

Northgate Square Lutz, Florida	1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Minute Drive
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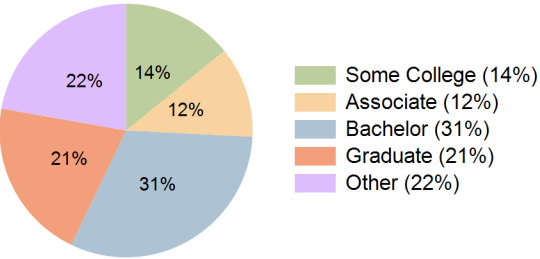
Current Year Demographics

Current Population	4,019	50,891	142,030	49,493
Total Daytime Pop	5,040	43,833	126,776	47,275
Daytime Workers	3,203	21,432	61,179	25,349
Average Household Income	\$166,834	\$140,414	\$136,400	\$135,819
Median Household Income	\$119,920	\$94,234	\$95,463	\$92,680
Total Households	1,502	19,666	55,892	19,212
Median Home Value	\$553,928	\$481,376	\$469,400	\$474,628
Bachelors Degree	34.9%	31.8%	31.1%	31.3%
Graduate Degree	28.9%	22.2%	18.6%	20.7%
Consumer Spending Index	144	123	119	119

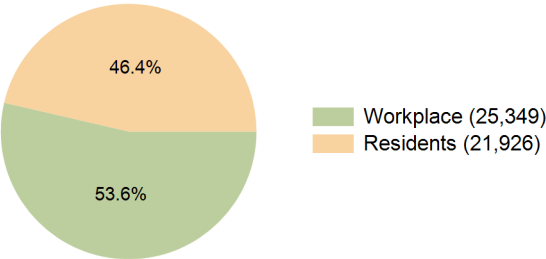
2029 Demographic Projections

Projected Population	4,067	52,034	145,408	50,610
Projected 5 Year Annual Growth Rate (Pop)	0.2%	0.5%	0.5%	0.5%
Projected Households	1,531	20,197	57,446	19,726
Projected 5 Year Annual Growth Rate (HH)	0.4%	0.5%	0.6%	0.5%

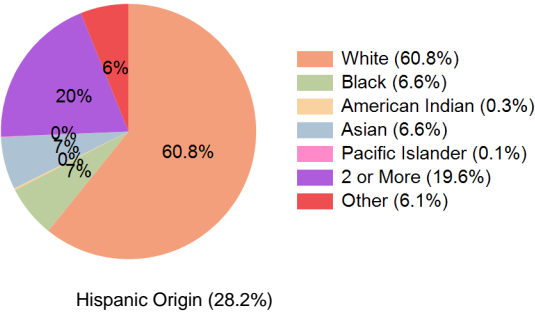
Education (10 Minute Drive)



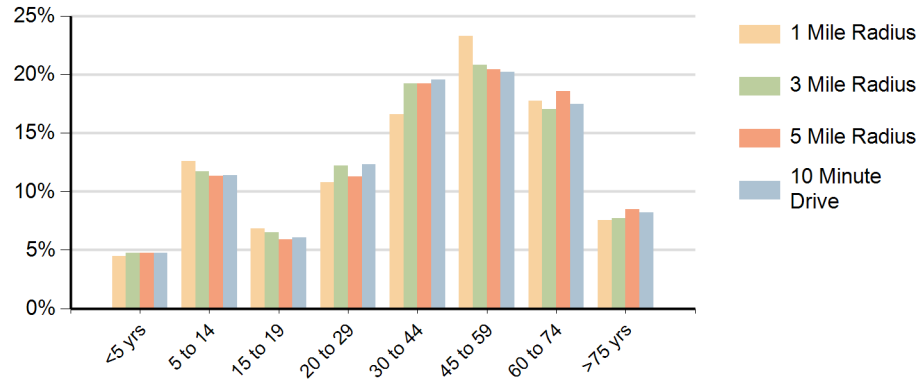
Daytime Population (10 Minute Drive)



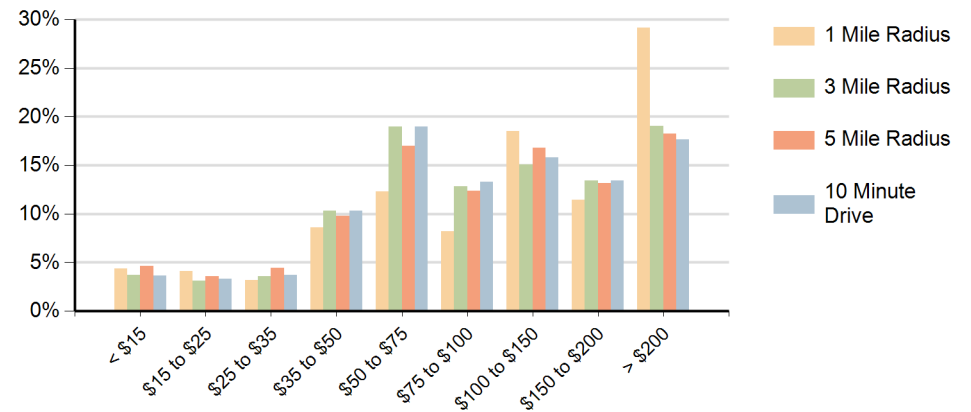
Race (10 Minute Drive)



Population by Age Range



Households by Income Range (\$000)



Northgate Square Lutz, Florida		1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Minute Drive
Population	Current Estimated Population	4,019	50,891	142,030	49,493
	2020 Census Population	3,816	49,494	135,199	48,124
	2010 Census Population	3,205	43,204	119,640	42,331
	Historical Annual Growth 2010 to 2020	1.8%	1.4%	1.2%	1.3%
	Estimated Annual Growth 2020 to 2024	1.2%	0.7%	1.2%	0.7%
	Projected Annual Growth 2024 to 2029	0.2%	0.5%	0.5%	0.5%
Households	Current Estimated Households	1,502	19,666	55,892	19,212
	2020 Census Households	1,484	19,206	53,054	18,766
	2010 Census Households	1,215	17,182	47,829	16,852
	Historical Annual Growth 2010 to 2020	2.0%	1.1%	1.0%	1.1%
	Estimated Annual Growth 2020 to 2024	0.3%	0.6%	1.2%	0.6%
	Projected Annual Growth 2024 to 2029	0.4%	0.5%	0.6%	0.5%
Race	Population per Household	2.7	2.6	2.5	2.5
	White	64.5%	60.8%	62.7%	60.8%
	Black or African American	4.8%	6.7%	6.6%	6.6%
	American Indian	0.3%	0.2%	0.3%	0.3%
	Asian	8.4%	6.8%	5.7%	6.6%
	Pacific Islander	0.0%	0.1%	0.1%	0.1%
	2 or More Races	17.6%	19.4%	18.7%	19.6%
	Other Races	4.4%	6.0%	5.9%	6.1%
Hispanic Origin		23.8%	27.7%	27.4%	28.2%