

HOLLY HILL SHOPPING CENTER

HOLLY HILL, FLORIDA



SIZE

116,096 square feet

MAJOR TENANTS

Winn Dixie



LOCATION

1523-1595 North Nova Road | Holly Hill, Florida 32117

PROPERTY HIGHLIGHTS

- 116,096 square feet anchored by Winn Dixie
- Located directly on Nova Road with excellent visibility
- Population exceeds 107,900 within five miles
- Average household income exceeds \$48,100
- Retail space available

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



PHILLIPS EDISON & COMPANY

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SITE LEGEND

- Available**
- Occupied**
- Leased** (*not occupied*)
- Owned by Others**



HOLLY HILL SHOPPING CENTER

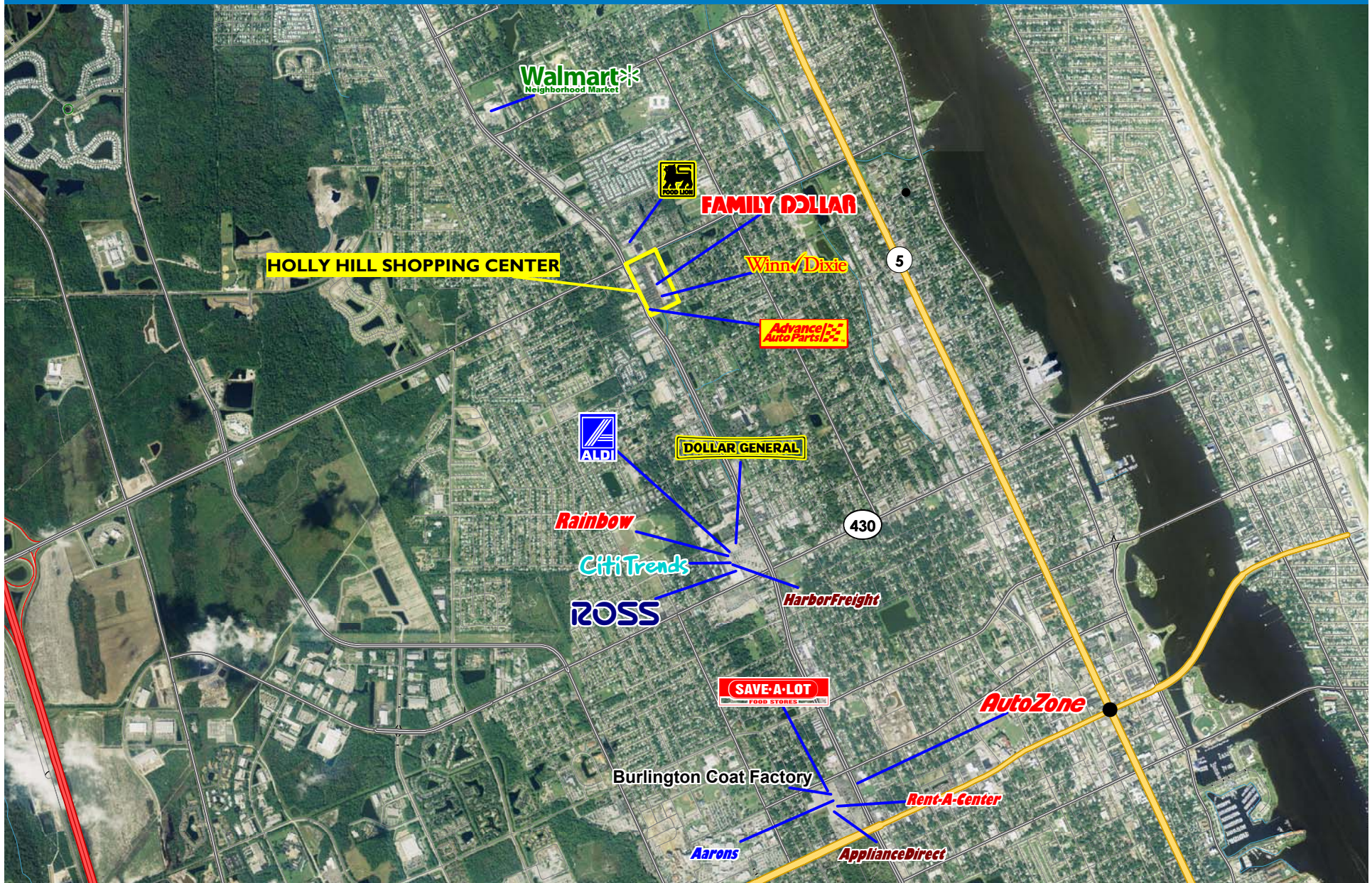
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Demographic Summary Report

1990 - 2000 Census, 2012 Estimates & 2017 Projections

Calculated using TAS Retrieval Retrieval



Apr 1, 2013

Latitude: Longitude: -81.056311

Holly Hill Holly Hill, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius	10.00 Mile Radius
Population	Q4 2012 Estimated Population	12,494	62,278	107,940	199,699
	2017 Projected Population	13,585	64,990	112,498	209,094
	2010 Census Population	12,010	61,943	107,926	197,971
	2000 Census Population	12,231	64,924	111,420	195,360
	1990 Census Population	12,139	63,630	107,935	179,599
	Historical Annual Growth 1990 to 2000	0.08%	0.20%	0.32%	0.84%
	Historical Annual Growth 2000 to 2010	-0.18%	-0.47%	-0.32%	0.13%
	Estimated Annual Growth 2010 to 2012	1.45%	0.20%	0.00%	0.32%
	Projected Annual Growth 2012 to 2017	1.69%	0.86%	0.83%	0.92%
	Median Age	41.7	42.3	43.5	46.9
Households	Q4 2012 Estimated Households	5,391	27,379	48,201	90,663
	2017 Projected Households	5,874	28,572	50,283	95,163
	2010 Census Households	5,190	27,251	48,220	89,806
	2000 Census Households	5,171	28,420	48,686	86,324
	1990 Census Households	4,923	27,218	46,371	77,997
	Historical Annual Growth 1990 to 2000	0.49%	0.43%	0.49%	1.02%
	Historical Annual Growth 2000 to 2012	0.04%	-0.42%	-0.10%	0.40%
	Estimated Annual Growth 2000 to 2012	1.39%	0.17%	-0.01%	0.35%
	Projected Annual Growth 2012 to 2017	1.73%	0.86%	0.85%	0.97%
	Population per Household	2.28	2.16	2.12	2.12
Population by Race	White	64.5%	61.7%	66.8%	76.5%
	Black or African American	25.7%	28.4%	23.2%	14.4%
	Asian & Pacific Islander	1.2%	1.4%	1.9%	1.9%
	Other Races	2.8%	2.5%	2.3%	2.0%
	Hispanic Population	5.8%	6.1%	5.8%	5.1%
Income	Average Household Income	\$39,208	\$42,420	\$48,134	\$55,167
	Median Household Income	\$31,029	\$31,484	\$34,477	\$39,186
	Per Capita Income	\$17,240	\$19,323	\$22,221	\$25,578
Education (Age 25+)	Elementary	6.0%	4.7%	3.8%	3.3%
	Some High School	14.5%	11.6%	10.1%	9.0%
	High School Graduate	38.4%	35.8%	32.5%	32.2%
	Some College	23.4%	24.1%	24.4%	24.1%
	Associates Degree Only	7.2%	8.3%	8.8%	9.5%
	Bachelors Degree Only	7.7%	10.5%	13.4%	14.2%
	Graduate Degree	2.8%	4.9%	7.0%	7.8%
Business	Number of Businesses	250	2,580	4,564	6,802
	Total Number of Employees	3,747	42,075	71,778	94,827
	Employees per Business	15.01	16.31	15.73	13.94
	Residential Population per Business	50.05	24.13	23.65	29.36

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