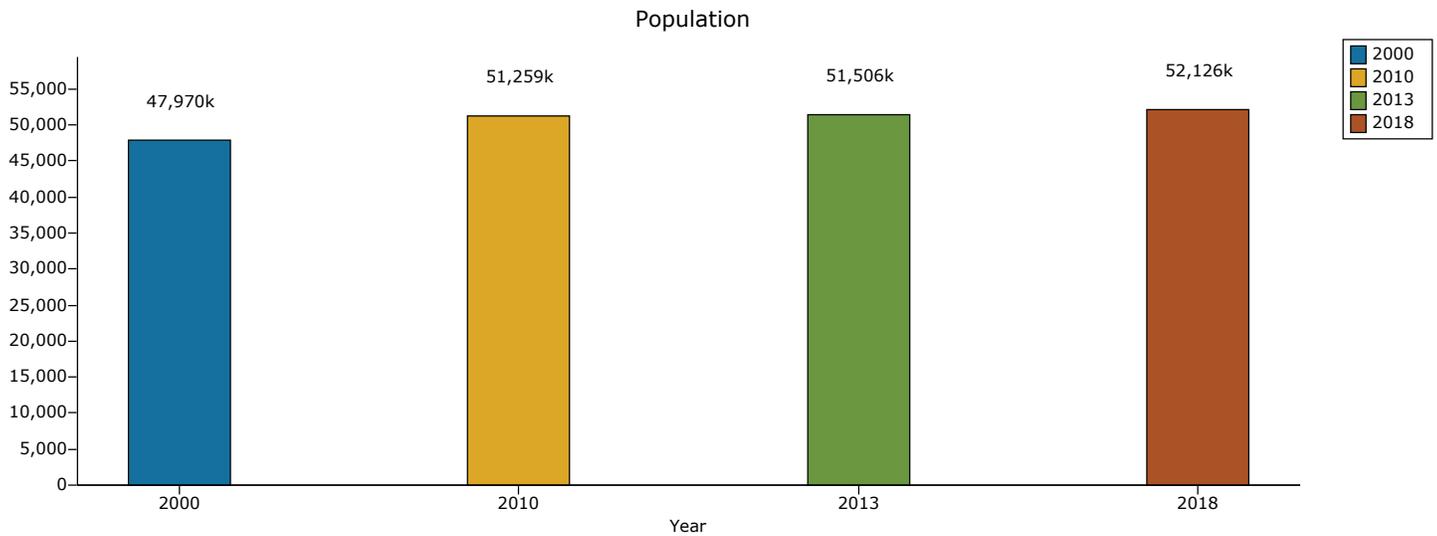


	0 - 5 minutes	0 - 10 minutes	0 - 15 minutes
Population			
2000 Population	12,405	31,432	47,970
2010 Population	13,377	33,906	51,259
2013 Population	13,465	33,903	51,506
2018 Population	13,669	34,157	52,126
2000-2010 Annual Rate	0.76%	0.76%	0.67%
2010-2013 Annual Rate	0.20%	0.00%	0.15%
2013-2018 Annual Rate	0.30%	0.15%	0.24%
2013 Male Population	48.2%	48.5%	48.4%
2013 Female Population	51.8%	51.5%	51.6%
2013 Median Age	50.1	50.4	52.3

In the identified area, the current year population is 51,506. In 2010, the Census count in the area was 51,259. The rate of change since 2010 was 0.15% annually. The five-year projection for the population in the area is 52,126 representing a change of 0.24% annually from 2012 to 2017. Currently, the population is 48.4% male and 51.6% female.



Median Age

The median age in this area is 52.3, compared to U.S. median age of 37.3.

Race and Ethnicity

	0 - 5 minutes	0 - 10 minutes	0 - 15 minutes
2013 White Alone	94.0%	91.1%	92.0%
2013 Black Alone	2.5%	5.5%	4.8%
2013 American Indian/Alaska Native Alone	0.3%	0.3%	0.3%
2013 Asian Alone	1.1%	0.8%	0.8%
2013 Pacific Islander Alone	0.0%	0.0%	0.0%
2013 Other Race	0.6%	0.6%	0.6%
2013 Two or More Races	1.5%	1.7%	1.6%
2013 Hispanic Origin (Any Race)	3.8%	3.6%	3.3%

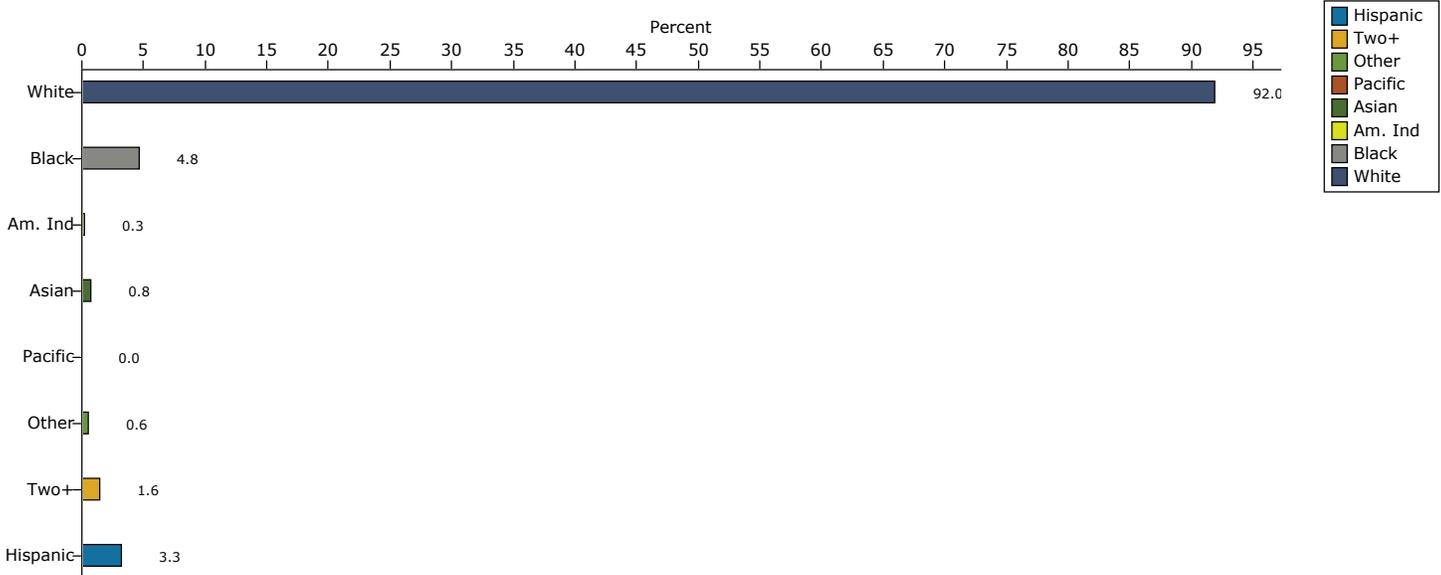
Persons of Hispanic origin represent 3.3% of the population in the identified area compared to 16.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 20.6 in the identified area, compared to 61.4 for the U.S. as a whole.

0 - 5 minutes

0 - 10 minutes

0 - 15 minutes

Race and Ethnicity 2013

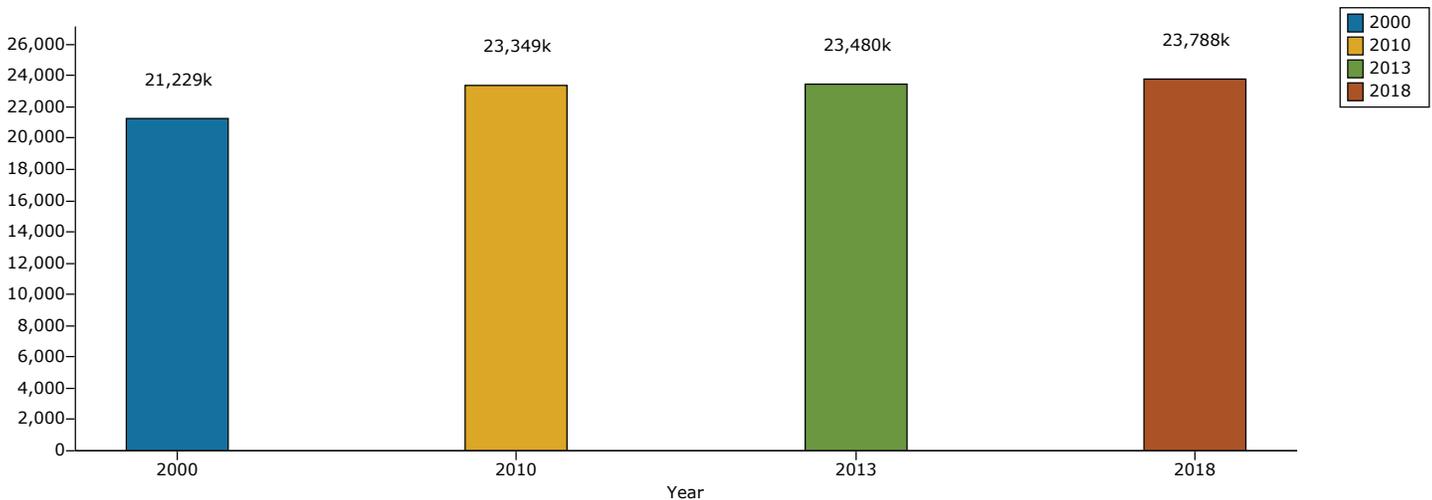


Households

2000 Households	5,335	13,543	21,229
2010 Households	5,918	15,066	23,349
2013 Total Households	5,961	15,075	23,480
2018 Total Households	6,051	15,200	23,788
2000-2010 Annual Rate	1.04%	1.07%	0.96%
2010-2013 Annual Rate	0.22%	0.02%	0.17%
2013-2018 Annual Rate	0.30%	0.17%	0.26%
2013 Average Household Size	2.26	2.24	2.18

The household count in this area has changed from 23,349 in 2010 to 23,480 in the current year, a change of 0.17% annually. The five-year projection of households is 23,788, a change of 0.26% annually from the current year total. Average household size is currently 2.18, compared to 2.19 in the year 2010. The number of families in the current year is 14,404 in the specified area.

Households



Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.



Executive Summary with Charts

Edgewater FL 5-10-15 Minute Drivetime
Retail Market Analysis
Drive Time: 5, 10, 15 minutes

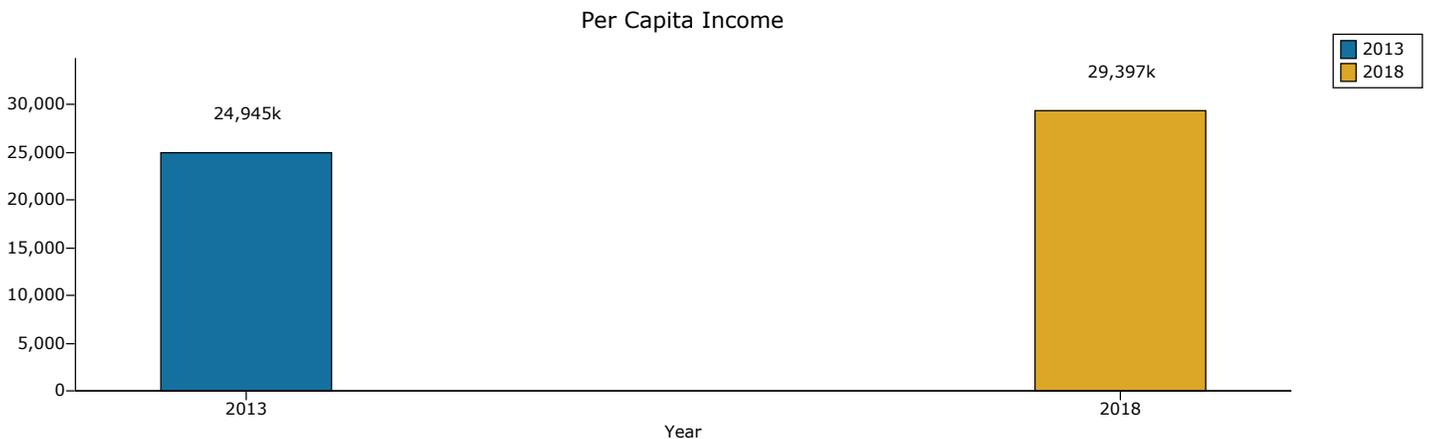
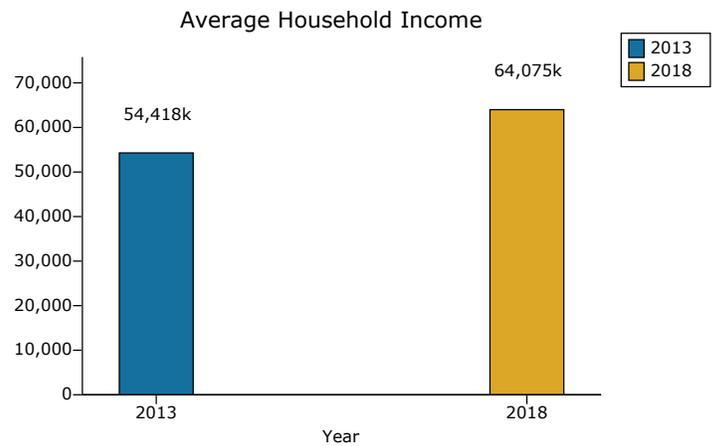
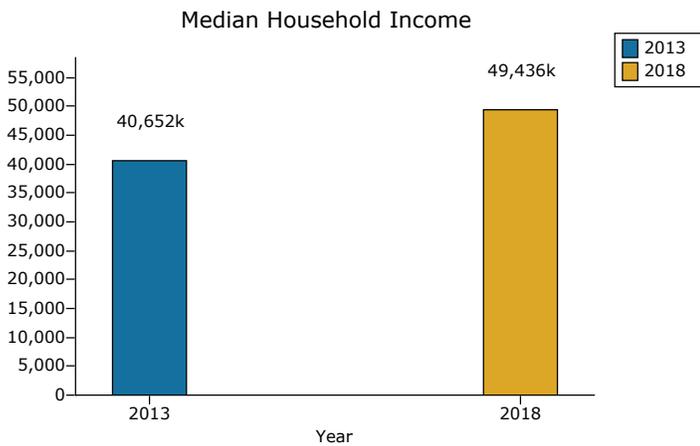
Prepared by Decision Data Resources
Latitude: 28.972892
Longitude: -80.895872

	0 - 5 minutes	0 - 10 minutes	0 - 15 minutes
Median Household Income			
2013 Median Household Income	\$38,588	\$39,142	\$40,652
2018 Median Household Income	\$45,656	\$46,645	\$49,436
2013-2018 Annual Rate	3.42%	3.57%	3.99%
Average Household Income			
2013 Average Household Income	\$48,416	\$50,794	\$54,418
2018 Average Household Income	\$56,026	\$59,433	\$64,075
2013-2018 Annual Rate	2.96%	3.19%	3.32%
Per Capita Income			
2013 Per Capita Income	\$21,486	\$22,521	\$24,945
2018 Per Capita Income	\$24,863	\$26,352	\$29,397
2013-2018 Annual Rate	2.96%	3.19%	3.34%

Current median household income is \$40,652 in the area, compared to \$50,157 for all U.S. households. Median household income is projected to be \$49,436 in five years, compared to \$56,895 for all U.S. households

Current average household income is \$54,418 in this area, compared to \$68,162 for all U.S. households. Average household income is projected to be \$64,075 in five years, compared to \$77,137 for all U.S. households

Current per capita income is \$24,945 in the area, compared to the U.S. per capita income of \$26,409. The per capita income is projected to be \$29,397 in five years, compared to \$29,882 for all U.S. households



Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.



Executive Summary with Charts

Edgewater FL 5-10-15 Minute Drivetime
Retail Market Analysis
Drive Time: 5, 10, 15 minutes

Prepared by Decision Data Resources
Latitude: 28.972892
Longitude: -80.895872

	0 - 5 minutes	0 - 10 minutes	0 - 15 minutes
Housing			
2000 Total Housing Units	5,919	15,292	24,509
2000 Owner Occupied Housing Units	4,355	10,811	17,087
2000 Owner Occupied Housing Units	980	2,732	4,142
2000 Vacant Housing Units	584	1,749	3,280
2010 Total Housing Units	6,765	17,717	28,461
2010 Owner Occupied Housing Units	4,566	11,537	18,021
2010 Renter Occupied Housing Units	1,352	3,529	5,328
2010 Vacant Housing Units	847	2,651	5,112
2013 Total Housing Units	6,811	17,853	28,690
2013 Owner Occupied Housing Units	4,429	11,168	17,514
2013 Renter Occupied Housing Units	1,531	3,907	5,967
2013 Vacant Housing Units	850	2,778	5,210
2018 Total Housing Units	6,916	18,129	29,128
2018 Owner Occupied Housing Units	4,566	11,462	18,032
2018 Renter Occupied Housing Units	1,485	3,738	5,756
2018 Vacant Housing Units	865	2,929	5,340

Currently, 61.0% of the 28,690 housing units in the area are owner occupied; 20.8%, renter occupied; and 18.2% are vacant. Currently, in the U.S., 56.5% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 11.4% are vacant. In 2010, there were 28,461 housing units in the area - 63.3% owner occupied, 18.7% renter occupied, and 18.0% vacant. The annual rate of change in housing units since 2010 is 0.36%. Median home value in the area is \$123,747, compared to a median home value of \$167,749 for the U.S. In five years, median value is projected to change by 5.28% annually to \$160,020.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

March 05, 2014