

Demographic Summary Report

Rivertowne Square

Radius	3 Mile	5 Mile	10 Mile
Population			
2014 Projection	103,415	206,663	704,694
2009 Estimate	103,412	206,159	696,849
2000 Census	102,250	202,416	669,685
Growth 2009 - 2014	0.00%	0.20%	1.10%
Growth 2000 - 2009	1.10%	1.80%	4.10%
2009 Population by Hispanic Origin	14,526	29,664	116,913
2009 Population By Race	103,412	206,159	696,849
White	75,717 73.22%	152,712 74.07%	539,616 77.44%
Black or African American	17,827 17.24%	33,787 16.39%	89,227 12.80%
American Indian and Alaska Native	276 0.27%	468 0.23%	1,486 0.21%
Asian	1,680 1.62%	4,206 2.04%	18,390 2.64%
Native Hawaiian and Pacific Islander	44 0.04%	95 0.05%	411 0.06%
Other Race	3,641 3.52%	6,727 3.26%	23,729 3.41%
Two or More Races	4,228 4.09%	8,164 3.96%	23,989 3.44%
Households			
2014 Projection	45,595	92,400	302,303
2009 Estimate	45,663	92,292	299,937
2000 Census	45,823	91,924	293,526
Growth 2009 - 2014	-0.20%	0.10%	0.80%
Growth 2000 - 2009	-0.30%	0.40%	2.20%
Owner Occupied	32,613 71.42%	63,032 68.30%	213,329 71.12%
Renter Occupied	13,051 28.58%	29,260 31.70%	86,609 28.88%
2009 Households by HH Income	45,663	92,292	299,937
Income Less Than \$15,000	5,444 11.92%	10,486 11.36%	29,453 9.82%
Income: \$15,000 - \$24,999	4,823 10.56%	9,089 9.85%	27,234 9.08%
Income: \$25,000 - \$34,999	5,374 11.77%	10,474 11.35%	30,968 10.32%
Income: \$35,000 - \$49,999	7,011 15.35%	13,740 14.89%	42,914 14.31%
Income: \$50,000 - \$74,999	9,442 20.68%	19,083 20.68%	64,009 21.34%
Income: \$75,000 - \$99,999	5,443 11.92%	11,522 12.48%	39,812 13.27%
Income: \$100,000 - \$149,999	4,432 9.71%	10,025 10.86%	34,656 11.55%
Income: \$150,000 - \$249,999	2,365 5.18%	5,221 5.66%	20,635 6.88%
Income: \$250,000 - \$499,999	954 2.09%	1,963 2.13%	7,617 2.54%
Income: \$500,000 or more	375 0.82%	689 0.75%	2,639 0.88%
2009 Avg Household Income	\$72,259	\$74,216	\$80,451
2009 Med Household Income	\$50,357	\$52,454	\$56,763
2009 Per Capita Income	\$32,215	\$33,537	\$34,993

Demographic Detail Report

Rivertowne Square

Radius	3 Mile		5 Mile		10 Mile	
Population						
2014 Projection	103,415		206,663		704,694	
2009 Estimate	103,412		206,159		696,849	
2000 Census	102,250		202,416		669,685	
Growth 2009 - 2014	0.00%		0.20%		1.10%	
Growth 2000 - 2009	1.10%		1.80%		4.10%	
2009 Population by Age	103,412		206,159		696,849	
Age 0 - 4	5,273	5.10%	10,084	4.89%	36,308	5.21%
Age 5 - 9	5,278	5.10%	9,860	4.78%	35,452	5.09%
Age 10 - 14	5,497	5.32%	9,983	4.84%	35,625	5.11%
Age 15 - 17	3,183	3.08%	5,951	2.89%	21,654	3.11%
Age 18 - 20	3,114	3.01%	7,134	3.46%	22,329	3.20%
Age 21 - 24	4,005	3.87%	8,727	4.23%	28,813	4.13%
Age 25 - 34	10,150	9.82%	22,044	10.69%	75,626	10.85%
Age 35 - 44	12,987	12.56%	25,866	12.55%	88,694	12.73%
Age 45 - 49	7,859	7.60%	15,323	7.43%	52,463	7.53%
Age 50 - 54	7,181	6.94%	14,283	6.93%	49,566	7.11%
Age 55 - 59	6,757	6.53%	13,424	6.51%	45,977	6.60%
Age 60 - 64	6,481	6.27%	12,663	6.14%	42,384	6.08%
Age 65 - 74	10,567	10.22%	20,613	10.00%	65,967	9.47%
Age 75 - 84	9,086	8.79%	18,058	8.76%	58,917	8.45%
Age 85 and over	5,993	5.80%	12,145	5.89%	37,074	5.32%
Age 16 and over	86,305	83.46%	174,248	84.52%	582,167	83.54%
Age 18 and over	84,180	81.40%	170,280	82.60%	567,810	81.48%
Age 21 and over	81,066	78.39%	163,146	79.14%	545,481	78.28%
Age 65 and over	25,645	24.80%	50,816	24.65%	161,958	23.24%
Median Age	46.40		46.10		45.40	
Average Age	45.20		45.20		44.40	

Demographic Detail Report

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2009 Population By Race	103,412	206,159	696,849
White	75,717 73.22%	152,712 74.07%	539,616 77.44%
Black or African American	17,827 17.24%	33,787 16.39%	89,227 12.80%
American Indian and Alaska Native	276 0.27%	468 0.23%	1,486 0.21%
Asian	1,680 1.62%	4,206 2.04%	18,390 2.64%
Native Hawaiian and Pacific Islander	44 0.04%	95 0.05%	411 0.06%
Other Race	3,641 3.52%	6,727 3.26%	23,729 3.41%
Two or More Races	4,228 4.09%	8,164 3.96%	23,989 3.44%
2009 Population by Hispanic Origin	103,412	206,158	696,849
Not Hispanic or Latino	88,886 85.95%	176,494 85.61%	579,935 83.22%
Hispanic or Latino:	14,526 14.05%	29,664 14.39%	116,913 16.78%
Mexican	2,091 2.02%	4,377 2.12%	16,671 2.39%
Puerto Rican	3,285 3.18%	5,748 2.79%	22,067 3.17%
Cuban	1,743 1.69%	3,609 1.75%	13,558 1.95%
Other Hispanic or Latino	7,407 7.16%	15,930 7.73%	64,618 9.27%
2009 Age 5+ Language at Home	98,138	196,074	660,542
Speak Only English	72,516 73.89%	146,437 74.68%	497,940 75.38%
Speak Asian or Pacific Island	675 0.69%	1,577 0.80%	7,692 1.16%
Speak IndoEuropean	14,880 15.16%	27,955 14.26%	75,424 11.42%
Speak Spanish	9,391 9.57%	18,406 9.39%	73,267 11.09%
Speak Other Language	676 0.69%	1,699 0.87%	6,219 0.94%
2009 Median Age, Male	44.60	43.90	43.30
2009 Average Age, Male	43.30	43.30	42.60
Median Age, Female	48.20	48.20	47.30
Average Age, Female	46.90	47.10	46.10
2009 Population by Employment Status (Age 16+)	86,306	174,248	582,166
In Armed Forces	12 0.01%	38 0.02%	216 0.04%
Civilian, Employed	45,954 53.25%	93,018 53.38%	314,553 54.03%
Civilian, Unemployed	6,156 7.13%	13,297 7.63%	42,988 7.38%
Not In Labor Force	34,184 39.61%	67,895 38.96%	224,409 38.55%
2009 Population by Occupation Classification (Age 16+)	45,954	93,019	314,553
Blue Collar	8,715 18.96%	15,757 16.94%	49,585 15.76%
White Collar	27,527 59.90%	58,188 62.55%	208,058 66.14%
Service	9,712 21.13%	19,074 20.51%	56,910 18.09%

Demographic Detail Report

Rivertowne Square

Radius	3 Mile	5 Mile	10 Mile
2000 Population by Marital Status (Age 15+)	87,363	176,232	589,463
Total, Never Married	23,330 26.70%	48,136 27.31%	151,001 25.62%
Married	43,570 49.87%	86,906 49.31%	312,051 52.94%
Widowed	9,278 10.62%	18,378 10.43%	55,842 9.47%
Divorced	11,185 12.80%	22,812 12.94%	70,569 11.97%
Males Divorced	4,562	8,910	26,670
Females Divorced	5,747	11,995	36,462
Males, Never Married	11,385	23,014	71,357
Females Never Married	8,887	18,433	54,927
2009 Population by Education	77,061	154,419	516,668
Less Than 9Th Grade	4,103 5.32%	7,461 4.83%	21,400 4.14%
Some High School, No Diploma	7,533 9.78%	13,692 8.87%	40,754 7.89%
High School Graduate (Includes Equivalency)	22,924 29.75%	43,557 28.21%	142,606 27.60%
Some College, No Degree	14,846 19.27%	30,491 19.75%	102,615 19.86%
Associate Degree	5,668 7.36%	11,501 7.45%	40,787 7.89%
Bachelor Degree	14,502 18.82%	31,483 20.39%	108,092 20.92%
Advanced Degrees	7,485 9.71%	16,234 10.51%	60,414 11.69%
2009 Population by Occupation (Age 16+)	55,666	112,091	371,464
Management, Business, & Financial	13,657 24.53%	28,644 25.55%	102,926 27.71%
Professional & Related Occupations	1,223 2.20%	2,706 2.41%	8,858 2.38%
Services	26,589 47.77%	52,981 47.27%	170,468 45.89%
Sales & Office	7,268 13.06%	15,085 13.46%	50,738 13.66%
Farming, Fishing, and Forestry	173 0.31%	234 0.21%	647 0.17%
Construction and Extraction, Maint	3,558 6.39%	6,495 5.79%	18,566 5.00%
Production & Transportation	3,198 5.74%	5,946 5.30%	19,261 5.19%
2009 Workers by Travel Time to Work (Age 16+)	45,966	93,055	314,769
Less Than 15 Minutes	12,183 26.50%	24,811 26.66%	76,419 24.28%
15 to 29 Minutes	18,556 40.37%	37,979 40.81%	121,438 38.58%
30 to 44 Minutes	9,888 21.51%	19,012 20.43%	72,301 22.97%
45 to 59 Minutes	2,458 5.35%	4,956 5.33%	21,333 6.78%
60+ Minutes	2,881 6.27%	6,297 6.77%	23,278 7.40%

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2009 Estimate	45,663	92,292	299,937
2000 Census	45,823	91,924	293,526
Growth 2009 - 2014	-0.20%	0.10%	0.80%
Growth 2000 - 2009	-0.30%	0.40%	2.20%
2000 Households by HH Size	45,823	91,924	293,526
1-Person Households	16,222 35.40%	33,351 36.28%	96,840 32.99%
2-Person Households	16,957 37.01%	34,399 37.42%	110,650 37.70%
3-Person Households	5,407 11.80%	10,833 11.78%	37,338 12.72%
4-Person Households	3,990 8.71%	7,589 8.26%	29,264 9.97%
5-Person Households	1,875 4.09%	3,353 3.65%	12,272 4.18%
6-Person Households	771 1.68%	1,376 1.50%	4,418 1.51%
7 or more Person Households	601 1.31%	1,023 1.11%	2,744 0.93%
2009 Average Household Size	2.24	2.18	2.28
2009 Households by HH Income	45,663	92,292	299,937
Income Less than \$15,000	5,444 11.92%	10,486 11.36%	29,453 9.82%
Income: \$15,000 - \$24,999	4,823 10.56%	9,089 9.85%	27,234 9.08%
Income: \$25,000 - \$34,999	5,374 11.77%	10,474 11.35%	30,968 10.32%
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Income: \$150,000 - \$249,999	2,365 5.18%	5,221 5.66%	20,635 6.88%
Income: \$250,000 - \$499,999	954 2.09%	1,963 2.13%	7,617 2.54%
Income: \$500,000 or more	375 0.82%	689 0.75%	2,639 0.88%
2009 Avg Household Income	\$72,259	\$74,216	\$80,451
2009 Med Household Income	\$50,357	\$52,454	\$56,763
2009 Per Capita Income	\$32,215	\$33,537	\$34,993
2009 Occupied Housing	45,664	92,292	299,938
Owner Occupied	32,613 71.42%	63,032 68.30%	213,329 71.12%
Renter Occupied	13,051 28.58%	29,260 31.70%	86,609 28.88%

Demographic Detail Report

Rivertowne Square

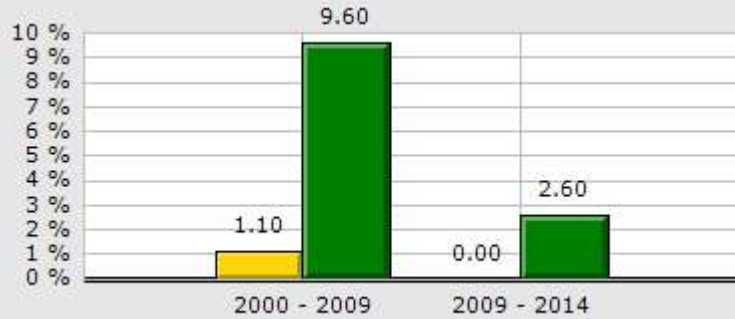
Radius	3 Mile		5 Mile		10 Mile	
2009 Housing Value - Owner Occupied	32,612		63,030		213,319	
Value Less than \$20,000	776	2.38%	1,002	1.59%	3,010	1.41%
Value \$20,000 - \$39,999	1,313	4.03%	1,985	3.15%	5,312	2.49%
Value \$40,000 - \$59,999	2,867	8.79%	4,413	7.00%	12,501	5.86%
Value \$60,000 - \$79,999	2,379	7.29%	3,977	6.31%	13,686	6.42%
Value \$80,000 - \$99,999	3,392	10.40%	5,384	8.54%	16,662	7.81%
Value \$100,000 - \$149,999	7,735	23.72%	14,410	22.86%	46,554	21.82%
Value \$150,000 - \$199,999	2,949	9.04%	7,611	12.08%	28,533	13.38%
Value \$200,000 - \$299,999	4,573	14.02%	11,882	18.85%	43,039	20.18%
Value \$300,000 - \$399,999	1,738	5.33%	3,808	6.04%	13,896	6.51%
Value \$400,000 - \$499,999	1,296	3.97%	2,619	4.16%	9,257	4.34%
Value \$500,000 - \$749,999	1,825	5.60%	3,325	5.28%	10,846	5.08%
Value \$750,000 - \$999,999	1,016	3.12%	1,458	2.31%	5,890	2.76%
Value \$1,000,000 or more	753	2.31%	1,156	1.83%	4,133	1.94%
2009 Med Housing Val-Owner Occupied	\$134,511		\$152,504		\$166,697	
2000 Housing Units by Units in Structure	54,773		108,711		343,562	
1 Unit Attached	2,815	5.14%	7,911	7.28%	26,841	7.81%
1 Unit Detached	20,123	36.74%	37,184	34.20%	125,297	36.47%
2 Units	1,146	2.09%	2,491	2.29%	6,551	1.91%
3 - 19 Units	9,284	16.95%	20,980	19.30%	67,736	19.72%
20 - 49 Units	7,830	14.30%	15,048	13.84%	44,809	13.04%
50 or more Units	10,923	19.94%	21,735	19.99%	63,349	18.44%
Mobile Home or Trailer	2,425	4.43%	3,118	2.87%	8,561	2.49%
Boat, RV, Van, Etc.	227	0.41%	244	0.22%	418	0.12%
2009 Housing Units by Yr Built	57,509		114,695		365,948	
Built 1999 to Present	3,248	5.65%	6,858	5.98%	27,129	7.41%
Built 1995 to 1998	1,564	2.72%	3,983	3.47%	20,706	5.66%
Built 1990 to 1994	2,136	3.71%	6,222	5.42%	29,856	8.16%
Built 1980 to 1989	9,654	16.79%	25,247	22.01%	97,398	26.62%
Built 1970 to 1979	19,252	33.48%	35,241	30.73%	106,075	28.99%
Built 1960 to 1969	15,112	26.28%	25,241	22.01%	57,126	15.61%
Built 1950 to 1959	5,441	9.46%	9,756	8.51%	22,574	6.17%
Built 1940 to 1949	564	0.98%	1,166	1.02%	2,851	0.78%
Built 1939 or Earlier	538	0.94%	981	0.86%	2,233	0.61%
2009 Median Year Built	1974		1976		1979	

Rivertowne Square

Type: **Shopping Center/Neighborhood Center**
 County: **Broward**

3 Mile
County

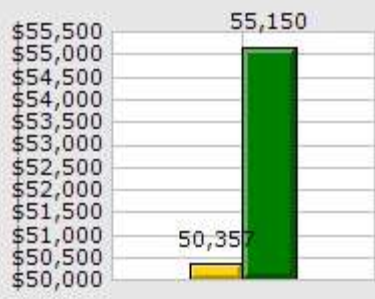
Population Growth



Household Growth



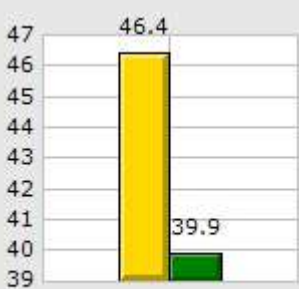
2009 Med Household Inc



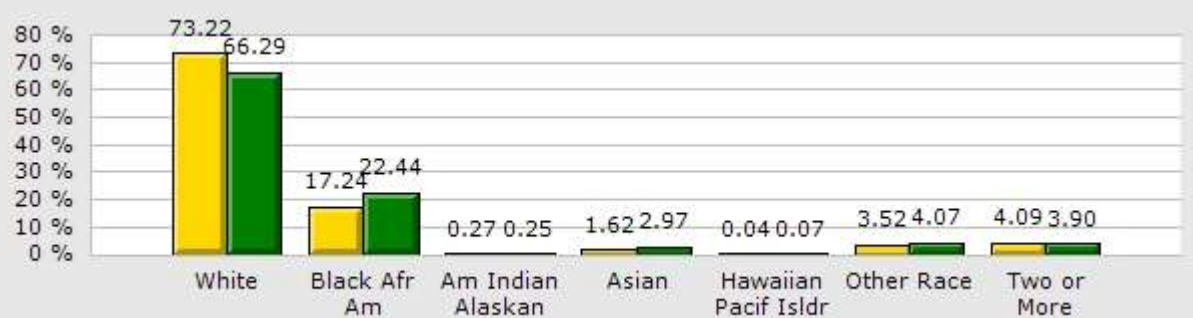
2009 Households by Household Income



2009 Median Age



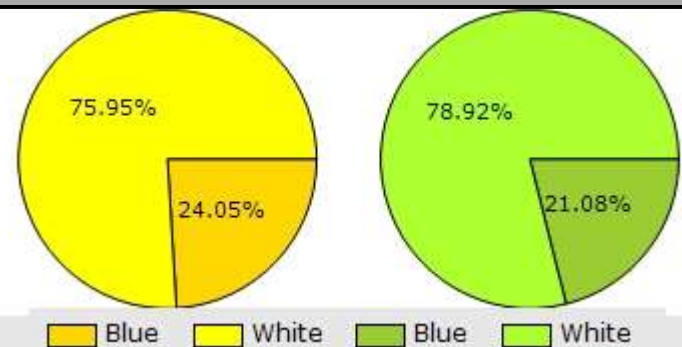
2009 Population by Race



2009 Renter vs. Owner



2009 Blue vs. White Collar



Demographic Market Comparison Report

3 mile radius

Rivertowne Square

Type: **Shopping Center/Neighborhood Center**
 County: **Broward**

	3 Mile		County	
Population				
Growth 2000 - 2009	1.10%		9.60%	
Growth 2009 - 2014	0.00%		2.60%	
2009 Blue Collar	8,715	24.05%	143,724	21.08%
2009 White Collar	27,527	75.95%	538,046	78.92%
2009 Population By Race	103,413		1,778,618	
White	75,717	73.22%	1,179,132	66.29%
Black Afr Am	17,827	17.24%	399,095	22.44%
Am Indian Alaskan	276	0.27%	4,515	0.25%
Asian	1,680	1.62%	52,840	2.97%
Hawaiian Pacif Islldr	44	0.04%	1,195	0.07%
Other Race	3,641	3.52%	72,393	4.07%
Two or More	4,228	4.09%	69,448	3.90%
Households				
Growth 2000 - 2009	-0.30%		6.30%	
Growth 2009 - 2014	-0.20%		1.90%	
Renter Occupied	13,051	28.58%	217,485	31.27%
Owner Occupied	32,613	71.42%	478,042	68.73%
2009 Households by HH Income	45,663		695,527	
Income < \$35,000	15,641	34.25%	215,234	30.95%
Income \$35,000 - \$74,999	16,453	36.03%	244,233	35.11%
Income \$75,000 - \$149,999	9,875	21.63%	176,590	25.39%
Income \$150,000 - \$249,999	2,365	5.18%	44,296	6.37%
Income \$250,000+	1,329	2.91%	15,174	2.18%
2009 Median Household Income	\$50,357		\$55,150	
2009 Median Age	46.40		39.90	



Consumer Spending Report

Rivertowne Square

2009 Annual Spending (in Thousands)	3 Mile	5 Mile	10 Mile
Total Specified Consumer Spending	\$1,779,526	\$3,692,887	\$12,982,197
Total Apparel	\$61,554	\$128,843	\$452,097
Women's Apparel	25,639	53,399	187,690
Men's Apparel	14,818	30,987	108,916
Girl's Apparel	5,191	10,840	38,253
Boy's Apparel	4,036	8,464	29,851
Infant Apparel	4,074	8,607	29,985
Footwear (excl. Infants)	9,568	19,996	69,883
Other Apparel Prod/Services	7,795	16,546	57,401
Total Entertainment	\$161,355	\$334,250	\$1,180,716
Sports and Recreation	6,631	13,777	49,012
TV, Radio and Sound Equipment	56,567	117,787	411,682
Reading Materials	7,965	16,438	57,653
Travel	88,106	181,892	646,863
Photographic Equipment	2,086	4,356	15,506
Total Food At Home	\$147,078	\$305,550	\$1,064,697
Cereal Products	9,038	18,826	65,496
Bread & Bakery Products	19,514	40,429	141,000
Seafood	7,741	16,120	56,388
Meat/Poultry/Fish/Eggs	49,774	103,502	360,061
Dairy Products	23,762	49,298	171,879
Fruits and Vegetables	37,248	77,376	269,874
Total Food Away From Home	\$145,575	\$304,036	\$1,065,896
Breakfast and Brunch	14,197	29,708	103,157
Dinner	67,443	140,894	495,077
Lunch	48,424	100,992	353,817
Snacks and Non Alcoholic Bev	10,686	22,458	78,360
Catered Affairs	4,824	9,984	35,485

Consumer Spending Report

Rivertowne Square

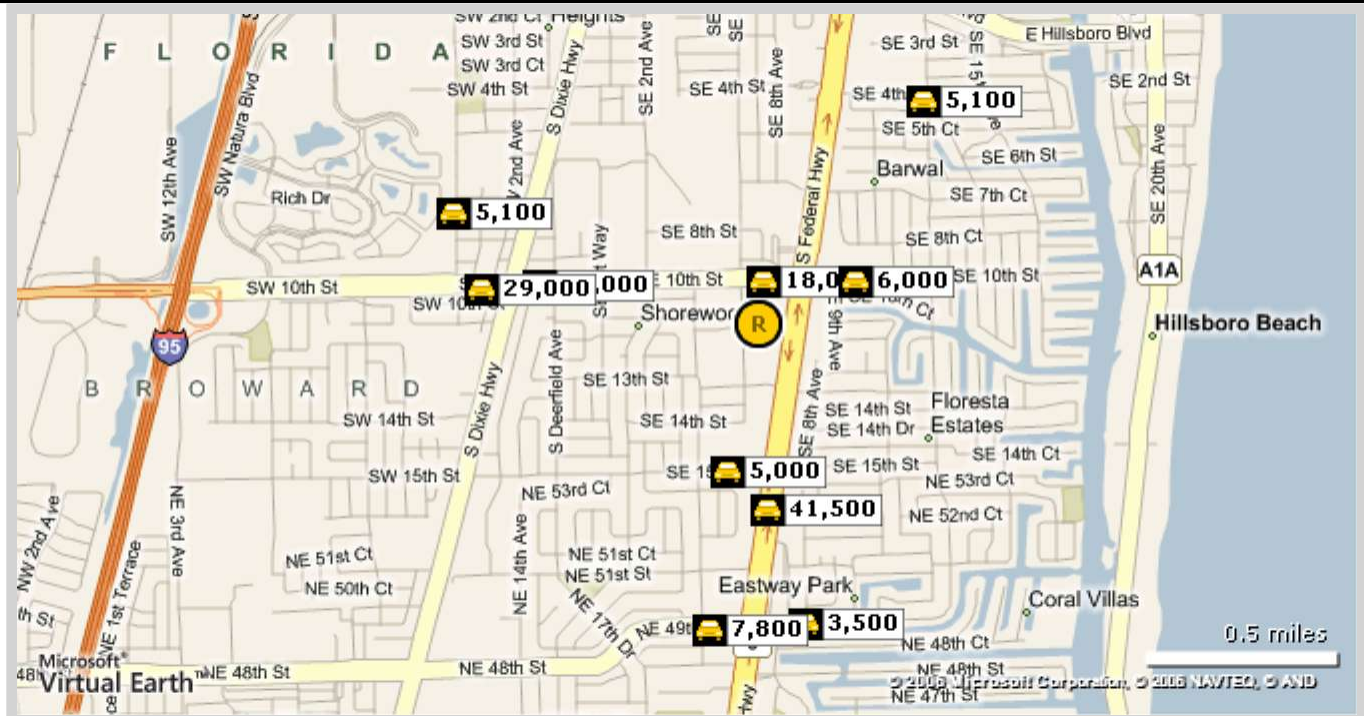
Annual Spending (in Thousands)	3 Mile	5 Mile	10 Mile
Total Alcoholic Beverages	\$26,912	\$56,619	\$198,045
Alcoholic Bev. at Home	15,631	32,678	114,691
Alcoholic Bev. away from Home	11,281	23,941	83,354
Total Furniture/Appliances	\$169,751	\$351,439	\$1,246,744
Bedroom Furniture	9,823	20,488	72,381
Living Room Furniture	14,792	30,693	109,106
Other Living & Family Room Furniture	4,010	8,297	29,738
Other Furniture	1,551	3,192	11,475
Major Appliances	14,149	28,958	102,618
Small Appliances	35,171	72,993	258,652
Misc Household Equipment	90,255	186,818	662,774
Total Transportation/Maint.	\$874,577	\$1,812,931	\$6,365,849
New Autos/Trucks/Vans	120,561	248,971	887,467
Used Vehicles	95,387	198,731	690,591
Purchase of RVs or Boats	12,820	25,586	91,250
Gasoline	121,474	252,002	879,072
Diesel Fuel	2,117	4,292	15,186
Automotive Maintenance/Repair	44,087	91,343	320,254
Transportation	478,132	992,005	3,482,029
Total Health Care	\$82,242	\$167,921	\$586,583
Medical Services	45,650	93,540	328,584
Prescription Drugs	28,827	58,513	202,562
Medical Supplies	7,766	15,868	55,437
Total Education/Day Care	\$127,018	\$266,949	\$947,973
Education	56,280	118,316	418,986
Room and Board	6,038	12,374	44,526
Tuition/School Supplies	50,570	106,394	376,583
Day Care, Nursery & Preschool	14,130	29,865	107,878

Rivertowne Square

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	6,101	54,133	9
Total Retail	1,084	11,654	11
Home Improvement Stores	99	686	7
General Merchandise Stores	34	448	13
Food Stores	93	1,422	15
Auto Dealers and Gas Stations	164	4,026	25
Apparel and Accessory Stores	61	120	2
Furniture and Home Furnishings	135	613	5
Eating and Drinking Places	238	3,045	13
Miscellaneous Retail Stores	260	1,294	5
Finance-Insurance-Real Estate	815	6,092	7
Banks, Saving and Lending Inst.	176	2,876	16
Security Brokers and Investments	96	665	7
Insurance Carriers and Agencies	125	428	3
Real Estate-Trust-Holding Co.	418	2,123	5
Services	2,680	20,995	8
Hotels and Lodging	58	2,480	43
Motion Picture and Amusement	133	677	5
Health Services	318	5,339	17
Legal Services	137	506	4
Educational Services	73	1,585	22
Auto Services	149	656	4
Other Services	1,812	9,752	5
Agriculture/Mining	103	190	2
Construction	626	3,636	6
Manufacturing	195	3,609	19
Transportation, Comm./Pub Util.	227	1,574	7
Wholesale Trade	316	5,094	16
Government	55	1,289	23
Daytime Population	54,133		
Daytime Population/Business	9		
Residential Population	103,412		
Residential Population/Business	17		

Traffic Count Report

Rivertowne Square



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	SE 10th St	SE 6th Ave	0.06 W	2005	18,000	AADT	.11
2	SE 10th St	SE 9th Ave	0.07 W	2005	6,000	AADT	.28
3	NE 54th St	SE 4th Ave	0.08 W	2005	5,000	AADT	.41
4	N Federal Hwy	NE 52nd St	0.10 S	2005	41,500	AADT	.50
5	SW 10th St	SW 1st Way	0.02 W	2003	29,000	AADT	.59
6	SE 4th Ct	SE 12th Ave	0.00 W	2005	5,100	AADT	.74
7	SW 10th St	SW 2nd Ave	0.03 E	2005	29,000	AADT	.74
8	NE 49th St	NE 23rd Ave	0.00	2005	3,500	AADT	.81
9	NE 49th St	Columbus Sq	0.02 E	2005	7,800	AADT	.83
10	SW Martin Luther King Jr Ave	SW 3rd Ave	0.03 N	2005	5,100	AADT	.86