

Demographic Detail Report

River City Marketplace

13150 Airport Center Dr, Jacksonville, FL 32218

Building Type: **Shopping Center** Total Available: **8,545 SF**
 Center Type: **Power Center** % Leased: **99.34%**
 Center GLA: **942,909 SF** Rent/SF/Yr: **\$25.44**
 Year Built: **1985**



Radius	3 Mile	5 Mile	10 Mile
Population			
2021 Projection	25,642	60,441	238,047
2016 Estimate	24,494	57,772	227,941
2010 Census	22,738	53,836	214,817
Growth 2016 - 2021	4.69%	4.62%	4.43%
Growth 2010 - 2016	7.72%	7.31%	6.11%
2016 Population by Age			
	24,494	57,772	227,941
Age 0 - 4	1,675 6.84%	4,044 7.00%	15,350 6.73%
Age 5 - 9	1,660 6.78%	4,051 7.01%	15,214 6.67%
Age 10 - 14	1,628 6.65%	3,965 6.86%	15,034 6.60%
Age 15 - 19	1,596 6.52%	3,842 6.65%	15,019 6.59%
Age 20 - 24	1,671 6.82%	3,978 6.89%	16,135 7.08%
Age 25 - 29	1,730 7.06%	4,115 7.12%	16,610 7.29%
Age 30 - 34	1,677 6.85%	3,989 6.90%	15,231 6.68%
Age 35 - 39	1,610 6.57%	3,772 6.53%	13,556 5.95%
Age 40 - 44	1,663 6.79%	3,847 6.66%	13,564 5.95%
Age 45 - 49	1,701 6.94%	3,906 6.76%	14,173 6.22%
Age 50 - 54	1,757 7.17%	4,068 7.04%	15,613 6.85%
Age 55 - 59	1,652 6.74%	3,873 6.70%	15,708 6.89%
Age 60 - 64	1,399 5.71%	3,277 5.67%	13,747 6.03%
Age 65 - 69	1,117 4.56%	2,590 4.48%	11,248 4.93%
Age 70 - 74	786 3.21%	1,801 3.12%	8,260 3.62%
Age 75 - 79	514 2.10%	1,173 2.03%	5,720 2.51%
Age 80 - 84	333 1.36%	751 1.30%	3,850 1.69%
Age 85+	324 1.32%	730 1.26%	3,910 1.72%
Age 65+	3,074 12.55%	7,045 12.19%	32,988 14.47%
Median Age	36.90	36.20	37.00
Average Age	37.10	36.70	37.80

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Radius	3 Mile		5 Mile		10 Mile	
2016 Population By Race	24,494		57,772		227,941	
White	15,074	61.54%	31,967	55.33%	92,842	40.73%
Black	7,995	32.64%	22,629	39.17%	125,536	55.07%
Am. Indian & Alaskan	97	0.40%	254	0.44%	954	0.42%
Asian	728	2.97%	1,576	2.73%	3,921	1.72%
Hawaiian & Pacific Island	18	0.07%	45	0.08%	169	0.07%
Other	582	2.38%	1,301	2.25%	4,519	1.98%
Population by Hispanic Origin	24,494		57,772		227,941	
Non-Hispanic Origin	22,932	93.62%	54,259	93.92%	216,495	94.98%
Hispanic Origin	1,562	6.38%	3,513	6.08%	11,445	5.02%
2016 Median Age, Male	35.50		34.60		34.90	
2016 Average Age, Male	36.00		35.50		36.40	
2016 Median Age, Female	38.10		37.60		38.80	
2016 Average Age, Female	38.10		37.70		39.10	
2016 Population by Occupation Classification	19,212		44,942		179,330	
Civilian Employed	11,311	58.87%	26,923	59.91%	99,047	55.23%
Civilian Unemployed	682	3.55%	1,531	3.41%	7,634	4.26%
Civilian Non-Labor Force	6,928	36.06%	15,996	35.59%	71,667	39.96%
Armed Forces	291	1.51%	492	1.09%	982	0.55%
Households by Marital Status						
Married	4,458		10,329		33,154	
Married No Children	2,464		5,764		20,362	
Married w/Children	1,994		4,565		12,792	
2016 Population by Education	17,290		40,203		160,991	
Some High School, No Diploma	2,012	11.64%	4,619	11.49%	23,347	14.50%
High School Grad (Incl Equivalency)	5,732	33.15%	12,366	30.76%	53,736	33.38%
Some College, No Degree	5,484	31.72%	13,513	33.61%	48,136	29.90%
Associate Degree	1,027	5.94%	2,311	5.75%	9,801	6.09%
Bachelor Degree	2,167	12.53%	5,193	12.92%	18,539	11.52%
Advanced Degree	868	5.02%	2,201	5.47%	7,432	4.62%

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Radius	3 Mile		5 Mile		10 Mile	
2016 Population by Occupation	20,816		50,087		185,908	
Real Estate & Finance	1,206	5.79%	2,757	5.50%	8,945	4.81%
Professional & Management	4,942	23.74%	11,164	22.29%	38,388	20.65%
Public Administration	884	4.25%	1,998	3.99%	6,321	3.40%
Education & Health	2,152	10.34%	5,602	11.18%	21,562	11.60%
Services	1,639	7.87%	4,698	9.38%	20,669	11.12%
Information	171	0.82%	331	0.66%	1,595	0.86%
Sales	2,964	14.24%	7,628	15.23%	28,946	15.57%
Transportation	40	0.19%	310	0.62%	3,036	1.63%
Retail	1,041	5.00%	2,747	5.48%	11,894	6.40%
Wholesale	309	1.48%	703	1.40%	2,630	1.41%
Manufacturing	1,011	4.86%	2,071	4.13%	6,234	3.35%
Production	1,706	8.20%	3,674	7.34%	13,675	7.36%
Construction	1,233	5.92%	2,558	5.11%	8,072	4.34%
Utilities	1,099	5.28%	2,809	5.61%	9,366	5.04%
Agriculture & Mining	68	0.33%	96	0.19%	246	0.13%
Farming, Fishing, Forestry	35	0.17%	47	0.09%	118	0.06%
Other Services	316	1.52%	894	1.78%	4,211	2.27%
2016 Worker Travel Time to Job	11,431		26,876		97,242	
<30 Minutes	7,126	62.34%	16,297	60.64%	61,903	63.66%
30-60 Minutes	3,915	34.25%	9,510	35.38%	30,832	31.71%
60+ Minutes	390	3.41%	1,069	3.98%	4,507	4.63%
2010 Households by HH Size	8,332		19,695		81,495	
1-Person Households	1,875	22.50%	4,417	22.43%	21,767	26.71%
2-Person Households	2,569	30.83%	6,116	31.05%	25,079	30.77%
3-Person Households	1,647	19.77%	3,884	19.72%	14,906	18.29%
4-Person Households	1,294	15.53%	3,041	15.44%	10,796	13.25%
5-Person Households	613	7.36%	1,439	7.31%	5,294	6.50%
6-Person Households	205	2.46%	488	2.48%	2,167	2.66%
7 or more Person Households	129	1.55%	310	1.57%	1,486	1.82%
2016 Average Household Size	2.70		2.70		2.60	
Households						
2021 Projection	9,385		22,069		90,236	
2016 Estimate	8,965		21,098		86,399	
2010 Census	8,331		19,695		81,495	
Growth 2016 - 2021	4.68%		4.60%		4.44%	
Growth 2010 - 2016	7.61%		7.12%		6.02%	

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Radius	3 Mile	5 Mile	10 Mile
2016 Households by HH Income	8,967	21,098	86,398
<\$25,000	1,851 20.64%	4,429 20.99%	28,122 32.55%
\$25,000 - \$50,000	2,489 27.76%	5,922 28.07%	25,482 29.49%
\$50,000 - \$75,000	1,681 18.75%	3,920 18.58%	13,653 15.80%
\$75,000 - \$100,000	1,261 14.06%	2,845 13.48%	8,688 10.06%
\$100,000 - \$125,000	784 8.74%	1,814 8.60%	4,885 5.65%
\$125,000 - \$150,000	347 3.87%	952 4.51%	2,557 2.96%
\$150,000 - \$200,000	374 4.17%	786 3.73%	1,793 2.08%
\$200,000+	180 2.01%	430 2.04%	1,218 1.41%
2016 Avg Household Income	\$65,635	\$65,139	\$51,797
2016 Med Household Income	\$52,474	\$51,377	\$37,241
2016 Occupied Housing	8,966	21,098	86,399
Owner Occupied	6,433 71.75%	14,878 70.52%	55,659 64.42%
Renter Occupied	2,533 28.25%	6,220 29.48%	30,740 35.58%
2010 Housing Units	8,395	20,406	90,364
1 Unit	6,618 78.83%	15,985 78.33%	70,316 77.81%
2 - 4 Units	335 3.99%	713 3.49%	5,925 6.56%
5 - 19 Units	792 9.43%	2,415 11.83%	8,693 9.62%
20+ Units	650 7.74%	1,293 6.34%	5,430 6.01%
2016 Housing Value	6,433	14,878	55,659
<\$100,000	2,203 34.25%	4,783 32.15%	25,421 45.67%
\$100,000 - \$200,000	3,359 52.22%	6,871 46.18%	21,173 38.04%
\$200,000 - \$300,000	601 9.34%	1,951 13.11%	5,315 9.55%
\$300,000 - \$400,000	186 2.89%	762 5.12%	2,094 3.76%
\$400,000 - \$500,000	26 0.40%	223 1.50%	700 1.26%
\$500,000 - \$1,000,000	44 0.68%	252 1.69%	793 1.42%
\$1,000,000+	14 0.22%	36 0.24%	163 0.29%
2016 Median Home Value	\$130,172	\$138,655	\$111,375
2016 Housing Units by Yr Built	9,518	22,405	96,482
Built 2010+	288 3.03%	569 2.54%	1,745 1.81%
Built 2000 - 2010	3,446 36.21%	7,767 34.67%	15,384 15.94%
Built 1990 - 1999	1,468 15.42%	3,566 15.92%	10,379 10.76%
Built 1980 - 1989	1,237 13.00%	2,990 13.35%	10,105 10.47%
Built 1970 - 1979	961 10.10%	2,358 10.52%	12,758 13.22%
Built 1960 - 1969	964 10.13%	2,255 10.06%	17,697 18.34%
Built 1950 - 1959	752 7.90%	2,106 9.40%	15,877 16.46%
Built <1949	402 4.22%	794 3.54%	12,537 12.99%
2016 Median Year Built	1992	1991	1971