

DOWNTOWN AT THE GARDENS

TRADE AREA DEMOGRAPHICS

POPULATION DEMOGRAPHICS	1 MILE RING		5 MILE RING		10 MILE RING	
Population						
2013 Projection	12,792		158,125		353,563	
2008 Estimate	10,574		141,895		322,559	
2000 Census	6,958		112,480		270,841	
1990 Census	5,404		87,140		217,602	
% Change 2008-2013	21.0%		11.4%		9.6%	
% Change 2000-2008	52.0%		26.2%		19.1%	
% Change 1990-2000	28.8%		29.1%		24.5%	
Households						
2013 Projection	5,049		61,188		137,757	
2008 Estimate	4,359		57,254		130,773	
2000 Census	3,084		49,020		117,883	
1990 Census	2,162		36,866		93,447	
% Change 2008-2013	15.8%		6.9%		5.3%	
% Change 2000-2008	41.3%		16.8%		10.9%	
% Change 1990-2000	42.7%		33.0%		26.1%	
Population by Age						
< 5 yrs	568	5.4%	7,662	5.4%	17,462	5.4%
5 - 9 yrs	587	5.5%	8,297	5.8%	18,595	5.8%
10 - 14 yrs	605	5.7%	8,081	5.7%	18,425	5.7%
15 - 24 yrs	1,311	12.4%	15,556	11.0%	37,243	11.5%
25 - 34 yrs	1,385	13.1%	15,676	11.0%	36,697	11.4%
35 - 44 yrs	1,637	15.5%	18,840	13.3%	42,399	13.1%
45 - 54 yrs	1,661	15.7%	21,989	15.5%	48,396	15.0%
55 - 64 yrs	1,258	11.9%	18,909	13.3%	39,708	12.3%
65 - 74 yrs	641	6.1%	12,337	8.7%	27,144	8.4%
75 - 84 yrs	616	5.8%	10,231	7.2%	23,999	7.4%
85+ yrs	308	2.9%	4,315	3.0%	12,487	3.9%
Median Age	40.9		43.4		43.1	



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POPULATION DEMOGRAPHICS	1 MILE RING		5 MILE RING		10 MILE RING	
Male Population by Age	5,122		68,865		156,649	
< 19 yrs	1,227	24.0%	16,452	23.9%	37,674	24.1%
20 - 34 yrs	1,084	21.2%	11,555	16.8%	28,208	18.0%
35 - 44 yrs	818	16.0%	9,140	13.3%	20,758	13.3%
45 - 64 yrs	1,401	27.4%	19,898	28.9%	43,139	27.5%
65 - 84 yrs	502	9.8%	10,143	14.7%	22,385	14.3%
85+ yrs	89	1.7%	1,675	2.4%	4,483	2.9%
Median Age, Males	38.8		42.3		41.5	
Female Population by Age	5,453		73,031		165,910	
< 19 yrs	1,176	21.6%	15,792	21.6%	35,718	21.5%
20 - 34 yrs	967	17.7%	11,473	15.7%	26,821	16.2%
35 - 44 yrs	819	15.0%	9,700	13.3%	21,641	13.0%
45 - 64 yrs	1,518	27.8%	21,000	28.8%	44,965	27.1%
65 - 84 yrs	754	13.8%	12,426	17.0%	28,757	17.3%
85+ yrs	218	4.0%	2,640	3.6%	8,005	4.8%
Median Age, Females	42.8		44.5		44.6	

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TRADE AREA DEMOGRAPHICS

INCOME DEMOGRAPHICS	1 MILE RING		5 MILE RING		10 MILE RING	
Total Aggregate Income (\$Mil)	\$301.2		\$5,568.8		\$11,413.9	
Per Capita Income	\$28,486		\$39,246		\$35,385	
Households By Income						
< \$10,000	209	4.8%	3,019	5.3%	8,766	6.7%
\$10,000 - \$14,999	146	3.3%	1,775	3.1%	5,095	3.9%
\$15,000 - \$19,999	218	5.0%	2,391	4.2%	6,345	4.9%
\$20,000 - \$24,999	228	5.2%	2,494	4.4%	6,306	4.8%
\$25,000 - \$29,999	169	3.9%	2,268	4.0%	6,013	4.6%
\$30,000 - \$34,999	225	5.2%	2,733	4.8%	6,755	5.2%
\$35,000 - \$39,999	211	4.8%	2,536	4.4%	6,089	4.7%
\$40,000 - \$49,999	468	10.7%	5,015	8.8%	12,123	9.3%
\$50,000 - \$59,999	419	9.6%	4,680	8.2%	10,778	8.2%
\$60,000 - \$74,999	401	9.2%	5,554	9.7%	13,013	10.0%
\$75,000 - \$99,999	570	13.1%	6,708	11.7%	14,676	11.2%
\$100,000 - \$124,999	491	11.3%	5,433	9.5%	10,517	8.0%
\$125,000 - \$149,999	235	5.4%	3,307	5.8%	6,799	5.2%
\$150,000 - \$199,999	187	4.3%	3,225	5.6%	6,354	4.9%
\$200,000 - \$249,999	70	1.6%	1,483	2.6%	2,712	2.1%
\$250,000+	115	2.6%	4,632	8.1%	8,428	6.4%
Aggregate Household Income (\$Mil)	\$297.7		\$5,484.9		\$11,150.6	
Average Household Income	\$68,295		\$95,801		\$85,267	
Median Household Income	\$60,788		\$71,474		\$63,863	

DOWNTOWN AT THE GARDENS

TRADE AREA DEMOGRAPHICS

DISPOSABLE INCOME DEMOGRAPHICS	1 MILE RING		5 MILE RING		10 MILE RING	
Households by Disposable Income						
< \$10,000	231	5.3%	3,300	5.8%	9,560	7.3%
\$10,000 - \$14,999	147	3.4%	1,755	3.1%	5,040	3.9%
\$15,000 - \$19,999	252	5.8%	2,752	4.8%	7,183	5.5%
\$20,000 - \$24,999	252	5.8%	2,967	5.2%	7,694	5.9%
\$25,000 - \$29,999	254	5.8%	3,257	5.7%	8,217	6.3%
\$30,000 - \$34,999	265	6.1%	3,242	5.7%	7,693	5.9%
\$35,000 - \$39,999	298	6.8%	3,287	5.7%	7,908	6.0%
\$40,000 - \$49,999	600	13.8%	6,545	11.4%	15,283	11.7%
\$50,000 - \$59,999	370	8.5%	5,118	8.9%	12,031	9.2%
\$60,000 - \$74,999	514	11.8%	6,254	10.9%	13,843	10.6%
\$75,000 - \$99,999	621	14.2%	6,866	12.0%	13,455	10.3%
\$100,000 - \$124,999	242	5.5%	3,602	6.3%	7,311	5.6%
\$125,000 - \$149,999	120	2.7%	2,080	3.6%	4,051	3.1%
\$150,000 - \$199,999	95	2.2%	2,013	3.5%	3,681	2.8%
\$200,000 - \$249,999	36	0.8%	997	1.7%	1,801	1.4%
\$250,000+	63	1.4%	3,217	5.6%	6,018	4.6%
Aggregate Disposable Income (\$Mil)	\$246.5		\$4,608.8		\$9,447.9	
Average Disposable Income	\$56,556		\$80,498		\$72,247	
Median Disposable Income	\$50,217		\$57,579		\$52,122	
Average Family Income	\$81,126		\$114,089		\$104,318	
Median Family Income	\$71,048		\$87,511		\$80,314	
Average Non-family Income	\$51,802		\$66,327		\$58,430	
Median Non-family Income	\$45,394		\$49,071		\$44,152	



DOWNTOWN AT THE GARDENS

TRADE AREA DEMOGRAPHICS

PROFILE DEMOGRAPHICS	1 MILE RING		5 MILE RING		10 MILE RING	
Population by Race/Ethnicity						
White	8,584	81.2%	101,729	71.7%	219,795	68.1%
Black	921	8.7%	27,937	19.7%	73,196	22.7%
Asian	344	3.3%	3,412	2.4%	6,922	2.1%
Pacific Islander	8	0.1%	111	0.1%	377	0.1%
American Indian	25	0.2%	375	0.3%	913	0.3%
Other/Multiple Races	692	6.5%	8,332	5.9%	21,357	6.6%
Hispanic Origin	1,250	11.8%	11,834	8.3%	32,391	10.0%
Education						
Population, Age 25+	7,504		102,298		230,831	
No High School Diploma	690	9.2%	9,572	9.4%	27,193	11.8%
High School Graduate	2,048	27.3%	24,535	24.0%	60,119	26.0%
College, No Degree	1,409	18.8%	19,052	18.6%	42,927	18.6%
Associate's Degree	814	10.9%	9,828	9.6%	21,591	9.4%
Bachelor's Degree	1,540	20.5%	24,048	23.5%	49,768	21.6%
Graduate/Professional Degree	1,003	13.4%	15,263	14.9%	29,233	12.7%
Labor Force						
Male Population, Age 16+	4,150		55,652		126,595	
Employed	3,007	72.4%	36,680	65.9%	82,900	65.5%
Unemployed	162	3.9%	2,002	3.6%	4,838	3.8%
In Armed Forces	1	0.0%	8	0.0%	50	0.0%
Not in Labor Force	981	23.6%	16,962	30.5%	38,807	30.7%
Female Population, Age 16+	4,558		60,472		137,511	
Employed	2,609	57.2%	32,432	53.6%	71,440	52.0%
Unemployed	129	2.8%	1,458	2.4%	3,757	2.7%
In Armed Forces	0	0.0%	1	0.0%	128	0.1%
Not in Labor Force	1,820	39.9%	26,581	44.0%	62,187	45.2%
White Collar Workers (2000)	2,566	67.5%	35,088	67.8%	77,444	64.2%
Blue Collar Workers (2000)	1,233	32.5%	16,648	32.2%	43,272	35.8%



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TRADE AREA DEMOGRAPHICS

PROFILE DEMOGRAPHICS	1 MILE RING		5 MILE RING		10 MILE RING	
Vehicles Available						
Total Vehicles	7,050		94,816		210,964	
Households with No Vehicles	229	5.3%	2,816	4.9%	8,662	6.6%
Households with 1 Vehicle	1,825	41.9%	23,977	41.9%	55,575	42.5%
Households with 2 Vehicles	1,846	42.4%	23,097	40.3%	50,109	38.3%
Households with 3 or More Vehicles	458	10.5%	7,362	12.9%	16,422	12.6%
Average Vehicle per Household	1.6		1.7		1.6	
Total Vehicles Owner Hshlds	5,076	72.0%	75,826	80.0%	162,198	76.9%
Total Vehicles Renter Hshlds	2,009	28.5%	19,189	20.2%	49,263	23.4%

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HOUSEHOLD DEMOGRAPHICS	1 MILE RING		5 MILE RING		10 MILE RING	
Households	4,359		57,254		130,773	
Average Household Size	2.42		2.46		2.43	
Families	2,452		35,338		76,489	
Average Family Size	3.27		3.22		3.26	
Non-Families	1,907		21,916		54,284	
Average Non-Family Size	1.32		1.24		1.27	
Group Quarters	34		860		4,201	
Household Type						
Families						
Married Couples	1,788	72.9%	26,459	74.9%	56,095	73.3%
With Children	750	41.9%	9,196	34.8%	20,057	35.8%
Male Hshlder, No Wife	172	7.0%	2,031	5.7%	4,799	6.3%
With Children	86	49.8%	929	45.7%	2,254	47.0%
Female Hshlder, No Husband	492	20.0%	6,846	19.4%	15,595	20.4%
With Children	309	62.9%	4,433	64.8%	10,199	65.4%
Non-Families						
Male Hshlder, 1 Person	643	33.7%	7,590	34.6%	19,064	35.1%
Female Hshlder, 1 Persons	853	44.7%	10,270	46.9%	25,611	47.2%
Male Hshlder, 2+ Person	233	12.2%	2,323	10.6%	5,556	10.2%
Female Hshlder, 2+ Persons	178	9.3%	1,733	7.9%	4,049	7.5%
Household Size						
1 Person	1,479	33.9%	17,849	31.2%	44,670	34.2%
2 Persons	1,269	29.1%	18,406	32.1%	39,451	30.2%
3-4 Persons	1,193	27.4%	14,836	25.9%	32,402	24.8%
5+ Persons	418	9.6%	6,161	10.8%	14,247	10.9%



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HOUSEHOLD DEMOGRAPHICS	1 MILE RING		5 MILE RING		10 MILE RING	
Households by Age of Householder						
< 25 yrs	184	4.2%	1,981	3.5%	5,351	4.1%
25 - 34 yrs	621	14.2%	6,893	12.0%	16,653	12.7%
35 - 44 yrs	918	21.1%	9,935	17.4%	22,240	17.0%
45 - 54 yrs	959	22.0%	12,102	21.1%	26,702	20.4%
55 - 64 yrs	731	16.8%	10,326	18.0%	21,819	16.7%
65 - 74 yrs	407	9.3%	7,111	12.4%	15,670	12.0%
75-84 yrs	363	8.3%	6,368	11.1%	14,932	11.4%
85+ yrs	176	4.0%	2,536	4.4%	7,402	5.7%
Total Housing Units						
Owned	5,199		75,369		173,986	
Rented	2,935	56.4%	42,966	57.0%	93,200	53.6%
Vacant	1,424	27.4%	14,288	19.0%	37,574	21.6%
	840	16.2%	18,115	24.0%	43,213	24.8%
Housing Value (2000)						
Average Home Value	\$133,014		\$198,962		\$186,029	
Median Home Value	\$115,452		\$154,707		\$149,991	
Average Contract Rent	\$866		\$757		\$687	
Median Contract Rent	\$872		\$750		\$663	

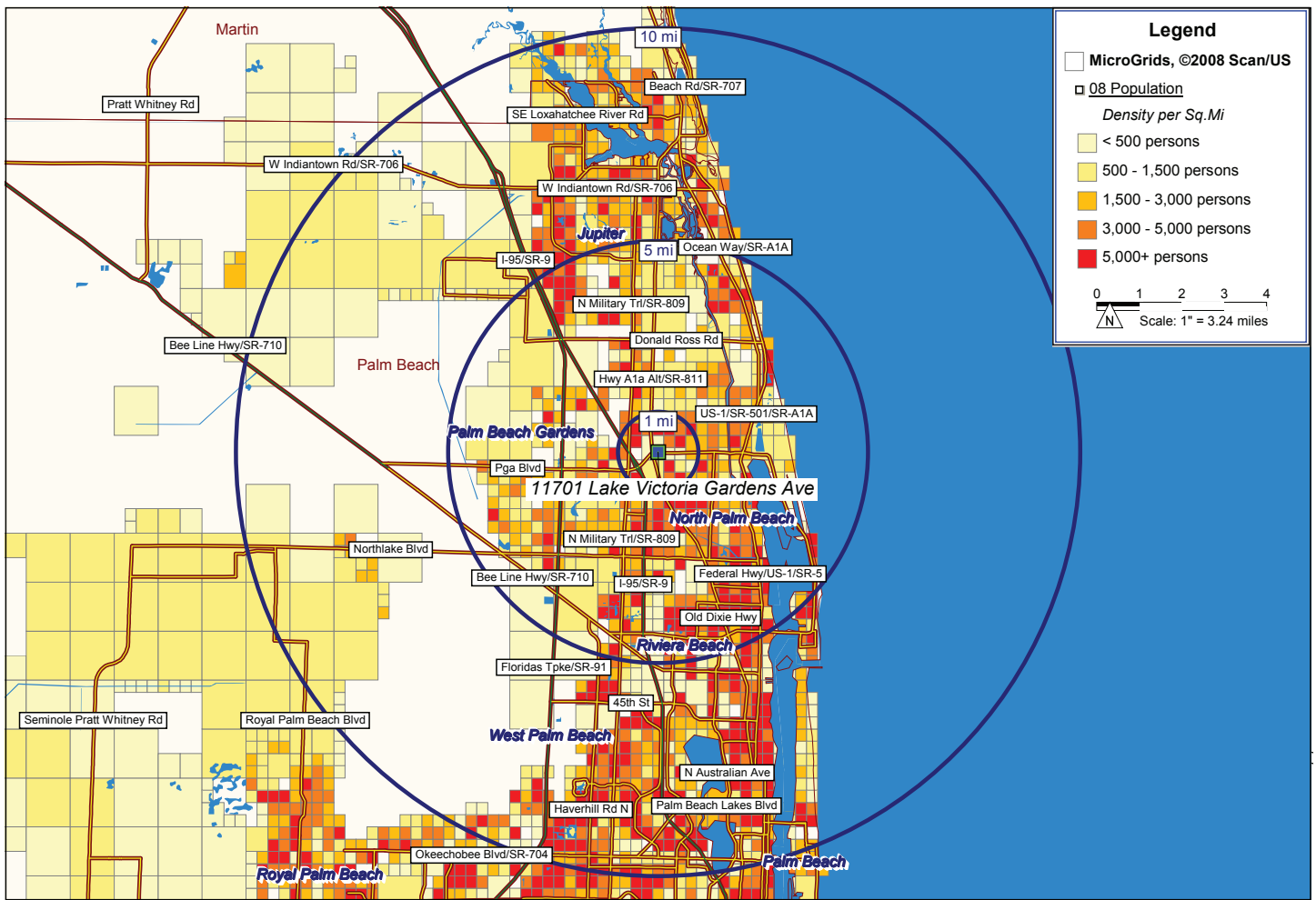
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AT THE GARDENS

POPULATION DENSITY MAP



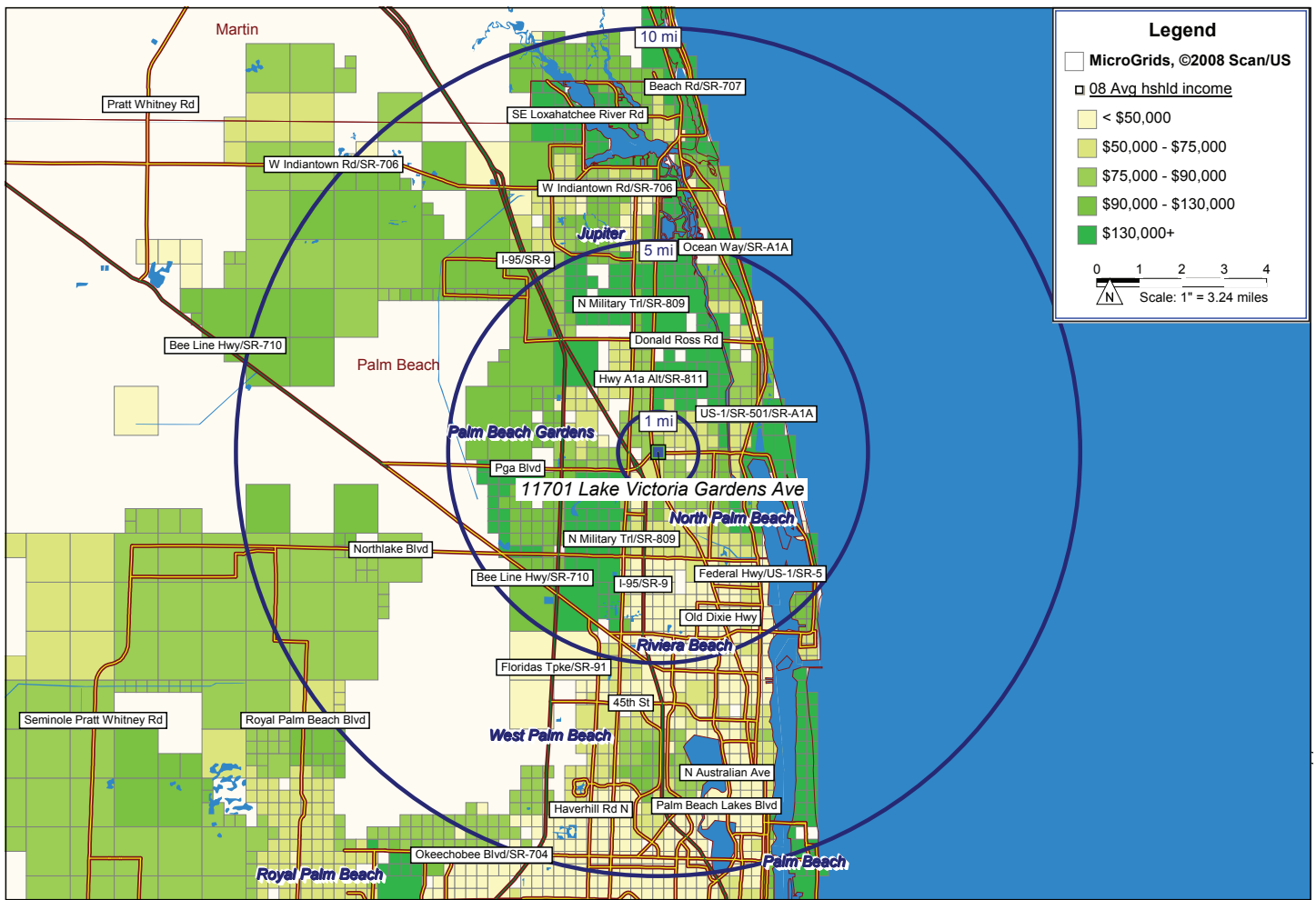
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DOWNTOWN

AT THE GARDENS

AVERAGE HOUSEHOLD INCOME MAP



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