

Demographic Summary Report

Shenandoah Square

Radius	3 Mile		5 Mile		10 Mile	
Population						
2015 Projection	62,702		204,289		857,388	
2010 Estimate	63,108		205,410		857,573	
2000 Census	59,920		193,478		785,017	
Growth 2010 - 2015	-0.60%		-0.50%		0.00%	
Growth 2000 - 2010	5.30%		6.20%		9.20%	
2010 Population by Hispanic Origin	19,873		61,276		247,489	
2010 Population By Race	63,108		205,410		857,573	
White	50,832	80.55%	163,059	79.38%	532,398	62.08%
Black or African American	4,599	7.29%	18,417	8.97%	216,910	25.29%
American Indian and Alaska Native	187	0.30%	550	0.27%	3,278	0.38%
Asian	2,417	3.83%	8,264	4.02%	30,154	3.52%
Native Hawaiian and Pacific Islander	52	0.08%	140	0.07%	942	0.11%
Other Race	2,770	4.39%	8,053	3.92%	38,565	4.50%
Two or More Races	2,251	3.57%	6,925	3.37%	35,328	4.12%
Households						
2015 Projection	21,998		75,274		313,027	
2010 Estimate	22,242		76,131		315,099	
2000 Census	21,556		73,613		297,296	
Growth 2010 - 2015	-1.10%		-1.10%		-0.70%	
Growth 2000 - 2010	3.20%		3.40%		6.00%	
Owner Occupied	17,046	76.64%	58,147	76.38%	229,883	72.96%
Renter Occupied	5,196	23.36%	17,984	23.62%	85,216	27.04%
2010 Households by HH Income	22,243		76,132		315,099	
Income Less Than \$15,000	1,172	5.27%	5,128	6.74%	31,325	9.94%
Income: \$15,000 - \$24,999	1,200	5.39%	5,132	6.74%	27,862	8.84%
Income: \$25,000 - \$34,999	1,460	6.56%	5,490	7.21%	30,083	9.55%
Income: \$35,000 - \$49,999	2,611	11.74%	8,667	11.38%	40,245	12.77%
Income: \$50,000 - \$74,999	5,024	22.59%	16,064	21.10%	66,695	21.17%
Income: \$75,000 - \$99,999	4,776	21.47%	13,692	17.98%	51,931	16.48%
Income: \$100,000 - \$149,999	4,059	18.25%	13,680	17.97%	43,827	13.91%
Income: \$150,000 - \$249,999	1,446	6.50%	5,845	7.68%	17,104	5.43%
Income: \$250,000 - \$499,999	403	1.81%	1,927	2.53%	4,766	1.51%
Income: \$500,000 or more	92	0.41%	507	0.67%	1,261	0.40%
2010 Avg Household Income	\$85,468		\$88,821		\$74,429	
2010 Med Household Income	\$72,748		\$70,114		\$58,949	
2010 Per Capita Income	\$29,923		\$33,106		\$27,444	

Demographic Detail Report

Shenandoah Square

Radius	3 Mile		5 Mile		10 Mile	
Population						
2015 Projection	62,702		204,289		857,388	
2010 Estimate	63,108		205,410		857,573	
2000 Census	59,920		193,478		785,017	
Growth 2010 - 2015	-0.60%		-0.50%		0.00%	
Growth 2000 - 2010	5.30%		6.20%		9.20%	
2010 Population by Age	63,108		205,410		857,573	
Age 0 - 4	4,333	6.87%	13,463	6.55%	59,191	6.90%
Age 5 - 9	4,578	7.25%	13,980	6.81%	58,674	6.84%
Age 10 - 14	4,485	7.11%	14,084	6.86%	57,674	6.73%
Age 15 - 17	2,697	4.27%	8,255	4.02%	34,582	4.03%
Age 18 - 20	2,276	3.61%	6,803	3.31%	30,629	3.57%
Age 21 - 24	2,896	4.59%	8,138	3.96%	38,881	4.53%
Age 25 - 34	8,190	12.98%	23,951	11.66%	108,785	12.69%
Age 35 - 44	9,664	15.31%	31,098	15.14%	121,548	14.17%
Age 45 - 49	5,896	9.34%	17,980	8.75%	68,522	7.99%
Age 50 - 54	5,286	8.38%	15,783	7.68%	60,674	7.08%
Age 55 - 59	4,135	6.55%	13,186	6.42%	51,289	5.98%
Age 60 - 64	3,130	4.96%	10,959	5.34%	42,954	5.01%
Age 65 - 74	3,182	5.04%	13,358	6.50%	56,584	6.60%
Age 75 - 84	1,756	2.78%	9,327	4.54%	42,993	5.01%
Age 85 and over	604	0.96%	5,045	2.46%	24,593	2.87%
Age 16 and over	48,797	77.32%	161,094	78.43%	670,314	78.16%
Age 18 and over	47,014	74.50%	155,628	75.76%	647,451	75.50%
Age 21 and over	44,739	70.89%	148,826	72.45%	616,821	71.93%
Age 65 and over	5,542	8.78%	27,731	13.50%	124,169	14.48%
Median Age	37.30		39.70		38.40	
Average Age	36.30		38.80		38.60	

Demographic Detail Report

Shenandoah Square

Radius	3 Mile	5 Mile	10 Mile
2010 Population By Race	63,108	205,410	857,573
White	50,832 80.55%	163,059 79.38%	532,398 62.08%
Black or African American	4,599 7.29%	18,417 8.97%	216,910 25.29%
American Indian and Alaska Native	187 0.30%	550 0.27%	3,278 0.38%
Asian	2,417 3.83%	8,264 4.02%	30,154 3.52%
Native Hawaiian and Pacific Islander	52 0.08%	140 0.07%	942 0.11%
Other Race	2,770 4.39%	8,053 3.92%	38,565 4.50%
Two or More Races	2,251 3.57%	6,925 3.37%	35,328 4.12%
2010 Population by Hispanic Origin	63,107	205,409	857,574
Not Hispanic or Latino	43,235 68.51%	144,133 70.17%	610,085 71.14%
Hispanic or Latino:	19,873 31.49%	61,276 29.83%	247,489 28.86%
Mexican	759 1.20%	2,430 1.18%	11,800 1.38%
Puerto Rican	3,610 5.72%	10,072 4.90%	48,009 5.60%
Cuban	4,006 6.35%	11,719 5.71%	53,276 6.21%
Other Hispanic or Latino	11,497 18.22%	37,055 18.04%	134,404 15.67%
2010 Age 5+ Language at Home	58,775	191,947	798,382
Speak Only English	42,677 72.61%	139,299 72.57%	559,001 70.02%
Speak Asian or Pacific Island	889 1.51%	3,142 1.64%	12,167 1.52%
Speak IndoEuropean	2,868 4.88%	11,111 5.79%	64,234 8.05%
Speak Spanish	11,724 19.95%	36,510 19.02%	156,328 19.58%
Speak Other Language	617 1.05%	1,885 0.98%	6,652 0.83%
2010 Median Age, Male	36.60	38.50	36.70
2010 Average Age, Male	35.70	37.60	37.00
Median Age, Female	37.90	40.80	40.00
Average Age, Female	36.90	40.00	40.00
2010 Population by Employment Status (Age 16+)	48,796	161,095	670,315
In Armed Forces	73 0.15%	206 0.13%	947 0.14%
Civilian, Employed	34,211 70.11%	105,778 65.66%	412,632 61.56%
Civilian, Unemployed	3,610 7.40%	11,053 6.86%	50,377 7.52%
Not In Labor Force	10,902 22.34%	44,058 27.35%	206,359 30.79%
2010 Population by Occupation Classification (Age 16+)	34,211	105,778	412,632
Blue Collar	4,416 12.91%	11,836 11.19%	64,485 15.63%
White Collar	24,483 71.56%	79,010 74.69%	274,506 66.53%
Service	5,312 15.53%	14,932 14.12%	73,641 17.85%

Demographic Detail Report

Shenandoah Square

Radius	3 Mile	5 Mile	10 Mile
2000 Population by Marital Status (Age 15+)	49,712	163,883	682,033
Total, Never Married	13,675 27.51%	43,481 26.53%	198,627 29.12%
Married	28,096 56.52%	93,040 56.77%	356,067 52.21%
Widowed	1,916 3.85%	9,708 5.92%	47,999 7.04%
Divorced	6,025 12.12%	17,654 10.77%	79,340 11.63%
Males Divorced	2,184	5,740	25,422
Females Divorced	2,915	9,222	41,537
Males, Never Married	5,528	17,617	77,832
Females Never Married	4,909	15,625	73,165
2010 Population by Education	41,845	140,688	577,941
Less Than 9Th Grade	897 2.14%	2,937 2.09%	23,734 4.11%
Some High School, No Diploma	1,873 4.48%	5,744 4.08%	41,722 7.22%
High School Graduate (Includes Equivalency)	10,266 24.53%	34,373 24.43%	168,739 29.20%
Some College, No Degree	8,447 20.19%	26,428 18.78%	111,186 19.24%
Associate Degree	4,003 9.57%	14,049 9.99%	55,090 9.53%
Bachelor Degree	10,127 24.20%	36,378 25.86%	115,324 19.95%
Advanced Degrees	6,232 14.89%	20,779 14.77%	62,146 10.75%
2010 Population by Occupation (Age 16+)	39,522	120,712	486,271
Management, Business, & Financial	12,075 30.55%	39,058 32.36%	135,815 27.93%
Professional & Related Occupations	1,159 2.93%	3,725 3.09%	13,538 2.78%
Services	17,896 45.28%	52,931 43.85%	229,914 47.28%
Sales & Office	5,173 13.09%	16,545 13.71%	59,337 12.20%
Farming, Fishing, and Forestry	51 0.13%	127 0.11%	830 0.17%
Construction and Extraction, Maint	1,336 3.38%	3,402 2.82%	19,812 4.07%
Production & Transportation	1,832 4.64%	4,924 4.08%	27,025 5.56%
2010 Workers by Travel Time to Work (Age 16+)	34,284	105,983	413,579
Less Than 15 Minutes	6,089 17.76%	18,669 17.62%	65,651 15.87%
15 to 29 Minutes	10,043 29.29%	32,315 30.49%	137,157 33.16%
30 to 44 Minutes	9,825 28.66%	29,909 28.22%	119,655 28.93%
45 to 59 Minutes	4,401 12.84%	13,554 12.79%	49,157 11.89%
60+ Minutes	3,926 11.45%	11,536 10.88%	41,959 10.15%

Demographic Detail Report

Shenandoah Square

Radius	3 Mile	5 Mile	10 Mile
Households			
2015 Projection	21,998	75,274	313,027
2010 Estimate	22,242	76,131	315,099
2000 Census	21,556	73,613	297,296
Growth 2010 - 2015	-1.10%	-1.10%	-0.70%
Growth 2000 - 2010	3.20%	3.40%	6.00%
2000 Households by HH Size	21,555	73,614	297,297
1-Person Households	3,786 17.56%	16,634 22.60%	72,417 24.36%
2-Person Households	6,944 32.22%	24,558 33.36%	95,743 32.20%
3-Person Households	4,218 19.57%	12,801 17.39%	51,340 17.27%
4-Person Households	4,249 19.71%	12,720 17.28%	45,677 15.36%
5-Person Households	1,694 7.86%	4,936 6.71%	20,597 6.93%
6-Person Households	472 2.19%	1,388 1.89%	7,304 2.46%
7 or more Person Households	192 0.89%	577 0.78%	4,219 1.42%
2010 Average Household Size	2.83	2.69	2.71
2010 Households by HH Income	22,243	76,132	315,099
Income Less than \$15,000	1,172 5.27%	5,128 6.74%	31,325 9.94%
Income: \$15,000 - \$24,999	1,200 5.39%	5,132 6.74%	27,862 8.84%
Income: \$25,000 - \$34,999	1,460 6.56%	5,490 7.21%	30,083 9.55%
Income: \$35,000 - \$49,999	2,611 11.74%	8,667 11.38%	40,245 12.77%
Income: \$50,000 - \$74,999	5,024 22.59%	16,064 21.10%	66,695 21.17%
Income: \$75,000 - \$99,999	4,776 21.47%	13,692 17.98%	51,931 16.48%
Income: \$100,000 - \$149,999	4,059 18.25%	13,680 17.97%	43,827 13.91%
Income: \$150,000 - \$249,999	1,446 6.50%	5,845 7.68%	17,104 5.43%
Income: \$250,000 - \$499,999	403 1.81%	1,927 2.53%	4,766 1.51%
Income: \$500,000 or more	92 0.41%	507 0.67%	1,261 0.40%
2010 Avg Household Income	\$85,468	\$88,821	\$74,429
2010 Med Household Income	\$72,748	\$70,114	\$58,949
2010 Per Capita Income	\$29,923	\$33,106	\$27,444
2010 Occupied Housing	22,242	76,131	315,099
Owner Occupied	17,046 76.64%	58,147 76.38%	229,883 72.96%
Renter Occupied	5,196 23.36%	17,984 23.62%	85,216 27.04%

Demographic Detail Report

Shenandoah Square

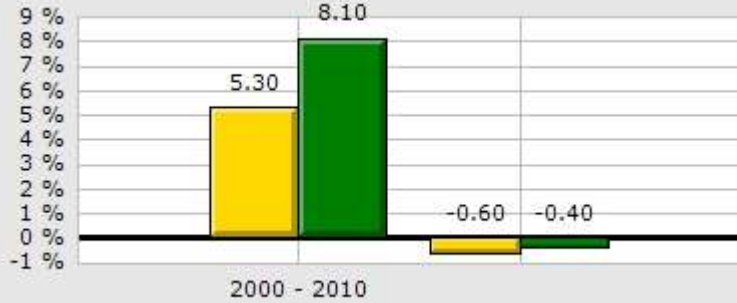
Radius	3 Mile		5 Mile		10 Mile	
2010 Housing Value - Owner Occupied	17,043		58,147		229,883	
Value Less than \$20,000	1,161	6.81%	1,304	2.24%	4,189	1.82%
Value \$20,000 - \$39,999	1,368	8.03%	2,866	4.93%	11,191	4.87%
Value \$40,000 - \$59,999	609	3.57%	2,830	4.87%	14,857	6.46%
Value \$60,000 - \$79,999	378	2.22%	2,848	4.90%	16,394	7.13%
Value \$80,000 - \$99,999	550	3.23%	3,373	5.80%	19,549	8.50%
Value \$100,000 - \$149,999	2,423	14.22%	10,983	18.89%	57,464	25.00%
Value \$150,000 - \$199,999	3,147	18.47%	9,929	17.08%	37,902	16.49%
Value \$200,000 - \$299,999	4,058	23.81%	12,329	21.20%	42,006	18.27%
Value \$300,000 - \$399,999	1,267	7.43%	5,121	8.81%	13,065	5.68%
Value \$400,000 - \$499,999	753	4.42%	2,369	4.07%	5,026	2.19%
Value \$500,000 - \$749,999	1,001	5.87%	2,990	5.14%	6,051	2.63%
Value \$750,000 - \$999,999	299	1.75%	979	1.68%	1,735	0.75%
Value \$1,000,000 or more	29	0.17%	226	0.39%	454	0.20%
2010 Med Housing Val-Owner Occupied	\$179,513		\$170,512		\$142,054	
2000 Housing Units by Units in Structure	23,267		79,338		323,183	
1 Unit Attached	2,463	10.59%	9,772	12.32%	34,713	10.74%
1 Unit Detached	11,188	48.09%	38,057	47.97%	152,398	47.16%
2 Units	90	0.39%	517	0.65%	3,955	1.22%
3 - 19 Units	2,879	12.37%	11,249	14.18%	43,390	13.43%
20 - 49 Units	1,566	6.73%	10,110	12.74%	41,058	12.70%
50 or more Units	1,129	4.85%	4,175	5.26%	35,732	11.06%
Mobile Home or Trailer	3,948	16.97%	5,451	6.87%	11,754	3.64%
Boat, RV, Van, Etc.	4	0.02%	7	0.01%	183	0.06%
2010 Housing Units by Yr Built	24,874		84,995		357,607	
Built 1999 to Present	2,880	11.58%	9,060	10.66%	47,647	13.32%
Built 1995 to 1998	4,162	16.73%	12,737	14.99%	37,810	10.57%
Built 1990 to 1994	5,751	23.12%	14,999	17.65%	39,974	11.18%
Built 1980 to 1989	7,687	30.90%	27,472	32.32%	85,730	23.97%
Built 1970 to 1979	3,905	15.70%	17,957	21.13%	93,902	26.26%
Built 1960 to 1969	370	1.49%	2,200	2.59%	34,701	9.70%
Built 1950 to 1959	93	0.37%	394	0.46%	14,958	4.18%
Built 1940 to 1949	14	0.06%	57	0.07%	1,779	0.50%
Built 1939 or Earlier	12	0.05%	119	0.14%	1,106	0.31%
2010 Median Year Built	1990		1988		1984	

Shenandoah Square

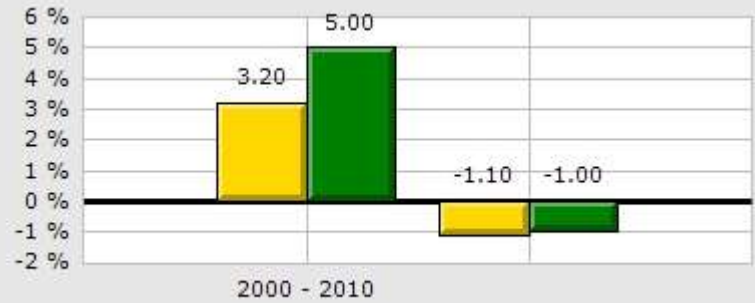
Type: **Shopping Center/Neighborhood Center**
 County: **Broward**

■ 3 Mile
■ County

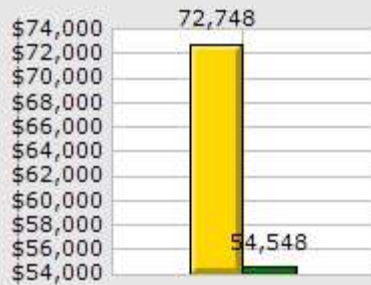
Population Growth



Household Growth



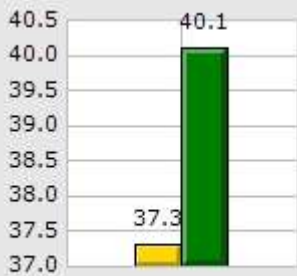
2010 Med Household Inc



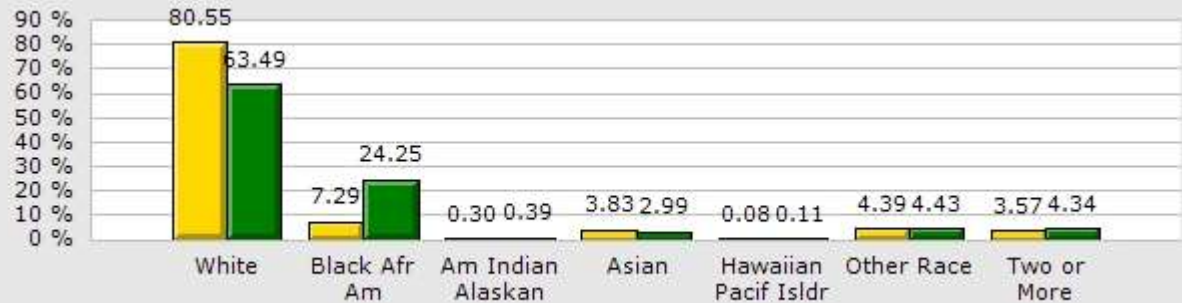
2010 Households by Household Income



2010 Median Age



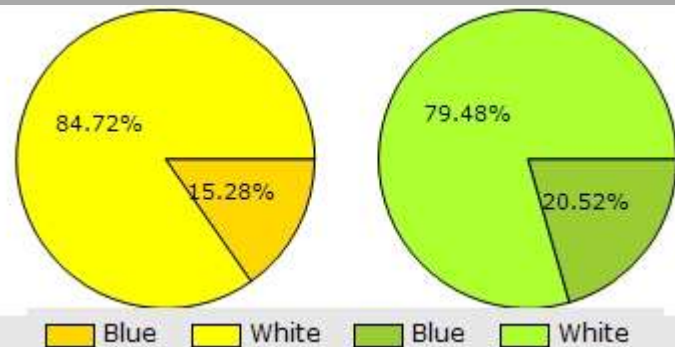
2010 Population by Race



2010 Renter vs. Owner



2010 Blue vs. White Collar



Demographic Market Comparison Report

3 mile radius

Shenandoah Square

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

	3 Mile		County	
Population				
Growth 2000 - 2010	5.30%		8.10%	
Growth 2010 - 2015	-0.60%		-0.40%	
2010 Blue Collar	4,416	15.28%	139,089	20.52%
2010 White Collar	24,483	84.72%	538,878	79.48%
2010 Population By Race	63,108		1,754,788	
White	50,832	80.55%	1,114,095	63.49%
Black Afr Am	4,599	7.29%	425,566	24.25%
Am Indian Alaskan	187	0.30%	6,822	0.39%
Asian	2,417	3.83%	52,510	2.99%
Hawaiian Pacif Islldr	52	0.08%	1,956	0.11%
Other Race	2,770	4.39%	77,663	4.43%
Two or More	2,251	3.57%	76,176	4.34%
Households				
Growth 2000 - 2010	3.20%		5.00%	
Growth 2010 - 2015	-1.10%		-1.00%	
Renter Occupied	5,196	23.36%	218,506	31.80%
Owner Occupied	17,046	76.64%	468,664	68.20%
2010 Households by HH Income	22,243		687,170	
Income < \$35,000	3,832	17.23%	219,028	31.87%
Income \$35,000 - \$74,999	7,635	34.33%	234,694	34.15%
Income \$75,000 - \$149,999	8,835	39.72%	187,446	27.28%
Income \$150,000 - \$249,999	1,446	6.50%	33,189	4.83%
Income \$250,000+	495	2.23%	12,813	1.86%
2010 Median Household Income	\$72,748		\$54,548	
2010 Median Age	37.30		40.10	



Consumer Spending Report

Shenandoah Square

2010 Annual Spending (in Thousands)	3 Mile	5 Mile	10 Mile
Total Specified Consumer Spending	\$1,012,446	\$3,574,737	\$12,474,540
Total Apparel	\$35,245	\$122,734	\$430,494
Women's Apparel	14,208	50,366	175,184
Men's Apparel	8,362	29,193	101,615
Girl's Apparel	3,223	10,892	37,940
Boy's Apparel	2,508	8,418	29,796
Infant Apparel	2,600	8,711	31,359
Footwear (excl. Infants)	5,600	19,408	68,705
Other Apparel Prod/Services	4,345	15,154	54,600
Total Entertainment	\$95,870	\$344,807	\$1,181,339
Sports and Recreation	4,013	14,074	47,871
TV, Radio and Sound Equipment	33,264	117,115	414,072
Reading Materials	4,109	15,128	52,323
Travel	53,260	194,223	652,414
Photographic Equipment	1,224	4,268	14,658
Total Food At Home	\$80,935	\$286,950	\$1,022,685
Cereal Products	4,928	17,343	62,080
Bread & Bakery Products	10,682	37,979	134,914
Seafood	4,339	15,529	54,802
Meat/Poultry/Fish/Eggs	27,310	96,067	344,077
Dairy Products	12,968	45,928	163,662
Fruits and Vegetables	20,708	74,104	263,150
Total Food Away From Home	\$83,497	\$292,643	\$1,028,608
Breakfast and Brunch	7,762	27,199	97,419
Dinner	39,197	137,698	481,928
Lunch	27,428	96,080	339,329
Snacks and Non Alcoholic Bev	6,153	21,267	75,433
Catered Affairs	2,957	10,399	34,499

Consumer Spending Report

Shenandoah Square

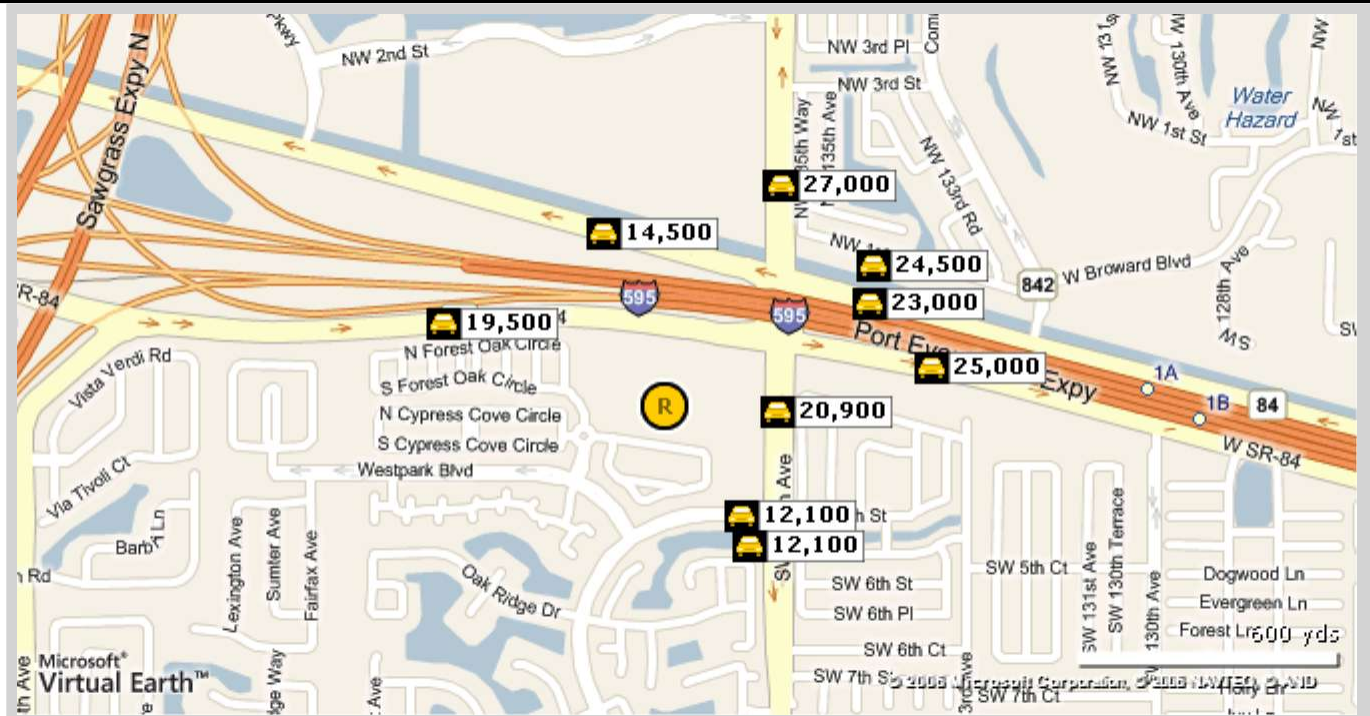
Annual Spending (in Thousands)	3 Mile	5 Mile	10 Mile
Total Alcoholic Beverages	\$15,887	\$55,593	\$194,918
Alcoholic Bev. at Home	9,189	32,631	113,784
Alcoholic Bev. away from Home	6,698	22,961	81,134
Total Furniture/Appliances	\$94,654	\$337,060	\$1,155,915
Bedroom Furniture	5,296	18,756	64,631
Living Room Furniture	8,326	29,423	100,567
Other Living & Family Room Furniture	2,324	8,310	27,793
Other Furniture	1,093	3,886	12,925
Major Appliances	8,083	29,212	100,355
Small Appliances	19,344	68,563	236,268
Misc Household Equipment	50,188	178,910	613,375
Total Transportation/Maint.	\$225,893	\$793,887	\$2,779,036
New Autos/Trucks/Vans	62,619	224,391	761,726
Used Vehicles	54,906	188,703	675,264
Purchase of RVs or Boats	7,061	26,968	88,949
Gasoline	74,557	258,385	920,001
Diesel Fuel	1,278	4,555	15,651
Automotive Maintenance/Repair	25,472	90,884	317,446
Total Health Care	\$40,731	\$151,261	\$529,786
Medical Services	24,564	90,128	312,611
Prescription Drugs	12,132	45,947	164,361
Medical Supplies	4,035	15,186	52,815
Total Education/Day Care	\$80,136	\$276,311	\$945,630
Education	34,928	120,398	413,553
Room and Board	3,716	13,529	44,646
Tuition/School Supplies	30,622	105,490	362,420
Day Care, Nursery & Preschool	10,871	36,895	125,011

Shenandoah Square

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	3,058	33,496	11
Total Retail	863	11,072	13
Home Improvement Stores	43	250	6
General Merchandise Stores	29	1,069	37
Food Stores	52	1,801	35
Auto Dealers and Gas Stations	48	622	13
Apparel and Accessory Stores	172	1,508	9
Furniture and Home Furnishings	85	1,066	13
Eating and Drinking Places	164	2,490	15
Miscellaneous Retail Stores	270	2,266	8
Finance-Insurance-Real Estate	413	4,070	10
Banks, Saving and Lending Inst.	104	702	7
Security Brokers and Investments	38	139	4
Insurance Carriers and Agencies	90	1,539	17
Real Estate-Trust-Holding Co.	181	1,690	9
Services	1,140	12,529	11
Hotels and Lodging	14	777	56
Motion Picture and Amusement	77	1,735	23
Health Services	135	1,390	10
Legal Services	65	249	4
Educational Services	37	2,196	59
Auto Services	26	151	6
Other Services	786	6,031	8
Agriculture/Mining	68	483	7
Construction	183	807	4
Manufacturing	73	1,086	15
Transportation, Comm./Pub Util.	121	561	5
Wholesale Trade	170	2,398	14
Government	27	490	18
Daytime Population	33,496		
Daytime Population/Business	11		
Residential Population	63,108		
Residential Population/Business	21		

Traffic Count Report

Shenandoah Square



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	SW 136th Ave	State Hwy 84	0.09 N	2008	20,900	ADT	.15
2	Shenandoah Pkwy	W Park Blvd	0.13 W	2004	12,100	AADT	.18
3	Shenandoah Pky	W Park Blvd	0.16 W	2004	12,100	AADT	.22
4	State Hwy 84	SW 136th Ave	0.24 E	2009	14,500	AADT	.24
5	State Hwy 84	I595 Ramp	0.10 SW	2009	23,000	AADT	.30
6	State Hwy 84	International Pkwy	0.29 NW	2009	19,500	AADT	.31
7	NW 136th Ave	NW 2nd St	0.23 N	2008	30,500	ADT	.33
8	NW 136th Ave	SW 136th Ave	0.14 S	2005	27,000	AADT	.33
9	NW 1st St	NW 135th Way	0.10 NW	2005	24,500	AADT	.34
10	State Hwy 84	SW 133rd Ave	0.05 E	2009	25,000	AADT	.36