

Plaza at St. Lucie West
Port St. Lucie, Florida

1 Mile Radius

3 Mile Radius

5 Mile Radius

10 Minute Drive

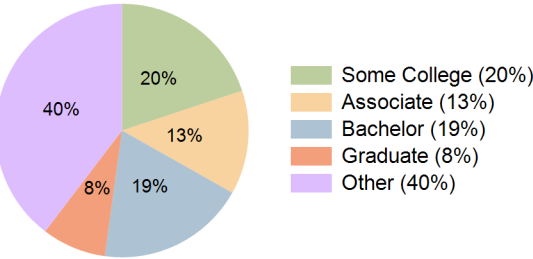
Current Year Demographics

Current Population	8,327	79,974	170,336	82,030
Total Daytime Pop	10,818	71,163	151,237	72,009
Daytime Workers	5,290	24,405	51,888	24,640
Average Household Income	\$97,294	\$102,459	\$99,393	\$99,773
Median Household Income	\$73,432	\$79,022	\$77,969	\$78,308
Total Households	4,141	30,925	65,881	30,978
Median Home Value	\$370,530	\$396,947	\$398,995	\$389,446
Bachelors Degree	19.3%	19.2%	19.0%	19.0%
Graduate Degree	12.2%	9.4%	9.6%	8.2%
Consumer Spending Index	85	88	86	86

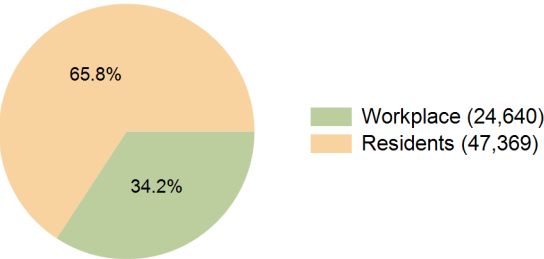
2030 Demographic Projections

Projected Population	8,844	89,744	193,704	92,046
Projected 5 Year Annual Growth Rate (Pop)	1.2%	2.3%	2.6%	2.3%
Projected Households	4,447	34,920	75,374	34,959
Projected 5 Year Annual Growth Rate (HH)	1.4%	2.5%	2.7%	2.5%

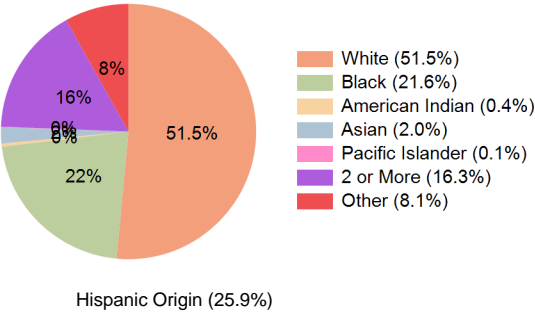
Education (10 Minute Drive)



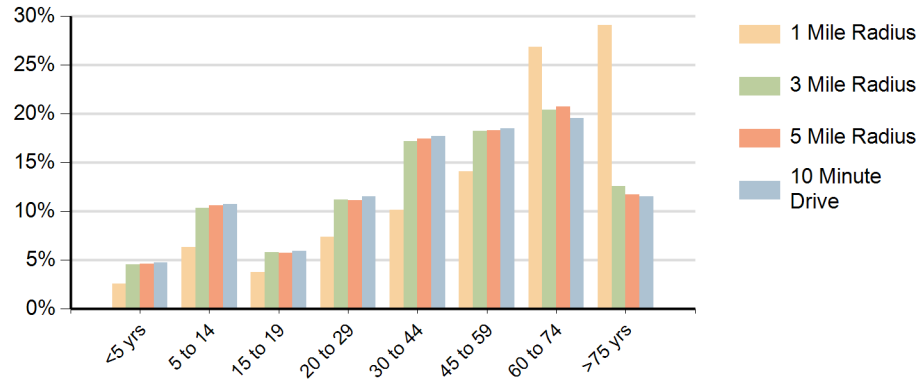
Daytime Population (10 Minute Drive)



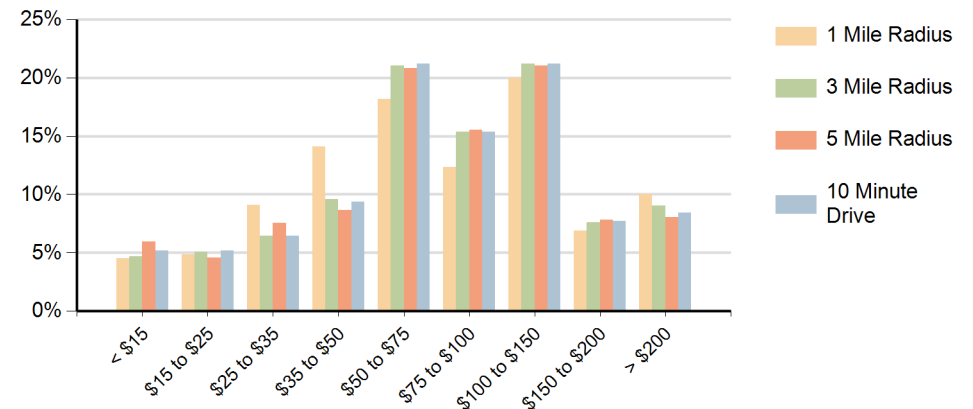
Race (10 Minute Drive)



Population by Age Range



Households by Income Range (\$000)



Plaza at St. Lucie West Port St. Lucie, Florida		1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Minute Drive
Population	Current Estimated Population	8,327	79,974	170,336	82,030
	2020 Census Population	8,143	72,459	150,780	75,374
	2010 Census Population	7,444	61,043	123,144	63,639
	Historical Annual Growth 2010 to 2020	0.9%	1.7%	2.1%	1.7%
	Estimated Annual Growth 2020 to 2025	0.4%	1.9%	2.4%	1.6%
	Projected Annual Growth 2025 to 2030	1.2%	2.3%	2.6%	2.3%
Households	Current Estimated Households	4,141	30,925	65,881	30,978
	2020 Census Households	4,028	27,804	57,715	28,373
	2010 Census Households	3,637	23,527	46,991	24,136
	Historical Annual Growth 2010 to 2020	1.0%	1.7%	2.1%	1.6%
	Estimated Annual Growth 2020 to 2025	0.5%	2.1%	2.6%	1.7%
	Projected Annual Growth 2025 to 2030	1.4%	2.5%	2.7%	2.5%
Race	Population per Household	2.0	2.6	2.6	2.6
	White	68.6%	52.7%	54.4%	51.5%
	Black or African American	11.0%	20.9%	20.1%	21.6%
	American Indian	0.1%	0.4%	0.4%	0.4%
	Asian	2.1%	2.3%	2.2%	2.0%
	Pacific Islander	0.1%	0.1%	0.1%	0.1%
	2 or More Races	12.7%	16.0%	15.4%	16.3%
	Other Races	5.6%	7.8%	7.5%	8.1%
Hispanic Origin		19.5%	25.3%	24.2%	25.9%