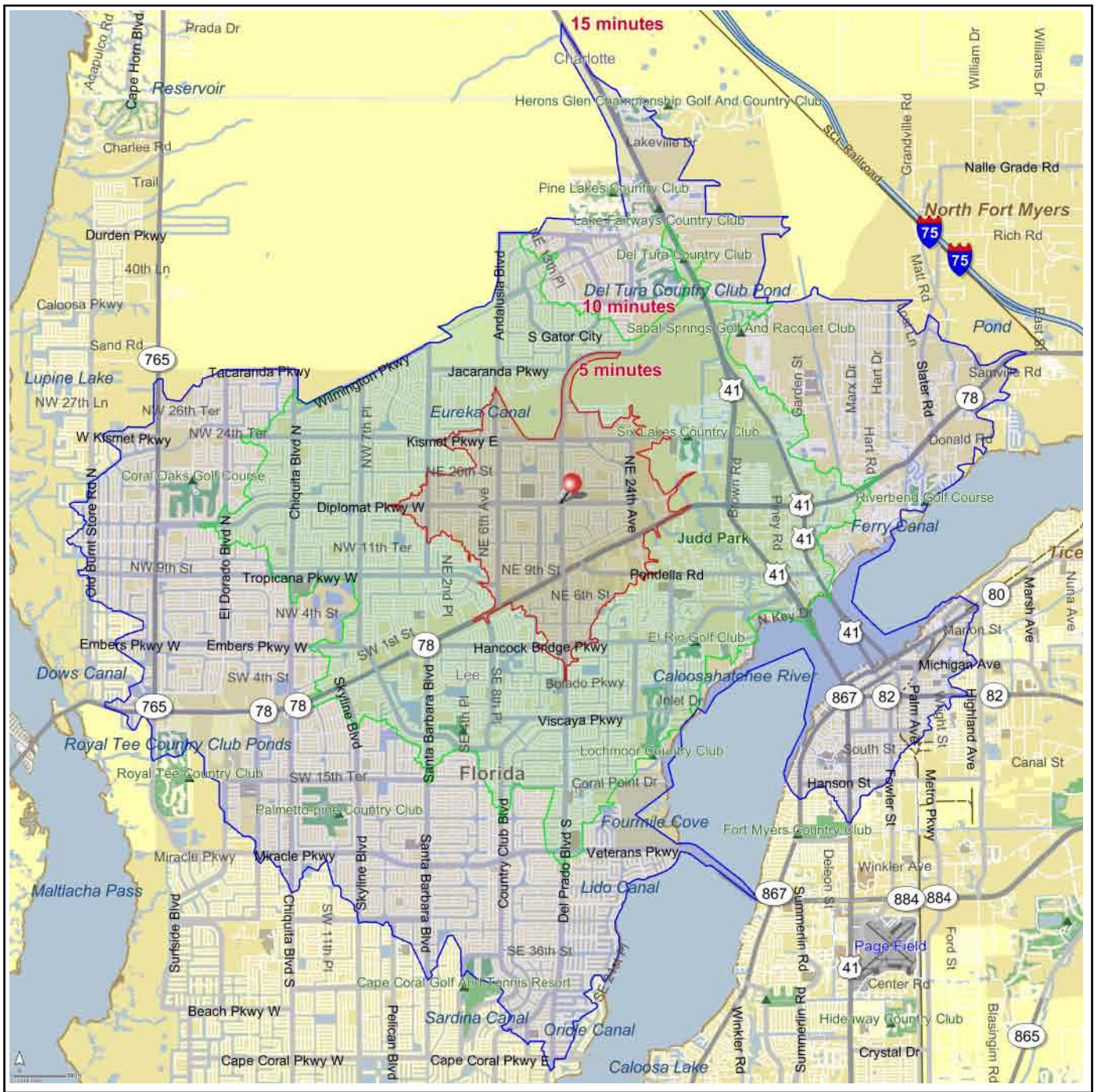


# Site Map

Lat: 26.683286  
Lon: -81.942540

Prepared By: Stephen Luta, CCIM  
March 24, 2008

Latitude 26.6833  
Longitude -81.9425





# Executive Summary

Prepared By: Stephen Luta, CCIM

<b>Site Type: Drive Time</b>	<b>Lat: 26.683286</b> <b>Lon: -81.942540</b> <b>Drive Time: 5 minutes</b>	<b>Lat: 26.683286</b> <b>Lon: -81.942540</b> <b>Drive Time: 10 minutes</b>	<b>Lat: 26.683286</b> <b>Lon: -81.942540</b> <b>Drive Time: 15 minutes</b>
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## 2007 Population

Total Population	11,390	74,710	169,671
Male Population	49.3%	48.4%	48.4%
Female Population	50.7%	51.6%	51.6%
Median Age	35.4	43.1	45.3

## 2007 Income

Median HH Income	\$46,330	\$45,967	\$45,761
Per Capita Income	\$19,853	\$23,161	\$24,127
Average HH Income	\$54,031	\$56,515	\$56,901

## 2007 Households

Total Households	4,157	30,561	71,250
Average Household Size	2.74	2.43	2.36
1990-2000 Annual Rate	3.37%	2.06%	1.97%

## 2007 Housing

Owner Occupied Housing Units	69.0%	69.5%	67.7%
Renter Occupied Housing Units	25.1%	19.2%	18.5%
Vacant Housing Units	5.9%	11.3%	13.8%

## Population

1990 Population	4,281	41,602	102,293
2000 Population	5,769	49,946	121,815
2007 Population	11,390	74,710	169,671
2012 Population	16,485	99,468	220,552
1990-2000 Annual Rate	3.03%	1.84%	1.76%
2000-2007 Annual Rate	9.84%	5.71%	4.68%
2007-2012 Annual Rate	7.67%	5.89%	5.39%

In the identified market area, the current year population is 169,671. In 2000, the Census count in the market area was 121,815. The rate of change since 2000 was 4.68 percent annually. The five-year projection for the population in the market area is 220,552, representing a change of 5.39 percent annually from 2007 to 2012. Currently, the population is 48.4 percent male and 51.6 percent female.

## Households

1990 Households	1,481	16,703	42,117
2000 Households	2,064	20,472	51,192
2007 Households	4,157	30,561	71,250
2012 Households	6,059	40,733	92,703
1990-2000 Annual Rate	3.37%	2.06%	1.97%
2000-2007 Annual Rate	10.14%	5.68%	4.67%
2007-2012 Annual Rate	7.83%	5.91%	5.41%

The household count in this market area has changed from 51,192 in 2000 to 71,250 in the current year, a change of 4.67 percent annually. The five-year projection of households is 92,703, a change of 5.41 percent annually from the current year total. Average household size is currently 2.36, compared to 2.35 in the year 2000. The number of families in the current year is 47,593 in the market area.

## Housing

Currently, 67.7 percent of the 82,634 housing units in the market area are owner occupied; 18.5 percent, renter occupied; and 13.8 percent are vacant. In 2000, there were 59,693 housing units— 66.3 percent owner occupied, 19.5 percent renter occupied and 14.2 percent vacant. The rate of change in housing units since 2000 is 4.59 percent. Median home value in the market area is \$227,007, compared to a median home value of \$192,285 for the U.S. In five years, median home value is projected to change by 3.5 percent annually to \$269,590. From 2000 to the current year, median home value changed by 14.66 percent annually.