

Demographic Summary Report

Vista Plaza

Radius	3 Mile		5 Mile		10 Mile	
Population						
2014 Projection	35,618		102,448		320,251	
2009 Estimate	33,080		95,384		279,459	
2000 Census	27,591		81,458		204,586	
Growth 2009 - 2014	7.70%		7.40%		14.60%	
Growth 2000 - 2009	19.90%		17.10%		36.60%	
2009 Population by Hispanic Origin	2,413		9,732		30,416	
2009 Population By Race	33,080		95,384		279,459	
White	29,531	89.27%	80,571	84.47%	236,417	84.60%
Black or African American	2,055	6.21%	8,921	9.35%	25,324	9.06%
American Indian and Alaska Native	68	0.21%	251	0.26%	717	0.26%
Asian	365	1.10%	1,177	1.23%	3,601	1.29%
Native Hawaiian and Pacific Islander	14	0.04%	42	0.04%	208	0.07%
Other Race	567	1.71%	2,640	2.77%	7,829	2.80%
Two or More Races	479	1.45%	1,781	1.87%	5,366	1.92%
Households						
2014 Projection	15,893		44,828		133,990	
2009 Estimate	14,744		41,789		117,227	
2000 Census	12,362		36,055		86,896	
Growth 2009 - 2014	7.80%		7.30%		14.30%	
Growth 2000 - 2009	19.30%		15.90%		34.90%	
Owner Occupied	11,747	79.67%	31,918	76.38%	94,608	80.70%
Renter Occupied	2,997	20.33%	9,871	23.62%	22,619	19.30%
2009 Households by HH Income	14,744		41,789		117,227	
Income Less Than \$15,000	1,294	8.78%	3,794	9.08%	9,265	7.90%
Income: \$15,000 - \$24,999	1,501	10.18%	4,544	10.87%	11,444	9.76%
Income: \$25,000 - \$34,999	1,696	11.50%	5,304	12.69%	14,124	12.05%
Income: \$35,000 - \$49,999	2,049	13.90%	6,160	14.74%	18,679	15.93%
Income: \$50,000 - \$74,999	3,365	22.82%	9,530	22.81%	29,769	25.39%
Income: \$75,000 - \$99,999	1,894	12.85%	4,822	11.54%	14,200	12.11%
Income: \$100,000 - \$149,999	1,654	11.22%	4,287	10.26%	11,430	9.75%
Income: \$150,000 - \$249,999	949	6.44%	2,360	5.65%	5,870	5.01%
Income: \$250,000 - \$499,999	278	1.89%	770	1.84%	1,832	1.56%
Income: \$500,000 or more	64	0.43%	218	0.52%	614	0.52%
2009 Avg Household Income	\$73,714		\$71,295		\$70,529	
2009 Med Household Income	\$54,965		\$52,196		\$53,405	
2009 Per Capita Income	\$32,108		\$31,618		\$29,701	

Demographic Detail Report

Vista Plaza

Radius	3 Mile		5 Mile		10 Mile	
Population						
2014 Projection	35,618		102,448		320,251	
2009 Estimate	33,080		95,384		279,459	
2000 Census	27,591		81,458		204,586	
Growth 2009 - 2014	7.70%		7.40%		14.60%	
Growth 2000 - 2009	19.90%		17.10%		36.60%	
2009 Population by Age	33,080		95,384		279,459	
Age 0 - 4	1,426	4.31%	4,308	4.52%	13,639	4.88%
Age 5 - 9	1,527	4.62%	4,439	4.65%	14,102	5.05%
Age 10 - 14	1,690	5.11%	4,656	4.88%	15,072	5.39%
Age 15 - 17	1,194	3.61%	3,094	3.24%	9,855	3.53%
Age 18 - 20	977	2.95%	2,798	2.93%	8,651	3.10%
Age 21 - 24	1,125	3.40%	3,438	3.60%	9,808	3.51%
Age 25 - 34	2,638	7.97%	8,117	8.51%	24,347	8.71%
Age 35 - 44	3,694	11.17%	10,100	10.59%	31,938	11.43%
Age 45 - 49	2,738	8.28%	6,816	7.15%	21,368	7.65%
Age 50 - 54	2,873	8.69%	7,211	7.56%	21,444	7.67%
Age 55 - 59	2,797	8.46%	7,283	7.64%	20,901	7.48%
Age 60 - 64	2,533	7.66%	7,240	7.59%	20,039	7.17%
Age 65 - 74	3,695	11.17%	11,832	12.40%	32,554	11.65%
Age 75 - 84	2,862	8.65%	9,559	10.02%	25,431	9.10%
Age 85 and over	1,311	3.96%	4,493	4.71%	10,312	3.69%
Age 16 and over	28,038	84.76%	80,948	84.87%	233,392	83.52%
Age 18 and over	27,242	82.35%	78,888	82.71%	226,792	81.15%
Age 21 and over	26,266	79.40%	76,089	79.77%	218,141	78.06%
Age 65 and over	7,868	23.78%	25,884	27.14%	68,297	24.44%
Median Age	49.10		49.90		47.90	
Average Age	46.20		47.00		45.40	

Demographic Detail Report

Vista Plaza

Radius	3 Mile	5 Mile	10 Mile
2009 Population By Race	33,080	95,384	279,459
White	29,531 89.27%	80,571 84.47%	236,417 84.60%
Black or African American	2,055 6.21%	8,921 9.35%	25,324 9.06%
American Indian and Alaska Native	68 0.21%	251 0.26%	717 0.26%
Asian	365 1.10%	1,177 1.23%	3,601 1.29%
Native Hawaiian and Pacific Islander	14 0.04%	42 0.04%	208 0.07%
Other Race	567 1.71%	2,640 2.77%	7,829 2.80%
Two or More Races	479 1.45%	1,781 1.87%	5,366 1.92%
2009 Population by Hispanic Origin	33,079	95,383	279,459
Not Hispanic or Latino	30,667 92.71%	85,651 89.80%	249,045 89.12%
Hispanic or Latino:	2,413 7.29%	9,732 10.20%	30,416 10.88%
Mexican	366 1.11%	1,585 1.66%	7,830 2.80%
Puerto Rican	724 2.19%	3,141 3.29%	9,265 3.32%
Cuban	393 1.19%	1,128 1.18%	2,998 1.07%
Other Hispanic or Latino	929 2.81%	3,878 4.07%	10,321 3.69%
2009 Age 5+ Language at Home	31,654	91,077	265,820
Speak Only English	28,777 90.91%	81,388 89.36%	237,235 89.25%
Speak Asian or Pacific Island	98 0.31%	573 0.63%	1,559 0.59%
Speak IndoEuropean	1,248 3.94%	3,819 4.19%	11,200 4.21%
Speak Spanish	1,405 4.44%	4,926 5.41%	14,920 5.61%
Speak Other Language	126 0.40%	371 0.41%	906 0.34%
2009 Median Age, Male	48.20	48.30	46.60
2009 Average Age, Male	45.10	45.60	44.20
Median Age, Female	50.00	51.40	49.10
Average Age, Female	47.20	48.30	46.50
2009 Population by Employment Status (Age 16+)	28,038	80,949	233,392
In Armed Forces	17 0.06%	79 0.10%	177 0.08%
Civilian, Employed	13,738 49.00%	36,056 44.54%	105,581 45.24%
Civilian, Unemployed	1,527 5.45%	4,389 5.42%	13,342 5.72%
Not In Labor Force	12,756 45.50%	40,425 49.94%	114,292 48.97%
2009 Population by Occupation Classification (Age 16+)	13,738	36,056	105,582
Blue Collar	2,537 18.47%	6,573 18.23%	21,815 20.66%
White Collar	8,498 61.86%	22,293 61.83%	62,217 58.93%
Service	2,703 19.68%	7,190 19.94%	21,550 20.41%

Demographic Detail Report

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Radius	3 Mile	5 Mile	10 Mile
2000 Population by Marital Status (Age 15+)	28,436	81,982	236,646
Total, Never Married	5,426 19.08%	16,078 19.61%	45,767 19.34%
Married	16,912 59.47%	47,805 58.31%	142,631 60.27%
Widowed	2,406 8.46%	8,163 9.96%	20,499 8.66%
Divorced	3,692 12.98%	9,936 12.12%	27,749 11.73%
Males Divorced	1,330	3,431	8,335
Females Divorced	1,552	4,495	10,325
Males, Never Married	2,183	6,462	15,394
Females Never Married	1,686	5,210	12,126
2009 Population by Education	25,141	72,653	208,333
Less Than 9Th Grade	398 1.58%	1,726 2.38%	7,077 3.40%
Some High School, No Diploma	1,819 7.24%	5,612 7.72%	18,677 8.96%
High School Graduate (Includes Equivalency)	7,861 31.27%	23,299 32.07%	70,670 33.92%
Some College, No Degree	5,398 21.47%	16,059 22.10%	46,454 22.30%
Associate Degree	2,273 9.04%	6,151 8.47%	18,274 8.77%
Bachelor Degree	4,960 19.73%	13,133 18.08%	31,768 15.25%
Advanced Degrees	2,432 9.67%	6,673 9.18%	15,413 7.40%
2009 Population by Occupation (Age 16+)	16,441	43,245	127,130
Management, Business, & Financial	3,586 21.81%	9,511 21.99%	27,681 21.77%
Professional & Related Occupations	440 2.68%	1,241 2.87%	3,652 2.87%
Services	8,378 50.96%	21,553 49.84%	62,614 49.25%
Sales & Office	2,008 12.21%	5,620 13.00%	15,713 12.36%
Farming, Fishing, and Forestry	56 0.34%	155 0.36%	950 0.75%
Construction and Extraction, Maint	1,121 6.82%	2,809 6.50%	8,803 6.92%
Production & Transportation	852 5.18%	2,356 5.45%	7,717 6.07%
2009 Workers by Travel Time to Work (Age 16+)	13,756	36,135	105,758
Less Than 15 Minutes	3,943 28.66%	10,139 28.06%	23,992 22.69%
15 to 29 Minutes	5,811 42.24%	14,031 38.83%	41,139 38.90%
30 to 44 Minutes	2,020 14.68%	6,528 18.07%	22,925 21.68%
45 to 59 Minutes	767 5.58%	2,200 6.09%	8,112 7.67%
60+ Minutes	1,215 8.83%	3,237 8.96%	9,590 9.07%

Demographic Detail Report

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Radius	3 Mile	5 Mile	10 Mile
Households			
2014 Projection	15,893	44,828	133,990
2009 Estimate	14,744	41,789	117,227
2000 Census	12,362	36,055	86,896
Growth 2009 - 2014	7.80%	7.30%	14.30%
Growth 2000 - 2009	19.30%	15.90%	34.90%
2000 Households by HH Size	12,363	36,054	86,896
1-Person Households	3,491 28.24%	10,727 29.75%	22,159 25.50%
2-Person Households	5,241 42.39%	15,445 42.84%	37,950 43.67%
3-Person Households	1,636 13.23%	4,426 12.28%	11,665 13.42%
4-Person Households	1,315 10.64%	3,479 9.65%	9,410 10.83%
5-Person Households	500 4.04%	1,357 3.76%	3,881 4.47%
6-Person Households	128 1.04%	431 1.20%	1,227 1.41%
7 or more Person Households	52 0.42%	189 0.52%	604 0.70%
2009 Average Household Size	2.23	2.24	2.36
2009 Households by HH Income	14,744	41,789	117,227
Income Less than \$15,000	1,294 8.78%	3,794 9.08%	9,265 7.90%
Income: \$15,000 - \$24,999	1,501 10.18%	4,544 10.87%	11,444 9.76%
Income: \$25,000 - \$34,999	1,696 11.50%	5,304 12.69%	14,124 12.05%
Income: \$35,000 - \$49,999	2,049 13.90%	6,160 14.74%	18,679 15.93%
Income: \$50,000 - \$74,999	3,365 22.82%	9,530 22.81%	29,769 25.39%
Income: \$75,000 - \$99,999	1,894 12.85%	4,822 11.54%	14,200 12.11%
Income: \$100,000 - \$149,999	1,654 11.22%	4,287 10.26%	11,430 9.75%
Income: \$150,000 - \$249,999	949 6.44%	2,360 5.65%	5,870 5.01%
Income: \$250,000 - \$499,999	278 1.89%	770 1.84%	1,832 1.56%
Income: \$500,000 or more	64 0.43%	218 0.52%	614 0.52%
2009 Avg Household Income	\$73,714	\$71,295	\$70,529
2009 Med Household Income	\$54,965	\$52,196	\$53,405
2009 Per Capita Income	\$32,108	\$31,618	\$29,701
2009 Occupied Housing	14,744	41,789	117,227
Owner Occupied	11,747 79.67%	31,918 76.38%	94,608 80.70%
Renter Occupied	2,997 20.33%	9,871 23.62%	22,619 19.30%

Demographic Detail Report

Vista Plaza

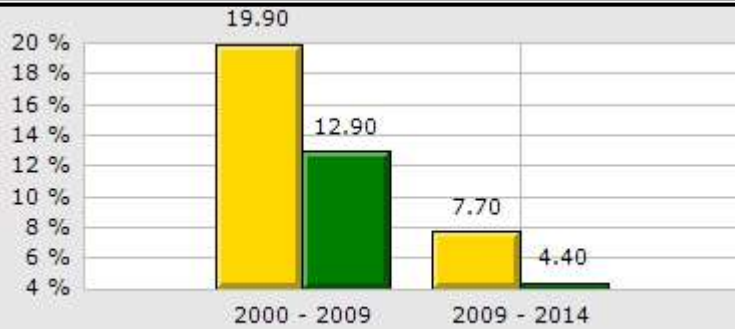
Radius	3 Mile		5 Mile		10 Mile	
2009 Housing Value - Owner Occupied	11,747		31,918		94,609	
Value Less than \$20,000	287	2.44%	577	1.81%	1,583	1.67%
Value \$20,000 - \$39,999	391	3.33%	821	2.57%	2,500	2.64%
Value \$40,000 - \$59,999	654	5.57%	2,105	6.60%	3,858	4.08%
Value \$60,000 - \$79,999	707	6.02%	2,203	6.90%	4,936	5.22%
Value \$80,000 - \$99,999	796	6.78%	2,577	8.07%	9,134	9.65%
Value \$100,000 - \$149,999	2,685	22.86%	8,374	26.24%	29,411	31.09%
Value \$150,000 - \$199,999	1,644	14.00%	4,895	15.34%	15,634	16.52%
Value \$200,000 - \$299,999	2,660	22.64%	5,870	18.39%	15,950	16.86%
Value \$300,000 - \$399,999	739	6.29%	1,629	5.10%	4,179	4.42%
Value \$400,000 - \$499,999	323	2.75%	869	2.72%	2,631	2.78%
Value \$500,000 - \$749,999	510	4.34%	1,215	3.81%	2,844	3.01%
Value \$750,000 - \$999,999	252	2.15%	542	1.70%	1,203	1.27%
Value \$1,000,000 or more	99	0.84%	241	0.76%	746	0.79%
2009 Med Housing Val-Owner Occupied	\$161,275		\$145,304		\$142,706	
2000 Housing Units by Units in Structure	14,561		43,337		102,107	
1 Unit Attached	688	4.72%	3,132	7.23%	6,375	6.24%
1 Unit Detached	9,381	64.43%	24,220	55.89%	63,025	61.72%
2 Units	262	1.80%	587	1.35%	1,544	1.51%
3 - 19 Units	2,272	15.60%	8,745	20.18%	14,529	14.23%
20 - 49 Units	241	1.66%	1,587	3.66%	3,103	3.04%
50 or more Units	158	1.09%	854	1.97%	3,644	3.57%
Mobile Home or Trailer	1,465	10.06%	4,044	9.33%	9,705	9.50%
Boat, RV, Van, Etc.	94	0.65%	168	0.39%	182	0.18%
2009 Housing Units by Yr Built	18,012		52,187		141,288	
Built 1999 to Present	3,859	21.42%	10,435	20.00%	43,015	30.44%
Built 1995 to 1998	1,028	5.71%	4,172	7.99%	11,005	7.79%
Built 1990 to 1994	1,729	9.60%	5,649	10.82%	15,362	10.87%
Built 1980 to 1989	4,715	26.18%	14,606	27.99%	38,035	26.92%
Built 1970 to 1979	3,892	21.61%	11,252	21.56%	23,509	16.64%
Built 1960 to 1969	1,528	8.48%	3,357	6.43%	5,902	4.18%
Built 1950 to 1959	768	4.26%	1,593	3.05%	2,703	1.91%
Built 1940 to 1949	211	1.17%	446	0.85%	730	0.52%
Built 1939 or Earlier	282	1.57%	677	1.30%	1,027	0.73%
2009 Median Year Built	1985		1986		1990	

Vista Plaza

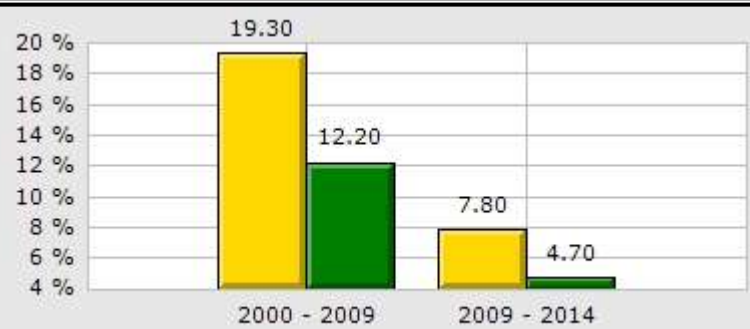
Type: **Shopping Center/Power Center**
 County: **Martin**

3 Mile
County

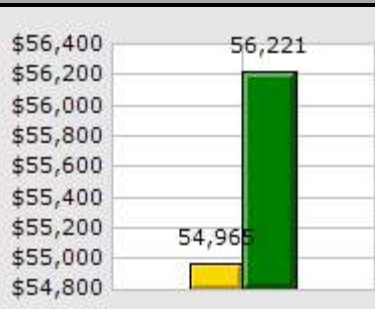
Population Growth



Household Growth



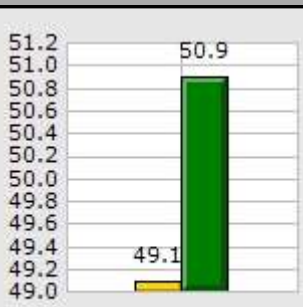
2009 Med Household Inc



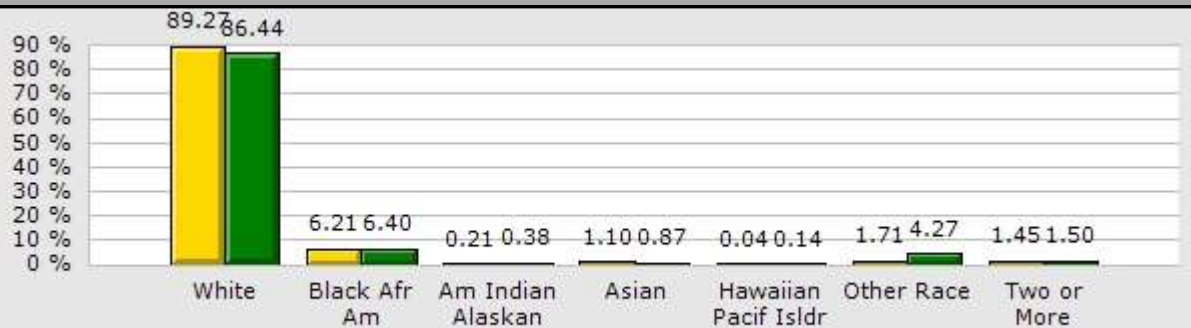
2009 Households by Household Income



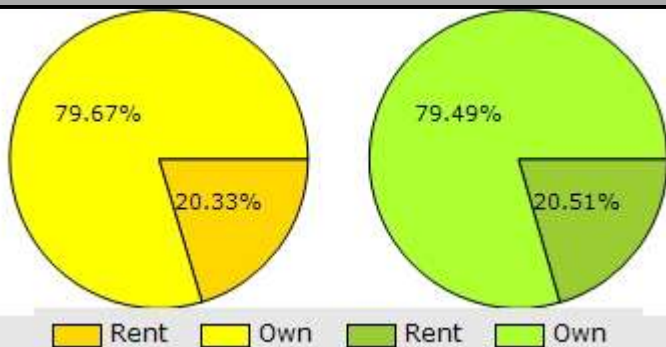
2009 Median Age



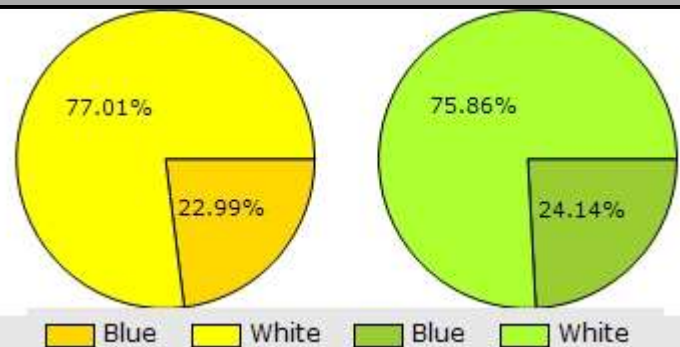
2009 Population by Race



2009 Renter vs. Owner



2009 Blue vs. White Collar



Demographic Market Comparison Report

3 mile radius

Vista Plaza

Type: **Shopping Center/Power Center**
 County: **Martin**

	3 Mile		County	
Population				
Growth 2000 - 2009	19.90%		12.90%	
Growth 2009 - 2014	7.70%		4.40%	
2009 Blue Collar	2,537	22.99%	10,963	24.14%
2009 White Collar	8,498	77.01%	34,446	75.86%
2009 Population By Race				
	33,079		143,089	
White	29,531	89.27%	123,681	86.44%
Black Afr Am	2,055	6.21%	9,163	6.40%
Am Indian Alaskan	68	0.21%	539	0.38%
Asian	365	1.10%	1,249	0.87%
Hawaiian Pacif Islldr	14	0.04%	201	0.14%
Other Race	567	1.71%	6,112	4.27%
Two or More	479	1.45%	2,144	1.50%
Households				
Growth 2000 - 2009	19.30%		12.20%	
Growth 2009 - 2014	7.80%		4.70%	
Renter Occupied	2,997	20.33%	12,730	20.51%
Owner Occupied	11,747	79.67%	49,327	79.49%
2009 Households by HH Income				
	14,744		62,057	
Income < \$35,000	4,491	30.46%	18,698	30.13%
Income \$35,000 - \$74,999	5,414	36.72%	21,714	34.99%
Income \$75,000 - \$149,999	3,548	24.06%	14,975	24.13%
Income \$150,000 - \$249,999	949	6.44%	4,470	7.20%
Income \$250,000+	342	2.32%	2,200	3.55%
2009 Median Household Income	\$54,965		\$56,221	
2009 Median Age	49.10		50.90	



Consumer Spending Report

Vista Plaza

2009 Annual Spending (in Thousands)	3 Mile	5 Mile	10 Mile
Total Specified Consumer Spending	\$592,594	\$1,616,349	\$4,476,806
Total Apparel	\$19,662	\$54,017	\$149,885
Women's Apparel	8,295	22,908	63,550
Men's Apparel	4,814	13,143	36,488
Girl's Apparel	1,674	4,495	12,838
Boy's Apparel	1,287	3,487	9,908
Infant Apparel	1,261	3,457	9,570
Footwear (excl. Infants)	3,098	8,460	23,343
Other Apparel Prod/Services	2,331	6,528	17,531
Total Entertainment	\$53,538	\$146,759	\$407,340
Sports and Recreation	2,279	6,036	17,074
TV, Radio and Sound Equipment	18,424	50,648	139,982
Reading Materials	2,611	7,237	20,049
Travel	29,528	80,964	224,993
Photographic Equipment	696	1,875	5,242
Total Food At Home	\$47,719	\$131,277	\$363,006
Cereal Products	2,918	8,006	22,160
Bread & Bakery Products	6,379	17,550	48,782
Seafood	2,462	6,855	18,837
Meat/Poultry/Fish/Eggs	16,164	44,360	122,864
Dairy Products	7,780	21,322	59,120
Fruits and Vegetables	12,015	33,185	91,243
Total Food Away From Home	\$47,149	\$129,648	\$359,943
Breakfast and Brunch	4,476	12,387	34,120
Dinner	21,824	60,168	167,489
Lunch	15,870	43,481	120,371
Snacks and Non Alcoholic Bev	3,446	9,351	25,973
Catered Affairs	1,534	4,261	11,991

Consumer Spending Report

Vista Plaza			
Annual Spending (in Thousands)	3 Mile	5 Mile	10 Mile
Total Alcoholic Beverages	\$8,436	\$23,422	\$64,877
Alcoholic Bev. at Home	5,020	13,901	38,310
Alcoholic Bev. away from Home	3,416	9,521	26,566
Total Furniture/Appliances	\$56,956	\$155,340	\$429,472
Bedroom Furniture	3,173	8,756	23,894
Living Room Furniture	4,854	13,395	36,881
Other Living & Family Room Furniture	1,371	3,716	10,282
Other Furniture	533	1,437	4,057
Major Appliances	4,933	13,335	37,123
Small Appliances	11,811	32,067	88,662
Misc Household Equipment	30,281	82,633	228,574
Total Transportation/Maint.	\$295,686	\$801,488	\$2,215,779
New Autos/Trucks/Vans	41,241	112,649	310,984
Used Vehicles	32,225	86,405	236,964
Purchase of RVs or Boats	5,261	13,365	37,332
Gasoline	40,824	110,462	307,163
Diesel Fuel	861	2,181	5,968
Automotive Maintenance/Repair	14,785	40,358	111,317
Transportation	160,489	436,068	1,206,050
Total Health Care	\$27,952	\$77,394	\$213,238
Medical Services	15,494	42,571	117,960
Prescription Drugs	9,844	27,552	75,285
Medical Supplies	2,613	7,271	19,992
Total Education/Day Care	\$40,264	\$109,720	\$312,834
Education	17,797	48,480	138,024
Room and Board	2,185	5,856	16,387
Tuition/School Supplies	15,904	43,362	123,659
Day Care, Nursery & Preschool	4,378	12,022	34,764

Vista Plaza

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	2,331	20,580	9
Total Retail	634	7,037	11
Home Improvement Stores	38	430	11
General Merchandise Stores	19	1,277	67
Food Stores	44	514	12
Auto Dealers and Gas Stations	57	201	4
Apparel and Accessory Stores	65	487	7
Furniture and Home Furnishings	89	555	6
Eating and Drinking Places	120	1,782	15
Miscellaneous Retail Stores	202	1,791	9
Finance-Insurance-Real Estate	278	1,078	4
Banks, Saving and Lending Inst.	57	339	6
Security Brokers and Investments	39	109	3
Insurance Carriers and Agencies	46	118	3
Real Estate-Trust-Holding Co.	136	512	4
Services	967	9,344	10
Hotels and Lodging	14	118	8
Motion Picture and Amusement	58	293	5
Health Services	193	6,099	32
Legal Services	64	281	4
Educational Services	17	580	34
Auto Services	47	179	4
Other Services	574	1,794	3
Agriculture/Mining	47	170	4
Construction	187	1,316	7
Manufacturing	45	361	8
Transportation, Comm./Pub Util.	85	310	4
Wholesale Trade	60	689	11
Government	28	275	10
Daytime Population	20,580		
Daytime Population/Business	9		
Residential Population	33,080		
Residential Population/Business	14		

Traffic Count Report

Vista Plaza



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	NW Britt Rd	NW Federal Hwy	0.22 NE	2004	5,064	AADT	.13
2	NW Britt Rd	NW Federal Hwy	0.19 NE	2004	5,064	AADT	.13
3	NW Federal Hwy	NW 21st St	0.09 N	2004	56,988	AADT	.35
4	NW 21st St	NW Federal Hwy	0.03 E	2004	56,988	AADT	.36
5	NW Federal Hwy	NW Mall Entry S	0.04 S	2004	64,782	AADT	.42
6	NW Pine Lake Dr	NW Shore Ter	0.03 SE	2004	1,984	AADT	.68
7	NW Pine Lake Dr	NW Lakeside Trl	0.08 SE	2004	1,984	AADT	.69
8	NW Jensen Beach Blvd	NW Main Ave	0.06 E	2004	27,287	AADT	.70
9	NW Federal Hwy	NW Jensen Beach Blvd	0.06 SE	2002	64,500	AADT	.75
10	NW Federal Hwy	NW Jack Williams Way	0.04 NW	2002	64,500	AADT	.77