

Treasure Coast Plaza
Vero Beach, Florida

1 Mile Radius

3 Mile Radius

5 Mile Radius

10 Minute Drive

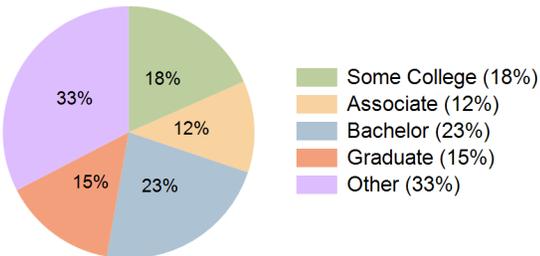
Current Year Demographics

Current Population	6,139	38,889	87,933	40,002
Total Daytime Pop	12,426	54,086	99,861	55,752
Daytime Workers	8,894	31,589	46,375	32,320
Average Household Income	\$70,510	\$101,387	\$109,383	\$101,869
Median Household Income	\$44,550	\$68,464	\$74,983	\$67,787
Total Households	3,269	18,805	40,124	19,172
Median Home Value	\$396,560	\$369,076	\$409,379	\$374,055
Bachelors Degree	16.4%	22.3%	23.4%	22.6%
Graduate Degree	13.8%	14.4%	15.1%	14.6%
Consumer Spending Index	62	88	95	89

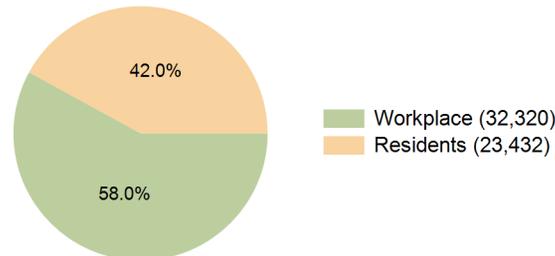
2030 Demographic Projections

Projected Population	6,369	40,839	92,953	42,032
Projected 5 Year Annual Growth Rate (Pop)	0.7%	1.0%	1.1%	1.0%
Projected Households	3,416	19,879	42,685	20,276
Projected 5 Year Annual Growth Rate (HH)	0.9%	1.1%	1.3%	1.1%

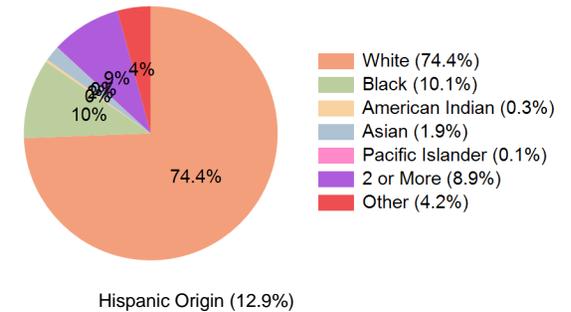
Education (10 Minute Drive)



Daytime Population (10 Minute Drive)



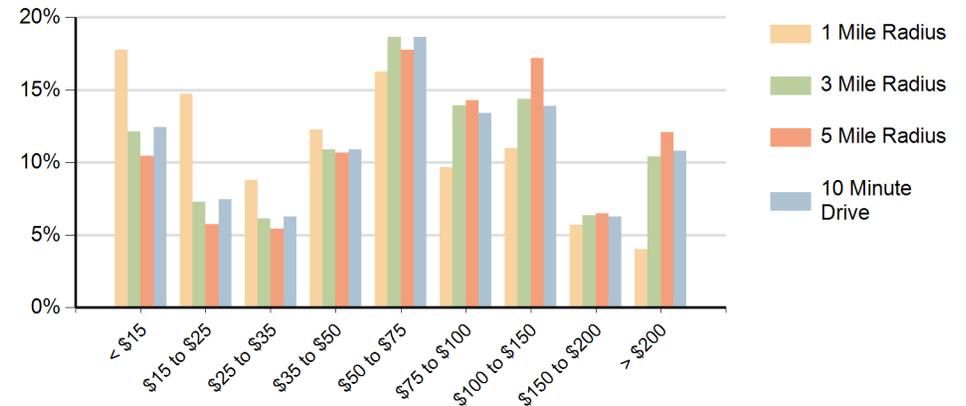
Race (10 Minute Drive)



Population by Age Range



Households by Income Range (\$000)



Treasure Coast Plaza Vero Beach, Florida		1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Minute Drive
Population	Current Estimated Population	6,139	38,889	87,933	40,002
	2020 Census Population	6,065	37,673	83,264	38,760
	2010 Census Population	5,395	34,076	73,239	34,960
	Historical Annual Growth 2010 to 2020	1.2%	1.0%	1.3%	1.0%
	Estimated Annual Growth 2020 to 2025	0.2%	0.6%	1.0%	0.6%
	Projected Annual Growth 2025 to 2030	0.7%	1.0%	1.1%	1.0%
Households	Current Estimated Households	3,269	18,805	40,124	19,172
	2020 Census Households	3,205	18,154	37,562	18,465
	2010 Census Households	2,953	16,395	32,732	16,638
	Historical Annual Growth 2010 to 2020	0.8%	1.0%	1.4%	1.1%
	Estimated Annual Growth 2020 to 2025	0.4%	0.7%	1.3%	0.7%
	Projected Annual Growth 2025 to 2030	0.9%	1.1%	1.3%	1.1%
Population per Household		1.8	2.0	2.2	2.1
Race	White	72.1%	76.5%	73.6%	74.4%
	Black or African American	8.6%	7.7%	11.0%	10.1%
	American Indian	0.4%	0.3%	0.3%	0.3%
	Asian	2.0%	2.0%	2.0%	1.9%
	Pacific Islander	0.1%	0.1%	0.1%	0.1%
	2 or More Races	11.7%	9.1%	9.0%	8.9%
	Other Races	5.1%	4.3%	4.1%	4.2%
	Hispanic Origin	16.4%	13.2%	12.8%	12.9%