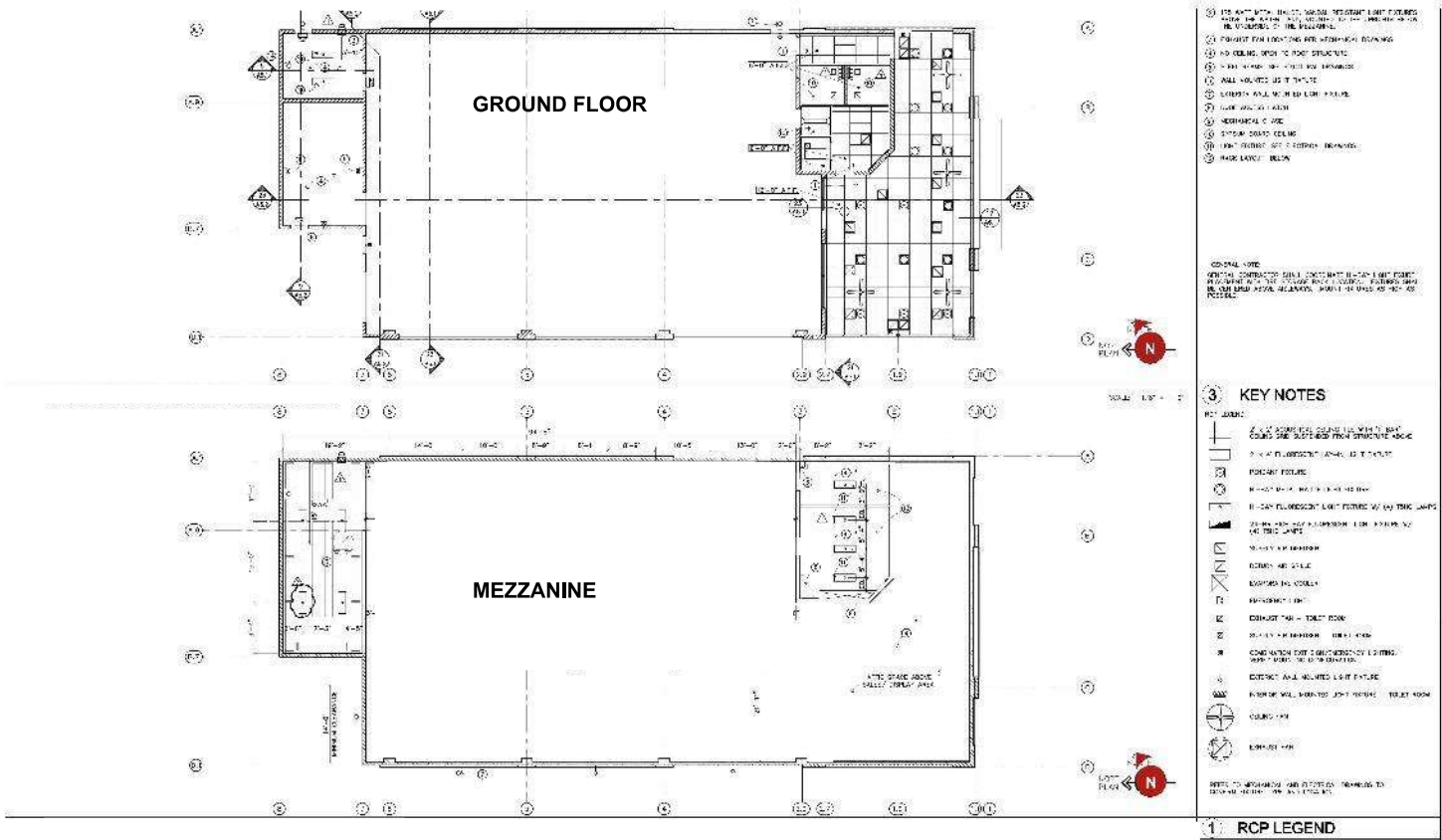


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FLOOR PLANS



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Market Profile

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	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	2,098	12,955	43,757
2010 Total Population	4,510	20,255	66,652
2021 Total Population	4,757	27,138	82,086
2021 Group Quarters	3	5	84
2026 Total Population	5,024	29,099	87,999
2021-2026 Annual Rate	1.10%	1.41%	1.40%
2021 Total Daytime Population	4,937	21,374	64,093
Workers	2,494	7,536	21,000
Residents	2,443	13,838	43,093
Household Summary			
2000 Households	699	4,407	15,138
2000 Average Household Size	3.00	2.93	2.89
2010 Households	1,500	7,040	22,970
2010 Average Household Size	3.00	2.88	2.90
2021 Households	1,579	9,336	28,031
2021 Average Household Size	3.01	2.91	2.93
2026 Households	1,664	9,988	30,003
2026 Average Household Size	3.02	2.91	2.93
2021-2026 Annual Rate	1.05%	1.36%	1.37%
2010 Families	1,175	5,548	18,251
2010 Average Family Size	3.36	3.20	3.22
2021 Families	1,226	7,293	22,067
2021 Average Family Size	3.38	3.25	3.26
2026 Families	1,290	7,785	23,565
2026 Average Family Size	3.39	3.26	3.27
2021-2026 Annual Rate	1.02%	1.31%	1.32%
Housing Unit Summary			
2000 Housing Units	734	4,620	15,853
Owner Occupied Housing Units	84.9%	78.1%	78.2%
Renter Occupied Housing Units	10.2%	17.2%	17.3%
Vacant Housing Units	4.9%	4.6%	4.5%
2010 Housing Units	1,605	7,605	24,913
Owner Occupied Housing Units	67.7%	71.5%	73.1%
Renter Occupied Housing Units	25.8%	21.1%	19.1%
Vacant Housing Units	6.5%	7.4%	7.8%
2021 Housing Units	1,655	9,837	29,566
Owner Occupied Housing Units	75.4%	79.4%	80.4%
Renter Occupied Housing Units	20.0%	15.5%	14.4%
Vacant Housing Units	4.6%	5.1%	5.2%
2026 Housing Units	1,748	10,508	31,578
Owner Occupied Housing Units	76.4%	80.3%	81.2%
Renter Occupied Housing Units	18.8%	14.8%	13.8%
Vacant Housing Units	4.8%	4.9%	5.0%
Median Household Income			
2021	\$67,333	\$75,673	\$77,677
2026	\$75,849	\$81,560	\$84,049
Median Home Value			
2021	\$178,571	\$209,179	\$228,817
2026	\$197,597	\$237,687	\$255,044
Per Capita Income			
2021	\$25,289	\$30,063	\$31,790
2026	\$28,437	\$33,964	\$35,616
Median Age			
2010	30.7	33.4	35.3
2021	32.4	35.7	37.1
2026	32.7	35.6	36.3

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.



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2021 Households by Income			
Household Income Base	1,579	9,336	28,031
<\$15,000	5.6%	4.1%	4.4%
\$15,000 - \$24,999	8.9%	6.0%	5.5%
\$25,000 - \$34,999	7.3%	7.3%	5.8%
\$35,000 - \$49,999	11.6%	12.6%	11.5%
\$50,000 - \$74,999	21.4%	19.2%	20.2%
\$75,000 - \$99,999	21.8%	20.1%	18.6%
\$100,000 - \$149,999	17.3%	18.4%	19.3%
\$150,000 - \$199,999	4.4%	7.7%	9.6%
\$200,000+	1.6%	4.6%	5.3%
Average Household Income	\$74,312	\$87,966	\$92,519
2026 Households by Income			
Household Income Base	1,664	9,988	30,003
<\$15,000	4.4%	3.3%	3.5%
\$15,000 - \$24,999	6.8%	4.6%	4.3%
\$25,000 - \$34,999	5.3%	5.2%	4.3%
\$35,000 - \$49,999	9.9%	10.5%	9.6%
\$50,000 - \$74,999	22.3%	19.2%	19.7%
\$75,000 - \$99,999	24.2%	21.1%	19.2%
\$100,000 - \$149,999	19.6%	20.9%	21.4%
\$150,000 - \$199,999	5.6%	9.9%	11.9%
\$200,000+	1.9%	5.3%	6.0%
Average Household Income	\$83,814	\$99,424	\$103,818
2021 Owner Occupied Housing Units by Value			
Total	1,248	7,815	23,767
<\$50,000	1.4%	1.6%	1.6%
\$50,000 - \$99,999	6.0%	7.0%	4.6%
\$100,000 - \$149,999	19.2%	13.6%	10.8%
\$150,000 - \$199,999	40.9%	24.0%	20.2%
\$200,000 - \$249,999	17.8%	21.0%	22.3%
\$250,000 - \$299,999	7.0%	12.4%	15.4%
\$300,000 - \$399,999	1.4%	10.8%	14.7%
\$400,000 - \$499,999	4.2%	5.6%	6.1%
\$500,000 - \$749,999	2.2%	3.4%	2.5%
\$750,000 - \$999,999	0.0%	0.2%	1.0%
\$1,000,000 - \$1,499,999	0.0%	0.1%	0.3%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.0%
\$2,000,000 +	0.0%	0.3%	0.5%
Average Home Value	\$196,695	\$240,536	\$264,061
2026 Owner Occupied Housing Units by Value			
Total	1,336	8,434	25,657
<\$50,000	0.7%	0.7%	0.7%
\$50,000 - \$99,999	2.8%	3.3%	2.2%
\$100,000 - \$149,999	11.5%	8.0%	6.6%
\$150,000 - \$199,999	36.6%	19.9%	15.8%
\$200,000 - \$249,999	23.0%	23.8%	22.8%
\$250,000 - \$299,999	10.7%	15.3%	18.3%
\$300,000 - \$399,999	2.2%	14.7%	19.6%
\$400,000 - \$499,999	8.8%	8.0%	8.2%
\$500,000 - \$749,999	3.5%	5.5%	3.6%
\$750,000 - \$999,999	0.0%	0.2%	1.3%
\$1,000,000 - \$1,499,999	0.0%	0.1%	0.4%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.0%
\$2,000,000 +	0.0%	0.3%	0.6%
Average Home Value	\$231,348	\$275,356	\$295,509

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

March 09, 2022



Market Profile

1567 Branan Field Rd
 1567 Branan Field Rd, Middleburg, Florida, 32068
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 30.10749
 Longitude: -81.83091

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	4,510	20,254	66,653
0 - 4	8.6%	7.4%	6.9%
5 - 9	9.3%	8.3%	7.9%
10 - 14	9.3%	8.6%	8.3%
15 - 24	14.0%	14.0%	13.6%
25 - 34	15.7%	14.0%	12.8%
35 - 44	17.1%	15.9%	15.4%
45 - 54	12.1%	14.3%	15.0%
55 - 64	8.0%	10.1%	11.1%
65 - 74	3.8%	5.1%	5.9%
75 - 84	1.6%	1.8%	2.3%
85 +	0.5%	0.6%	0.7%
18 +	67.5%	70.4%	71.7%
2021 Population by Age			
Total	4,757	27,139	82,085
0 - 4	7.7%	6.7%	6.3%
5 - 9	7.9%	7.0%	6.7%
10 - 14	7.7%	6.9%	6.7%
15 - 24	14.7%	12.9%	12.6%
25 - 34	15.8%	15.5%	14.8%
35 - 44	13.9%	13.7%	13.3%
45 - 54	13.6%	13.2%	13.4%
55 - 64	9.8%	11.9%	12.7%
65 - 74	6.2%	8.2%	9.0%
75 - 84	2.3%	3.2%	3.6%
85 +	0.5%	0.7%	0.8%
18 +	72.0%	75.2%	76.1%
2026 Population by Age			
Total	5,022	29,099	87,998
0 - 4	7.6%	6.8%	6.6%
5 - 9	7.8%	7.0%	6.7%
10 - 14	8.3%	7.3%	6.9%
15 - 24	13.6%	11.8%	11.5%
25 - 34	16.7%	16.2%	16.4%
35 - 44	14.0%	14.5%	13.9%
45 - 54	12.3%	11.9%	11.8%
55 - 64	10.0%	11.3%	11.8%
65 - 74	6.2%	8.4%	9.0%
75 - 84	2.9%	4.0%	4.4%
85 +	0.6%	0.9%	1.0%
18 +	71.7%	74.8%	75.8%
2010 Population by Sex			
Males	2,138	9,816	32,512
Females	2,372	10,439	34,140
2021 Population by Sex			
Males	2,261	13,219	40,037
Females	2,496	13,919	42,049
2026 Population by Sex			
Males	2,404	14,218	42,948
Females	2,620	14,881	45,051

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.



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	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	4,510	20,255	66,652
White Alone	77.5%	78.7%	78.6%
Black Alone	12.0%	11.4%	11.7%
American Indian Alone	0.4%	0.5%	0.4%
Asian Alone	2.8%	3.0%	3.5%
Pacific Islander Alone	0.1%	0.2%	0.1%
Some Other Race Alone	3.3%	2.5%	2.1%
Two or More Races	3.9%	3.7%	3.5%
Hispanic Origin	12.9%	10.1%	9.0%
Diversity Index	52.3	48.2	47.1
2021 Population by Race/Ethnicity			
Total	4,757	27,138	82,087
White Alone	71.7%	73.1%	73.1%
Black Alone	15.0%	14.7%	15.1%
American Indian Alone	0.4%	0.5%	0.5%
Asian Alone	2.8%	3.2%	3.6%
Pacific Islander Alone	0.2%	0.2%	0.2%
Some Other Race Alone	4.7%	3.3%	3.0%
Two or More Races	5.2%	4.9%	4.7%
Hispanic Origin	18.5%	14.0%	12.9%
Diversity Index	62.5	57.6	56.8
2026 Population by Race/Ethnicity			
Total	5,024	29,098	87,998
White Alone	68.2%	70.0%	70.0%
Black Alone	16.9%	16.4%	16.8%
American Indian Alone	0.4%	0.6%	0.5%
Asian Alone	2.9%	3.4%	3.7%
Pacific Islander Alone	0.2%	0.2%	0.2%
Some Other Race Alone	5.5%	3.8%	3.5%
Two or More Races	6.0%	5.6%	5.3%
Hispanic Origin	21.7%	16.4%	15.2%
Diversity Index	67.3	62.4	61.4
2010 Population by Relationship and Household Type			
Total	4,510	20,255	66,652
In Households	99.9%	100.0%	99.9%
In Family Households	90.3%	90.4%	90.6%
Householder	26.9%	27.1%	27.5%
Spouse	18.8%	20.0%	21.1%
Child	38.0%	36.6%	35.8%
Other relative	3.8%	3.8%	3.7%
Nonrelative	2.7%	2.8%	2.5%
In Nonfamily Households	9.6%	9.6%	9.3%
In Group Quarters	0.1%	0.0%	0.1%
Institutionalized Population	0.0%	0.0%	0.1%
Noninstitutionalized Population	0.1%	0.0%	0.0%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.



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2021 Population 25+ by Educational Attainment			
Total	2,955	18,050	55,501
Less than 9th Grade	1.9%	1.4%	1.8%
9th - 12th Grade, No Diploma	8.6%	7.3%	5.6%
High School Graduate	27.5%	27.6%	25.1%
GED/Alternative Credential	6.5%	7.1%	6.4%
Some College, No Degree	21.6%	24.8%	24.0%
Associate Degree	14.8%	11.1%	12.8%
Bachelor's Degree	15.2%	15.2%	16.9%
Graduate/Professional Degree	3.8%	5.5%	7.3%
2021 Population 15+ by Marital Status			
Total	3,654	21,543	65,880
Never Married	32.2%	29.7%	26.8%
Married	49.0%	51.6%	56.7%
Widowed	3.9%	5.2%	5.0%
Divorced	14.9%	13.6%	11.5%
2021 Civilian Population 16+ in Labor Force			
Civilian Population 16+	2,391	13,740	40,379
Population 16+ Employed	96.9%	96.8%	96.2%
Population 16+ Unemployment rate	3.0%	3.2%	3.8%
Population 16-24 Employed	10.8%	9.5%	9.7%
Population 16-24 Unemployment rate	9.7%	8.0%	8.1%
Population 25-54 Employed	73.5%	70.0%	68.7%
Population 25-54 Unemployment rate	2.1%	2.6%	3.5%
Population 55-64 Employed	11.5%	14.3%	15.6%
Population 55-64 Unemployment rate	0.4%	0.8%	1.6%
Population 65+ Employed	4.2%	6.2%	5.9%
Population 65+ Unemployment rate	6.7%	7.1%	5.8%
2021 Employed Population 16+ by Industry			
Total	2,318	13,300	38,836
Agriculture/Mining	0.3%	0.4%	0.3%
Construction	7.0%	8.3%	8.6%
Manufacturing	4.4%	4.6%	5.2%
Wholesale Trade	1.4%	2.7%	2.4%
Retail Trade	18.6%	14.0%	12.6%
Transportation/Utilities	7.2%	11.1%	9.4%
Information	1.6%	1.5%	1.1%
Finance/Insurance/Real Estate	10.7%	10.8%	9.5%
Services	42.0%	41.3%	44.2%
Public Administration	6.5%	5.3%	6.6%
2021 Employed Population 16+ by Occupation			
Total	2,320	13,299	38,836
White Collar	60.6%	60.3%	60.6%
Management/Business/Financial	11.5%	15.8%	17.6%
Professional	21.4%	21.3%	20.8%
Sales	10.6%	7.7%	8.4%
Administrative Support	17.0%	15.4%	13.8%
Services	19.9%	15.7%	16.3%
Blue Collar	19.6%	24.0%	23.1%
Farming/Forestry/Fishing	0.0%	0.0%	0.1%
Construction/Extraction	4.7%	5.6%	5.9%
Installation/Maintenance/Repair	5.5%	5.0%	4.6%
Production	3.0%	3.4%	3.7%
Transportation/Material Moving	6.4%	10.0%	8.9%

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March 09, 2022



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2010 Households by Type			
Total	1,500	7,040	22,969
Households with 1 Person	16.7%	16.1%	15.8%
Households with 2+ People	83.3%	83.9%	84.2%
Family Households	78.3%	78.8%	79.5%
Husband-wife Families	54.9%	58.3%	61.0%
With Related Children	32.7%	31.1%	30.6%
Other Family (No Spouse Present)	23.5%	20.5%	18.4%
Other Family with Male Householder	5.8%	5.4%	5.0%
With Related Children	4.0%	3.6%	3.2%
Other Family with Female Householder	17.7%	15.1%	13.4%
With Related Children	13.7%	10.9%	9.6%
Nonfamily Households	4.9%	5.1%	4.8%
All Households with Children	51.3%	46.5%	44.1%
Multigenerational Households	4.8%	5.7%	5.6%
Unmarried Partner Households	7.3%	7.0%	6.3%
Male-female	6.1%	6.1%	5.7%
Same-sex	1.2%	0.9%	0.7%
2010 Households by Size			
Total	1,499	7,040	22,971
1 Person Household	16.7%	16.1%	15.8%
2 Person Household	28.0%	30.6%	32.0%
3 Person Household	22.7%	21.3%	20.6%
4 Person Household	19.8%	18.2%	18.2%
5 Person Household	8.1%	8.8%	8.6%
6 Person Household	2.9%	3.2%	3.1%
7 + Person Household	1.6%	1.6%	1.6%
2010 Households by Tenure and Mortgage Status			
Total	1,500	7,040	22,970
Owner Occupied	72.4%	77.2%	79.3%
Owned with a Mortgage/Loan	65.2%	66.7%	66.6%
Owned Free and Clear	7.2%	10.5%	12.6%
Renter Occupied	27.6%	22.8%	20.7%
2021 Affordability, Mortgage and Wealth			
Housing Affordability Index	210	198	185
Percent of Income for Mortgage	11.1%	11.6%	12.4%
Wealth Index	57	85	94
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	1,605	7,605	24,913
Housing Units Inside Urbanized Area	85.7%	90.7%	92.2%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	14.3%	9.3%	7.8%
2010 Population By Urban/ Rural Status			
Total Population	4,510	20,255	66,652
Population Inside Urbanized Area	85.9%	91.1%	92.8%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	14.1%	8.9%	7.2%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.



Market Profile

1567 Branan Field Rd
 1567 Branan Field Rd, Middleburg, Florida, 32068
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 30.10749
 Longitude: -81.83091

	1 mile	3 miles	5 miles
Top 3 Tapestry Segments			
1.	Urban Edge Families (7C)	Urban Edge Families (7C)	Up and Coming Families (7A)
2.	Up and Coming Families (7A)	Up and Coming Families (7A)	Comfortable Empty Nesters (5A)
3.	Southern Satellites (10A)	Green Acres (6A)	Urban Edge Families (7C)
2021 Consumer Spending			
Apparel & Services: Total \$	\$2,688,215	\$18,782,645	\$59,246,394
Average Spent	\$1,702.48	\$2,011.85	\$2,113.60
Spending Potential Index	80	95	100
Education: Total \$	\$1,967,515	\$13,669,951	\$43,382,597
Average Spent	\$1,246.05	\$1,464.22	\$1,547.66
Spending Potential Index	72	85	90
Entertainment/Recreation: Total \$	\$3,966,212	\$28,413,697	\$90,314,765
Average Spent	\$2,511.85	\$3,043.46	\$3,221.96
Spending Potential Index	78	94	100
Food at Home: Total \$	\$6,967,640	\$48,144,953	\$151,009,460
Average Spent	\$4,412.69	\$5,156.91	\$5,387.23
Spending Potential Index	81	95	99
Food Away from Home: Total \$	\$4,980,059	\$34,193,809	\$106,990,263
Average Spent	\$3,153.93	\$3,662.58	\$3,816.86
Spending Potential Index	83	96	101
Health Care: Total \$	\$7,773,768	\$55,927,980	\$178,001,679
Average Spent	\$4,923.22	\$5,990.57	\$6,350.17
Spending Potential Index	79	96	102
HH Furnishings & Equipment: Total \$	\$2,915,175	\$20,660,775	\$65,502,361
Average Spent	\$1,846.22	\$2,213.02	\$2,336.78
Spending Potential Index	82	98	104
Personal Care Products & Services: Total \$	\$1,145,514	\$8,011,044	\$25,324,180
Average Spent	\$725.47	\$858.08	\$903.43
Spending Potential Index	81	96	101
Shelter: Total \$	\$25,935,631	\$175,847,080	\$550,109,568
Average Spent	\$16,425.35	\$18,835.38	\$19,625.04
Spending Potential Index	81	93	97
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$3,120,477	\$22,620,994	\$72,376,737
Average Spent	\$1,976.24	\$2,422.99	\$2,582.02
Spending Potential Index	83	101	108
Travel: Total \$	\$3,232,983	\$22,689,665	\$71,872,863
Average Spent	\$2,047.49	\$2,430.34	\$2,564.05
Spending Potential Index	81	96	101
Vehicle Maintenance & Repairs: Total \$	\$1,439,249	\$10,160,663	\$32,103,514
Average Spent	\$911.49	\$1,088.33	\$1,145.29
Spending Potential Index	82	98	103



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Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

March 09, 2022