

Demographic Summary Report

Cocoa Commons

Radius	3 Mile		5 Mile		10 Mile	
Population						
2014 Projection	27,809		75,621		175,422	
2009 Estimate	27,142		73,157		165,321	
2000 Census	25,458		67,877		140,594	
Growth 2009 - 2014	2.50%		3.40%		6.10%	
Growth 2000 - 2009	6.60%		7.80%		17.60%	
2009 Population by Hispanic Origin	1,775		4,471		9,606	
2009 Population By Race	27,142		73,157		165,321	
White	19,366	71.35%	52,841	72.23%	134,116	81.12%
Black or African American	6,074	22.38%	15,859	21.68%	21,389	12.94%
American Indian and Alaska Native	199	0.73%	447	0.61%	850	0.51%
Asian	315	1.16%	1,155	1.58%	3,181	1.92%
Native Hawaiian and Pacific Islander	69	0.25%	103	0.14%	210	0.13%
Other Race	543	2.00%	1,204	1.65%	2,135	1.29%
Two or More Races	576	2.12%	1,547	2.11%	3,441	2.08%
Households						
2014 Projection	11,382		30,255		71,207	
2009 Estimate	11,064		29,156		66,876	
2000 Census	10,300		26,876		56,580	
Growth 2009 - 2014	2.90%		3.80%		6.50%	
Growth 2000 - 2009	7.40%		8.50%		18.20%	
Owner Occupied	7,469	67.51%	20,442	70.11%	50,610	75.68%
Renter Occupied	3,596	32.50%	8,714	29.89%	16,266	24.32%
2009 Households by HH Income	11,064		29,156		66,875	
Income Less Than \$15,000	1,819	16.44%	4,026	13.81%	6,495	9.71%
Income: \$15,000 - \$24,999	1,377	12.45%	3,331	11.42%	6,348	9.49%
Income: \$25,000 - \$34,999	1,398	12.64%	3,605	12.36%	7,446	11.13%
Income: \$35,000 - \$49,999	1,699	15.36%	4,587	15.73%	10,350	15.48%
Income: \$50,000 - \$74,999	2,278	20.59%	6,329	21.71%	15,787	23.61%
Income: \$75,000 - \$99,999	1,068	9.65%	3,097	10.62%	8,820	13.19%
Income: \$100,000 - \$149,999	997	9.01%	2,747	9.42%	7,939	11.87%
Income: \$150,000 - \$249,999	377	3.41%	1,189	4.08%	3,121	4.67%
Income: \$250,000 - \$499,999	42	0.38%	211	0.72%	493	0.74%
Income: \$500,000 or more	9	0.08%	34	0.12%	76	0.11%
2009 Avg Household Income	\$54,640		\$59,129		\$65,548	
2009 Med Household Income	\$43,272		\$46,901		\$54,064	
2009 Per Capita Income	\$22,326		\$24,226		\$26,933	

Demographic Detail Report

Cocoa Commons

Radius	3 Mile		5 Mile		10 Mile	
Population						
2014 Projection	27,809		75,621		175,422	
2009 Estimate	27,142		73,157		165,321	
2000 Census	25,458		67,877		140,594	
Growth 2009 - 2014	2.50%		3.40%		6.10%	
Growth 2000 - 2009	6.60%		7.80%		17.60%	
2009 Population by Age	27,142		73,157		165,321	
Age 0 - 4	1,774	6.54%	4,330	5.92%	8,837	5.35%
Age 5 - 9	1,725	6.36%	4,226	5.78%	9,096	5.50%
Age 10 - 14	1,780	6.56%	4,365	5.97%	9,724	5.88%
Age 15 - 17	1,189	4.38%	2,932	4.01%	6,534	3.95%
Age 18 - 20	1,139	4.20%	3,368	4.60%	6,537	3.95%
Age 21 - 24	1,360	5.01%	3,801	5.20%	7,279	4.40%
Age 25 - 34	3,208	11.82%	8,066	11.03%	16,851	10.19%
Age 35 - 44	3,549	13.08%	9,184	12.55%	20,854	12.61%
Age 45 - 49	2,245	8.27%	5,966	8.16%	14,305	8.65%
Age 50 - 54	2,073	7.64%	5,500	7.52%	13,320	8.06%
Age 55 - 59	1,756	6.47%	4,877	6.67%	11,759	7.11%
Age 60 - 64	1,465	5.40%	4,201	5.74%	10,242	6.20%
Age 65 - 74	2,087	7.69%	6,488	8.87%	15,661	9.47%
Age 75 - 84	1,353	4.98%	4,203	5.75%	10,423	6.30%
Age 85 and over	441	1.62%	1,650	2.26%	3,899	2.36%
Age 16 and over	21,490	79.18%	59,298	81.06%	135,524	81.98%
Age 18 and over	20,676	76.18%	57,305	78.33%	131,130	79.32%
Age 21 and over	19,537	71.98%	53,937	73.73%	124,593	75.36%
Age 65 and over	3,881	14.30%	12,341	16.87%	29,983	18.14%
Median Age	39.20		41.20		43.70	
Average Age	38.70		40.40		41.80	

Demographic Detail Report

Cocoa Commons

Radius	3 Mile	5 Mile	10 Mile
2009 Population By Race	27,142	73,157	165,321
White	19,366 71.35%	52,841 72.23%	134,116 81.12%
Black or African American	6,074 22.38%	15,859 21.68%	21,389 12.94%
American Indian and Alaska Native	199 0.73%	447 0.61%	850 0.51%
Asian	315 1.16%	1,155 1.58%	3,181 1.92%
Native Hawaiian and Pacific Islander	69 0.25%	103 0.14%	210 0.13%
Other Race	543 2.00%	1,204 1.65%	2,135 1.29%
Two or More Races	576 2.12%	1,547 2.11%	3,441 2.08%
2009 Population by Hispanic Origin	27,142	73,156	165,321
Not Hispanic or Latino	25,366 93.46%	68,685 93.89%	155,716 94.19%
Hispanic or Latino:	1,775 6.54%	4,471 6.11%	9,606 5.81%
Mexican	433 1.60%	937 1.28%	1,867 1.13%
Puerto Rican	458 1.69%	1,388 1.90%	3,115 1.88%
Cuban	154 0.57%	494 0.68%	1,148 0.69%
Other Hispanic or Latino	731 2.69%	1,652 2.26%	3,475 2.10%
2009 Age 5+ Language at Home	25,368	68,826	156,485
Speak Only English	23,478 92.55%	63,964 92.94%	144,634 92.43%
Speak Asian or Pacific Island	229 0.90%	600 0.87%	1,439 0.92%
Speak IndoEuropean	503 1.98%	1,605 2.33%	4,301 2.75%
Speak Spanish	1,071 4.22%	2,492 3.62%	5,531 3.53%
Speak Other Language	87 0.34%	165 0.24%	580 0.37%
2009 Median Age, Male	38.30	39.20	42.30
2009 Average Age, Male	37.90	38.90	40.60
Median Age, Female	40.00	43.00	45.00
Average Age, Female	39.50	41.80	43.00
2009 Population by Employment Status (Age 16+)	21,490	59,296	135,524
In Armed Forces	40 0.19%	126 0.21%	564 0.42%
Civilian, Employed	11,441 53.24%	29,059 49.01%	69,033 50.94%
Civilian, Unemployed	2,074 9.65%	5,021 8.47%	10,255 7.57%
Not In Labor Force	7,935 36.92%	25,090 42.31%	55,672 41.08%
2009 Population by Occupation Classification (Age 16+)	11,442	29,059	69,033
Blue Collar	2,934 25.64%	6,613 22.76%	13,688 19.83%
White Collar	6,026 52.67%	16,323 56.17%	41,901 60.70%
Service	2,482 21.69%	6,123 21.07%	13,444 19.47%

Demographic Detail Report

Cocoa Commons

Radius	3 Mile	5 Mile	10 Mile
2000 Population by Marital Status (Age 15+)	21,863	60,237	137,665
Total, Never Married	5,856 26.78%	16,176 26.85%	32,605 23.68%
Married	10,736 49.11%	30,647 50.88%	75,983 55.19%
Widowed	1,522 6.96%	4,272 7.09%	9,554 6.94%
Divorced	3,749 17.15%	9,142 15.18%	19,523 14.18%
Males Divorced	1,583	3,543	7,332
Females Divorced	1,607	4,303	8,032
Males, Never Married	2,474	7,423	13,864
Females Never Married	2,242	5,668	10,176
2009 Population by Education	18,177	50,135	117,314
Less Than 9Th Grade	606 3.33%	1,586 3.16%	2,991 2.55%
Some High School, No Diploma	2,370 13.04%	5,480 10.93%	9,784 8.34%
High School Graduate (Includes Equivalency)	6,255 34.41%	16,669 33.25%	36,394 31.02%
Some College, No Degree	3,999 22.00%	11,318 22.58%	26,840 22.88%
Associate Degree	1,809 9.95%	4,757 9.49%	12,268 10.46%
Bachelor Degree	2,143 11.79%	6,880 13.72%	19,028 16.22%
Advanced Degrees	995 5.47%	3,445 6.87%	10,009 8.53%
2009 Population by Occupation (Age 16+)	13,923	35,188	82,477
Management, Business, & Financial	2,924 21.00%	7,850 22.31%	19,923 24.16%
Professional & Related Occupations	527 3.79%	1,549 4.40%	4,802 5.82%
Services	6,666 47.88%	16,893 48.01%	38,788 47.03%
Sales & Office	1,437 10.32%	3,648 10.37%	8,297 10.06%
Farming, Fishing, and Forestry	34 0.24%	82 0.23%	185 0.22%
Construction and Extraction, Maint	1,149 8.25%	2,522 7.17%	4,674 5.67%
Production & Transportation	1,186 8.52%	2,644 7.51%	5,808 7.04%
2009 Workers by Travel Time to Work (Age 16+)	11,482	29,186	69,597
Less Than 15 Minutes	2,420 21.08%	7,294 24.99%	16,586 23.83%
15 to 29 Minutes	4,751 41.38%	11,785 40.38%	27,543 39.57%
30 to 44 Minutes	2,848 24.80%	6,156 21.09%	15,370 22.08%
45 to 59 Minutes	586 5.10%	1,708 5.85%	4,315 6.20%
60+ Minutes	877 7.64%	2,243 7.69%	5,783 8.31%

Demographic Detail Report

Cocoa Commons

Radius	3 Mile	5 Mile	10 Mile
Households			
2014 Projection	11,382	30,255	71,207
2009 Estimate	11,064	29,156	66,876
2000 Census	10,300	26,876	56,580
Growth 2009 - 2014	2.90%	3.80%	6.50%
Growth 2000 - 2009	7.40%	8.50%	18.20%
2000 Households by HH Size	10,299	26,875	56,580
1-Person Households	2,772 26.92%	7,345 27.33%	14,814 26.18%
2-Person Households	3,555 34.52%	9,703 36.10%	21,330 37.70%
3-Person Households	1,808 17.56%	4,465 16.61%	9,140 16.15%
4-Person Households	1,278 12.41%	3,256 12.12%	7,105 12.56%
5-Person Households	544 5.28%	1,333 4.96%	2,762 4.88%
6-Person Households	226 2.19%	508 1.89%	983 1.74%
7 or more Person Households	116 1.13%	265 0.99%	446 0.79%
2009 Average Household Size	2.44	2.42	2.41
2009 Households by HH Income	11,064	29,156	66,875
Income Less than \$15,000	1,819 16.44%	4,026 13.81%	6,495 9.71%
Income: \$15,000 - \$24,999	1,377 12.45%	3,331 11.42%	6,348 9.49%
Income: \$25,000 - \$34,999	1,398 12.64%	3,605 12.36%	7,446 11.13%
Income: \$35,000 - \$49,999	1,699 15.36%	4,587 15.73%	10,350 15.48%
Income: \$50,000 - \$74,999	2,278 20.59%	6,329 21.71%	15,787 23.61%
Income: \$75,000 - \$99,999	1,068 9.65%	3,097 10.62%	8,820 13.19%
Income: \$100,000 - \$149,999	997 9.01%	2,747 9.42%	7,939 11.87%
Income: \$150,000 - \$249,999	377 3.41%	1,189 4.08%	3,121 4.67%
Income: \$250,000 - \$499,999	42 0.38%	211 0.72%	493 0.74%
Income: \$500,000 or more	9 0.08%	34 0.12%	76 0.11%
2009 Avg Household Income	\$54,640	\$59,129	\$65,548
2009 Med Household Income	\$43,272	\$46,901	\$54,064
2009 Per Capita Income	\$22,326	\$24,226	\$26,933
2009 Occupied Housing	11,065	29,156	66,876
Owner Occupied	7,469 67.50%	20,442 70.11%	50,610 75.68%
Renter Occupied	3,596 32.50%	8,714 29.89%	16,266 24.32%

Demographic Detail Report

Cocoa Commons

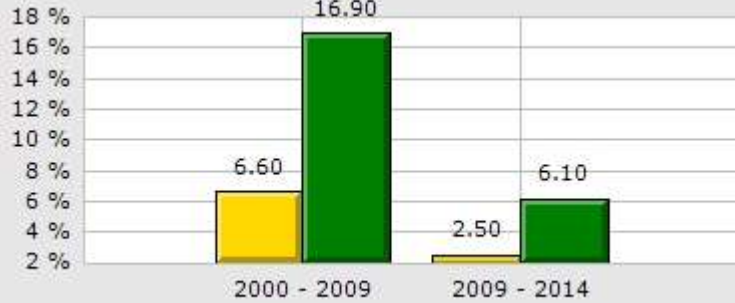
Radius	3 Mile		5 Mile		10 Mile	
2009 Housing Value - Owner Occupied	7,469		20,443		50,610	
Value Less than \$20,000	264	3.53%	731	3.58%	1,467	2.90%
Value \$20,000 - \$39,999	362	4.85%	913	4.47%	1,326	2.62%
Value \$40,000 - \$59,999	920	12.32%	1,572	7.69%	2,359	4.66%
Value \$60,000 - \$79,999	1,024	13.71%	2,117	10.36%	3,404	6.73%
Value \$80,000 - \$99,999	1,170	15.66%	2,700	13.21%	5,516	10.90%
Value \$100,000 - \$149,999	1,769	23.68%	5,420	26.51%	16,004	31.62%
Value \$150,000 - \$199,999	742	9.93%	2,451	11.99%	7,490	14.80%
Value \$200,000 - \$299,999	817	10.94%	3,000	14.67%	8,811	17.41%
Value \$300,000 - \$399,999	229	3.07%	760	3.72%	2,065	4.08%
Value \$400,000 - \$499,999	98	1.31%	335	1.64%	943	1.86%
Value \$500,000 - \$749,999	73	0.98%	335	1.64%	879	1.74%
Value \$750,000 - \$999,999	1	0.01%	86	0.42%	266	0.53%
Value \$1,000,000 or more	0	0.00%	23	0.11%	80	0.16%
2009 Med Housing Val-Owner Occupied	\$99,937		\$116,145		\$133,295	
2000 Housing Units by Units in Structure	11,618		29,864		62,174	
1 Unit Attached	579	4.98%	1,313	4.40%	2,577	4.14%
1 Unit Detached	6,929	59.64%	17,939	60.07%	39,361	63.31%
2 Units	413	3.55%	852	2.85%	1,127	1.81%
3 - 19 Units	1,208	10.40%	2,931	9.81%	6,584	10.59%
20 - 49 Units	152	1.31%	937	3.14%	2,707	4.35%
50 or more Units	540	4.65%	1,465	4.91%	2,899	4.66%
Mobile Home or Trailer	1,797	15.47%	4,368	14.63%	6,727	10.82%
Boat, RV, Van, Etc.	0	0.00%	59	0.20%	192	0.31%
2009 Housing Units by Yr Built	12,992		33,676		76,356	
Built 1999 to Present	1,495	11.51%	4,699	13.95%	15,308	20.05%
Built 1995 to 1998	305	2.35%	1,615	4.80%	5,067	6.64%
Built 1990 to 1994	855	6.58%	2,400	7.13%	6,942	9.09%
Built 1980 to 1989	3,054	23.51%	6,778	20.13%	16,866	22.09%
Built 1970 to 1979	2,159	16.62%	4,909	14.58%	9,724	12.74%
Built 1960 to 1969	2,727	20.99%	8,226	24.43%	15,110	19.79%
Built 1950 to 1959	1,861	14.32%	3,504	10.41%	5,232	6.85%
Built 1940 to 1949	248	1.91%	654	1.94%	911	1.19%
Built 1939 or Earlier	288	2.22%	891	2.65%	1,196	1.57%
2009 Median Year Built	1976		1977		1984	

Cocoa Commons

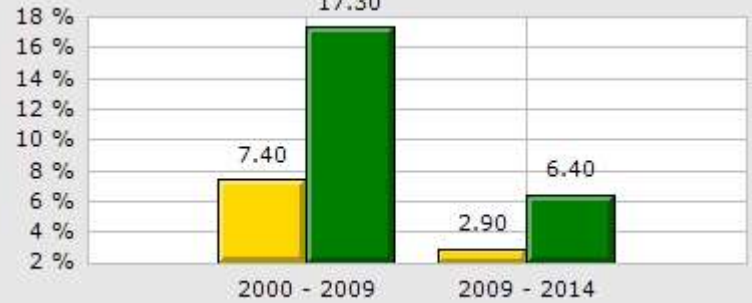
Type: **Shopping Center/Neighborhood Center**
 County: **Brevard**

 **3 Mile**
 **County**

Population Growth



Household Growth



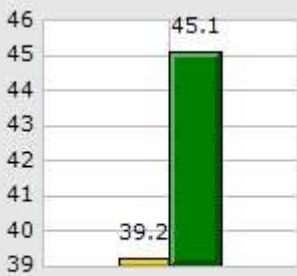
2009 Med Household Inc



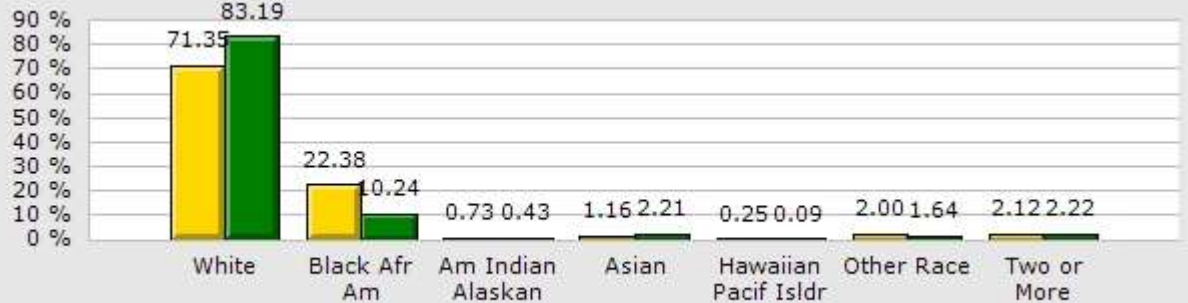
2009 Households by Household Income



2009 Median Age



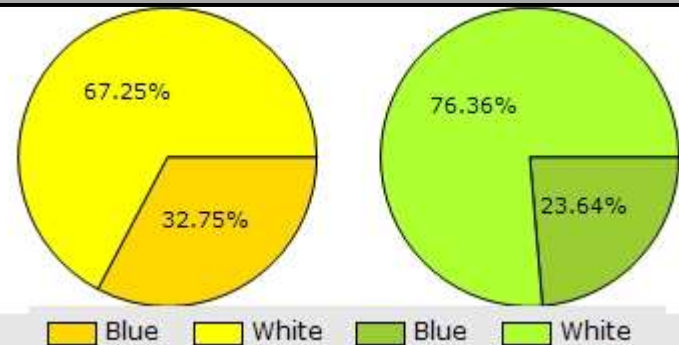
2009 Population by Race



2009 Renter vs. Owner



2009 Blue vs. White Collar



Demographic Market Comparison Report

3 mile radius

Cocoa Commons

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

	3 Mile		County	
Population				
Growth 2000 - 2009	6.60%		16.90%	
Growth 2009 - 2014	2.50%		6.10%	
2009 Blue Collar	2,934	32.75%	42,935	23.64%
2009 White Collar	6,026	67.25%	138,695	76.36%
2009 Population By Race				
	27,142		556,684	
White	19,366	71.35%	463,111	83.19%
Black Afr Am	6,074	22.38%	56,983	10.24%
Am Indian Alaskan	199	0.73%	2,374	0.43%
Asian	315	1.16%	12,290	2.21%
Hawaiian Pacif Islldr	69	0.25%	479	0.09%
Other Race	543	2.00%	9,108	1.64%
Two or More	576	2.12%	12,339	2.22%
Households				
Growth 2000 - 2009	7.40%		17.30%	
Growth 2009 - 2014	2.90%		6.40%	
Renter Occupied	3,596	32.50%	60,032	25.81%
Owner Occupied	7,469	67.50%	172,537	74.19%
2009 Households by HH Income				
	11,064		232,569	
Income < \$35,000	4,594	41.52%	74,020	31.83%
Income \$35,000 - \$74,999	3,977	35.95%	91,455	39.32%
Income \$75,000 - \$149,999	2,065	18.66%	53,507	23.01%
Income \$150,000 - \$249,999	377	3.41%	10,796	4.64%
Income \$250,000+	51	0.46%	2,791	1.20%
2009 Median Household Income	\$43,272		\$51,993	
2009 Median Age	39.20		45.10	



Consumer Spending Report

Cocoa Commons

2009 Annual Spending (in Thousands)	3 Mile	5 Mile	10 Mile
Total Specified Consumer Spending	\$331,030	\$942,230	\$2,379,816
Total Apparel	\$11,565	\$32,482	\$81,562
Women's Apparel	4,699	13,347	33,839
Men's Apparel	2,763	7,794	19,664
Girl's Apparel	1,062	2,943	7,279
Boy's Apparel	837	2,305	5,685
Infant Apparel	815	2,229	5,456
Footwear (excl. Infants)	1,822	5,116	12,724
Other Apparel Prod/Services	1,389	3,864	9,639
Total Entertainment	\$29,002	\$83,086	\$212,954
Sports and Recreation	1,288	3,649	9,210
TV, Radio and Sound Equipment	10,639	30,148	75,411
Reading Materials	1,397	4,038	10,336
Travel	15,290	44,152	115,181
Photographic Equipment	389	1,100	2,817
Total Food At Home	\$27,384	\$77,646	\$194,283
Cereal Products	1,715	4,836	12,008
Bread & Bakery Products	3,648	10,386	26,000
Seafood	1,373	3,910	9,962
Meat/Poultry/Fish/Eggs	9,418	26,624	66,272
Dairy Products	4,472	12,688	31,657
Fruits and Vegetables	6,758	19,203	48,384
Total Food Away From Home	\$27,338	\$77,229	\$194,449
Breakfast and Brunch	2,619	7,378	18,456
Dinner	12,637	35,735	90,355
Lunch	9,198	26,006	65,172
Snacks and Non Alcoholic Bev	2,091	5,826	14,385
Catered Affairs	794	2,284	6,082

Consumer Spending Report

Cocoa Commons

Annual Spending (in Thousands)	3 Mile	5 Mile	10 Mile
Total Alcoholic Beverages	\$5,023	\$14,070	\$35,323
Alcoholic Bev. at Home	2,857	8,080	20,444
Alcoholic Bev. away from Home	2,167	5,990	14,880
Total Furniture/Appliances	\$30,651	\$87,719	\$225,277
Bedroom Furniture	1,761	4,976	12,749
Living Room Furniture	2,632	7,498	19,388
Other Living & Family Room Furniture	714	2,057	5,353
Other Furniture	282	812	2,112
Major Appliances	2,569	7,466	19,128
Small Appliances	6,399	18,263	46,728
Misc Household Equipment	16,294	46,646	119,820
Total Transportation/Maint.	\$164,500	\$468,471	\$1,178,051
New Autos/Trucks/Vans	21,348	61,606	160,245
Used Vehicles	18,751	52,875	129,454
Purchase of RVs or Boats	2,392	7,124	18,028
Gasoline	23,709	67,090	166,289
Diesel Fuel	410	1,207	3,002
Automotive Maintenance/Repair	8,090	23,127	58,472
Transportation	89,800	255,442	642,561
Total Health Care	\$14,582	\$42,608	\$108,327
Medical Services	8,190	23,746	60,551
Prescription Drugs	5,033	14,892	37,663
Medical Supplies	1,359	3,970	10,113
Total Education/Day Care	\$24,647	\$68,828	\$173,782
Education	10,873	30,367	76,519
Room and Board	1,082	3,183	8,337
Tuition/School Supplies	9,777	27,272	68,677
Day Care, Nursery & Preschool	2,915	8,005	20,249

Cocoa Commons

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	1,563	12,292	8
Total Retail	323	2,758	9
Home Improvement Stores	57	286	5
General Merchandise Stores	8	448	56
Food Stores	25	557	22
Auto Dealers and Gas Stations	77	634	8
Apparel and Accessory Stores	7	17	2
Furniture and Home Furnishings	38	134	4
Eating and Drinking Places	50	477	10
Miscellaneous Retail Stores	61	205	3
Finance-Insurance-Real Estate	104	184	2
Banks, Saving and Lending Inst.	18	44	2
Security Brokers and Investments	6	12	2
Insurance Carriers and Agencies	28	57	2
Real Estate-Trust-Holding Co.	52	71	1
Services	564	4,996	9
Hotels and Lodging	9	109	12
Motion Picture and Amusement	29	107	4
Health Services	28	283	10
Legal Services	8	78	10
Educational Services	15	2,326	155
Auto Services	64	123	2
Other Services	411	1,970	5
Agriculture/Mining	80	78	1
Construction	237	1,484	6
Manufacturing	58	1,093	19
Transportation, Comm./Pub Util.	89	341	4
Wholesale Trade	81	730	9
Government	27	628	23
Daytime Population	12,292		
Daytime Population/Business	8		
Residential Population	27,142		
Residential Population/Business	17		

Traffic Count Report

Cocoa Commons



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	State Road 524	State Highway 524	0.18 NE	2005	16,700	AADT	.51
2	State Highway 524	Clearlake Rd	0.07 E	2005	21,000	AADT	.53
3	Industry Rd	Bee Line Expy	0.15 S	2003	15,620	ADT	.53
4	Clearlake Rd	Mantis Dr	0.05 S	2005	26,000	AADT	.72
5	Bee Line Expy	Bennett Cswy	0.07 E	2005	34,000	AADT	.73
6	United States Highway 1	City Point Rd	0.06 N	2005	36,000	AADT	.90
7	Clearlake Rd	University Ln	0.03 N	2005	26,500	AADT	.92