

Demographic Summary Report

Coral Creek Shops

Radius	3 Mile		5 Mile		10 Mile	
Population						
2014 Projection	106,049		304,187		892,171	
2009 Estimate	101,964		297,374		877,985	
2000 Census	92,134		277,521		827,532	
Growth 2009 - 2014	4.00%		2.30%		1.60%	
Growth 2000 - 2009	10.70%		7.20%		6.10%	
2009 Population by Hispanic Origin	20,414		53,543		156,679	
2009 Population By Race	101,964		297,374		877,985	
White	81,284	79.72%	241,509	81.21%	655,676	74.68%
Black or African American	8,544	8.38%	25,004	8.41%	131,674	15.00%
American Indian and Alaska Native	185	0.18%	514	0.17%	1,813	0.21%
Asian	4,533	4.45%	10,890	3.66%	25,572	2.91%
Native Hawaiian and Pacific Islander	57	0.06%	191	0.06%	501	0.06%
Other Race	4,242	4.16%	10,429	3.51%	31,752	3.62%
Two or More Races	3,119	3.06%	8,836	2.97%	30,998	3.53%
Households						
2014 Projection	38,851		122,788		367,080	
2009 Estimate	37,526		120,758		362,714	
2000 Census	34,586		115,449		349,511	
Growth 2009 - 2014	3.50%		1.70%		1.20%	
Growth 2000 - 2009	8.50%		4.60%		3.80%	
Owner Occupied	27,762	73.98%	89,668	74.25%	261,203	72.01%
Renter Occupied	9,764	26.02%	31,091	25.75%	101,511	27.99%
2009 Households by HH Income	37,525		120,759		362,712	
Income Less Than \$15,000	1,901	5.07%	9,712	8.04%	35,381	9.75%
Income: \$15,000 - \$24,999	2,057	5.48%	9,590	7.94%	33,414	9.21%
Income: \$25,000 - \$34,999	2,671	7.12%	11,216	9.29%	37,246	10.27%
Income: \$35,000 - \$49,999	4,799	12.79%	16,366	13.55%	51,899	14.31%
Income: \$50,000 - \$74,999	8,570	22.84%	25,620	21.22%	77,334	21.32%
Income: \$75,000 - \$99,999	6,622	17.65%	17,446	14.45%	48,564	13.39%
Income: \$100,000 - \$149,999	6,221	16.58%	16,465	13.63%	41,413	11.42%
Income: \$150,000 - \$249,999	3,522	9.39%	10,168	8.42%	25,420	7.01%
Income: \$250,000 - \$499,999	915	2.44%	3,264	2.70%	9,091	2.51%
Income: \$500,000 or more	247	0.66%	912	0.76%	2,950	0.81%
2009 Avg Household Income	\$91,510		\$85,632		\$80,111	
2009 Med Household Income	\$70,619		\$62,218		\$56,762	
2009 Per Capita Income	\$34,045		\$35,148		\$33,372	

Demographic Detail Report

Coral Creek Shops

Radius	3 Mile		5 Mile		10 Mile	
Population						
2014 Projection	106,049		304,187		892,171	
2009 Estimate	101,964		297,374		877,985	
2000 Census	92,134		277,521		827,532	
Growth 2009 - 2014	4.00%		2.30%		1.60%	
Growth 2000 - 2009	10.70%		7.20%		6.10%	
2009 Population by Age	101,964		297,374		877,985	
Age 0 - 4	7,165	7.03%	17,450	5.87%	49,031	5.58%
Age 5 - 9	7,056	6.92%	17,128	5.76%	47,923	5.46%
Age 10 - 14	6,992	6.86%	17,035	5.73%	48,511	5.53%
Age 15 - 17	4,002	3.92%	10,271	3.45%	29,807	3.39%
Age 18 - 20	3,332	3.27%	9,248	3.11%	29,454	3.35%
Age 21 - 24	4,182	4.10%	12,025	4.04%	37,834	4.31%
Age 25 - 34	13,515	13.25%	35,291	11.87%	99,027	11.28%
Age 35 - 44	16,674	16.35%	41,251	13.87%	113,054	12.88%
Age 45 - 49	8,709	8.54%	22,802	7.67%	66,141	7.53%
Age 50 - 54	7,629	7.48%	20,729	6.97%	61,836	7.04%
Age 55 - 59	6,139	6.02%	18,240	6.13%	56,474	6.43%
Age 60 - 64	4,633	4.54%	15,565	5.23%	50,475	5.75%
Age 65 - 74	5,882	5.77%	23,323	7.84%	76,192	8.68%
Age 75 - 84	4,157	4.08%	22,116	7.44%	69,165	7.88%
Age 85 and over	1,896	1.86%	14,900	5.01%	43,062	4.90%
Age 16 and over	79,347	77.82%	242,252	81.46%	722,413	82.28%
Age 18 and over	76,749	75.27%	235,490	79.19%	702,714	80.04%
Age 21 and over	73,417	72.00%	226,242	76.08%	673,259	76.68%
Age 65 and over	11,935	11.71%	60,339	20.29%	188,419	21.46%
Median Age	37.90		42.40		43.70	
Average Age	37.50		42.40		43.10	

Demographic Detail Report

Coral Creek Shops

Radius	3 Mile	5 Mile	10 Mile
2009 Population By Race	101,964	297,374	877,985
White	81,284 79.72%	241,509 81.21%	655,676 74.68%
Black or African American	8,544 8.38%	25,004 8.41%	131,674 15.00%
American Indian and Alaska Native	185 0.18%	514 0.17%	1,813 0.21%
Asian	4,533 4.45%	10,890 3.66%	25,572 2.91%
Native Hawaiian and Pacific Islander	57 0.06%	191 0.06%	501 0.06%
Other Race	4,242 4.16%	10,429 3.51%	31,752 3.62%
Two or More Races	3,119 3.06%	8,836 2.97%	30,998 3.53%
2009 Population by Hispanic Origin	101,964	297,374	877,985
Not Hispanic or Latino	81,551 79.98%	243,830 81.99%	721,306 82.15%
Hispanic or Latino:	20,414 20.02%	53,543 18.01%	156,679 17.85%
Mexican	2,653 2.60%	5,609 1.89%	19,013 2.17%
Puerto Rican	3,929 3.85%	10,740 3.61%	31,794 3.62%
Cuban	2,374 2.33%	5,979 2.01%	17,352 1.98%
Other Hispanic or Latino	11,457 11.24%	31,216 10.50%	88,520 10.08%
2009 Age 5+ Language at Home	94,799	279,923	828,953
Speak Only English	71,210 75.12%	213,537 76.28%	624,740 75.36%
Speak Asian or Pacific Island	1,823 1.92%	4,340 1.55%	10,377 1.25%
Speak IndoEuropean	8,163 8.61%	26,739 9.55%	87,986 10.61%
Speak Spanish	12,414 13.10%	32,252 11.52%	98,328 11.86%
Speak Other Language	1,189 1.25%	3,055 1.09%	7,522 0.91%
2009 Median Age, Male	36.70	40.20	41.60
2009 Average Age, Male	36.30	40.30	41.30
Median Age, Female	39.00	44.50	45.70
Average Age, Female	38.60	44.20	44.80
2009 Population by Employment Status (Age 16+)	79,348	242,252	722,414
In Armed Forces	65 0.08%	147 0.06%	248 0.03%
Civilian, Employed	52,032 65.57%	137,756 56.86%	399,360 55.28%
Civilian, Unemployed	6,567 8.28%	17,397 7.18%	54,591 7.56%
Not In Labor Force	20,684 26.07%	86,952 35.89%	268,215 37.13%
2009 Population by Occupation Classification (Age 16+)	52,033	137,756	399,359
Blue Collar	6,698 12.87%	18,031 13.09%	63,455 15.89%
White Collar	36,972 71.05%	98,226 71.30%	264,837 66.32%
Service	8,363 16.07%	21,499 15.61%	71,067 17.80%

Demographic Detail Report

Coral Creek Shops

Radius	3 Mile	5 Mile	10 Mile
2000 Population by Marital Status (Age 15+)	80,751	245,761	732,520
Total, Never Married	20,143 24.94%	56,822 23.12%	186,647 25.48%
Married	47,792 59.18%	139,697 56.84%	394,428 53.85%
Widowed	3,867 4.79%	22,302 9.07%	67,441 9.21%
Divorced	8,949 11.08%	26,940 10.96%	84,004 11.47%
Males Divorced	2,877	8,750	29,793
Females Divorced	4,536	14,553	44,163
Males, Never Married	8,241	24,425	84,120
Females Never Married	7,370	21,240	69,169
2009 Population by Education	69,235	214,217	635,427
Less Than 9Th Grade	2,022 2.92%	6,211 2.90%	25,498 4.01%
Some High School, No Diploma	4,150 5.99%	14,228 6.64%	50,057 7.88%
High School Graduate (Includes Equivalency)	16,803 24.27%	57,783 26.97%	182,461 28.71%
Some College, No Degree	13,881 20.05%	43,460 20.29%	126,785 19.95%
Associate Degree	7,409 10.70%	18,338 8.56%	51,899 8.17%
Bachelor Degree	17,169 24.80%	48,425 22.61%	128,800 20.27%
Advanced Degrees	7,801 11.27%	25,772 12.03%	69,927 11.00%
2009 Population by Occupation (Age 16+)	60,395	159,256	470,427
Management, Business, & Financial	18,217 30.16%	48,664 30.56%	131,232 27.90%
Professional & Related Occupations	1,487 2.46%	4,113 2.58%	11,603 2.47%
Services	26,594 44.03%	68,719 43.15%	214,190 45.53%
Sales & Office	9,021 14.94%	24,061 15.11%	64,732 13.76%
Farming, Fishing, and Forestry	85 0.14%	157 0.10%	761 0.16%
Construction and Extraction, Maint	2,439 4.04%	6,382 4.01%	23,224 4.94%
Production & Transportation	2,552 4.23%	7,160 4.50%	24,685 5.25%
2009 Workers by Travel Time to Work (Age 16+)	52,097	137,902	399,609
Less Than 15 Minutes	8,897 17.08%	26,549 19.25%	87,797 21.97%
15 to 29 Minutes	20,399 39.16%	51,960 37.68%	148,494 37.16%
30 to 44 Minutes	14,042 26.95%	36,434 26.42%	100,510 25.15%
45 to 59 Minutes	4,444 8.53%	12,056 8.74%	30,789 7.70%
60+ Minutes	4,315 8.28%	10,903 7.91%	32,019 8.01%

Demographic Detail Report

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Radius	3 Mile	5 Mile	10 Mile
Households			
2014 Projection	38,851	122,788	367,080
2009 Estimate	37,526	120,758	362,714
2000 Census	34,586	115,449	349,511
Growth 2009 - 2014	3.50%	1.70%	1.20%
Growth 2000 - 2009	8.50%	4.60%	3.80%
2000 Households by HH Size	34,585	115,449	349,511
1-Person Households	7,020 20.30%	33,564 29.07%	106,847 30.57%
2-Person Households	12,280 35.51%	42,124 36.49%	128,517 36.77%
3-Person Households	6,290 18.19%	16,826 14.57%	48,306 13.82%
4-Person Households	5,778 16.71%	14,637 12.68%	39,532 11.31%
5-Person Households	2,234 6.46%	5,758 4.99%	16,842 4.82%
6-Person Households	687 1.99%	1,770 1.53%	5,944 1.70%
7 or more Person Households	296 0.86%	770 0.67%	3,523 1.01%
2009 Average Household Size	2.71	2.42	2.38
2009 Households by HH Income	37,525	120,759	362,712
Income Less than \$15,000	1,901 5.07%	9,712 8.04%	35,381 9.75%
Income: \$15,000 - \$24,999	2,057 5.48%	9,590 7.94%	33,414 9.21%
Income: \$25,000 - \$34,999	2,671 7.12%	11,216 9.29%	37,246 10.27%
Income: \$35,000 - \$49,999	4,799 12.79%	16,366 13.55%	51,899 14.31%
Income: \$50,000 - \$74,999	8,570 22.84%	25,620 21.22%	77,334 21.32%
Income: \$75,000 - \$99,999	6,622 17.65%	17,446 14.45%	48,564 13.39%
Income: \$100,000 - \$149,999	6,221 16.58%	16,465 13.63%	41,413 11.42%
Income: \$150,000 - \$249,999	3,522 9.39%	10,168 8.42%	25,420 7.01%
Income: \$250,000 - \$499,999	915 2.44%	3,264 2.70%	9,091 2.51%
Income: \$500,000 or more	247 0.66%	912 0.76%	2,950 0.81%
2009 Avg Household Income	\$91,510	\$85,632	\$80,111
2009 Med Household Income	\$70,619	\$62,218	\$56,762
2009 Per Capita Income	\$34,045	\$35,148	\$33,372
2009 Occupied Housing	37,526	120,759	362,714
Owner Occupied	27,762 73.98%	89,668 74.25%	261,203 72.01%
Renter Occupied	9,764 26.02%	31,091 25.75%	101,511 27.99%

Demographic Detail Report

Coral Creek Shops

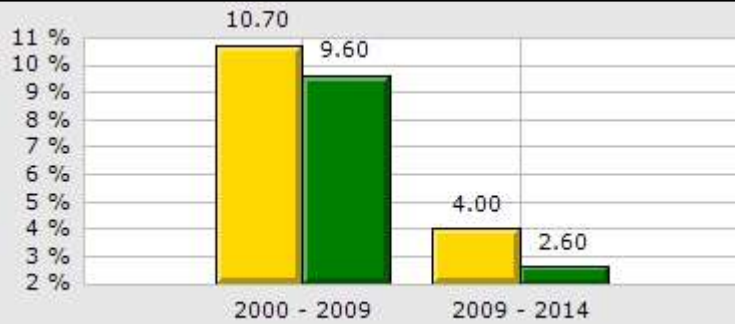
Radius	3 Mile		5 Mile		10 Mile	
2009 Housing Value - Owner Occupied	27,761		89,668		261,202	
Value Less than \$20,000	768	2.77%	1,390	1.55%	3,412	1.31%
Value \$20,000 - \$39,999	549	1.98%	3,087	3.44%	7,752	2.97%
Value \$40,000 - \$59,999	673	2.42%	6,138	6.85%	17,435	6.67%
Value \$60,000 - \$79,999	961	3.46%	5,724	6.38%	16,740	6.41%
Value \$80,000 - \$99,999	1,164	4.19%	6,454	7.20%	20,569	7.87%
Value \$100,000 - \$149,999	4,391	15.82%	17,207	19.19%	59,140	22.64%
Value \$150,000 - \$199,999	4,757	17.14%	12,322	13.74%	36,421	13.94%
Value \$200,000 - \$299,999	9,133	32.90%	21,107	23.54%	51,594	19.75%
Value \$300,000 - \$399,999	2,253	8.12%	6,477	7.22%	15,706	6.01%
Value \$400,000 - \$499,999	1,157	4.17%	3,953	4.41%	10,536	4.03%
Value \$500,000 - \$749,999	1,227	4.42%	3,863	4.31%	12,238	4.69%
Value \$750,000 - \$999,999	523	1.88%	1,278	1.43%	5,750	2.20%
Value \$1,000,000 or more	205	0.74%	668	0.74%	3,909	1.50%
2009 Med Housing Val-Owner Occupied	\$206,304		\$172,740		\$157,889	
2000 Housing Units by Units in Structure	37,306		128,021		399,101	
1 Unit Attached	3,385	9.07%	13,976	10.92%	35,401	8.87%
1 Unit Detached	19,223	51.53%	49,241	38.46%	155,307	38.91%
2 Units	337	0.90%	1,332	1.04%	6,735	1.69%
3 - 19 Units	7,112	19.06%	27,873	21.77%	75,947	19.03%
20 - 49 Units	2,851	7.64%	16,279	12.72%	55,112	13.81%
50 or more Units	1,801	4.83%	14,223	11.11%	61,163	15.33%
Mobile Home or Trailer	2,597	6.96%	5,089	3.98%	9,094	2.28%
Boat, RV, Van, Etc.	0	0.00%	8	0.01%	342	0.09%
2009 Housing Units by Yr Built	41,482		137,799		428,441	
Built 1999 to Present	6,204	14.96%	13,436	9.75%	37,130	8.67%
Built 1995 to 1998	6,988	16.85%	14,260	10.35%	28,423	6.63%
Built 1990 to 1994	6,782	16.35%	17,890	12.98%	39,009	9.10%
Built 1980 to 1989	14,269	34.40%	49,803	36.14%	119,930	27.99%
Built 1970 to 1979	6,263	15.10%	35,629	25.86%	125,791	29.36%
Built 1960 to 1969	685	1.65%	4,818	3.50%	54,395	12.70%
Built 1950 to 1959	193	0.47%	1,328	0.96%	19,224	4.49%
Built 1940 to 1949	36	0.09%	263	0.19%	2,405	0.56%
Built 1939 or Earlier	62	0.15%	372	0.27%	2,134	0.50%
2009 Median Year Built	1989		1985		1981	

Coral Creek Shops

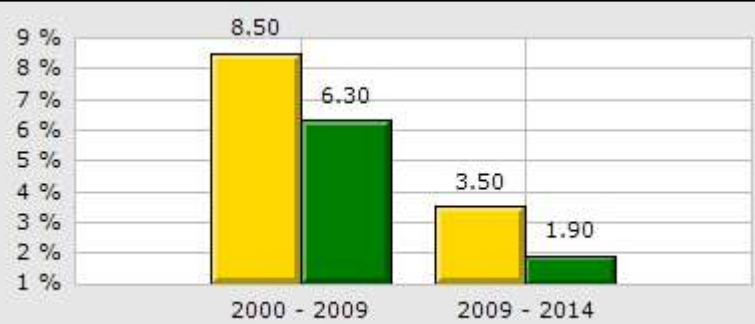
Type: **Shopping Center/Neighborhood Center**
 County: **Broward**

3 Mile
County

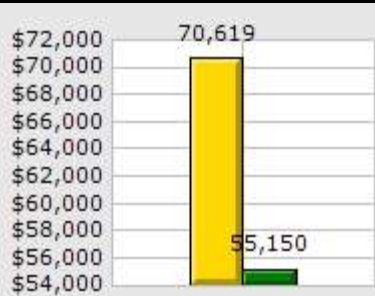
Population Growth



Household Growth



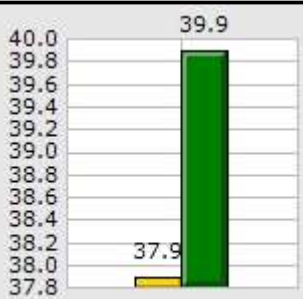
2009 Med Household Inc



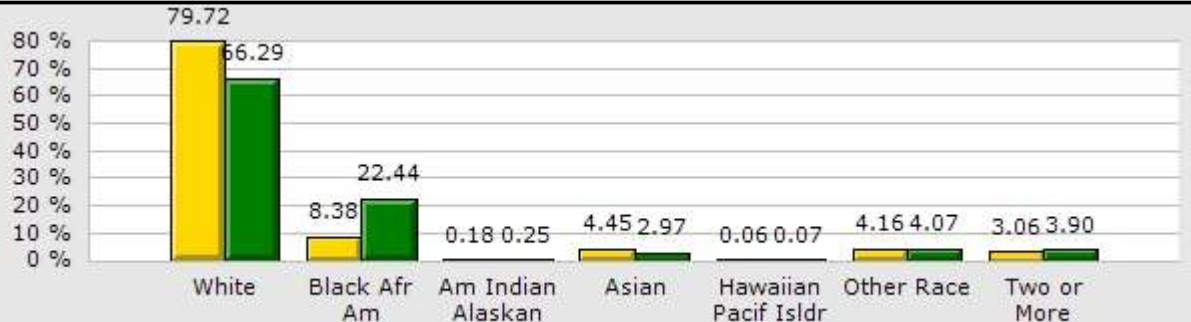
2009 Households by Household Income



2009 Median Age



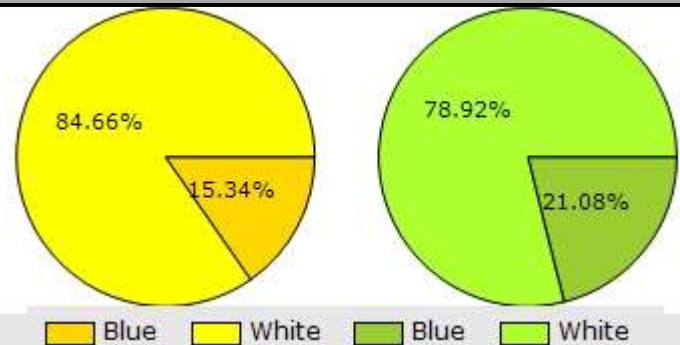
2009 Population by Race



2009 Renter vs. Owner



2009 Blue vs. White Collar



Demographic Market Comparison Report

3 mile radius

Coral Creek Shops

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

	3 Mile		County	
Population				
Growth 2000 - 2009	10.70%		9.60%	
Growth 2009 - 2014	4.00%		2.60%	
2009 Blue Collar	6,698	15.34%	143,724	21.08%
2009 White Collar	36,972	84.66%	538,046	78.92%
2009 Population By Race	101,964		1,778,618	
White	81,284	79.72%	1,179,132	66.29%
Black Afr Am	8,544	8.38%	399,095	22.44%
Am Indian Alaskan	185	0.18%	4,515	0.25%
Asian	4,533	4.45%	52,840	2.97%
Hawaiian Pacif Islldr	57	0.06%	1,195	0.07%
Other Race	4,242	4.16%	72,393	4.07%
Two or More	3,119	3.06%	69,448	3.90%
Households				
Growth 2000 - 2009	8.50%		6.30%	
Growth 2009 - 2014	3.50%		1.90%	
Renter Occupied	9,764	26.02%	217,485	31.27%
Owner Occupied	27,762	73.98%	478,042	68.73%
2009 Households by HH Income	37,525		695,527	
Income < \$35,000	6,629	17.67%	215,234	30.95%
Income \$35,000 - \$74,999	13,369	35.63%	244,233	35.11%
Income \$75,000 - \$149,999	12,843	34.23%	176,590	25.39%
Income \$150,000 - \$249,999	3,522	9.39%	44,296	6.37%
Income \$250,000+	1,162	3.10%	15,174	2.18%
2009 Median Household Income	\$70,619		\$55,150	
2009 Median Age	37.90		39.90	



Consumer Spending Report

Coral Creek Shops

2009 Annual Spending (in Thousands)	3 Mile	5 Mile	10 Mile
Total Specified Consumer Spending	\$1,849,288	\$5,556,852	\$15,635,225
Total Apparel	\$64,853	\$193,146	\$544,437
Women's Apparel	26,273	79,893	225,582
Men's Apparel	15,647	46,603	131,096
Girl's Apparel	5,931	16,649	46,456
Boy's Apparel	4,662	13,041	36,317
Infant Apparel	4,501	12,922	36,283
Footwear (excl. Infants)	9,965	29,760	84,168
Other Apparel Prod/Services	7,839	24,040	68,703
Total Entertainment	\$167,421	\$506,390	\$1,420,837
Sports and Recreation	7,560	21,506	59,403
TV, Radio and Sound Equipment	57,642	175,082	495,465
Reading Materials	7,705	24,343	69,130
Travel	92,151	278,677	778,080
Photographic Equipment	2,364	6,782	18,759
Total Food At Home	\$145,726	\$448,579	\$1,279,430
Cereal Products	9,049	27,629	78,776
Bread & Bakery Products	19,224	59,469	169,520
Seafood	7,683	23,751	67,618
Meat/Poultry/Fish/Eggs	49,444	151,538	432,789
Dairy Products	23,643	72,581	206,746
Fruits and Vegetables	36,684	113,611	323,981
Total Food Away From Home	\$151,438	\$455,019	\$1,283,199
Breakfast and Brunch	14,065	43,309	123,694
Dinner	70,663	211,941	596,290
Lunch	50,486	151,299	426,436
Snacks and Non Alcoholic Bev	11,346	33,460	94,504
Catered Affairs	4,878	15,009	42,275

Consumer Spending Report

Coral Creek Shops

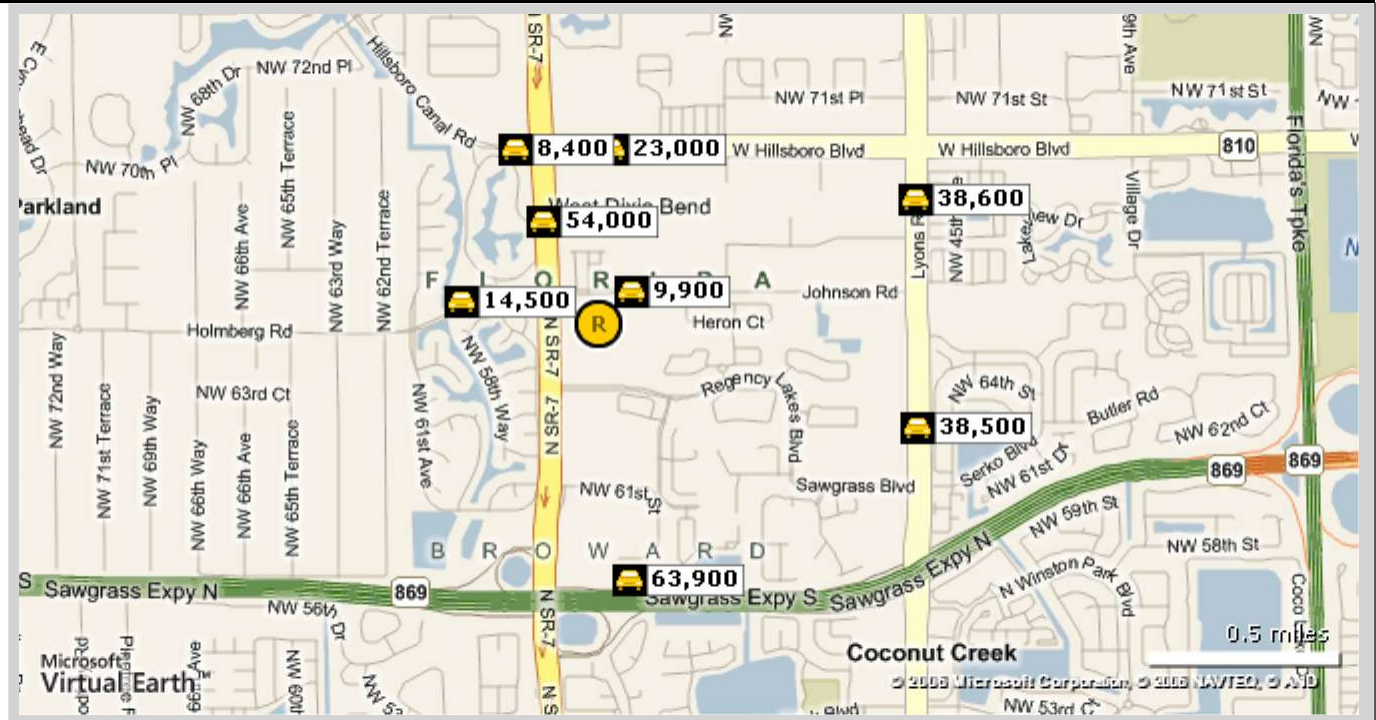
Annual Spending (in Thousands)	3 Mile	5 Mile	10 Mile
Total Alcoholic Beverages	\$28,165	\$84,737	\$238,593
Alcoholic Bev. at Home	16,182	49,048	138,129
Alcoholic Bev. away from Home	11,984	35,690	100,464
Total Furniture/Appliances	\$182,319	\$540,227	\$1,504,060
Bedroom Furniture	10,736	31,513	87,453
Living Room Furniture	16,091	47,467	131,668
Other Living & Family Room Furniture	4,487	13,041	35,917
Other Furniture	1,746	5,043	13,874
Major Appliances	14,588	44,088	123,627
Small Appliances	37,912	112,007	312,026
Misc Household Equipment	96,759	287,069	799,495
Total Transportation/Maint.	\$909,878	\$2,725,135	\$7,667,370
New Autos/Trucks/Vans	129,651	385,179	1,068,545
Used Vehicles	99,145	294,547	833,139
Purchase of RVs or Boats	12,834	39,130	109,503
Gasoline	124,581	374,033	1,059,542
Diesel Fuel	2,172	6,488	18,229
Automotive Maintenance/Repair	44,491	136,048	384,840
Transportation	497,004	1,489,710	4,193,572
Total Health Care	\$75,602	\$245,817	\$703,040
Medical Services	44,322	139,210	394,790
Prescription Drugs	24,176	83,373	241,799
Medical Supplies	7,105	23,234	66,451
Total Education/Day Care	\$143,131	\$411,759	\$1,147,592
Education	62,269	180,781	506,413
Room and Board	6,454	19,266	53,621
Tuition/School Supplies	55,802	162,239	454,971
Day Care, Nursery & Preschool	18,605	49,474	132,587

Coral Creek Shops

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	3,037	23,816	8
Total Retail	596	7,926	13
Home Improvement Stores	47	364	8
General Merchandise Stores	24	1,365	57
Food Stores	48	1,227	26
Auto Dealers and Gas Stations	63	2,116	34
Apparel and Accessory Stores	43	116	3
Furniture and Home Furnishings	94	338	4
Eating and Drinking Places	147	1,600	11
Miscellaneous Retail Stores	130	800	6
Finance-Insurance-Real Estate	373	2,154	6
Banks, Saving and Lending Inst.	82	298	4
Security Brokers and Investments	26	23	1
Insurance Carriers and Agencies	69	283	4
Real Estate-Trust-Holding Co.	196	1,550	8
Services	1,311	10,345	8
Hotels and Lodging	6	47	8
Motion Picture and Amusement	100	2,206	22
Health Services	172	1,559	9
Legal Services	24	70	3
Educational Services	42	1,881	45
Auto Services	55	288	5
Other Services	912	4,294	5
Agriculture/Mining	112	551	5
Construction	324	1,099	3
Manufacturing	51	325	6
Transportation, Comm./Pub Util.	103	199	2
Wholesale Trade	156	1,143	7
Government	11	74	7
Daytime Population	23,816		
Daytime Population/Business	8		
Residential Population	101,964		
Residential Population/Business	34		

Traffic Count Report

Coral Creek Shops



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Johnson Rd	NW 67th Ct	0.76 E	2005	9,900	AADT	.12
2	United States Highway 441	Holmberg Rd	0.16 S	2005	54,000	AADT	.30
3	Holmberg Rd	NW 57th Way	0.05 E	2005	14,500	AADT	.37
4	W Hillsboro Blvd	Deerhill Dr	0.18 E	2005	23,000	AADT	.46
5	W Hillsboro Blvd	United States Highway 441	0.07 E	2004	8,400	AADT	.51
6	Sawgrass Expy Tollroad State 869	NW 55th Dr	0.08 W	2005	63,900	AADT	.69
7	Lyons Rd	Serko Blvd	0.15 S	2004	38,500	AADT	.90
8	Lyons Rd	NW 68th St	0.11 S	2004	38,600	AADT	.91