

Treasure Coast Plaza Vero Beach, Florida	1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Minute Drive
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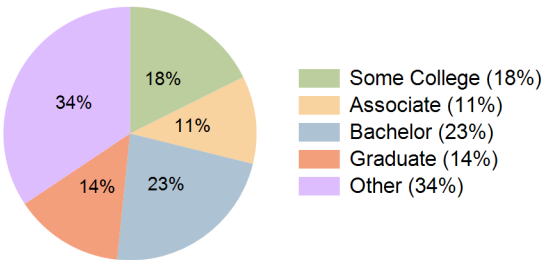
Current Year Demographics

Current Population	6,215	39,121	87,797	40,901
Total Daytime Pop	12,618	54,396	99,696	55,640
Daytime Workers	9,090	31,965	46,691	31,856
Average Household Income	\$73,396	\$106,547	\$115,706	\$106,356
Median Household Income	\$46,883	\$64,842	\$72,821	\$63,965
Total Households	3,312	18,889	39,915	19,509
Median Home Value	\$405,645	\$367,745	\$399,465	\$370,328
Bachelors Degree	13.9%	22.6%	23.8%	22.8%
Graduate Degree	13.3%	13.9%	14.4%	14.0%
Consumer Spending Index	66	95	103	95

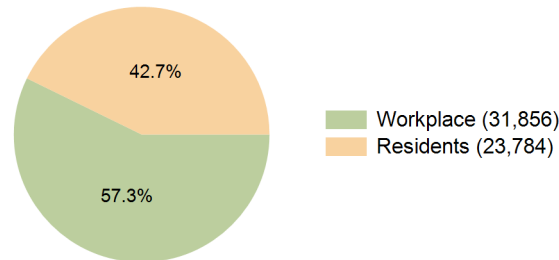
2029 Demographic Projections

Projected Population	6,377	40,467	91,249	42,294
Projected 5 Year Annual Growth Rate (Pop)	0.5%	0.7%	0.8%	0.7%
Projected Households	3,431	19,638	41,687	20,276
Projected 5 Year Annual Growth Rate (HH)	0.7%	0.8%	0.9%	0.8%

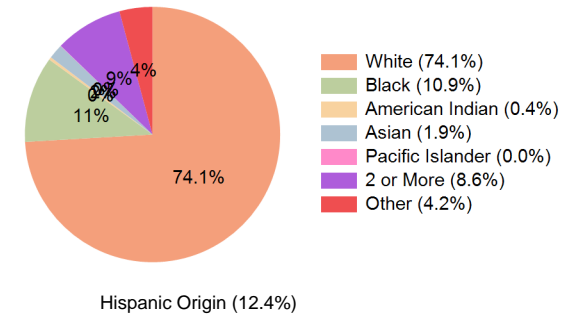
Education (10 Minute Drive)



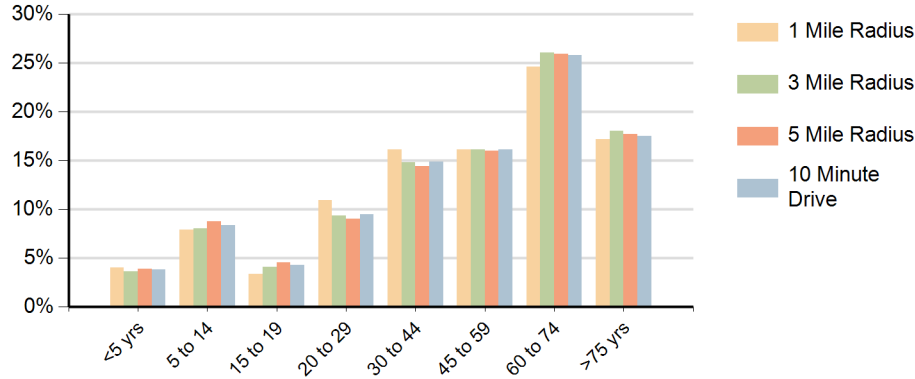
Daytime Population (10 Minute Drive)



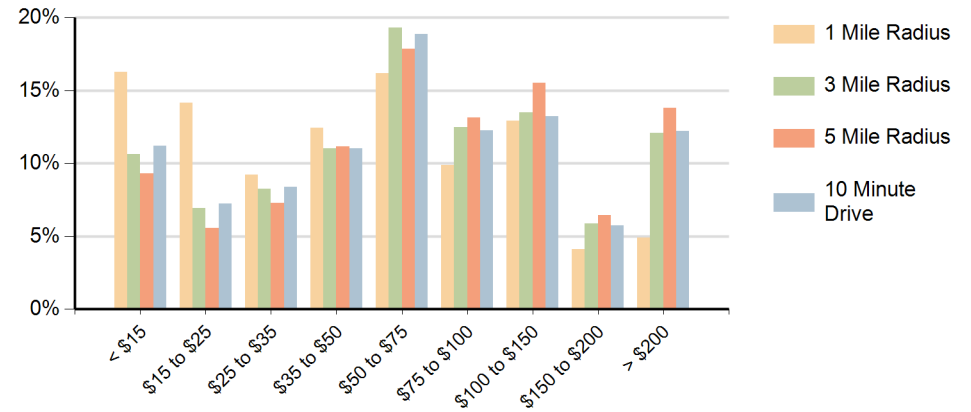
Race (10 Minute Drive)



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	6,215	39,121	87,797	40,901
	2020 Census Population	6,065	37,673	83,264	39,458
	2010 Census Population	5,395	34,076	73,239	35,591
	Historical Annual Growth 2010 to 2020	1.2%	1.0%	1.3%	1.0%
	Estimated Annual Growth 2020 to 2024	0.6%	0.9%	1.3%	0.9%
	Projected Annual Growth 2024 to 2029	0.5%	0.7%	0.8%	0.7%
Households	Current Estimated Households	3,312	18,889	39,915	19,509
	2020 Census Households	3,205	18,154	37,562	18,752
	2010 Census Households	2,953	16,395	32,732	16,914
	Historical Annual Growth 2010 to 2020	0.8%	1.0%	1.4%	1.0%
	Estimated Annual Growth 2020 to 2024	0.8%	0.9%	1.4%	0.9%
	Projected Annual Growth 2024 to 2029	0.7%	0.8%	0.9%	0.8%
Population per Household		1.8	2.0	2.2	2.1
Race	White	72.6%	76.8%	73.7%	74.1%
	Black or African American	8.7%	7.8%	11.3%	10.9%
	American Indian	0.4%	0.4%	0.3%	0.4%
	Asian	1.9%	1.9%	1.9%	1.9%
	Pacific Islander	0.1%	0.1%	0.1%	0.0%
	2 or More Races	11.3%	8.8%	8.7%	8.6%
	Other Races	5.0%	4.3%	4.1%	4.2%
	Hispanic Origin	15.8%	12.7%	12.4%	12.4%