

Shoppes at Sunlake Centre
Lutz, Florida

1 Mile Radius

3 Mile Radius

5 Mile Radius

10 Minute Drive

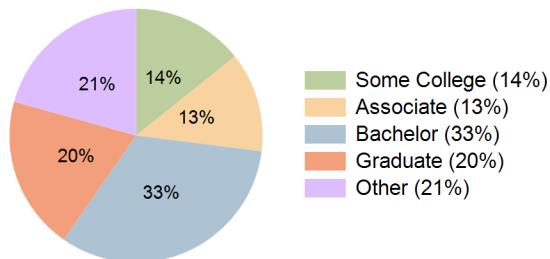
Current Year Demographics

Current Population	6,766	48,468	102,890	38,849
Total Daytime Pop	5,293	38,989	86,224	31,628
Daytime Workers	1,814	14,785	34,019	12,706
Average Household Income	\$158,153	\$160,484	\$156,106	\$161,485
Median Household Income	\$128,019	\$127,622	\$123,856	\$128,322
Total Households	2,363	17,513	38,312	13,880
Median Home Value	\$480,875	\$480,400	\$502,390	\$474,605
Bachelors Degree	34.0%	32.2%	30.5%	32.7%
Graduate Degree	18.1%	19.5%	19.5%	19.6%
Consumer Spending Index	133	136	132	136

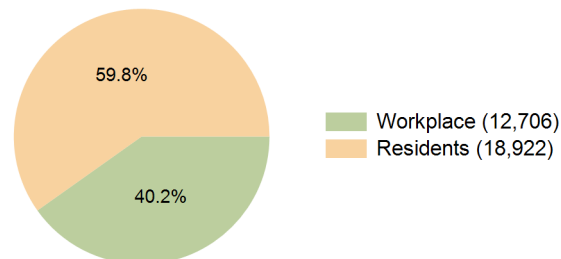
2030 Demographic Projections

Projected Population	7,920	54,609	114,530	43,441
Projected 5 Year Annual Growth Rate (Pop)	3.2%	2.4%	2.2%	2.3%
Projected Households	2,776	19,935	42,980	15,690
Projected 5 Year Annual Growth Rate (HH)	3.3%	2.6%	2.3%	2.5%

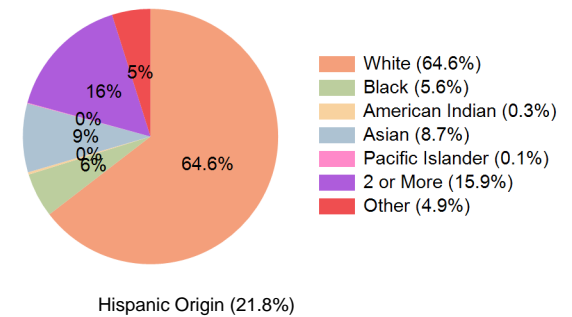
Education (10 Minute Drive)



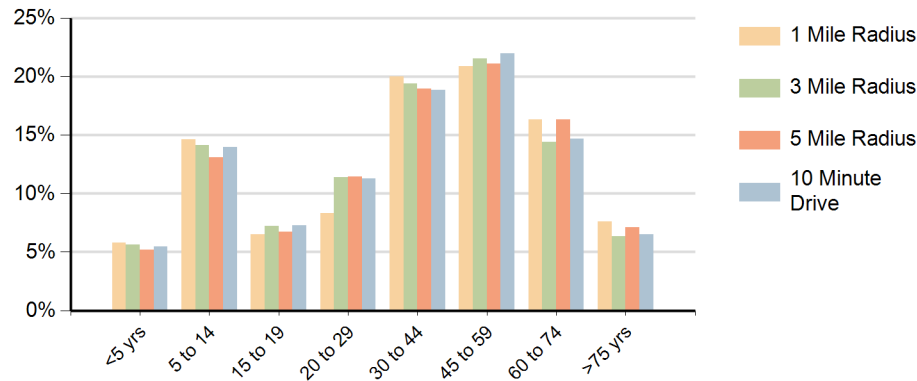
Daytime Population (10 Minute Drive)



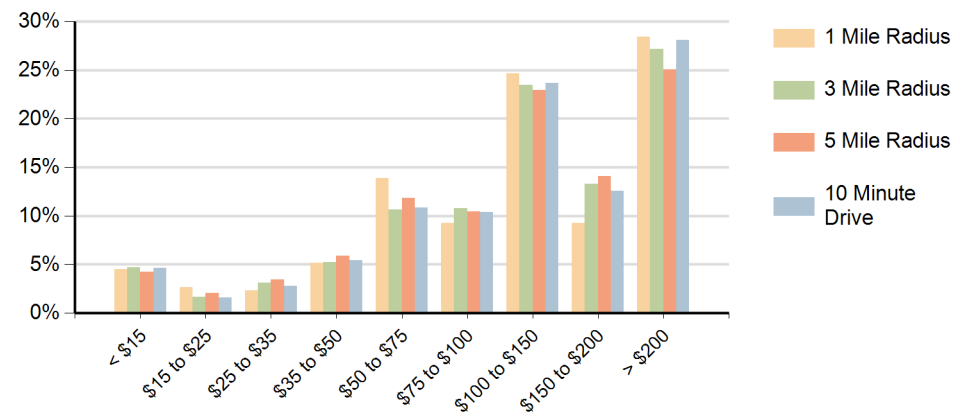
Race (10 Minute Drive)



Population by Age Range



Households by Income Range (\$000)



Shoppes at Sunlake Centre Lutz, Florida		1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Minute Drive
Population	Current Estimated Population	6,766	48,468	102,890	38,849
	2020 Census Population	4,394	38,535	86,543	33,292
	2010 Census Population	2,229	25,765	65,163	21,878
	Historical Annual Growth 2010 to 2020	7.0%	4.1%	2.9%	4.3%
	Estimated Annual Growth 2020 to 2025	8.6%	4.5%	3.4%	3.0%
	Projected Annual Growth 2025 to 2030	3.2%	2.4%	2.2%	2.3%
Households	Current Estimated Households	2,363	17,513	38,312	13,880
	2020 Census Households	1,458	13,434	31,583	11,461
	2010 Census Households	825	9,241	24,069	7,802
	Historical Annual Growth 2010 to 2020	5.9%	3.8%	2.8%	3.9%
	Estimated Annual Growth 2020 to 2025	9.6%	5.2%	3.8%	3.7%
	Projected Annual Growth 2025 to 2030	3.3%	2.6%	2.3%	2.5%
Race	Population per Household	2.9	2.8	2.7	2.8
	White	64.5%	65.0%	66.6%	64.6%
	Black or African American	5.6%	5.5%	5.6%	5.6%
	American Indian	0.3%	0.3%	0.3%	0.3%
	Asian	10.0%	8.4%	7.2%	8.7%
	Pacific Islander	0.1%	0.1%	0.1%	0.1%
	2 or More Races	15.2%	15.8%	15.7%	15.9%
	Other Races	4.3%	4.9%	4.5%	4.9%
Hispanic Origin		20.7%	21.8%	21.2%	21.8%