

Demographic Summary Report

Southbay Shopping Center

Radius	3 Mile	5 Mile	10 Mile
Population			
2014 Projection	19,443	45,833	209,804
2009 Estimate	17,420	42,226	198,134
2000 Census	12,298	34,799	175,848
Growth 2009 - 2014	11.60%	8.50%	5.90%
Growth 2000 - 2009	41.60%	21.30%	12.70%
2009 Population by Hispanic Origin	517	1,510	9,787
2009 Population By Race	17,420	42,226	198,134
White	16,756 96.19%	40,313 95.47%	188,644 95.21%
Black or African American	117 0.67%	624 1.48%	2,316 1.17%
American Indian and Alaska Native	43 0.25%	96 0.23%	491 0.25%
Asian	250 1.44%	603 1.43%	2,566 1.30%
Native Hawaiian and Pacific Islander	12 0.07%	15 0.04%	92 0.05%
Other Race	100 0.57%	211 0.50%	2,037 1.03%
Two or More Races	142 0.82%	363 0.86%	1,987 1.00%
Households			
2014 Projection	9,255	22,099	101,330
2009 Estimate	8,310	20,353	95,113
2000 Census	5,967	16,703	82,671
Growth 2009 - 2014	11.40%	8.60%	6.50%
Growth 2000 - 2009	39.30%	21.90%	15.00%
Owner Occupied	7,407 89.13%	16,328 80.22%	76,152 80.06%
Renter Occupied	903 10.87%	4,025 19.78%	18,960 19.93%
2009 Households by HH Income	8,310	20,353	95,113
Income Less Than \$15,000	663 7.98%	1,639 8.05%	6,586 6.92%
Income: \$15,000 - \$24,999	490 5.90%	1,446 7.10%	7,640 8.03%
Income: \$25,000 - \$34,999	771 9.28%	1,941 9.54%	11,274 11.85%
Income: \$35,000 - \$49,999	1,010 12.15%	2,813 13.82%	15,152 15.93%
Income: \$50,000 - \$74,999	1,790 21.54%	4,322 21.24%	21,370 22.47%
Income: \$75,000 - \$99,999	1,114 13.41%	2,574 12.65%	12,347 12.98%
Income: \$100,000 - \$149,999	1,127 13.56%	2,517 12.37%	10,565 11.11%
Income: \$150,000 - \$249,999	794 9.55%	1,936 9.51%	6,960 7.32%
Income: \$250,000 - \$499,999	371 4.46%	846 4.16%	2,382 2.50%
Income: \$500,000 or more	180 2.17%	319 1.57%	837 0.88%
2009 Avg Household Income	\$103,068	\$96,090	\$81,586
2009 Med Household Income	\$65,913	\$62,579	\$57,583
2009 Per Capita Income	\$49,366	\$47,188	\$39,409

Demographic Detail Report

Southbay Shopping Center

Radius	3 Mile		5 Mile		10 Mile	
Population						
2014 Projection	19,443		45,833		209,804	
2009 Estimate	17,420		42,226		198,134	
2000 Census	12,298		34,799		175,848	
Growth 2009 - 2014	11.60%		8.50%		5.90%	
Growth 2000 - 2009	41.60%		21.30%		12.70%	
2009 Population by Age	17,420		42,226		198,134	
Age 0 - 4	479	2.75%	1,129	2.67%	6,280	3.17%
Age 5 - 9	530	3.04%	1,213	2.87%	6,654	3.36%
Age 10 - 14	624	3.58%	1,383	3.28%	7,507	3.79%
Age 15 - 17	403	2.31%	936	2.22%	5,226	2.64%
Age 18 - 20	330	1.89%	779	1.84%	4,440	2.24%
Age 21 - 24	322	1.85%	963	2.28%	5,433	2.74%
Age 25 - 34	799	4.59%	2,414	5.72%	13,138	6.63%
Age 35 - 44	1,293	7.42%	3,329	7.88%	17,829	9.00%
Age 45 - 49	1,060	6.08%	2,578	6.11%	12,923	6.52%
Age 50 - 54	1,319	7.57%	3,132	7.42%	14,824	7.48%
Age 55 - 59	1,733	9.95%	3,784	8.96%	16,781	8.47%
Age 60 - 64	1,969	11.30%	4,302	10.19%	18,060	9.12%
Age 65 - 74	3,483	19.99%	7,997	18.94%	32,184	16.24%
Age 75 - 84	2,247	12.90%	5,775	13.68%	24,863	12.55%
Age 85 and over	827	4.75%	2,513	5.95%	11,993	6.05%
Age 16 and over	15,656	89.87%	38,199	90.46%	175,985	88.82%
Age 18 and over	15,384	88.31%	37,565	88.96%	172,467	87.05%
Age 21 and over	15,053	86.41%	36,786	87.12%	168,026	84.80%
Age 65 and over	6,558	37.65%	16,285	38.57%	69,040	34.85%
Median Age	59.50		59.30		56.40	
Average Age	54.30		54.40		52.10	

Demographic Detail Report

Southbay Shopping Center

Radius	3 Mile	5 Mile	10 Mile
2009 Population By Race	17,420	42,226	198,134
White	16,756 96.19%	40,313 95.47%	188,644 95.21%
Black or African American	117 0.67%	624 1.48%	2,316 1.17%
American Indian and Alaska Native	43 0.25%	96 0.23%	491 0.25%
Asian	250 1.44%	603 1.43%	2,566 1.30%
Native Hawaiian and Pacific Islander	12 0.07%	15 0.04%	92 0.05%
Other Race	100 0.57%	211 0.50%	2,037 1.03%
Two or More Races	142 0.82%	363 0.86%	1,987 1.00%
2009 Population by Hispanic Origin	17,419	42,226	198,134
Not Hispanic or Latino	16,902 97.03%	40,716 96.42%	188,346 95.06%
Hispanic or Latino:	517 2.97%	1,510 3.58%	9,787 4.94%
Mexican	177 1.02%	457 1.08%	2,875 1.45%
Puerto Rican	71 0.41%	214 0.51%	1,637 0.83%
Cuban	84 0.48%	236 0.56%	1,444 0.73%
Other Hispanic or Latino	185 1.06%	603 1.43%	3,832 1.93%
2009 Age 5+ Language at Home	16,941	41,096	191,853
Speak Only English	15,597 92.07%	37,799 91.98%	175,551 91.50%
Speak Asian or Pacific Island	76 0.45%	206 0.50%	1,230 0.64%
Speak IndoEuropean	851 5.02%	2,069 5.03%	9,268 4.83%
Speak Spanish	367 2.17%	865 2.10%	5,084 2.65%
Speak Other Language	50 0.30%	157 0.38%	720 0.38%
2009 Median Age, Male	59.50	58.70	54.90
2009 Average Age, Male	53.80	53.50	50.60
Median Age, Female	59.40	59.80	57.70
Average Age, Female	54.70	55.20	53.40
2009 Population by Employment Status (Age 16+)	15,656	38,199	175,985
In Armed Forces	1 0.01%	5 0.01%	14 0.01%
Civilian, Employed	6,410 40.94%	15,632 40.92%	81,164 46.12%
Civilian, Unemployed	476 3.04%	1,343 3.52%	7,027 3.99%
Not In Labor Force	8,769 56.01%	21,219 55.55%	87,780 49.88%
2009 Population by Occupation Classification (Age 16+)	6,410	15,632	81,163
Blue Collar	911 14.21%	2,211 14.14%	12,448 15.34%
White Collar	4,285 66.85%	10,482 67.05%	52,058 64.14%
Service	1,214 18.94%	2,939 18.80%	16,657 20.52%

Demographic Detail Report

Southbay Shopping Center

Radius	3 Mile	5 Mile	10 Mile
2000 Population by Marital Status (Age 15+)	15,787	38,501	177,693
Total, Never Married	2,023 12.81%	5,445 14.14%	29,163 16.41%
Married	10,829 68.59%	24,632 63.98%	107,143 60.30%
Widowed	1,389 8.80%	4,177 10.85%	19,582 11.02%
Divorced	1,546 9.79%	4,247 11.03%	21,805 12.27%
Males Divorced	481	1,497	7,363
Females Divorced	530	1,738	10,430
Males, Never Married	607	2,051	12,287
Females Never Married	496	1,690	9,884
2009 Population by Education	14,733	35,823	162,593
Less Than 9Th Grade	215 1.46%	599 1.67%	3,351 2.06%
Some High School, No Diploma	896 6.08%	2,221 6.20%	10,446 6.42%
High School Graduate (Includes Equivalency)	3,584 24.33%	8,957 25.00%	47,986 29.51%
Some College, No Degree	3,590 24.37%	8,101 22.61%	36,247 22.29%
Associate Degree	981 6.66%	2,401 6.70%	11,530 7.09%
Bachelor Degree	3,402 23.09%	8,043 22.45%	32,819 20.18%
Advanced Degrees	2,065 14.02%	5,501 15.36%	20,214 12.43%
2009 Population by Occupation (Age 16+)	7,623	18,570	97,822
Management, Business, & Financial	1,839 24.12%	4,566 24.59%	22,580 23.08%
Professional & Related Occupations	164 2.15%	472 2.54%	2,535 2.59%
Services	3,652 47.91%	8,873 47.78%	49,273 50.37%
Sales & Office	1,231 16.15%	2,765 14.89%	13,557 13.86%
Farming, Fishing, and Forestry	18 0.24%	43 0.23%	137 0.14%
Construction and Extraction, Maint	356 4.67%	959 5.16%	4,950 5.06%
Production & Transportation	363 4.76%	892 4.80%	4,790 4.90%
2009 Workers by Travel Time to Work (Age 16+)	6,412	15,637	81,179
Less Than 15 Minutes	1,999 31.18%	4,865 31.11%	27,458 33.82%
15 to 29 Minutes	2,560 39.93%	6,268 40.08%	33,446 41.20%
30 to 44 Minutes	1,209 18.86%	2,895 18.51%	12,567 15.48%
45 to 59 Minutes	229 3.57%	569 3.64%	2,880 3.55%
60+ Minutes	415 6.47%	1,040 6.65%	4,828 5.95%

Demographic Detail Report

Southbay Shopping Center

Radius	3 Mile	5 Mile	10 Mile
Households			
2014 Projection	9,255	22,099	101,330
2009 Estimate	8,310	20,353	95,113
2000 Census	5,967	16,703	82,671
Growth 2009 - 2014	11.40%	8.60%	6.50%
Growth 2000 - 2009	39.30%	21.90%	15.00%
2000 Households by HH Size	5,968	16,702	82,672
1-Person Households	1,518 25.44%	4,954 29.66%	25,380 30.70%
2-Person Households	3,299 55.28%	8,590 51.43%	38,334 46.37%
3-Person Households	595 9.97%	1,585 9.49%	9,183 11.11%
4-Person Households	376 6.30%	1,069 6.40%	6,479 7.84%
5-Person Households	133 2.23%	363 2.17%	2,337 2.83%
6-Person Households	32 0.54%	104 0.62%	692 0.84%
7 or more Person Households	15 0.25%	37 0.22%	267 0.32%
2009 Average Household Size	2.09	2.05	2.06
2009 Households by HH Income	8,310	20,353	95,113
Income Less than \$15,000	663 7.98%	1,639 8.05%	6,586 6.92%
Income: \$15,000 - \$24,999	490 5.90%	1,446 7.10%	7,640 8.03%
Income: \$25,000 - \$34,999	771 9.28%	1,941 9.54%	11,274 11.85%
Income: \$35,000 - \$49,999	1,010 12.15%	2,813 13.82%	15,152 15.93%
Income: \$50,000 - \$74,999	1,790 21.54%	4,322 21.24%	21,370 22.47%
Income: \$75,000 - \$99,999	1,114 13.41%	2,574 12.65%	12,347 12.98%
Income: \$100,000 - \$149,999	1,127 13.56%	2,517 12.37%	10,565 11.11%
Income: \$150,000 - \$249,999	794 9.55%	1,936 9.51%	6,960 7.32%
Income: \$250,000 - \$499,999	371 4.46%	846 4.16%	2,382 2.50%
Income: \$500,000 or more	180 2.17%	319 1.57%	837 0.88%
2009 Avg Household Income	\$103,068	\$96,090	\$81,586
2009 Med Household Income	\$65,913	\$62,579	\$57,583
2009 Per Capita Income	\$49,366	\$47,188	\$39,409
2009 Occupied Housing	8,310	20,353	95,112
Owner Occupied	7,407 89.13%	16,328 80.22%	76,152 80.07%
Renter Occupied	903 10.87%	4,025 19.78%	18,960 19.93%

Demographic Detail Report

Southbay Shopping Center

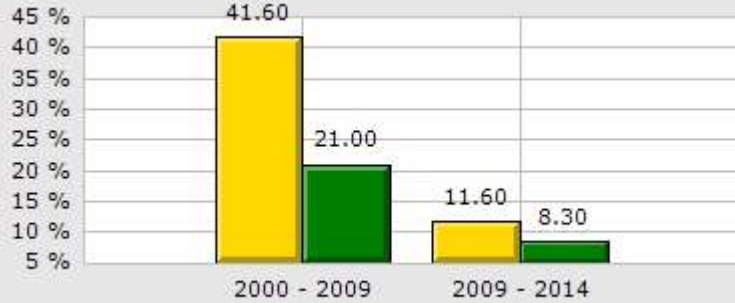
Radius	3 Mile		5 Mile		10 Mile	
2009 Housing Value - Owner Occupied	7,407		16,329		76,154	
Value Less than \$20,000	288	3.89%	529	3.24%	1,366	1.79%
Value \$20,000 - \$39,999	201	2.71%	623	3.82%	2,713	3.56%
Value \$40,000 - \$59,999	220	2.97%	635	3.89%	2,502	3.29%
Value \$60,000 - \$79,999	239	3.23%	571	3.50%	3,304	4.34%
Value \$80,000 - \$99,999	257	3.47%	744	4.56%	6,289	8.26%
Value \$100,000 - \$149,999	919	12.41%	2,122	13.00%	18,325	24.06%
Value \$150,000 - \$199,999	987	13.33%	2,080	12.74%	12,329	16.19%
Value \$200,000 - \$299,999	1,510	20.39%	3,094	18.95%	12,510	16.43%
Value \$300,000 - \$399,999	906	12.23%	1,951	11.95%	6,027	7.91%
Value \$400,000 - \$499,999	466	6.29%	1,143	7.00%	3,239	4.25%
Value \$500,000 - \$749,999	600	8.10%	1,295	7.93%	3,798	4.99%
Value \$750,000 - \$999,999	522	7.05%	960	5.88%	2,485	3.26%
Value \$1,000,000 or more	292	3.94%	582	3.56%	1,267	1.66%
2009 Med Housing Val-Owner Occupied	\$239,395		\$227,094		\$166,148	
2000 Housing Units by Units in Structure	7,234		21,035		100,979	
1 Unit Attached	314	4.34%	1,143	5.43%	7,085	7.02%
1 Unit Detached	4,907	67.83%	11,097	52.75%	57,700	57.14%
2 Units	150	2.07%	613	2.91%	2,692	2.67%
3 - 19 Units	392	5.42%	2,958	14.06%	11,593	11.48%
20 - 49 Units	179	2.47%	1,042	4.95%	5,557	5.50%
50 or more Units	34	0.47%	997	4.74%	5,592	5.54%
Mobile Home or Trailer	1,258	17.39%	3,173	15.08%	10,688	10.58%
Boat, RV, Van, Etc.	0	0.00%	12	0.06%	72	0.07%
2009 Housing Units by Yr Built	10,117		25,990		119,994	
Built 1999 to Present	2,965	29.31%	6,033	23.21%	22,277	18.57%
Built 1995 to 1998	1,278	12.63%	2,628	10.11%	7,019	5.85%
Built 1990 to 1994	862	8.52%	2,345	9.02%	8,009	6.67%
Built 1980 to 1989	1,867	18.45%	5,328	20.50%	25,038	20.87%
Built 1970 to 1979	2,018	19.95%	6,028	23.19%	31,240	26.03%
Built 1960 to 1969	590	5.83%	1,893	7.28%	14,497	12.08%
Built 1950 to 1959	388	3.84%	1,263	4.86%	8,636	7.20%
Built 1940 to 1949	72	0.71%	245	0.94%	1,728	1.44%
Built 1939 or Earlier	77	0.76%	227	0.87%	1,550	1.29%
2009 Median Year Built	1990		1986		1981	

Southbay Shopping Center

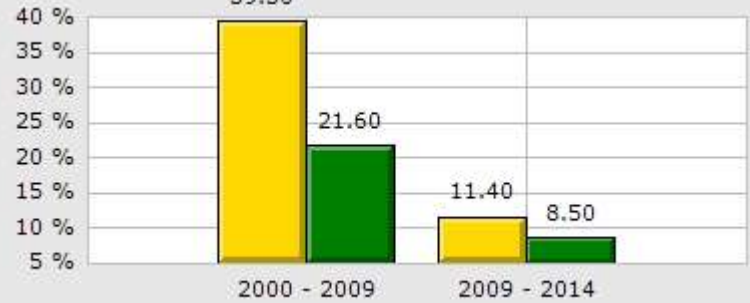
Type: **Shopping Center/Neighborhood Center**
 County: **Sarasota**

3 Mile
County

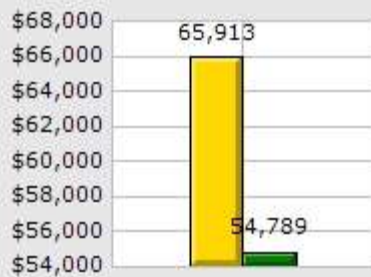
Population Growth



Household Growth



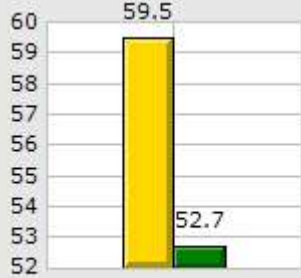
2009 Med Household Inc



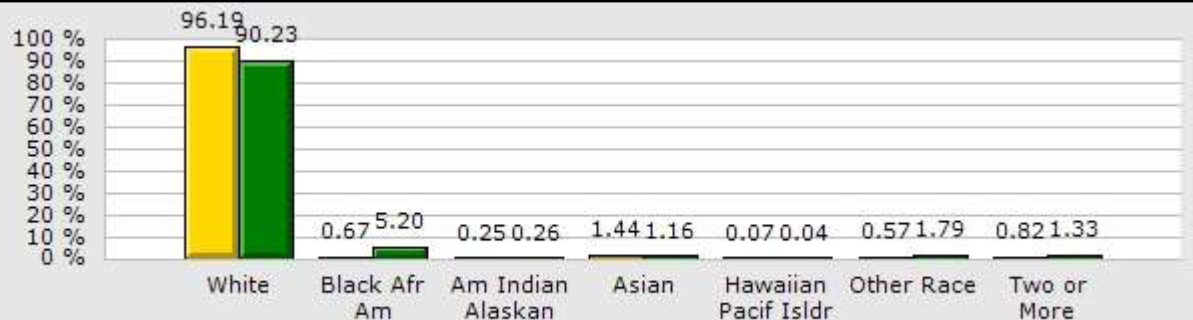
2009 Households by Household Income



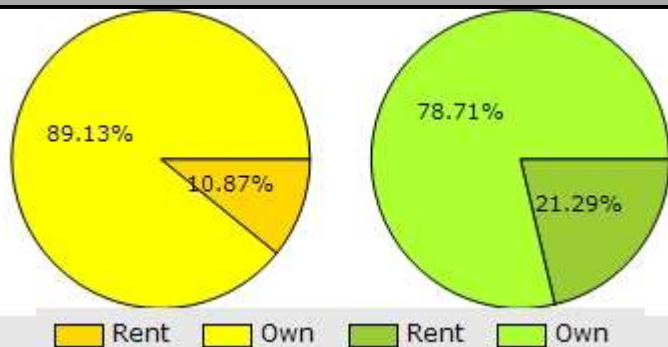
2009 Median Age



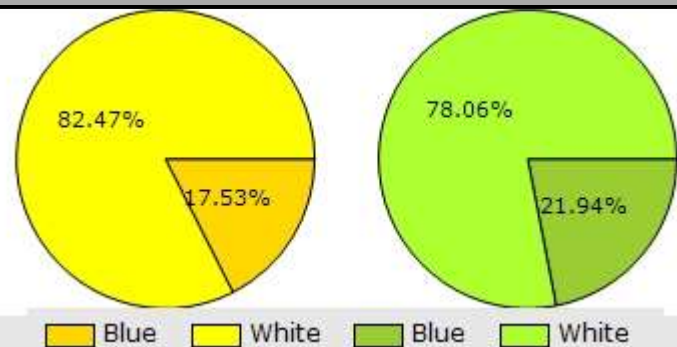
2009 Population by Race



2009 Renter vs. Owner



2009 Blue vs. White Collar



Southbay Shopping Center

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

	3 Mile		County	
Population				
Growth 2000 - 2009	41.60%		21.00%	
Growth 2009 - 2014	11.60%		8.30%	
2009 Blue Collar	911	17.53%	27,319	21.94%
2009 White Collar	4,285	82.47%	97,189	78.06%
2009 Population By Race	17,420		394,369	
White	16,756	96.19%	355,851	90.23%
Black Afr Am	117	0.67%	20,489	5.20%
Am Indian Alaskan	43	0.25%	1,016	0.26%
Asian	250	1.44%	4,567	1.16%
Hawaiian Pacif Islldr	12	0.07%	151	0.04%
Other Race	100	0.57%	7,051	1.79%
Two or More	142	0.82%	5,244	1.33%
Households				
Growth 2000 - 2009	39.30%		21.60%	
Growth 2009 - 2014	11.40%		8.50%	
Renter Occupied	903	10.87%	38,819	21.29%
Owner Occupied	7,407	89.13%	143,478	78.71%
2009 Households by HH Income	8,310		182,297	
Income < \$35,000	1,924	23.15%	52,064	28.56%
Income \$35,000 - \$74,999	2,800	33.69%	71,745	39.36%
Income \$75,000 - \$149,999	2,241	26.97%	41,959	23.02%
Income \$150,000 - \$249,999	794	9.55%	11,370	6.24%
Income \$250,000+	551	6.63%	5,159	2.83%
2009 Median Household Income	\$65,913		\$54,789	
2009 Median Age	59.50		52.70	

Consumer Spending Report

Southbay Shopping Center

2009 Annual Spending (in Thousands)	3 Mile	5 Mile	10 Mile
Total Specified Consumer Spending	\$463,176	\$1,060,393	\$4,189,758
Total Apparel	\$14,974	\$34,547	\$138,088
Women's Apparel	6,572	14,976	59,662
Men's Apparel	3,694	8,490	33,722
Girl's Apparel	1,161	2,735	11,098
Boy's Apparel	904	2,123	8,600
Infant Apparel	868	2,068	8,424
Footwear (excl. Infants)	2,333	5,422	21,536
Other Apparel Prod/Services	1,774	4,156	16,582
Total Entertainment	\$42,440	\$96,316	\$383,600
Sports and Recreation	1,642	3,813	15,222
TV, Radio and Sound Equipment	14,301	32,982	130,993
Reading Materials	2,102	4,795	19,191
Travel	23,871	53,527	213,412
Photographic Equipment	524	1,199	4,783
Total Food At Home	\$36,739	\$85,371	\$339,616
Cereal Products	2,193	5,145	20,516
Bread & Bakery Products	4,930	11,439	45,619
Seafood	1,962	4,496	17,908
Meat/Poultry/Fish/Eggs	12,374	28,807	114,331
Dairy Products	5,927	13,823	55,046
Fruits and Vegetables	9,353	21,661	86,196
Total Food Away From Home	\$36,502	\$84,074	\$334,322
Breakfast and Brunch	3,408	7,967	31,826
Dinner	17,057	39,087	155,663
Lunch	12,303	28,368	112,146
Snacks and Non Alcoholic Bev	2,459	5,816	23,346
Catered Affairs	1,275	2,837	11,341

Consumer Spending Report

Southbay Shopping Center

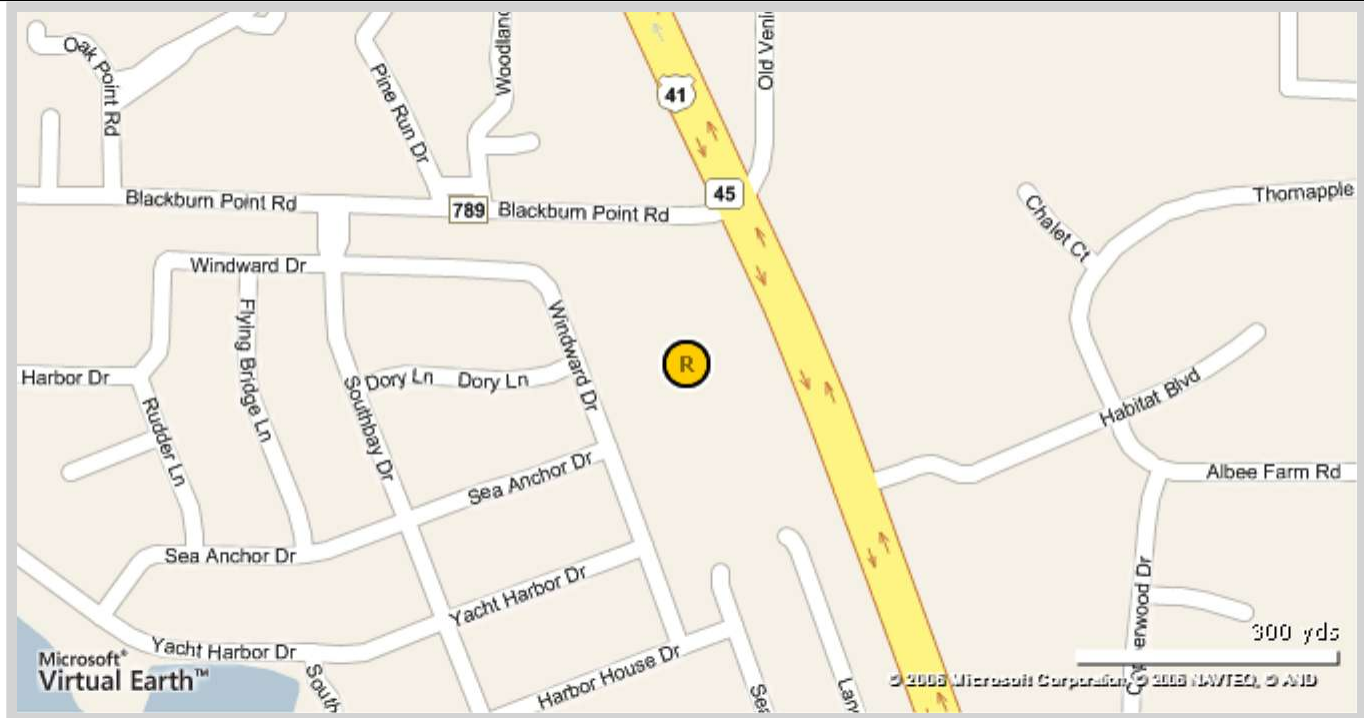
Annual Spending (in Thousands)	3 Mile	5 Mile	10 Mile
Total Alcoholic Beverages	\$6,348	\$14,669	\$59,554
Alcoholic Bev. at Home	3,886	8,886	35,779
Alcoholic Bev. away from Home	2,462	5,783	23,775
Total Furniture/Appliances	\$45,209	\$102,036	\$404,592
Bedroom Furniture	2,507	5,653	22,556
Living Room Furniture	3,942	8,812	34,990
Other Living & Family Room Furniture	1,120	2,498	9,760
Other Furniture	421	940	3,745
Major Appliances	3,957	8,956	35,204
Small Appliances	9,184	20,861	82,928
Misc Household Equipment	24,079	54,316	215,409
Total Transportation/Maint.	\$230,581	\$528,879	\$2,073,607
New Autos/Trucks/Vans	34,389	76,489	298,168
Used Vehicles	23,716	55,733	217,999
Purchase of RVs or Boats	4,066	9,471	35,342
Gasoline	31,090	72,191	283,667
Diesel Fuel	666	1,540	5,704
Automotive Maintenance/Repair	11,663	26,682	105,165
Transportation	124,990	286,774	1,127,562
Total Health Care	\$23,460	\$53,292	\$209,134
Medical Services	12,643	28,724	113,432
Prescription Drugs	8,637	19,604	76,089
Medical Supplies	2,180	4,965	19,613
Total Education/Day Care	\$29,680	\$67,815	\$277,056
Education	13,079	29,933	122,399
Room and Board	1,936	4,216	15,958
Tuition/School Supplies	11,657	26,686	109,382
Day Care, Nursery & Preschool	3,008	6,980	29,317

Southbay Shopping Center

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	441	3,322	8
Total Retail	81	1,185	15
Home Improvement Stores	5	22	4
General Merchandise Stores	2	401	201
Food Stores	3	219	73
Auto Dealers and Gas Stations	13	131	10
Apparel and Accessory Stores	1	9	9
Furniture and Home Furnishings	14	65	5
Eating and Drinking Places	20	242	12
Miscellaneous Retail Stores	23	96	4
Finance-Insurance-Real Estate	62	276	4
Banks, Saving and Lending Inst.	10	49	5
Security Brokers and Investments	10	30	3
Insurance Carriers and Agencies	8	28	4
Real Estate-Trust-Holding Co.	34	169	5
Services	191	1,395	7
Hotels and Lodging	8	62	8
Motion Picture and Amusement	15	296	20
Health Services	30	278	9
Legal Services	2	1	1
Educational Services	3	400	133
Auto Services	9	24	3
Other Services	124	334	3
Agriculture/Mining	18	99	6
Construction	40	133	3
Manufacturing	13	95	7
Transportation, Comm./Pub Util.	18	41	2
Wholesale Trade	15	75	5
Government	3	23	8
Daytime Population	3,322		
Daytime Population/Business	8		
Residential Population	17,420		
Residential Population/Business	40		

Traffic Count Report

Southbay Shopping Center



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
--------	--------------	----------------	------------	------------------	-------------	-------------------------

No Traffic data was found for this property