

Demographic Summary Report

Shenandoah Square

Radius	3 Mile		5 Mile		10 Mile	
Population						
2014 Projection	63,661		210,918		893,381	
2009 Estimate	62,848		207,071		868,039	
2000 Census	59,920		193,478		785,017	
Growth 2009 - 2014	1.30%		1.90%		2.90%	
Growth 2000 - 2009	4.90%		7.00%		10.60%	
2009 Population by Hispanic Origin	17,601		55,153		229,815	
2009 Population By Race	62,848		207,071		868,039	
White	52,194	83.05%	169,580	81.89%	564,171	64.99%
Black or African American	3,848	6.12%	15,800	7.63%	202,448	23.32%
American Indian and Alaska Native	112	0.18%	339	0.16%	2,236	0.26%
Asian	2,340	3.72%	8,071	3.90%	30,484	3.51%
Native Hawaiian and Pacific Islander	29	0.05%	81	0.04%	573	0.07%
Other Race	2,409	3.83%	7,206	3.48%	35,957	4.14%
Two or More Races	1,917	3.05%	5,993	2.89%	32,171	3.71%
Households						
2014 Projection	22,277		77,396		325,985	
2009 Estimate	22,109		76,526		318,927	
2000 Census	21,556		73,613		297,296	
Growth 2009 - 2014	0.80%		1.10%		2.20%	
Growth 2000 - 2009	2.60%		4.00%		7.30%	
Owner Occupied	17,040	77.07%	58,934	77.01%	234,375	73.49%
Renter Occupied	5,069	22.93%	17,592	22.99%	84,552	26.51%
2009 Households by HH Income	22,108		76,526		318,927	
Income Less Than \$15,000	1,041	4.71%	4,634	6.06%	29,669	9.30%
Income: \$15,000 - \$24,999	1,193	5.40%	5,161	6.74%	28,810	9.03%
Income: \$25,000 - \$34,999	1,314	5.94%	5,302	6.93%	29,814	9.35%
Income: \$35,000 - \$49,999	2,291	10.36%	8,169	10.67%	41,169	12.91%
Income: \$50,000 - \$74,999	5,285	23.91%	16,407	21.44%	67,971	21.31%
Income: \$75,000 - \$99,999	3,968	17.95%	12,089	15.80%	46,343	14.53%
Income: \$100,000 - \$149,999	4,369	19.76%	13,518	17.66%	42,809	13.42%
Income: \$150,000 - \$249,999	2,106	9.53%	8,237	10.76%	24,530	7.69%
Income: \$250,000 - \$499,999	447	2.02%	2,421	3.16%	6,365	2.00%
Income: \$500,000 or more	94	0.43%	588	0.77%	1,447	0.45%
2009 Avg Household Income	\$91,270		\$95,481		\$78,784	
2009 Med Household Income	\$74,561		\$72,248		\$60,199	
2009 Per Capita Income	\$31,902		\$35,508		\$29,041	

Demographic Detail Report

Shenandoah Square

Radius	3 Mile		5 Mile		10 Mile	
Population						
2014 Projection	63,661		210,918		893,381	
2009 Estimate	62,848		207,071		868,039	
2000 Census	59,920		193,478		785,017	
Growth 2009 - 2014	1.30%		1.90%		2.90%	
Growth 2000 - 2009	4.90%		7.00%		10.60%	
2009 Population by Age	62,848		207,071		868,039	
Age 0 - 4	4,299	6.84%	13,541	6.54%	59,667	6.87%
Age 5 - 9	4,553	7.24%	14,008	6.76%	58,964	6.79%
Age 10 - 14	4,566	7.27%	14,325	6.92%	58,930	6.79%
Age 15 - 17	2,739	4.36%	8,483	4.10%	35,562	4.10%
Age 18 - 20	2,300	3.66%	6,960	3.36%	31,429	3.62%
Age 21 - 24	2,839	4.52%	8,182	3.95%	39,557	4.56%
Age 25 - 34	8,076	12.85%	24,198	11.69%	109,368	12.60%
Age 35 - 44	9,967	15.86%	31,993	15.45%	126,113	14.53%
Age 45 - 49	5,919	9.42%	18,138	8.76%	69,455	8.00%
Age 50 - 54	5,162	8.21%	15,825	7.64%	60,732	7.00%
Age 55 - 59	4,081	6.49%	13,378	6.46%	51,802	5.97%
Age 60 - 64	2,961	4.71%	10,592	5.12%	42,106	4.85%
Age 65 - 74	3,058	4.87%	12,930	6.24%	55,885	6.44%
Age 75 - 84	1,756	2.79%	9,605	4.64%	44,262	5.10%
Age 85 and over	571	0.91%	4,912	2.37%	24,207	2.79%
Age 16 and over	48,498	77.17%	162,326	78.39%	678,419	78.16%
Age 18 and over	46,691	74.29%	156,713	75.68%	654,916	75.45%
Age 21 and over	44,390	70.63%	149,754	72.32%	623,487	71.83%
Age 65 and over	5,385	8.57%	27,447	13.25%	124,354	14.33%
Median Age	37.10		39.50		38.30	
Average Age	36.20		38.70		38.50	

Demographic Detail Report

Shenandoah Square

Radius	3 Mile	5 Mile	10 Mile
2009 Population By Race	62,848	207,071	868,039
White	52,194 83.05%	169,580 81.89%	564,171 64.99%
Black or African American	3,848 6.12%	15,800 7.63%	202,448 23.32%
American Indian and Alaska Native	112 0.18%	339 0.16%	2,236 0.26%
Asian	2,340 3.72%	8,071 3.90%	30,484 3.51%
Native Hawaiian and Pacific Islander	29 0.05%	81 0.04%	573 0.07%
Other Race	2,409 3.83%	7,206 3.48%	35,957 4.14%
Two or More Races	1,917 3.05%	5,993 2.89%	32,171 3.71%
2009 Population by Hispanic Origin	62,848	207,071	868,039
Not Hispanic or Latino	45,248 72.00%	151,919 73.37%	638,225 73.52%
Hispanic or Latino:	17,601 28.01%	55,153 26.63%	229,815 26.48%
Mexican	668 1.06%	2,183 1.05%	10,923 1.26%
Puerto Rican	3,180 5.06%	9,060 4.38%	44,518 5.13%
Cuban	3,530 5.62%	10,495 5.07%	49,918 5.75%
Other Hispanic or Latino	10,222 16.26%	33,414 16.14%	124,455 14.34%
2009 Age 5+ Language at Home	58,549	193,529	808,373
Speak Only English	42,503 72.59%	140,403 72.55%	566,159 70.04%
Speak Asian or Pacific Island	897 1.53%	3,191 1.65%	12,333 1.53%
Speak IndoEuropean	2,852 4.87%	11,162 5.77%	65,070 8.05%
Speak Spanish	11,677 19.94%	36,861 19.05%	158,027 19.55%
Speak Other Language	620 1.06%	1,912 0.99%	6,784 0.84%
2009 Median Age, Male	36.50	38.30	36.60
2009 Average Age, Male	35.60	37.40	36.90
Median Age, Female	37.70	40.60	39.80
Average Age, Female	36.70	39.80	39.90
2009 Population by Employment Status (Age 16+)	48,498	162,326	678,419
In Armed Forces	74 0.15%	211 0.13%	971 0.14%
Civilian, Employed	33,741 69.57%	105,870 65.22%	414,290 61.07%
Civilian, Unemployed	3,852 7.94%	12,027 7.41%	55,205 8.14%
Not In Labor Force	10,831 22.33%	44,218 27.24%	207,953 30.65%
2009 Population by Occupation Classification (Age 16+)	33,741	105,870	414,291
Blue Collar	4,438 13.15%	12,197 11.52%	66,594 16.07%
White Collar	24,097 71.42%	78,728 74.36%	274,006 66.14%
Service	5,206 15.43%	14,945 14.12%	73,691 17.79%

Demographic Detail Report

Shenandoah Square

Radius	3 Mile	5 Mile	10 Mile
2000 Population by Marital Status (Age 15+)	49,430	165,196	690,478
Total, Never Married	12,848 25.99%	41,442 25.09%	191,210 27.69%
Married	28,759 58.18%	96,359 58.33%	369,445 53.51%
Widowed	1,966 3.98%	9,984 6.04%	50,423 7.30%
Divorced	5,857 11.85%	17,411 10.54%	79,400 11.50%
Males Divorced	2,184	5,740	25,422
Females Divorced	2,915	9,222	41,537
Males, Never Married	5,528	17,617	77,832
Females Never Married	4,909	15,625	73,165
2009 Population by Education	41,551	141,573	583,931
Less Than 9Th Grade	859 2.07%	2,906 2.05%	23,443 4.01%
Some High School, No Diploma	2,042 4.91%	6,404 4.52%	46,791 8.01%
High School Graduate (Includes Equivalency)	10,363 24.94%	35,312 24.94%	174,137 29.82%
Some College, No Degree	8,598 20.69%	27,331 19.31%	114,001 19.52%
Associate Degree	3,864 9.30%	13,772 9.73%	53,245 9.12%
Bachelor Degree	9,741 23.44%	35,368 24.98%	111,215 19.05%
Advanced Degrees	6,084 14.64%	20,480 14.47%	61,099 10.46%
2009 Population by Occupation (Age 16+)	38,947	120,815	487,981
Management, Business, & Financial	11,959 30.71%	39,149 32.40%	136,631 28.00%
Professional & Related Occupations	1,141 2.93%	3,709 3.07%	13,444 2.76%
Services	17,513 44.97%	52,710 43.63%	229,323 46.99%
Sales & Office	5,078 13.04%	16,489 13.65%	59,170 12.13%
Farming, Fishing, and Forestry	51 0.13%	125 0.10%	796 0.16%
Construction and Extraction, Maint	1,380 3.54%	3,615 2.99%	21,088 4.32%
Production & Transportation	1,825 4.69%	5,018 4.15%	27,529 5.64%
2009 Workers by Travel Time to Work (Age 16+)	33,815	106,081	415,261
Less Than 15 Minutes	6,069 17.95%	18,930 17.84%	66,509 16.02%
15 to 29 Minutes	9,984 29.53%	32,572 30.70%	138,442 33.34%
30 to 44 Minutes	9,669 28.59%	29,822 28.11%	119,988 28.89%
45 to 59 Minutes	4,334 12.82%	13,492 12.72%	49,157 11.84%
60+ Minutes	3,759 11.12%	11,265 10.62%	41,165 9.91%

Demographic Detail Report

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Radius	3 Mile	5 Mile	10 Mile
Households			
2014 Projection	22,277	77,396	325,985
2009 Estimate	22,109	76,526	318,927
2000 Census	21,556	73,613	297,296
Growth 2009 - 2014	0.80%	1.10%	2.20%
Growth 2000 - 2009	2.60%	4.00%	7.30%
2000 Households by HH Size	21,555	73,614	297,297
1-Person Households	3,786 17.56%	16,634 22.60%	72,417 24.36%
2-Person Households	6,944 32.22%	24,558 33.36%	95,743 32.20%
3-Person Households	4,218 19.57%	12,801 17.39%	51,340 17.27%
4-Person Households	4,249 19.71%	12,720 17.28%	45,677 15.36%
5-Person Households	1,694 7.86%	4,936 6.71%	20,597 6.93%
6-Person Households	472 2.19%	1,388 1.89%	7,304 2.46%
7 or more Person Households	192 0.89%	577 0.78%	4,219 1.42%
2009 Average Household Size	2.84	2.70	2.71
2009 Households by HH Income	22,108	76,526	318,927
Income Less than \$15,000	1,041 4.71%	4,634 6.06%	29,669 9.30%
Income: \$15,000 - \$24,999	1,193 5.40%	5,161 6.74%	28,810 9.03%
Income: \$25,000 - \$34,999	1,314 5.94%	5,302 6.93%	29,814 9.35%
Income: \$35,000 - \$49,999	2,291 10.36%	8,169 10.67%	41,169 12.91%
Income: \$50,000 - \$74,999	5,285 23.91%	16,407 21.44%	67,971 21.31%
Income: \$75,000 - \$99,999	3,968 17.95%	12,089 15.80%	46,343 14.53%
Income: \$100,000 - \$149,999	4,369 19.76%	13,518 17.66%	42,809 13.42%
Income: \$150,000 - \$249,999	2,106 9.53%	8,237 10.76%	24,530 7.69%
Income: \$250,000 - \$499,999	447 2.02%	2,421 3.16%	6,365 2.00%
Income: \$500,000 or more	94 0.43%	588 0.77%	1,447 0.45%
2009 Avg Household Income	\$91,270	\$95,481	\$78,784
2009 Med Household Income	\$74,561	\$72,248	\$60,199
2009 Per Capita Income	\$31,902	\$35,508	\$29,041
2009 Occupied Housing	22,109	76,526	318,927
Owner Occupied	17,040 77.07%	58,934 77.01%	234,375 73.49%
Renter Occupied	5,069 22.93%	17,592 22.99%	84,552 26.51%

Demographic Detail Report

Shenandoah Square

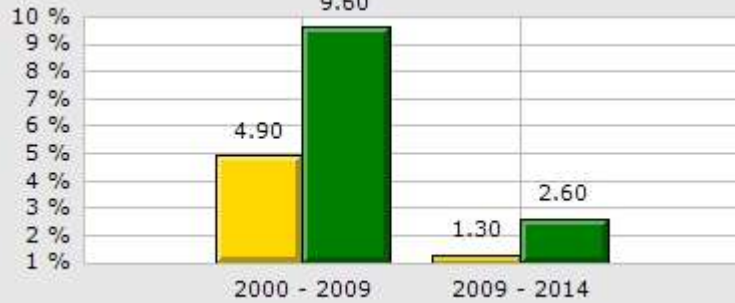
Radius	3 Mile		5 Mile		10 Mile	
2009 Housing Value - Owner Occupied	17,039		58,934		234,374	
Value Less than \$20,000	937	5.50%	1,036	1.76%	3,708	1.58%
Value \$20,000 - \$39,999	1,314	7.71%	2,328	3.95%	8,471	3.61%
Value \$40,000 - \$59,999	578	3.39%	2,654	4.50%	14,158	6.04%
Value \$60,000 - \$79,999	284	1.67%	2,114	3.59%	12,073	5.15%
Value \$80,000 - \$99,999	339	1.99%	2,592	4.40%	15,833	6.76%
Value \$100,000 - \$149,999	2,047	12.01%	10,367	17.59%	58,977	25.16%
Value \$150,000 - \$199,999	2,888	16.95%	9,651	16.38%	38,262	16.33%
Value \$200,000 - \$299,999	4,898	28.75%	14,756	25.04%	51,658	22.04%
Value \$300,000 - \$399,999	1,287	7.55%	5,127	8.70%	13,869	5.92%
Value \$400,000 - \$499,999	1,013	5.95%	3,585	6.08%	7,948	3.39%
Value \$500,000 - \$749,999	1,040	6.10%	3,143	5.33%	6,495	2.77%
Value \$750,000 - \$999,999	310	1.82%	1,032	1.75%	1,842	0.79%
Value \$1,000,000 or more	104	0.61%	549	0.93%	1,080	0.46%
2009 Med Housing Val-Owner Occupied	\$202,661		\$193,467		\$154,941	
2000 Housing Units by Units in Structure	23,267		79,338		323,183	
1 Unit Attached	2,463	10.59%	9,772	12.32%	34,713	10.74%
1 Unit Detached	11,188	48.09%	38,057	47.97%	152,398	47.16%
2 Units	90	0.39%	517	0.65%	3,955	1.22%
3 - 19 Units	2,879	12.37%	11,249	14.18%	43,390	13.43%
20 - 49 Units	1,566	6.73%	10,110	12.74%	41,058	12.70%
50 or more Units	1,129	4.85%	4,175	5.26%	35,732	11.06%
Mobile Home or Trailer	3,948	16.97%	5,451	6.87%	11,754	3.64%
Boat, RV, Van, Etc.	4	0.02%	7	0.01%	183	0.06%
2009 Housing Units by Yr Built	24,540		84,596		357,716	
Built 1999 to Present	2,513	10.24%	8,636	10.21%	47,656	13.32%
Built 1995 to 1998	4,166	16.98%	12,752	15.07%	37,872	10.59%
Built 1990 to 1994	5,756	23.46%	15,005	17.74%	39,999	11.18%
Built 1980 to 1989	7,696	31.36%	27,473	32.48%	85,729	23.97%
Built 1970 to 1979	3,918	15.97%	17,959	21.23%	93,910	26.25%
Built 1960 to 1969	371	1.51%	2,201	2.60%	34,706	9.70%
Built 1950 to 1959	94	0.38%	394	0.47%	14,959	4.18%
Built 1940 to 1949	14	0.06%	57	0.07%	1,779	0.50%
Built 1939 or Earlier	12	0.05%	119	0.14%	1,106	0.31%
2009 Median Year Built	1990		1988		1984	

Shenandoah Square

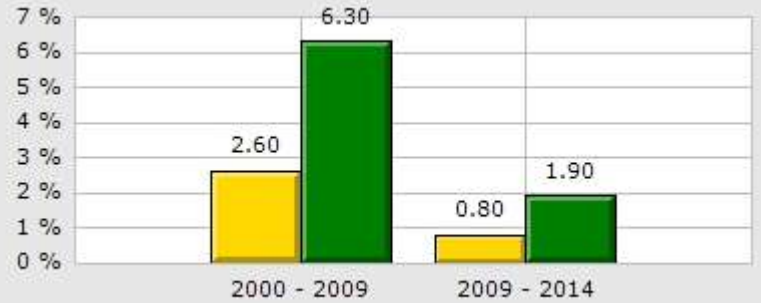
Type: **Shopping Center/Neighborhood Center**
 County: **Broward**

■ 3 Mile
■ County

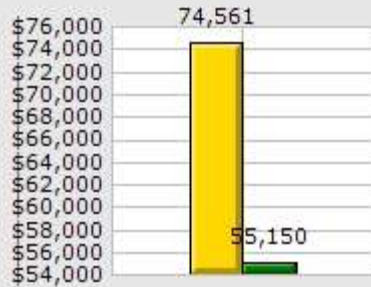
Population Growth



Household Growth



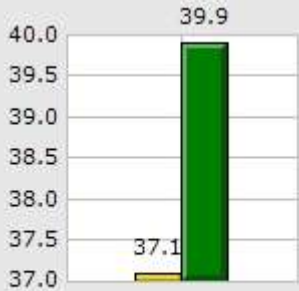
2009 Med Household Inc



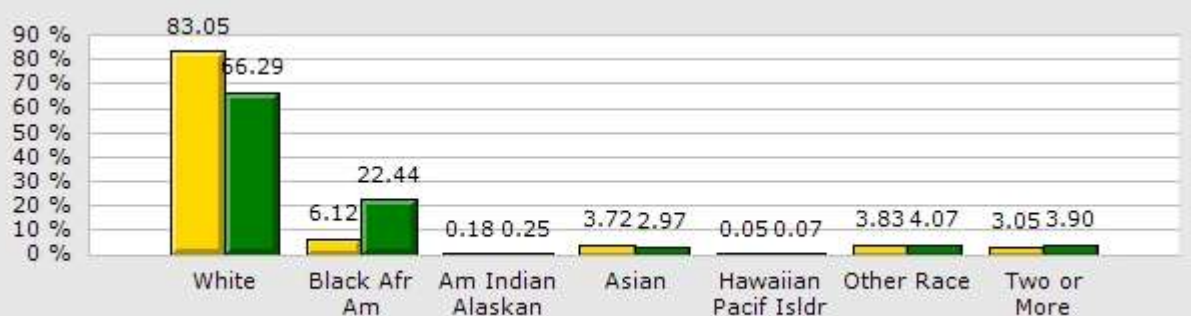
2009 Households by Household Income



2009 Median Age



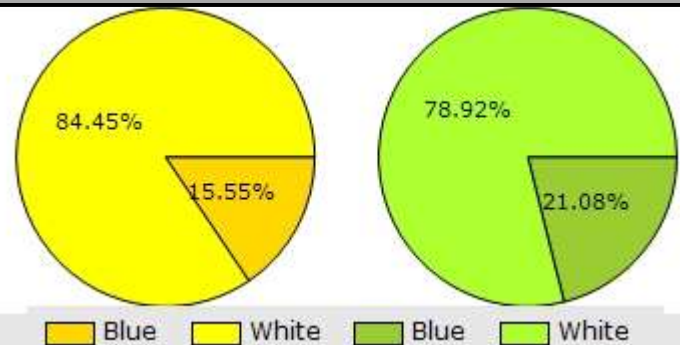
2009 Population by Race



2009 Renter vs. Owner



2009 Blue vs. White Collar



Demographic Market Comparison Report

3 mile radius

Shenandoah Square

Type: **Shopping Center/Neighborhood Center**
 County: **Broward**

	3 Mile		County	
Population				
Growth 2000 - 2009	4.90%		9.60%	
Growth 2009 - 2014	1.30%		2.60%	
2009 Blue Collar	4,438	15.55%	143,724	21.08%
2009 White Collar	24,097	84.45%	538,046	78.92%
2009 Population By Race	62,849		1,778,618	
White	52,194	83.05%	1,179,132	66.29%
Black Afr Am	3,848	6.12%	399,095	22.44%
Am Indian Alaskan	112	0.18%	4,515	0.25%
Asian	2,340	3.72%	52,840	2.97%
Hawaiian Pacif Islldr	29	0.05%	1,195	0.07%
Other Race	2,409	3.83%	72,393	4.07%
Two or More	1,917	3.05%	69,448	3.90%
Households				
Growth 2000 - 2009	2.60%		6.30%	
Growth 2009 - 2014	0.80%		1.90%	
Renter Occupied	5,069	22.93%	217,485	31.27%
Owner Occupied	17,040	77.07%	478,042	68.73%
2009 Households by HH Income	22,108		695,527	
Income < \$35,000	3,548	16.05%	215,234	30.95%
Income \$35,000 - \$74,999	7,576	34.27%	244,233	35.11%
Income \$75,000 - \$149,999	8,337	37.71%	176,590	25.39%
Income \$150,000 - \$249,999	2,106	9.53%	44,296	6.37%
Income \$250,000+	541	2.45%	15,174	2.18%
2009 Median Household Income	\$74,561		\$55,150	
2009 Median Age	37.10		39.90	



Consumer Spending Report

Shenandoah Square

2009 Annual Spending (in Thousands)	3 Mile	5 Mile	10 Mile
Total Specified Consumer Spending	\$1,088,977	\$3,920,929	\$13,556,923
Total Apparel	\$38,381	\$136,096	\$473,830
Women's Apparel	15,550	56,118	193,647
Men's Apparel	9,269	32,974	113,927
Girl's Apparel	3,556	12,193	42,233
Boy's Apparel	2,764	9,471	33,250
Infant Apparel	2,651	9,074	32,454
Footwear (excl. Infants)	5,899	20,853	73,381
Other Apparel Prod/Services	4,592	16,266	58,318
Total Entertainment	\$98,175	\$358,992	\$1,221,881
Sports and Recreation	4,440	15,748	53,145
TV, Radio and Sound Equipment	33,977	121,800	427,253
Reading Materials	4,499	16,802	57,766
Travel	53,884	199,720	667,067
Photographic Equipment	1,377	4,923	16,650
Total Food At Home	\$85,691	\$308,797	\$1,092,993
Cereal Products	5,327	19,012	67,667
Bread & Bakery Products	11,311	40,992	144,489
Seafood	4,498	16,362	57,315
Meat/Poultry/Fish/Eggs	29,206	104,361	371,298
Dairy Products	13,891	50,073	177,020
Fruits and Vegetables	21,457	77,996	275,203
Total Food Away From Home	\$89,223	\$318,265	\$1,111,504
Breakfast and Brunch	8,271	29,504	105,092
Dinner	41,587	148,739	517,108
Lunch	29,725	105,867	371,211
Snacks and Non Alcoholic Bev	6,707	23,413	82,820
Catered Affairs	2,934	10,742	35,274

Consumer Spending Report

Shenandoah Square

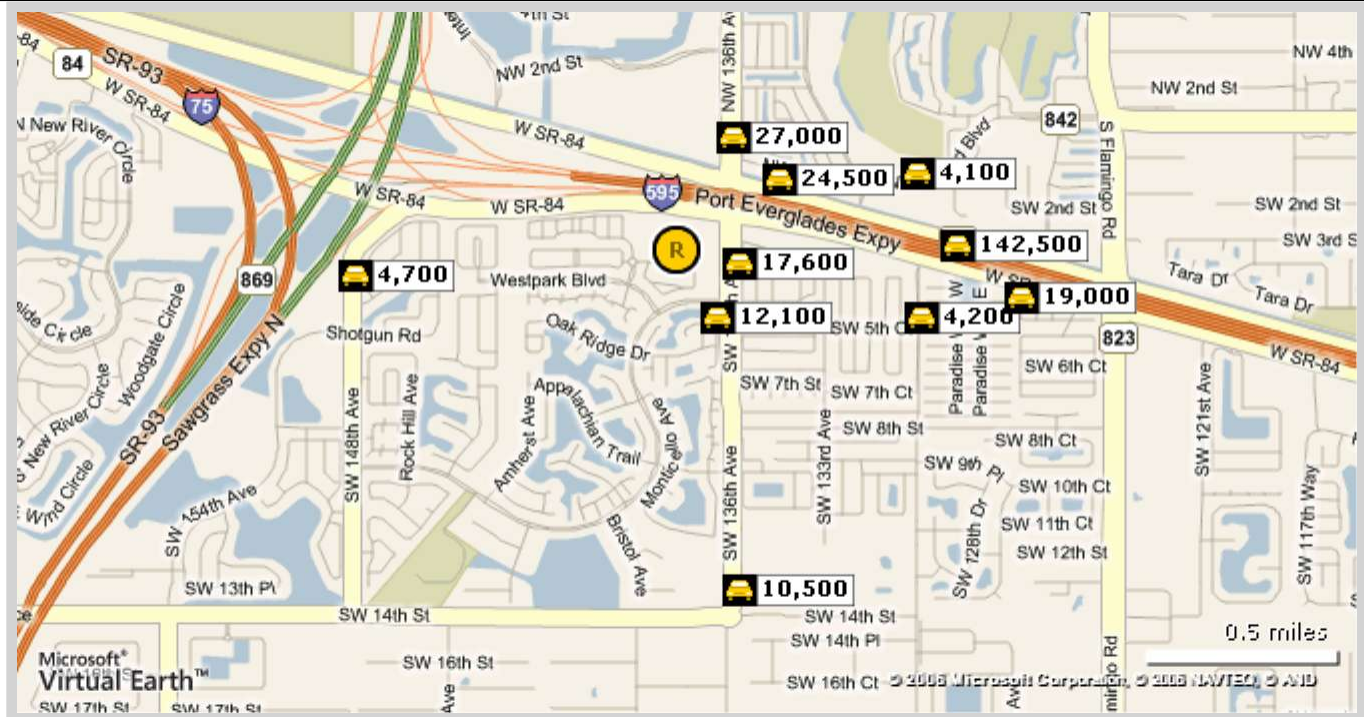
Annual Spending (in Thousands)	3 Mile	5 Mile	10 Mile
Total Alcoholic Beverages	\$16,678	\$59,392	\$206,568
Alcoholic Bev. at Home	9,521	34,424	119,124
Alcoholic Bev. away from Home	7,157	24,968	87,445
Total Furniture/Appliances	\$106,437	\$387,857	\$1,313,265
Bedroom Furniture	6,270	22,627	77,238
Living Room Furniture	9,390	34,201	115,469
Other Living & Family Room Furniture	2,608	9,531	31,700
Other Furniture	1,025	3,723	12,267
Major Appliances	8,496	31,379	106,600
Small Appliances	22,135	80,329	272,429
Misc Household Equipment	56,513	206,068	697,562
Total Transportation/Maint.	\$536,474	\$1,922,900	\$6,669,458
New Autos/Trucks/Vans	75,849	277,502	930,120
Used Vehicles	58,613	205,631	731,576
Purchase of RVs or Boats	7,574	28,401	93,810
Gasoline	73,963	261,844	924,062
Diesel Fuel	1,280	4,628	15,788
Automotive Maintenance/Repair	26,179	95,005	329,613
Transportation	293,015	1,049,889	3,644,491
Total Health Care	\$44,169	\$167,577	\$583,661
Medical Services	25,933	96,839	333,612
Prescription Drugs	14,092	54,906	195,107
Medical Supplies	4,144	15,832	54,942
Total Education/Day Care	\$86,218	\$302,102	\$1,020,983
Education	37,662	131,982	447,276
Room and Board	3,881	14,306	46,764
Tuition/School Supplies	33,851	118,429	401,167
Day Care, Nursery & Preschool	10,824	37,385	125,776

Shenandoah Square

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	3,059	48,884	16
Total Retail	812	10,742	13
Home Improvement Stores	40	160	4
General Merchandise Stores	29	994	34
Food Stores	50	1,500	30
Auto Dealers and Gas Stations	52	658	13
Apparel and Accessory Stores	164	1,735	11
Furniture and Home Furnishings	84	1,118	13
Eating and Drinking Places	153	2,409	16
Miscellaneous Retail Stores	240	2,168	9
Finance-Insurance-Real Estate	423	4,275	10
Banks, Saving and Lending Inst.	124	794	6
Security Brokers and Investments	32	143	4
Insurance Carriers and Agencies	90	1,600	18
Real Estate-Trust-Holding Co.	177	1,738	10
Services	1,193	11,344	10
Hotels and Lodging	17	830	49
Motion Picture and Amusement	76	1,440	19
Health Services	139	1,517	11
Legal Services	57	246	4
Educational Services	40	1,984	50
Auto Services	29	160	6
Other Services	835	5,167	6
Agriculture/Mining	71	502	7
Construction	191	17,373	91
Manufacturing	65	1,062	16
Transportation, Comm./Pub Util.	121	827	7
Wholesale Trade	156	2,293	15
Government	27	466	17
Daytime Population	48,884		
Daytime Population/Business	16		
Residential Population	62,848		
Residential Population/Business	21		

Traffic Count Report

Shenandoah Square



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	SW 136th Ave	NW 136th Ave	0.20 N	2005	17,600	AADT	.18
2	Shenandoah Pky	W Park Blvd	0.16 W	2004	12,100	AADT	.22
3	NW 136th Ave	SW 136th Ave	0.14 S	2005	27,000	AADT	.33
4	NW 1st St	NW 135th Way	0.10 NW	2005	24,500	AADT	.34
5	W Broward Blvd	Lago Mar Dr	0.20 NE	2005	4,100	AADT	.67
6	SW 130th Ave	SW 5th Ct	0.08 S	2005	4,200	AADT	.68
7	State Highway 84	SW 130th Ave	0.09 W	2005	142,500	AADT	.75
8	SW 148th Ave	Shotgun Rd	0.10 S	2005	4,700	AADT	.85
9	SW 136th Ave	Western High School	0.12 N	2005	10,500	AADT	.93
10	Apple Ln	Paradise Way E	0.08 W	2005	19,000	AADT	.93