

LAND FOR SALE

3598 OLD JENNINGS RD

3598 Old Jennings Rd, Middleburg, FL 32068



PROPERTY FEATURES

- 7.69 Acres at Lighted intersection
- Adjacent Properties are Zoned MPC, School & Retail NC Across Tynes
- Water & Reclaimed Water at Property, Sewer is at Challenger Dr.
- 320' Frontage Old Jennings and 1000' Frontage Tynes Blvd
- Included Parcel #s008070 002 00 008070 002 01 008070 003 00
- \$1,254,000



KELLER WILLIAMS FIRST COAST REALTY
151 College Dr,
#14
Orange Park, FL 32068

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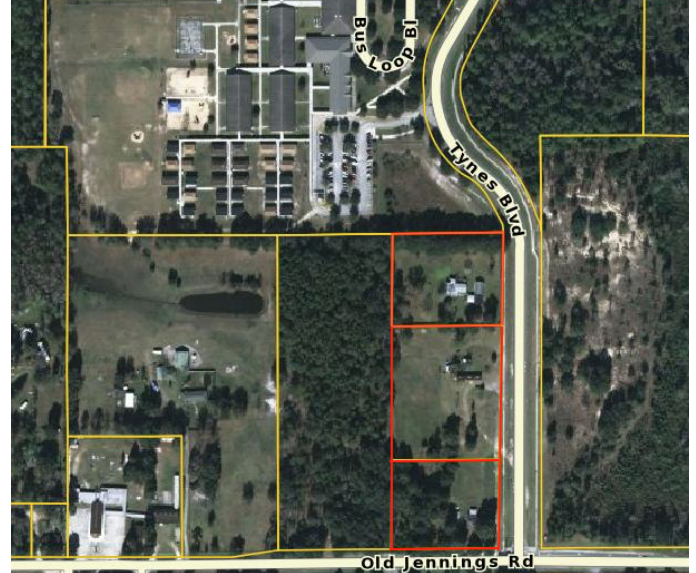
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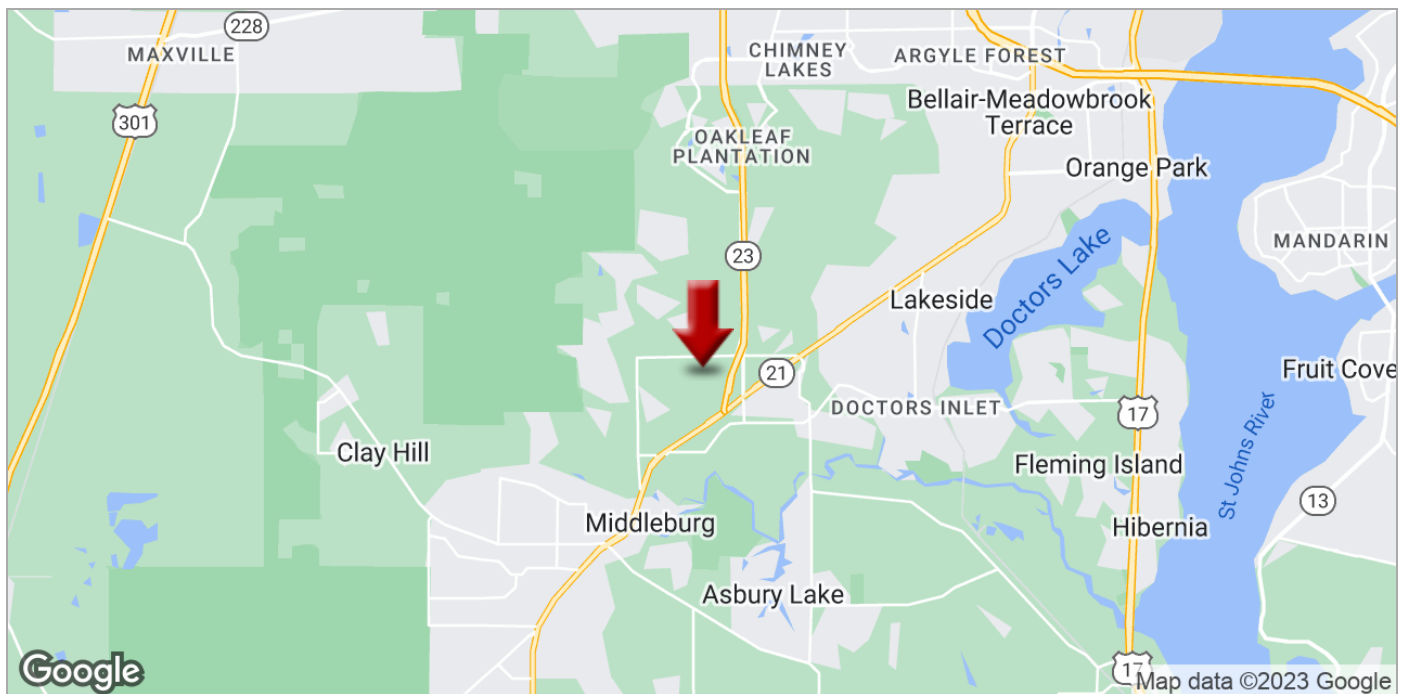
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Retail MarketPlace Profile

3596 Old Jennings Rd, Middleburg, Florida, 32068
Ring: 4 mile radius

Prepared by Esri
Latitude: 30.11603
Longitude: -81.84426

Summary Demographics

2017 Population	42,012
2017 Households	14,514
2017 Median Disposable Income	\$48,997
2017 Per Capita Income	\$24,644

Industry Summary

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$497,487,287	\$382,997,051	\$114,490,236	13.0	153
Total Retail Trade	44-45	\$449,330,830	\$359,063,622	\$90,267,208	11.2	109
Total Food & Drink	722	\$48,156,457	\$23,933,429	\$24,223,028	33.6	44

Industry Group

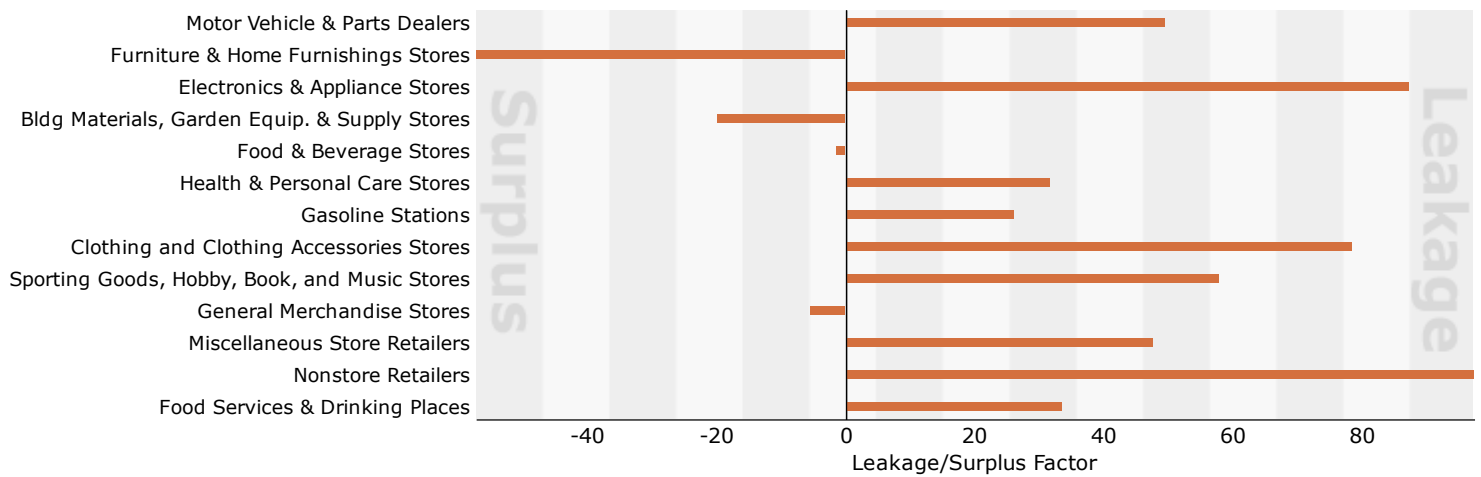
	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$98,092,636	\$32,979,071	\$65,113,565	49.7	17
Automobile Dealers	4411	\$78,164,519	\$22,476,339	\$55,688,180	55.3	4
Other Motor Vehicle Dealers	4412	\$11,585,045	\$713,193	\$10,871,852	88.4	2
Auto Parts, Accessories & Tire Stores	4413	\$8,343,072	\$9,789,538	-\$1,446,466	-8.0	12
Furniture & Home Furnishings Stores	442	\$16,551,212	\$60,901,316	-\$44,350,104	-57.3	5
Furniture Stores	4421	\$9,154,391	\$1,556,230	\$7,598,161	70.9	3
Home Furnishings Stores	4422	\$7,396,821	\$59,345,085	-\$51,948,264	-77.8	2
Electronics & Appliance Stores	443	\$12,928,755	\$872,740	\$12,056,015	87.4	3
Bldg Materials, Garden Equip. & Supply Stores	444	\$31,644,674	\$47,360,875	-\$15,716,201	-19.9	9
Bldg Material & Supplies Dealers	4441	\$29,442,453	\$46,626,905	-\$17,184,452	-22.6	7
Lawn & Garden Equip & Supply Stores	4442	\$2,202,221	\$733,970	\$1,468,251	50.0	2
Food & Beverage Stores	445	\$77,815,732	\$80,170,489	-\$2,354,757	-1.5	15
Grocery Stores	4451	\$70,809,199	\$76,048,443	-\$5,239,244	-3.6	11
Specialty Food Stores	4452	\$3,267,715	\$298,725	\$2,968,990	83.2	1
Beer, Wine & Liquor Stores	4453	\$3,738,818	\$3,823,322	-\$84,504	-1.1	4
Health & Personal Care Stores	446,4461	\$28,911,762	\$14,931,369	\$13,980,393	31.9	10
Gasoline Stations	447,4471	\$47,199,811	\$27,526,237	\$19,673,574	26.3	10
Clothing & Clothing Accessories Stores	448	\$22,437,227	\$2,689,552	\$19,747,675	78.6	11
Clothing Stores	4481	\$15,119,028	\$1,674,663	\$13,444,365	80.1	7
Shoe Stores	4482	\$3,533,626	\$0	\$3,533,626	100.0	0
Jewelry, Luggage & Leather Goods Stores	4483	\$3,784,572	\$1,014,889	\$2,769,683	57.7	4
Sporting Goods, Hobby, Book & Music Stores	451	\$11,014,137	\$2,925,270	\$8,088,867	58.0	6
Sporting Goods/Hobby/Musical Instr Stores	4511	\$9,136,016	\$2,842,807	\$6,293,209	52.5	6
Book, Periodical & Music Stores	4512	\$1,878,122	\$0	\$1,878,122	100.0	0
General Merchandise Stores	452	\$73,524,782	\$82,168,390	-\$8,643,608	-5.6	6
Department Stores Excluding Leased Depts.	4521	\$51,655,658	\$76,863,000	-\$25,207,342	-19.6	1
Other General Merchandise Stores	4529	\$21,869,124	\$5,305,390	\$16,563,734	61.0	5
Miscellaneous Store Retailers	453	\$18,049,383	\$6,399,442	\$11,649,941	47.7	15
Florists	4531	\$727,548	\$202,142	\$525,406	56.5	1
Office Supplies, Stationery & Gift Stores	4532	\$3,940,600	\$52,591	\$3,888,009	97.4	1
Used Merchandise Stores	4533	\$3,983,849	\$2,996,371	\$987,478	14.1	9
Other Miscellaneous Store Retailers	4539	\$9,397,386	\$3,148,338	\$6,249,048	49.8	4
Nonstore Retailers	454	\$11,160,719	\$138,871	\$11,021,848	97.5	2
Electronic Shopping & Mail-Order Houses	4541	\$9,653,136	\$0	\$9,653,136	100.0	0
Vending Machine Operators	4542	\$191,213	\$0	\$191,213	100.0	0
Direct Selling Establishments	4543	\$1,316,370	\$102,086	\$1,214,284	85.6	2
Food Services & Drinking Places	722	\$48,156,457	\$23,933,429	\$24,223,028	33.6	44
Special Food Services	7223	\$821,263	\$0	\$821,263	100.0	0
Drinking Places - Alcoholic Beverages	7224	\$3,736,698	\$1,221,183	\$2,515,515	50.7	3
Restaurants/Other Eating Places	7225	\$43,598,496	\$22,712,247	\$20,886,249	31.5	41

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please click the link below to view the Methodology Statement.
<http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf>

Source: Esri and Infogroup. Retail MarketPlace 2017. Copyright 2017 Infogroup, Inc. All rights reserved.

October 30, 2017

Leakage/Surplus Factor by Industry Subsector



Leakage/Surplus Factor by Industry Group





ACS Housing Summary

3596 Old Jennings Rd, Middleburg, Florida, 32068
Ring: 4 mile radius

Prepared by Esri
Latitude: 30.11603
Longitude: -81.84426

	2011-2015 ACS Estimate	Percent	MOE(±)	Reliability
RENTER-OCCUPIED HOUSING UNITS BY CONTRACT RENT				
Total	3,107	100.0%	256	
With cash rent	2,934	94.4%	253	
Less than \$100	15	0.5%	25	
\$100 to \$149	0	0.0%	0	
\$150 to \$199	0	0.0%	0	
\$200 to \$249	2	0.1%	2	
\$250 to \$299	0	0.0%	0	
\$300 to \$349	23	0.7%	23	
\$350 to \$399	0	0.0%	0	
\$400 to \$449	52	1.7%	57	
\$450 to \$499	34	1.1%	9	
\$500 to \$549	97	3.1%	42	
\$550 to \$599	160	5.1%	32	
\$600 to \$649	135	4.3%	49	
\$650 to \$699	200	6.4%	68	
\$700 to \$749	142	4.6%	41	
\$750 to \$799	246	7.9%	95	
\$800 to \$899	420	13.5%	140	
\$900 to \$999	455	14.6%	142	
\$1,000 to \$1,249	653	21.0%	157	
\$1,250 to \$1,499	190	6.1%	122	
\$1,500 to \$1,999	111	3.6%	82	
\$2,000 or more	0	0.0%	0	
No cash rent	173	5.6%	57	
Median Contract Rent	\$886		N/A	
Average Contract Rent	N/A		N/A	
RENTER-OCCUPIED HOUSING UNITS BY INCLUSION OF UTILITIES IN RENT				
Total	3,107	100.0%	256	
Pay extra for one or more utilities	3,088	99.4%	254	
No extra payment for any utilities	19	0.6%	22	



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	2011-2015 ACS Estimate	Percent	MOE(±)	Reliability
HOUSING UNITS BY UNITS IN STRUCTURE				
Total	14,091	100.0%	392	High
1, detached	10,491	74.5%	386	High
1, attached	615	4.4%	102	High
2	35	0.2%	32	Low
3 or 4	506	3.6%	72	High
5 to 9	273	1.9%	69	Medium
10 to 19	588	4.2%	178	Medium
20 to 49	237	1.7%	113	Medium
50 or more	44	0.3%	41	Low
Mobile home	1,230	8.7%	236	High
Boat, RV, van, etc.	72	0.5%	48	Low
HOUSING UNITS BY YEAR STRUCTURE BUILT				
Total	14,091	100.0%	392	High
Built 2010 or later	615	4.4%	157	Medium
Built 2000 to 2009	5,543	39.3%	337	High
Built 1990 to 1999	2,421	17.2%	281	High
Built 1980 to 1989	3,359	23.8%	311	High
Built 1970 to 1979	1,308	9.3%	168	High
Built 1960 to 1969	366	2.6%	67	High
Built 1950 to 1959	128	0.9%	48	Medium
Built 1940 to 1949	72	0.5%	47	Medium
Built 1939 or earlier	174	1.2%	117	Low
Median Year Structure Built	1997		N/A	
OCCUPIED HOUSING UNITS BY YEAR HOUSEHOLDER MOVED INTO UNIT				
Total	12,839	100.0%	421	High
Owner occupied				
Moved in 2010 or later	1,739	13.5%	205	High
Moved in 2000 to 2009	4,966	38.7%	330	High
Moved in 1990 to 1999	1,571	12.2%	197	High
Moved in 1980 to 1989	1,030	8.0%	195	High
Renter occupied				
Moved in 2010 or later	2,347	18.3%	226	High
Moved in 2000 to 2009	551	4.3%	128	Medium
Moved in 1990 to 1999	72	0.6%	48	Low
Moved in 1980 to 1989	32	0.2%	31	Low
Median Year Householder Moved Into Unit	2006		N/A	



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	2011-2015 ACS Estimate	Percent	MOE(±)	Reliability
OCCUPIED HOUSING UNITS BY HOUSE HEATING FUEL				
Total	12,839	100.0%	421	
Utility gas	89	0.7%	40	
Bottled, tank, or LP gas	135	1.1%	57	
Electricity	12,514	97.5%	424	
Fuel oil, kerosene, etc.	20	0.2%	20	
Coal or coke	0	0.0%	0	
Wood	43	0.3%	23	
Solar energy	0	0.0%	0	
Other fuel	0	0.0%	0	
No fuel used	37	0.3%	30	
OCCUPIED HOUSING UNITS BY VEHICLES AVAILABLE				
Total	12,839	100.0%	421	
Owner occupied				
No vehicle available	129	1.0%	57	
1 vehicle available	2,240	17.4%	223	
2 vehicles available	5,330	41.5%	366	
3 vehicles available	1,507	11.7%	204	
4 vehicles available	420	3.3%	110	
5 or more vehicles available	105	0.8%	37	
Renter occupied				
No vehicle available	222	1.7%	69	
1 vehicle available	1,214	9.5%	186	
2 vehicles available	1,262	9.8%	182	
3 vehicles available	334	2.6%	85	
4 vehicles available	75	0.6%	101	
5 or more vehicles available	0	0.0%	0	
Average Number of Vehicles Available	N/A		N/A	

Data Note: N/A means not available.

2011-2015 ACS Estimate: The American Community Survey (ACS) replaces census sample data. Esri is releasing the 2011-2015 ACS estimates, five-year period data collected monthly from January 1, 2010 through December 31, 2014. Although the ACS includes many of the subjects previously covered by the decennial census sample, there are significant differences between the two surveys including fundamental differences in survey design and residency rules.

Margin of error (MOE): The MOE is a measure of the variability of the estimate due to sampling error. MOEs enable the data user to measure the range of uncertainty for each estimate with 90 percent confidence. The range of uncertainty is called the confidence interval, and it is calculated by taking the estimate +/- the MOE. For example, if the ACS reports an estimate of 100 with an MOE of +/- 20, then you can be 90 percent certain the value for the whole population falls between 80 and 120.

Reliability: These symbols represent threshold values that Esri has established from the Coefficients of Variation (CV) to designate the usability of the estimates. The CV measures the amount of sampling error relative to the size of the estimate, expressed as a percentage.

- High Reliability: Small CVs (less than or equal to 12 percent) are flagged green to indicate that the sampling error is small relative to the estimate and the estimate is reasonably reliable.
- Medium Reliability: Estimates with CVs between 12 and 40 are flagged yellow-use with caution.
- Low Reliability: Large CVs (over 40 percent) are flagged red to indicate that the sampling error is large relative to the estimate. The estimate is considered very unreliable.

Source: U.S. Census Bureau, 2011-2015 American Community Survey

Reliability: high medium low

October 30, 2017