

Town Square Center Tampa, Florida	1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Minute Drive
--------------------------------------	---------------	---------------	---------------	-----------------

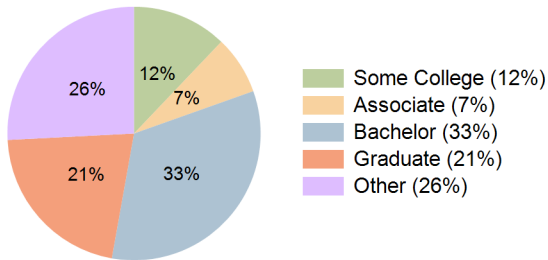
Current Year Demographics

Current Population	10,872	80,974	231,128	104,337
Total Daytime Pop	35,068	150,575	371,911	189,289
Daytime Workers	30,519	117,042	272,977	145,194
Average Household Income	\$174,474	\$155,430	\$129,790	\$134,358
Median Household Income	\$114,487	\$98,790	\$79,971	\$84,733
Total Households	4,270	36,575	103,083	46,754
Median Home Value	\$687,108	\$610,711	\$508,299	\$525,084
Bachelors Degree	36.2%	35.5%	31.4%	33.2%
Graduate Degree	30.9%	26.7%	20.4%	21.4%
Consumer Spending Index	152	136	115	119

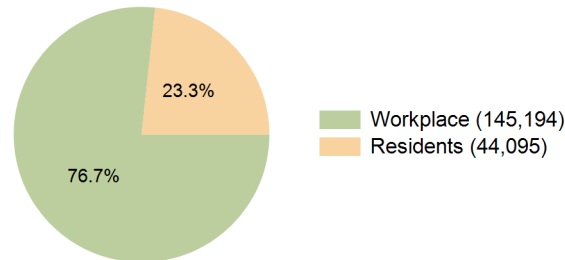
2029 Demographic Projections

Projected Population	12,006	85,398	246,426	112,973
Projected 5 Year Annual Growth Rate (Pop)	2.0%	1.1%	1.3%	1.6%
Projected Households	4,680	38,741	111,514	51,233
Projected 5 Year Annual Growth Rate (HH)	1.9%	1.2%	1.6%	1.9%

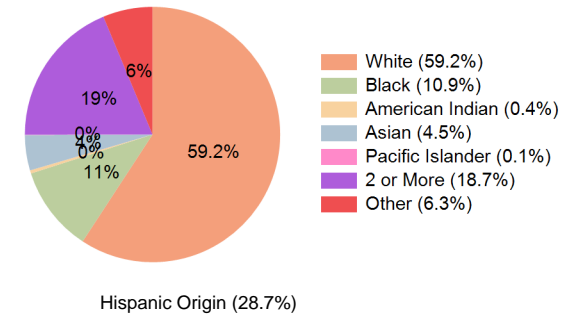
Education (10 Minute Drive)



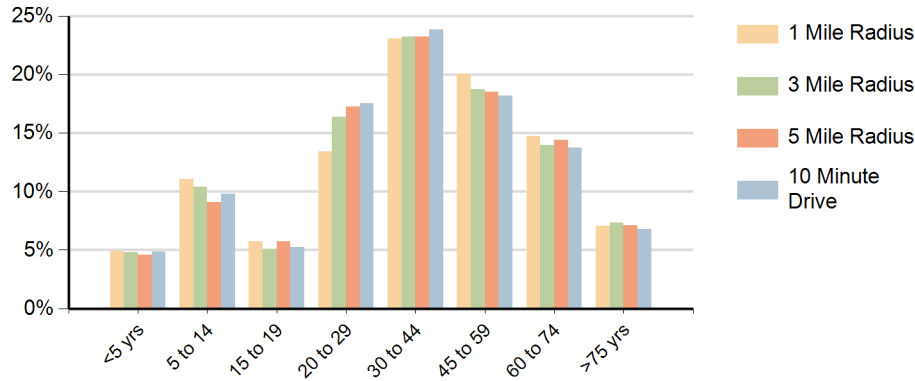
Daytime Population (10 Minute Drive)



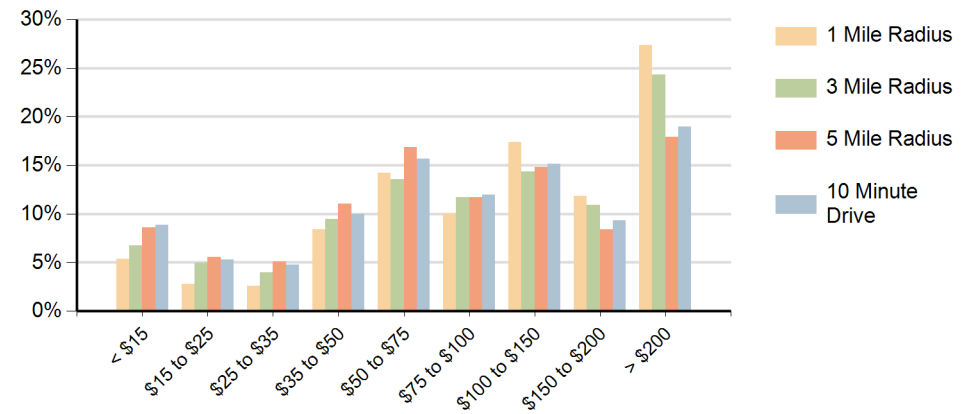
Race (10 Minute Drive)



Population by Age Range



Households by Income Range (\$000)



Town Square Center Tampa, Florida		1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Minute Drive
Population	Current Estimated Population	10,872	80,974	231,128	104,337
	2020 Census Population	10,309	77,137	218,377	97,429
	2010 Census Population	8,740	67,493	193,813	84,698
	Historical Annual Growth 2010 to 2020	1.7%	1.3%	1.2%	1.4%
	Estimated Annual Growth 2020 to 2024	1.3%	1.2%	1.3%	1.6%
	Projected Annual Growth 2024 to 2029	2.0%	1.1%	1.3%	1.6%
Households	Current Estimated Households	4,270	36,575	103,083	46,754
	2020 Census Households	4,179	34,683	96,110	43,507
	2010 Census Households	3,738	30,553	83,422	37,262
	Historical Annual Growth 2010 to 2020	1.1%	1.3%	1.4%	1.6%
	Estimated Annual Growth 2020 to 2024	0.5%	1.3%	1.7%	1.7%
	Projected Annual Growth 2024 to 2029	1.9%	1.2%	1.6%	1.9%
Population per Household		2.5	2.2	2.2	2.2
Race	White	67.3%	64.2%	57.3%	59.2%
	Black or African American	6.2%	8.0%	10.3%	10.9%
	American Indian	0.2%	0.4%	0.4%	0.4%
	Asian	6.4%	4.4%	4.2%	4.5%
	Pacific Islander	0.1%	0.0%	0.1%	0.1%
	2 or More Races	15.9%	17.7%	20.3%	18.7%
	Other Races	3.9%	5.4%	7.5%	6.3%
	Hispanic Origin	21.1%	26.3%	32.9%	28.7%