

South Point Vero Beach, Florida	1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Minute Drive
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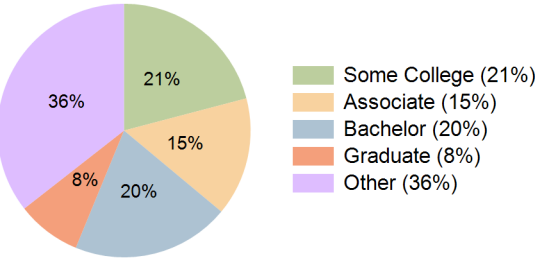
Current Year Demographics

Current Population	6,342	43,737	91,526	54,216
Total Daytime Pop	4,608	29,453	86,703	39,614
Daytime Workers	1,088	5,521	32,700	9,687
Average Household Income	\$126,491	\$104,210	\$92,340	\$101,009
Median Household Income	\$99,882	\$76,734	\$65,466	\$75,081
Total Households	2,607	17,282	40,744	21,786
Median Home Value	\$421,279	\$370,160	\$344,076	\$362,121
Bachelors Degree	26.5%	19.9%	19.8%	20.2%
Graduate Degree	17.4%	8.8%	8.6%	8.2%
Consumer Spending Index	109	92	82	89

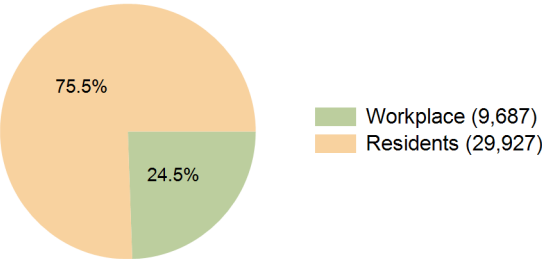
2029 Demographic Projections

Projected Population	6,500	45,768	95,445	56,927
Projected 5 Year Annual Growth Rate (Pop)	0.5%	0.9%	0.8%	1.0%
Projected Households	2,690	18,154	42,556	22,947
Projected 5 Year Annual Growth Rate (HH)	0.6%	1.0%	0.9%	1.0%

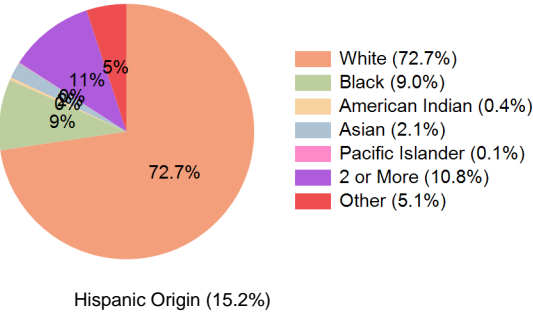
Education (10 Minute Drive)



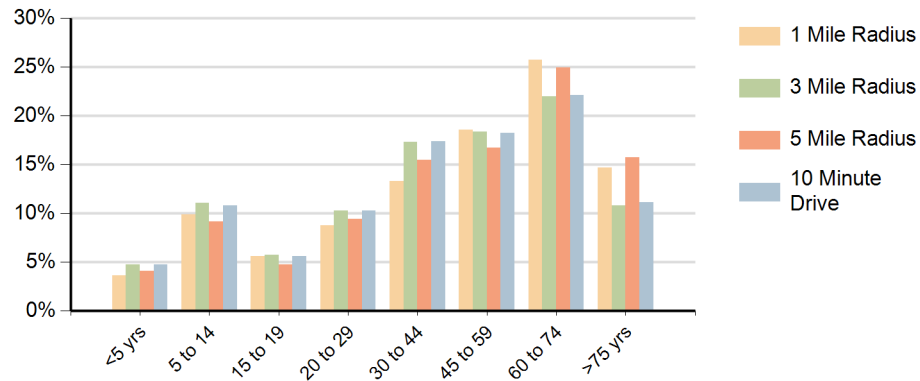
Daytime Population (10 Minute Drive)



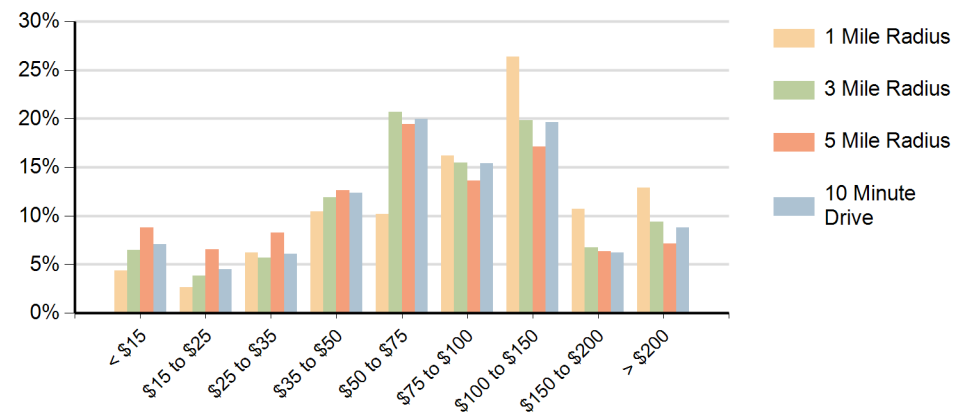
Race (10 Minute Drive)



Population by Age Range



Households by Income Range (\$000)



South Point Vero Beach, Florida		1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Minute Drive
Population	Current Estimated Population	6,342	43,737	91,526	54,216
	2020 Census Population	6,237	41,201	85,650	50,618
	2010 Census Population	5,425	35,810	74,885	44,412
	Historical Annual Growth 2010 to 2020	1.4%	1.4%	1.4%	1.3%
	Estimated Annual Growth 2020 to 2024	0.4%	1.4%	1.6%	1.6%
	Projected Annual Growth 2024 to 2029	0.5%	0.9%	0.8%	1.0%
Households	Current Estimated Households	2,607	17,282	40,744	21,786
	2020 Census Households	2,537	16,150	38,177	20,216
	2010 Census Households	2,139	13,724	32,968	17,403
	Historical Annual Growth 2010 to 2020	1.7%	1.6%	1.5%	1.5%
	Estimated Annual Growth 2020 to 2024	0.6%	1.6%	1.5%	1.8%
	Projected Annual Growth 2024 to 2029	0.6%	1.0%	0.9%	1.0%
Race	Population per Household	2.4	2.5	2.2	2.5
	White	82.0%	72.6%	74.8%	72.7%
	Black or African American	3.9%	9.2%	8.5%	9.0%
	American Indian	0.3%	0.3%	0.4%	0.4%
	Asian	1.7%	2.0%	2.0%	2.1%
	Pacific Islander	0.1%	0.1%	0.1%	0.1%
	2 or More Races	9.0%	10.9%	9.8%	10.8%
	Other Races	3.2%	4.9%	4.4%	5.1%
Hispanic Origin		11.6%	15.1%	13.6%	15.2%