

Demographic Summary Report

Cypress Point Shopping Center

Radius	3 Mile	5 Mile	10 Mile
Population			
2014 Projection	96,954	222,818	549,835
2009 Estimate	98,426	226,152	543,744
2000 Census	98,827	227,019	513,139
Growth 2009 - 2014	-1.50%	-1.50%	1.10%
Growth 2000 - 2009	-0.40%	-0.40%	6.00%
2009 Population by Hispanic Origin	8,577	21,311	63,496
2009 Population By Race	98,426	226,152	543,744
White	86,954 88.34%	193,860 85.72%	460,635 84.72%
Black or African American	5,169 5.25%	16,503 7.30%	39,296 7.23%
American Indian and Alaska Native	309 0.31%	701 0.31%	1,711 0.31%
Asian	2,533 2.57%	5,393 2.38%	15,636 2.88%
Native Hawaiian and Pacific Islander	56 0.06%	166 0.07%	391 0.07%
Other Race	1,754 1.78%	5,120 2.26%	14,681 2.70%
Two or More Races	1,651 1.68%	4,410 1.95%	11,394 2.10%
Households			
2014 Projection	44,769	98,579	239,672
2009 Estimate	45,399	100,061	237,460
2000 Census	45,622	100,871	226,088
Growth 2009 - 2014	-1.40%	-1.50%	0.90%
Growth 2000 - 2009	-0.50%	-0.80%	5.00%
Owner Occupied	34,372 75.71%	71,792 71.75%	169,001 71.17%
Renter Occupied	11,027 24.29%	28,269 28.25%	68,460 28.83%
2009 Households by HH Income	45,398	100,062	237,461
Income Less Than \$15,000	4,823 10.62%	10,581 10.57%	23,631 9.95%
Income: \$15,000 - \$24,999	4,524 9.97%	9,721 9.71%	22,596 9.52%
Income: \$25,000 - \$34,999	5,645 12.43%	12,714 12.71%	28,703 12.09%
Income: \$35,000 - \$49,999	7,437 16.38%	16,035 16.03%	37,723 15.89%
Income: \$50,000 - \$74,999	9,952 21.92%	22,129 22.12%	50,949 21.46%
Income: \$75,000 - \$99,999	5,737 12.64%	12,747 12.74%	29,650 12.49%
Income: \$100,000 - \$149,999	4,494 9.90%	9,948 9.94%	24,676 10.39%
Income: \$150,000 - \$249,999	2,175 4.79%	4,798 4.80%	14,268 6.01%
Income: \$250,000 - \$499,999	490 1.08%	1,119 1.12%	4,160 1.75%
Income: \$500,000 or more	121 0.27%	270 0.27%	1,105 0.47%
2009 Avg Household Income	\$65,858	\$65,997	\$71,756
2009 Med Household Income	\$50,546	\$50,872	\$52,437
2009 Per Capita Income	\$30,582	\$29,616	\$31,792

Demographic Detail Report

Cypress Point Shopping Center

Radius	3 Mile		5 Mile		10 Mile	
Population						
2014 Projection	96,954		222,818		549,835	
2009 Estimate	98,426		226,152		543,744	
2000 Census	98,827		227,019		513,139	
Growth 2009 - 2014	-1.50%		-1.50%		1.10%	
Growth 2000 - 2009	-0.40%		-0.40%		6.00%	
2009 Population by Age	98,426		226,152		543,744	
Age 0 - 4	4,183	4.25%	10,673	4.72%	28,150	5.18%
Age 5 - 9	4,162	4.23%	10,683	4.72%	28,035	5.16%
Age 10 - 14	4,434	4.50%	11,252	4.98%	28,954	5.32%
Age 15 - 17	2,987	3.03%	7,411	3.28%	18,057	3.32%
Age 18 - 20	2,769	2.81%	7,200	3.18%	16,881	3.10%
Age 21 - 24	3,818	3.88%	9,290	4.11%	21,615	3.98%
Age 25 - 34	9,186	9.33%	22,994	10.17%	57,064	10.49%
Age 35 - 44	10,959	11.13%	27,585	12.20%	72,481	13.33%
Age 45 - 49	7,133	7.25%	17,325	7.66%	42,516	7.82%
Age 50 - 54	7,211	7.33%	16,904	7.47%	40,324	7.42%
Age 55 - 59	7,400	7.52%	16,009	7.08%	37,798	6.95%
Age 60 - 64	7,386	7.50%	14,785	6.54%	35,080	6.45%
Age 65 - 74	11,251	11.43%	22,450	9.93%	52,328	9.62%
Age 75 - 84	9,957	10.12%	20,065	8.87%	42,400	7.80%
Age 85 and over	5,590	5.68%	11,525	5.10%	22,061	4.06%
Age 16 and over	84,658	86.01%	191,079	84.49%	452,518	83.22%
Age 18 and over	82,660	83.98%	186,133	82.30%	440,547	81.02%
Age 21 and over	79,890	81.17%	178,933	79.12%	423,666	77.92%
Age 65 and over	26,798	27.23%	54,040	23.90%	116,789	21.48%
Median Age	49.70		46.70		45.10	
Average Age	47.40		45.30		43.80	

Demographic Detail Report

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Radius	3 Mile	5 Mile	10 Mile
2009 Population By Race	98,426	226,152	543,744
White	86,954 88.34%	193,860 85.72%	460,635 84.72%
Black or African American	5,169 5.25%	16,503 7.30%	39,296 7.23%
American Indian and Alaska Native	309 0.31%	701 0.31%	1,711 0.31%
Asian	2,533 2.57%	5,393 2.38%	15,636 2.88%
Native Hawaiian and Pacific Islander	56 0.06%	166 0.07%	391 0.07%
Other Race	1,754 1.78%	5,120 2.26%	14,681 2.70%
Two or More Races	1,651 1.68%	4,410 1.95%	11,394 2.10%
2009 Population by Hispanic Origin	98,426	226,153	543,743
Not Hispanic or Latino	89,849 91.29%	204,842 90.58%	480,249 88.32%
Hispanic or Latino:	8,577 8.71%	21,311 9.42%	63,496 11.68%
Mexican	2,715 2.76%	7,611 3.37%	13,879 2.55%
Puerto Rican	2,079 2.11%	4,930 2.18%	18,925 3.48%
Cuban	655 0.67%	1,577 0.70%	8,398 1.54%
Other Hispanic or Latino	3,128 3.18%	7,193 3.18%	22,292 4.10%
2009 Age 5+ Language at Home	94,242	215,479	515,593
Speak Only English	82,351 87.38%	185,971 86.31%	441,041 85.54%
Speak Asian or Pacific Island	983 1.04%	2,128 0.99%	6,626 1.29%
Speak IndoEuropean	5,151 5.47%	13,159 6.11%	28,631 5.55%
Speak Spanish	5,168 5.48%	12,710 5.90%	36,282 7.04%
Speak Other Language	589 0.62%	1,511 0.70%	3,013 0.58%
2009 Median Age, Male	47.20	44.50	43.10
2009 Average Age, Male	45.30	43.30	42.10
Median Age, Female	51.90	48.80	46.80
Average Age, Female	49.30	47.00	45.40
2009 Population by Employment Status (Age 16+)	84,658	191,079	452,518
In Armed Forces	62 0.07%	192 0.10%	818 0.18%
Civilian, Employed	43,533 51.42%	101,897 53.33%	243,113 53.72%
Civilian, Unemployed	4,959 5.86%	12,252 6.41%	28,298 6.25%
Not In Labor Force	36,104 42.65%	76,738 40.16%	180,289 39.84%
2009 Population by Occupation Classification (Age 16+)	43,534	101,898	243,114
Blue Collar	5,824 13.38%	14,559 14.29%	36,259 14.91%
White Collar	30,426 69.89%	69,612 68.32%	165,485 68.07%
Service	7,284 16.73%	17,727 17.40%	41,370 17.02%

Demographic Detail Report

Cypress Point Shopping Center

Radius	3 Mile	5 Mile	10 Mile
2000 Population by Marital Status (Age 15+)	85,647	193,545	458,604
Total, Never Married	18,686 21.82%	45,615 23.57%	108,427 23.64%
Married	46,213 53.96%	102,005 52.70%	246,199 53.68%
Widowed	9,694 11.32%	19,672 10.16%	42,071 9.17%
Divorced	11,054 12.91%	26,253 13.56%	61,907 13.50%
Males Divorced	3,619	9,429	22,675
Females Divorced	6,631	15,070	32,554
Males, Never Married	8,884	21,733	49,445
Females Never Married	7,350	18,095	40,104
2009 Population by Education	76,073	169,642	402,051
Less Than 9Th Grade	2,020 2.66%	4,887 2.88%	12,195 3.03%
Some High School, No Diploma	5,978 7.86%	13,357 7.87%	32,313 8.04%
High School Graduate (Includes Equivalency)	21,657 28.47%	48,802 28.77%	116,494 28.97%
Some College, No Degree	17,552 23.07%	38,694 22.81%	88,159 21.93%
Associate Degree	6,996 9.20%	15,468 9.12%	36,447 9.07%
Bachelor Degree	14,400 18.93%	32,484 19.15%	78,190 19.45%
Advanced Degrees	7,470 9.82%	15,950 9.40%	38,253 9.51%
2009 Population by Occupation (Age 16+)	50,817	119,626	284,483
Management, Business, & Financial	15,636 30.77%	34,799 29.09%	83,303 29.28%
Professional & Related Occupations	1,725 3.39%	4,350 3.64%	9,162 3.22%
Services	22,605 44.48%	54,016 45.15%	126,822 44.58%
Sales & Office	6,425 12.64%	15,159 12.67%	36,807 12.94%
Farming, Fishing, and Forestry	87 0.17%	192 0.16%	435 0.15%
Construction and Extraction, Maint	1,620 3.19%	4,238 3.54%	10,515 3.70%
Production & Transportation	2,719 5.35%	6,872 5.74%	17,439 6.13%
2009 Workers by Travel Time to Work (Age 16+)	43,596	102,089	243,931
Less Than 15 Minutes	11,594 26.59%	27,074 26.52%	60,523 24.81%
15 to 29 Minutes	16,630 38.15%	37,534 36.77%	90,625 37.15%
30 to 44 Minutes	9,826 22.54%	23,547 23.07%	55,855 22.90%
45 to 59 Minutes	3,205 7.35%	7,631 7.47%	20,068 8.23%
60+ Minutes	2,341 5.37%	6,303 6.17%	16,860 6.91%

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Households			
2014 Projection	44,769	98,579	239,672
2009 Estimate	45,399	100,061	237,460
2000 Census	45,622	100,871	226,088
Growth 2009 - 2014	-1.40%	-1.50%	0.90%
Growth 2000 - 2009	-0.50%	-0.80%	5.00%
2000 Households by HH Size	45,624	100,873	226,088
1-Person Households	15,502 33.98%	33,236 32.95%	72,534 32.08%
2-Person Households	18,007 39.47%	38,807 38.47%	87,904 38.88%
3-Person Households	5,706 12.51%	13,500 13.38%	30,485 13.48%
4-Person Households	4,256 9.33%	9,903 9.82%	22,776 10.07%
5-Person Households	1,454 3.19%	3,680 3.65%	8,524 3.77%
6-Person Households	460 1.01%	1,141 1.13%	2,577 1.14%
7 or more Person Households	239 0.52%	606 0.60%	1,288 0.57%
2009 Average Household Size	2.14	2.20	2.23
2009 Households by HH Income	45,398	100,062	237,461
Income Less than \$15,000	4,823 10.62%	10,581 10.57%	23,631 9.95%
Income: \$15,000 - \$24,999	4,524 9.97%	9,721 9.71%	22,596 9.52%
Income: \$25,000 - \$34,999	5,645 12.43%	12,714 12.71%	28,703 12.09%
Income: \$35,000 - \$49,999	7,437 16.38%	16,035 16.03%	37,723 15.89%
Income: \$50,000 - \$74,999	9,952 21.92%	22,129 22.12%	50,949 21.46%
Income: \$75,000 - \$99,999	5,737 12.64%	12,747 12.74%	29,650 12.49%
Income: \$100,000 - \$149,999	4,494 9.90%	9,948 9.94%	24,676 10.39%
Income: \$150,000 - \$249,999	2,175 4.79%	4,798 4.80%	14,268 6.01%
Income: \$250,000 - \$499,999	490 1.08%	1,119 1.12%	4,160 1.75%
Income: \$500,000 or more	121 0.27%	270 0.27%	1,105 0.47%
2009 Avg Household Income	\$65,858	\$65,997	\$71,756
2009 Med Household Income	\$50,546	\$50,872	\$52,437
2009 Per Capita Income	\$30,582	\$29,616	\$31,792
2009 Occupied Housing	45,399	100,061	237,461
Owner Occupied	34,372 75.71%	71,792 71.75%	169,001 71.17%
Renter Occupied	11,027 24.29%	28,269 28.25%	68,460 28.83%

Demographic Detail Report

Cypress Point Shopping Center

Radius	3 Mile		5 Mile		10 Mile	
2009 Housing Value - Owner Occupied	34,372		71,790		169,000	
Value Less than \$20,000	1,573	4.58%	3,072	4.28%	8,686	5.14%
Value \$20,000 - \$39,999	1,262	3.67%	2,237	3.12%	7,789	4.61%
Value \$40,000 - \$59,999	2,343	6.82%	4,202	5.85%	9,677	5.73%
Value \$60,000 - \$79,999	3,136	9.12%	5,583	7.78%	11,463	6.78%
Value \$80,000 - \$99,999	3,937	11.45%	7,916	11.03%	16,262	9.62%
Value \$100,000 - \$149,999	10,018	29.15%	21,766	30.32%	45,224	26.76%
Value \$150,000 - \$199,999	4,634	13.48%	10,475	14.59%	22,892	13.55%
Value \$200,000 - \$299,999	4,802	13.97%	10,753	14.98%	27,022	15.99%
Value \$300,000 - \$399,999	1,157	3.37%	2,675	3.73%	7,846	4.64%
Value \$400,000 - \$499,999	690	2.01%	1,445	2.01%	4,819	2.85%
Value \$500,000 - \$749,999	565	1.64%	1,150	1.60%	4,711	2.79%
Value \$750,000 - \$999,999	180	0.52%	356	0.50%	1,684	1.00%
Value \$1,000,000 or more	75	0.22%	160	0.22%	925	0.55%
2009 Med Housing Val-Owner Occupied	\$124,229		\$128,962		\$133,165	
2000 Housing Units by Units in Structure	50,903		112,943		257,955	
1 Unit Attached	4,308	8.46%	8,833	7.82%	16,140	6.26%
1 Unit Detached	21,942	43.11%	52,173	46.19%	118,314	45.87%
2 Units	1,019	2.00%	3,289	2.91%	6,952	2.70%
3 - 19 Units	9,845	19.34%	21,912	19.40%	46,731	18.12%
20 - 49 Units	2,746	5.39%	6,804	6.02%	12,802	4.96%
50 or more Units	5,675	11.15%	8,837	7.82%	20,962	8.13%
Mobile Home or Trailer	5,368	10.55%	11,005	9.74%	35,608	13.80%
Boat, RV, Van, Etc.	0	0.00%	90	0.08%	446	0.17%
2009 Housing Units by Yr Built	52,574		116,478		279,903	
Built 1999 to Present	2,134	4.06%	4,565	3.92%	26,616	9.51%
Built 1995 to 1998	2,036	3.87%	5,424	4.66%	16,403	5.86%
Built 1990 to 1994	3,367	6.40%	7,740	6.65%	20,035	7.16%
Built 1980 to 1989	16,929	32.20%	34,106	29.28%	73,342	26.20%
Built 1970 to 1979	19,535	37.16%	32,709	28.08%	76,073	27.18%
Built 1960 to 1969	5,224	9.94%	15,784	13.55%	35,050	12.52%
Built 1950 to 1959	2,547	4.84%	11,584	9.95%	23,084	8.25%
Built 1940 to 1949	415	0.79%	2,465	2.12%	4,902	1.75%
Built 1939 or Earlier	387	0.74%	2,101	1.80%	4,398	1.57%
2009 Median Year Built	1979		1978		1980	

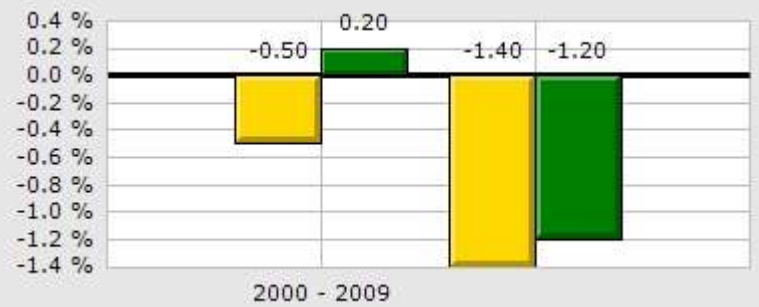
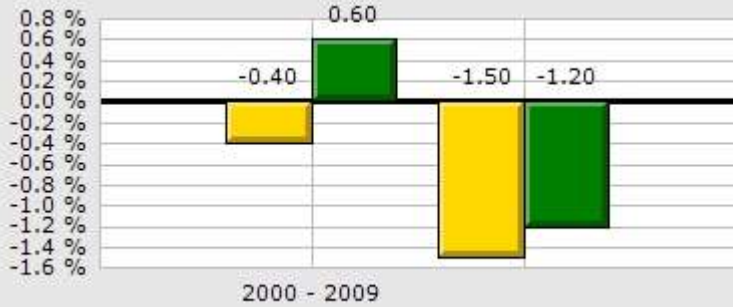
Cypress Point Shopping Center

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

3 Mile
County

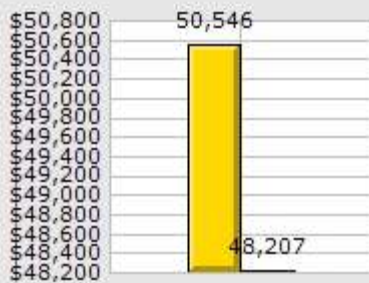
Population Growth

Household Growth



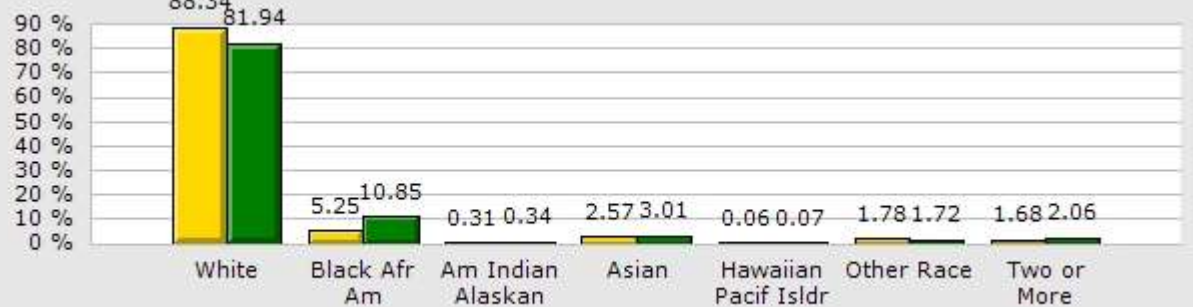
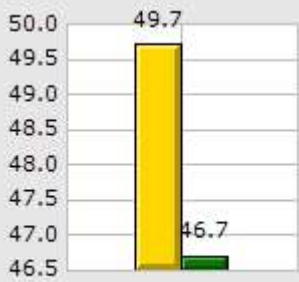
2009 Med Household Inc

2009 Households by Household Income



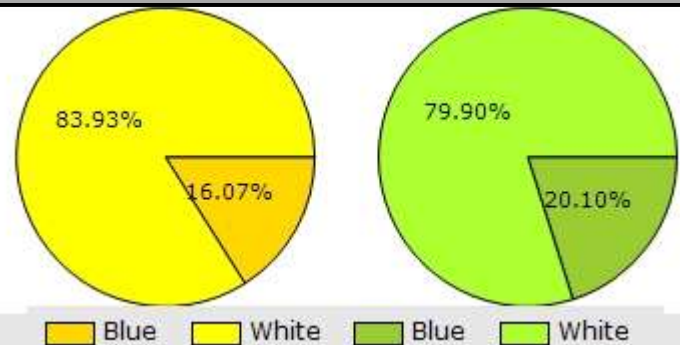
2009 Median Age

2009 Population by Race



2009 Renter vs. Owner

2009 Blue vs. White Collar



Demographic Market Comparison Report

3 mile radius

Cypress Point Shopping Center

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

	3 Mile		County	
Population				
Growth 2000 - 2009	-0.40%		0.60%	
Growth 2009 - 2014	-1.50%		-1.20%	
2009 Blue Collar	5,824	16.07%	68,024	20.10%
2009 White Collar	30,426	83.93%	270,368	79.90%
2009 Population By Race	98,426		926,860	
White	86,954	88.34%	759,481	81.94%
Black Afr Am	5,169	5.25%	100,605	10.85%
Am Indian Alaskan	309	0.31%	3,164	0.34%
Asian	2,533	2.57%	27,942	3.01%
Hawaiian Pacif Islldr	56	0.06%	631	0.07%
Other Race	1,754	1.78%	15,939	1.72%
Two or More	1,651	1.68%	19,098	2.06%
Households				
Growth 2000 - 2009	-0.50%		0.20%	
Growth 2009 - 2014	-1.40%		-1.20%	
Renter Occupied	11,027	24.29%	123,439	29.69%
Owner Occupied	34,372	75.71%	292,279	70.31%
2009 Households by HH Income	45,398		415,716	
Income < \$35,000	14,992	33.02%	146,426	35.22%
Income \$35,000 - \$74,999	17,389	38.30%	156,676	37.69%
Income \$75,000 - \$149,999	10,231	22.54%	85,897	20.66%
Income \$150,000 - \$249,999	2,175	4.79%	19,294	4.64%
Income \$250,000+	611	1.35%	7,423	1.79%
2009 Median Household Income	\$50,546		\$48,207	
2009 Median Age	49.70		46.70	



Consumer Spending Report

Cypress Point Shopping Center

2009 Annual Spending (in Thousands)	3 Mile	5 Mile	10 Mile
Total Specified Consumer Spending	\$1,620,679	\$3,564,193	\$9,247,397
Total Apparel	\$54,689	\$122,665	\$316,232
Women's Apparel	23,073	51,364	131,404
Men's Apparel	13,233	29,561	76,423
Girl's Apparel	4,547	10,405	27,347
Boy's Apparel	3,549	8,111	21,400
Infant Apparel	3,563	8,049	21,113
Footwear (excl. Infants)	8,571	19,059	49,454
Other Apparel Prod/Services	6,724	15,176	38,545
Total Entertainment	\$146,498	\$322,725	\$830,532
Sports and Recreation	5,984	13,371	35,358
TV, Radio and Sound Equipment	51,301	113,609	292,781
Reading Materials	7,285	16,021	40,502
Travel	80,064	175,563	450,979
Photographic Equipment	1,863	4,162	10,912
Total Food At Home	\$133,246	\$294,839	\$755,513
Cereal Products	8,158	18,136	46,607
Bread & Bakery Products	17,805	39,384	100,724
Seafood	6,939	15,361	39,020
Meat/Poultry/Fish/Eggs	45,074	99,938	256,663
Dairy Products	21,618	47,811	122,866
Fruits and Vegetables	33,651	74,209	189,634
Total Food Away From Home	\$131,374	\$292,252	\$753,341
Breakfast and Brunch	12,661	28,269	72,051
Dinner	60,936	135,774	349,473
Lunch	44,070	97,352	252,564
Snacks and Non Alcoholic Bev	9,521	21,418	55,701
Catered Affairs	4,186	9,439	23,552

Consumer Spending Report

Cypress Point Shopping Center

Annual Spending (in Thousands)	3 Mile	5 Mile	10 Mile
Total Alcoholic Beverages	\$23,951	\$53,953	\$138,120
Alcoholic Bev. at Home	14,087	31,269	80,264
Alcoholic Bev. away from Home	9,864	22,684	57,856
Total Furniture/Appliances	\$154,125	\$337,668	\$879,371
Bedroom Furniture	8,795	19,273	50,337
Living Room Furniture	13,315	29,195	75,952
Other Living & Family Room Furniture	3,638	7,951	20,905
Other Furniture	1,400	3,090	8,107
Major Appliances	13,137	28,437	74,010
Small Appliances	31,856	70,065	182,549
Misc Household Equipment	81,984	179,657	467,510
Total Transportation/Maint.	\$801,492	\$1,751,812	\$4,576,376
New Autos/Trucks/Vans	110,735	239,693	626,300
Used Vehicles	87,213	190,665	503,875
Purchase of RVs or Boats	12,662	26,025	70,812
Gasoline	111,523	245,331	640,131
Diesel Fuel	2,079	4,286	11,730
Automotive Maintenance/Repair	40,432	88,372	228,301
Transportation	436,848	957,440	2,495,225
Total Health Care	\$77,872	\$166,904	\$424,495
Medical Services	42,598	92,142	236,134
Prescription Drugs	27,940	59,026	148,505
Medical Supplies	7,334	15,736	39,856
Total Education/Day Care	\$110,631	\$256,324	\$659,288
Education	48,916	113,519	290,626
Room and Board	5,631	12,242	31,945
Tuition/School Supplies	43,796	102,025	260,532
Day Care, Nursery & Preschool	12,288	28,539	76,185

Cypress Point Shopping Center

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	4,576	40,304	9
Total Retail	957	11,106	12
Home Improvement Stores	78	808	10
General Merchandise Stores	28	1,337	48
Food Stores	72	1,345	19
Auto Dealers and Gas Stations	87	1,649	19
Apparel and Accessory Stores	94	699	7
Furniture and Home Furnishings	112	616	6
Eating and Drinking Places	216	3,183	15
Miscellaneous Retail Stores	270	1,469	5
Finance-Insurance-Real Estate	696	3,970	6
Banks, Saving and Lending Inst.	159	877	6
Security Brokers and Investments	96	371	4
Insurance Carriers and Agencies	114	699	6
Real Estate-Trust-Holding Co.	327	2,023	6
Services	1,935	16,502	9
Hotels and Lodging	13	286	22
Motion Picture and Amusement	122	1,142	9
Health Services	320	4,700	15
Legal Services	98	439	4
Educational Services	57	1,824	32
Auto Services	113	1,567	14
Other Services	1,212	6,544	5
Agriculture/Mining	95	303	3
Construction	348	2,083	6
Manufacturing	163	2,925	18
Transportation, Comm./Pub Util.	133	676	5
Wholesale Trade	193	1,082	6
Government	56	1,657	30
Daytime Population	40,304		
Daytime Population/Business	9		
Residential Population	98,426		
Residential Population/Business	22		

Traffic Count Report

Cypress Point Shopping Center



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 State Highway 580	Countryside Blvd	0.14 W	2003	34,500	AADT	.87
2 State Highway 580	Herda St	0.04 W	2005	40,000	AADT	.95