

Demographic Summary Report

Vista Plaza

Radius	3 Mile	5 Mile	10 Mile
Population			
2016 Projection	35,398	99,242	297,444
2011 Estimate	33,692	95,853	286,518
2010 Census	33,401	95,531	285,469
Growth 2011 - 2016	5.10%	3.50%	3.80%
Growth 2010 - 2011	0.90%	0.30%	0.40%
2011 Population by Hispanic Origin	2,737	10,596	42,387
2011 Population By Race	33,692	95,853	286,518
White	30,446 90.37%	82,489 86.06%	234,195 81.74%
Black or African American	1,596 4.74%	7,360 7.68%	29,626 10.34%
American Indian and Alaska Native	90 0.27%	250 0.26%	1,219 0.43%
Asian	444 1.32%	1,328 1.39%	4,336 1.51%
Native Hawaiian and Pacific Islander	19 0.06%	47 0.05%	162 0.06%
Other Race	519 1.54%	2,468 2.57%	10,211 3.56%
Two or More Races	580 1.72%	1,911 1.99%	6,768 2.36%
Households			
2016 Projection	15,986	44,537	122,656
2011 Estimate	15,203	43,041	118,565
2010 Census	15,082	42,942	118,135
Growth 2011 - 2016	5.10%	3.50%	3.50%
Growth 2010 - 2011	0.80%	0.20%	0.40%
Owner Occupied	11,497 75.62%	31,306 72.74%	90,585 76.40%
Renter Occupied	3,707 24.38%	11,735 27.26%	27,980 23.60%
2011 Households by HH Income	15,203	43,041	118,565
Income Less Than \$15,000	1,777 11.69%	5,133 11.93%	12,178 10.27%
Income: \$15,000 - \$24,999	1,954 12.85%	5,576 12.96%	14,208 11.98%
Income: \$25,000 - \$34,999	1,621 10.66%	5,117 11.89%	14,489 12.22%
Income: \$35,000 - \$49,999	2,549 16.77%	7,630 17.73%	22,195 18.72%
Income: \$50,000 - \$74,999	2,635 17.33%	7,780 18.08%	24,460 20.63%
Income: \$75,000 - \$99,999	1,745 11.48%	4,648 10.80%	13,288 11.21%
Income: \$100,000 - \$149,999	1,694 11.14%	4,275 9.93%	10,892 9.19%
Income: \$150,000 - \$199,999	599 3.94%	1,337 3.11%	3,335 2.81%
Income: \$200,000+	629 4.14%	1,545 3.59%	3,520 2.97%
2011 Avg Household Income	\$68,099	\$64,134	\$62,949
2011 Med Household Income	\$47,662	\$45,144	\$46,620
2011 Per Capita Income	\$30,553	\$29,266	\$26,314

Demographic Detail Report

Vista Plaza

Radius	3 Mile		5 Mile		10 Mile	
Population						
2016 Projection	35,398		99,242		297,444	
2011 Estimate	33,692		95,853		286,518	
2010 Census	33,401		95,531		285,469	
Growth 2011 - 2016	5.10%		3.50%		3.80%	
Growth 2010 - 2011	0.90%		0.30%		0.40%	
2011 Population by Age						
	33,692		95,853		286,518	
Age 0 - 4	1,206	3.58%	3,894	4.06%	14,173	4.95%
Age 5 - 9	1,482	4.40%	4,361	4.55%	15,654	5.46%
Age 10 - 14	1,904	5.65%	5,176	5.40%	17,577	6.13%
Age 15 - 19	1,983	5.89%	5,185	5.41%	16,938	5.91%
Age 20 - 24	1,378	4.09%	4,254	4.44%	13,381	4.67%
Age 25 - 34	2,615	7.76%	8,339	8.70%	27,908	9.74%
Age 35 - 44	3,709	11.01%	10,217	10.66%	34,031	11.88%
Age 45 - 49	2,716	8.06%	6,968	7.27%	20,952	7.31%
Age 50 - 54	2,938	8.72%	7,370	7.69%	20,980	7.32%
Age 55 - 59	2,644	7.85%	6,760	7.05%	19,046	6.65%
Age 60 - 64	2,595	7.70%	6,917	7.22%	19,378	6.76%
Age 65 - 74	4,431	13.15%	12,578	13.12%	34,128	11.91%
Age 75 - 84	2,899	8.60%	9,566	9.98%	23,350	8.15%
Age 85 and over	1,191	3.53%	4,268	4.45%	9,021	3.15%
Age 65 and over	8,521	25.29%	26,412	27.55%	66,499	23.21%
Median Age	49.70		49.70		45.90	
Average Age	46.70		47.00		44.00	

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2011 Population By Race	33,692	95,853	286,518
White	30,446 90.37%	82,489 86.06%	234,195 81.74%
Black or African American	1,596 4.74%	7,360 7.68%	29,626 10.34%
American Indian and Alaska Native	90 0.27%	250 0.26%	1,219 0.43%
Asian	444 1.32%	1,328 1.39%	4,336 1.51%
Native Hawaiian and Pacific Islander	19 0.06%	47 0.05%	162 0.06%
Other Race	519 1.54%	2,468 2.57%	10,211 3.56%
Two or More Races	580 1.72%	1,911 1.99%	6,768 2.36%
2011 Population by Hispanic Origin	33,694	95,853	286,517
Not Hispanic or Latino	30,957 91.88%	85,257 88.95%	244,130 85.21%
Hispanic or Latino	2,737 8.12%	10,596 11.05%	42,387 14.79%
2011 Age 5+ Language at Home	31,542	86,325	246,490
Speak Only English	28,102 89.09%	74,800 86.65%	206,780 83.89%
Speak Asian or Pacific Island	475 1.51%	1,069 1.24%	1,993 0.81%
Speak IndoEuropean	1,319 4.18%	3,963 4.59%	12,528 5.08%
Speak Spanish	1,575 4.99%	6,304 7.30%	24,787 10.06%
Speak Other Language	71 0.23%	189 0.22%	402 0.16%
2011 Median Age, Male	48.70	48.20	44.50
2011 Average Age, Male	45.70	45.70	42.90
Median Age, Female	50.60	51.00	47.10
Average Age, Female	47.60	48.10	45.00
2011 Population by Occupation Classification (Age 16+)	14,331	37,698	113,009
Blue Collar	2,526 17.63%	6,822 18.10%	24,623 21.79%
White Collar	8,990 62.73%	23,833 63.22%	66,858 59.16%
Service	2,815 19.64%	7,043 18.68%	21,528 19.05%
2011 Population by Marital Status (Age 15+)	28,105	76,787	216,424
Total, Never Married	6,673 23.74%	17,473 22.76%	46,473 21.47%
Married	15,184 54.03%	41,051 53.46%	123,905 57.25%
Widowed	2,759 9.82%	8,347 10.87%	19,336 8.93%
Divorced	3,489 12.41%	9,916 12.91%	26,710 12.34%

Demographic Detail Report

Vista Plaza

Radius	3 Mile	5 Mile	10 Mile
2011 Population by Education	24,490	67,199	187,598
Less Than 9th Grade	516 2.11%	1,880 2.80%	6,015 3.21%
Some High School, No Diploma	1,805 7.37%	5,482 8.16%	16,259 8.67%
High School Grad (Incl Equivalency)	8,147 33.27%	21,642 32.21%	61,811 32.95%
Some College, No Degree	5,143 21.00%	14,962 22.27%	43,719 23.30%
Associate Degree	2,171 8.86%	5,505 8.19%	16,247 8.66%
Bachelor Degree	4,318 17.63%	11,242 16.73%	27,684 14.76%
Advanced Degrees	2,390 9.76%	6,486 9.65%	15,863 8.46%
2011 Population by Occupation (Age 16+)	17,146	44,743	134,538
Management, Business, & Financial	4,213 24.57%	11,026 24.64%	31,836 23.66%
Professional & Related Occupations	733 4.28%	1,629 3.64%	4,341 3.23%
Services	8,083 47.14%	20,487 45.79%	62,037 46.11%
Sales & Office	2,126 12.40%	6,078 13.58%	16,669 12.39%
Farming, Fishing, and Forestry	71 0.41%	120 0.27%	730 0.54%
Construction and Extraction, Maint	1,099 6.41%	3,120 6.97%	10,206 7.59%
Production & Transportation	821 4.79%	2,283 5.10%	8,719 6.48%
2011 Workers by Travel Time to Work (Age 16+)	14,295	37,659	112,970
Less Than 15 Minutes	4,673 32.69%	11,073 29.40%	25,110 22.23%
15 to 29 Minutes	5,275 36.90%	13,380 35.53%	40,032 35.44%
30 to 44 Minutes	1,866 13.05%	5,769 15.32%	21,655 19.17%
45 to 59 Minutes	839 5.87%	2,599 6.90%	8,535 7.56%
60+ Minutes	1,642 11.49%	4,838 12.85%	17,638 15.61%
2000 Households by HH Size	15,081	42,942	118,135
1-Person Households	4,535 30.07%	13,720 31.95%	31,385 26.57%
2-Person Households	6,219 41.24%	17,372 40.45%	47,143 39.91%
3-Person Households	2,021 13.40%	5,419 12.62%	16,703 14.14%
4-Person Households	1,489 9.87%	3,971 9.25%	13,184 11.16%
5-Person Households	583 3.87%	1,621 3.77%	5,976 5.06%
6-Person Households	157 1.04%	549 1.28%	2,349 1.99%
7 or more Person Households	77 0.51%	290 0.68%	1,395 1.18%
2011 Average Household Size	2.20	2.19	2.40

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2011 Med Household Income	\$47,662	\$45,144	\$46,620
2011 Per Capita Income	\$30,553	\$29,266	\$26,314
2011 Occupied Housing	15,204	43,041	118,565
Owner Occupied	11,497 75.62%	31,306 72.74%	90,585 76.40%
Renter Occupied	3,707 24.38%	11,735 27.26%	27,980 23.60%
2000 Housing Units	17,619	49,868	134,699
1 Unit Attached	831 4.72%	2,645 5.30%	6,249 4.64%
1 Unit Detached	11,526 65.42%	28,661 57.47%	87,938 65.28%
2 Units	316 1.79%	509 1.02%	1,393 1.03%
3 - 19 Units	2,854 16.20%	10,898 21.85%	19,252 14.29%
20 - 49 Units	593 3.37%	1,941 3.89%	3,764 2.79%
50 or more Units	210 1.19%	1,026 2.06%	4,822 3.58%
Mobile Home or Trailer	1,274 7.23%	4,164 8.35%	11,230 8.34%
Boat, RV, Van, Etc.	15 0.09%	24 0.05%	51 0.04%

Demographic Detail Report

Vista Plaza

Radius	3 Mile		5 Mile		10 Mile	
2011 Housing Value - Owner Occupied	10,805		29,258		83,885	
Value Less than \$20,000	254	2.35%	610	2.08%	1,627	1.94%
Value \$20,000 - \$39,999	259	2.40%	567	1.94%	1,823	2.17%
Value \$40,000 - \$59,999	255	2.36%	742	2.54%	1,683	2.01%
Value \$60,000 - \$79,999	188	1.74%	814	2.78%	2,404	2.87%
Value \$80,000 - \$99,999	365	3.38%	1,356	4.63%	3,231	3.85%
Value \$100,000 - \$149,999	850	7.87%	3,508	11.99%	9,940	11.85%
Value \$150,000 - \$199,999	1,454	13.46%	4,725	16.15%	14,692	17.51%
Value \$200,000 - \$299,999	2,682	24.82%	7,216	24.66%	22,934	27.34%
Value \$300,000 - \$399,999	2,061	19.07%	4,069	13.91%	11,146	13.29%
Value \$400,000 - \$499,999	1,014	9.38%	2,031	6.94%	5,230	6.23%
Value \$500,000 - \$749,999	691	6.40%	2,020	6.90%	5,258	6.27%
Value \$750,000 - \$999,999	315	2.92%	639	2.18%	1,574	1.88%
Value \$1,000,000 or more	417	3.86%	961	3.28%	2,343	2.79%
2011 Med Housing Val-Owner Occupied	\$257,962		\$227,372		\$223,634	
2011 Housing Units by Yr Built	17,618		49,868		134,698	
Built 2005 to Present	478	2.71%	1,626	3.26%	9,211	6.84%
Built 2000 to 2004	2,482	14.09%	5,320	10.67%	22,914	17.01%
Built 1990 to 1999	2,790	15.84%	8,876	17.80%	25,338	18.81%
Built 1980 to 1989	4,651	26.40%	15,068	30.22%	40,802	30.29%
Built 1970 to 1979	4,505	25.57%	13,170	26.41%	26,333	19.55%
Built 1960 to 1969	1,281	7.27%	2,676	5.37%	5,197	3.86%
Built 1950 to 1959	798	4.53%	1,661	3.33%	2,815	2.09%
Built 1940 to 1949	372	2.11%	881	1.77%	1,217	0.90%
Built 1939 or Earlier	261	1.48%	590	1.18%	871	0.65%
2011 Median Year Built	1983		1984		1988	

Demographic Market Comparison Report

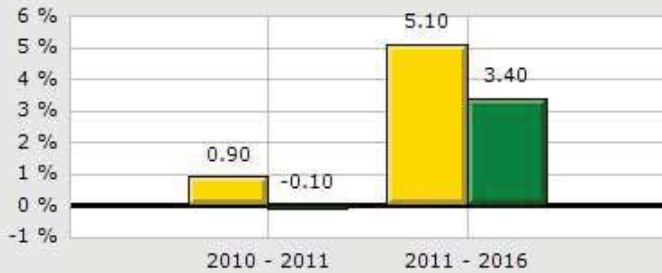
3 mile radius

Vista Plaza

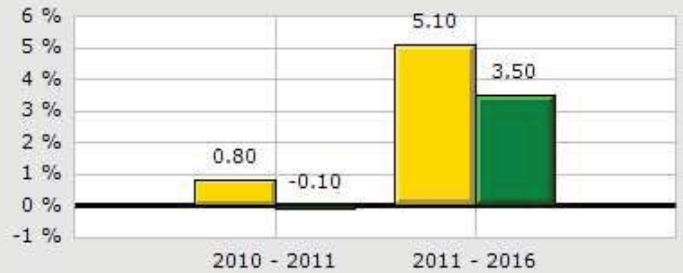
Type: **Shopping Center/Power Center**
 County: **Martin**

3 Mile
County

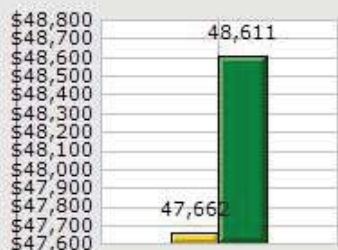
Population Growth



Household Growth



2011 Med Household Inc



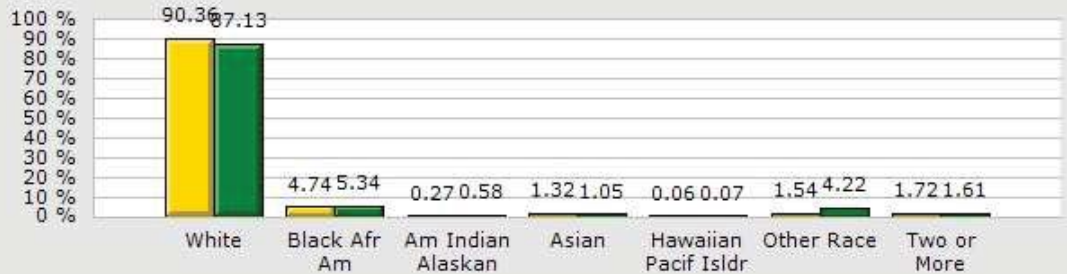
2011 Households by Household Income



2011 Median Age



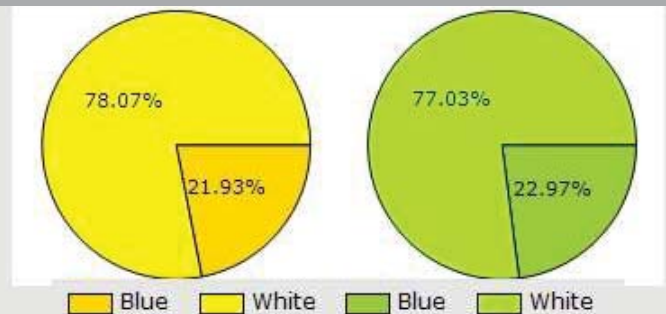
2011 Population by Race



2011 Renter vs. Owner



2011 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 2010 - 2011	0.90%		-0.10%	
Growth 2011 - 2016	5.10%		3.40%	
2011 Blue Collar	2,526	21.93%	10,886	22.97%
2011 White Collar	8,990	78.07%	36,510	77.03%
2011 Population By Race				
	33,694		146,174	
White	30,446	90.36%	127,367	87.13%
Black Afr Am	1,596	4.74%	7,804	5.34%
Am Indian Alaskan	90	0.27%	854	0.58%
Asian	444	1.32%	1,533	1.05%
Hawaiian Pacif Islldr	19	0.06%	105	0.07%
Other Race	519	1.54%	6,164	4.22%
Two or More	580	1.72%	2,347	1.61%
Households				
Growth 2010 - 2011	0.80%		-0.10%	
Growth 2011 - 2016	5.10%		3.50%	
Renter Occupied	3,707	24.38%	15,561	24.38%
Owner Occupied	11,497	75.62%	48,273	75.62%
2011 Households by HH Income				
	15,203		63,834	
Income < \$35,000	5,352	35.20%	22,481	35.22%
Income \$35,000 - \$74,999	5,184	34.10%	21,155	33.14%
Income \$75,000 - \$149,999	3,439	22.62%	14,211	22.26%
Income \$150,000 - \$199,999	599	3.94%	2,685	4.21%
Income \$200,000+	629	4.14%	3,302	5.17%
2011 Median Household Income	\$47,662		\$48,611	
2011 Median Age	49.70		50.00	

Consumer Spending Report

Vista Plaza

2011 Annual Spending (in Thousands)	3 Mile	5 Mile	10 Mile
Total Specified Consumer Spending	\$557,426	\$1,478,677	\$4,003,536
Total Apparel	\$21,125	\$56,334	\$153,018
Women's Apparel	7,607	20,407	54,964
Men's Apparel	4,343	11,538	31,261
Girl's Apparel	1,565	4,054	11,352
Boy's Apparel	1,204	3,152	8,880
Infant Apparel	1,279	3,378	9,341
Footwear (excl. Infants)	2,932	7,805	21,201
Other Apparel Prod/Services	2,195	5,999	16,018
Total Entertainment	\$52,251	\$139,702	\$375,827
Sports and Recreation	2,130	5,485	14,973
TV, Radio and Sound Equipment	18,351	49,002	132,429
Reading Materials	2,419	6,495	17,176
Travel	28,750	77,125	206,866
Photographic Equipment	600	1,595	4,383
Total Food At Home	\$45,709	\$122,224	\$328,043
Cereal Products	2,742	7,314	19,697
Bread & Bakery Products	6,183	16,414	44,054
Seafood	2,342	6,384	17,074
Meat/Poultry/Fish/Eggs	15,315	40,906	109,995
Dairy Products	7,435	19,725	53,001
Fruits and Vegetables	11,692	31,481	84,223
Total Food Away From Home	\$44,526	\$119,238	\$323,606
Breakfast and Brunch	4,259	11,377	30,529
Dinner	20,837	55,906	151,804
Lunch	14,784	39,613	107,754
Snacks and Non Alcoholic Bev	3,190	8,461	22,998
Catered Affairs	1,455	3,881	10,521

Consumer Spending Report

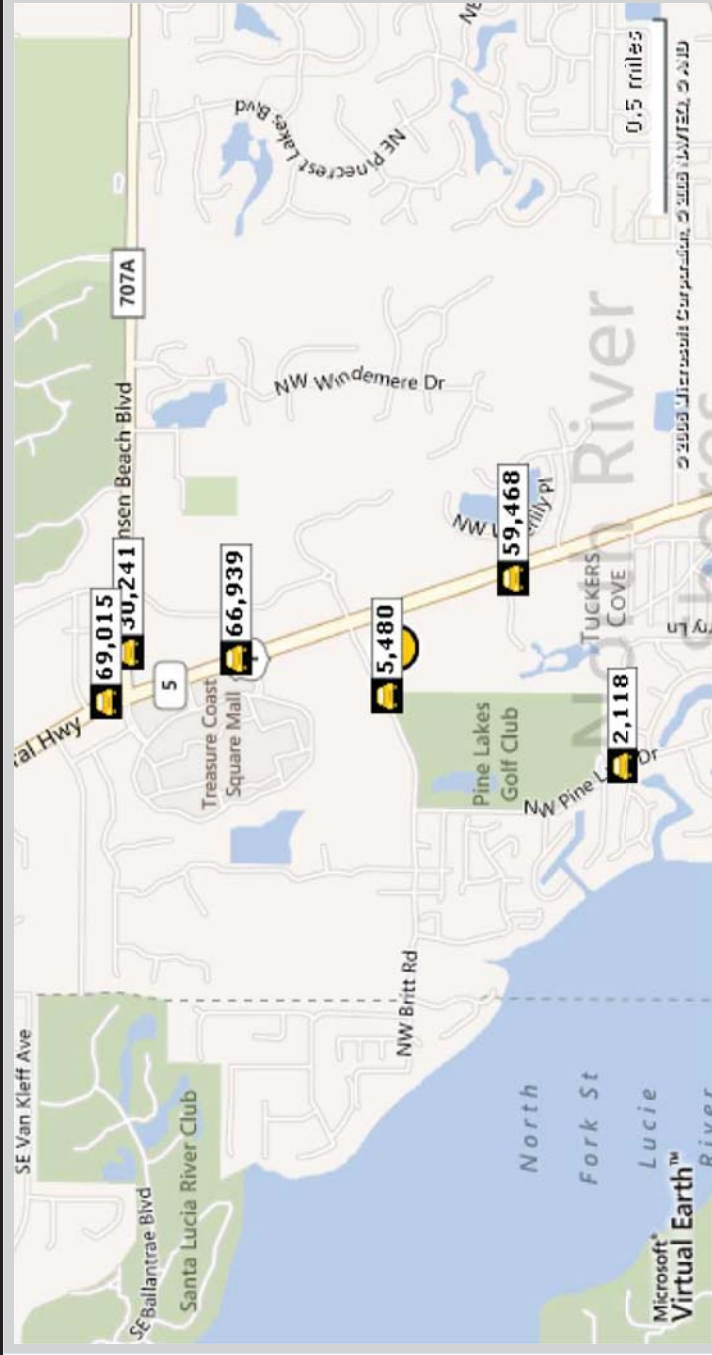
Vista Plaza			
Annual Spending (in Thousands)	3 Mile	5 Mile	10 Mile
Total Alcoholic Beverages	\$8,155	\$22,066	\$59,491
Alcoholic Bev. at Home	4,865	13,220	35,600
Alcoholic Bev. away from Home	3,291	8,846	23,891
Total Furniture/Appliances	\$50,991	\$135,091	\$366,121
Bedroom Furniture	2,743	7,354	20,049
Living Room Furniture	4,305	11,444	30,982
Other Living & Family Room Furniture	1,214	3,206	8,787
Other Furniture	568	1,478	4,043
Major Appliances	4,782	12,514	33,781
Small Appliances & Housewares	10,289	27,288	73,997
Misc Household Equipment	27,090	71,805	194,483
Total Transportation/Maint.	\$127,126	\$334,885	\$908,539
New Autos/Trucks/Vans	34,381	91,698	249,046
Used Vehicles	30,507	79,597	217,082
Purchase of RVs or Boats	4,796	12,275	32,010
Gasoline	42,191	110,784	301,271
Diesel Fuel	878	2,142	5,754
Automotive Maintenance/Repair	14,373	38,389	103,377
Total Health Care	\$25,990	\$69,753	\$184,722
Medical Services	14,684	39,423	105,479
Prescription Drugs	8,753	23,406	61,016
Medical Supplies	2,553	6,924	18,227
Total Education/Day Care	\$38,846	\$101,684	\$280,235
Education	17,142	44,769	122,763
Room and Board	2,124	5,575	15,060
Tuition/School Supplies	15,055	39,253	107,481
Day Care, Nursery & Preschool	4,525	12,088	34,931

Vista Plaza

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	2,021	18,958	9
Total Retail	559	5,687	10
Home Improvement Stores	40	570	14
General Merchandise Stores	14	1,377	98
Food Stores	41	261	6
Auto Dealers and Gas Stations	46	177	4
Apparel and Accessory Stores	69	526	8
Furniture and Home Furnishings	54	366	7
Eating and Drinking Places	120	1,654	14
Miscellaneous Retail Stores	175	756	4
Finance-Insurance-Real Estate	229	998	4
Banks, Saving and Lending Inst.	44	223	5
Security Brokers and Investments	35	106	3
Insurance Carriers and Agencies	37	115	3
Real Estate-Trust-Holding Co.	113	554	5
Services	852	9,925	12
Hotels and Lodging	13	58	4
Motion Picture and Amusement	63	350	6
Health Services	157	6,803	43
Legal Services	60	188	3
Educational Services	18	612	34
Auto Services	46	183	4
Other Services	495	1,731	3
Agriculture/Mining	46	169	4
Construction	143	722	5
Manufacturing	44	252	6
Transportation, Comm./Pub Util.	68	247	4
Wholesale Trade	55	544	10
Government	25	414	17
Daytime Population	18,958		
Daytime Population/Business	9		

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	2010	5,480	MPSI	.13
2 NW 21st St	NW Federal Hwy	0.03 E	2010	59,468	MPSI	.36
3 NW Federal Hwy	NW Mall Entry S	0.04 S	2010	66,939	MPSI	.42
4 NW Pine Lake Dr	NW Shore Ter	0.03 SE	2010	2,118	MPSI	.68
5 NW Jensen Beach Blvd	NW Main Ave	0.06 E	2010	30,241	MPSI	.70
6 NW Federal Hwy	NW Jack Williams Way	0.04 NW	2010	69,015	MPSI	.77