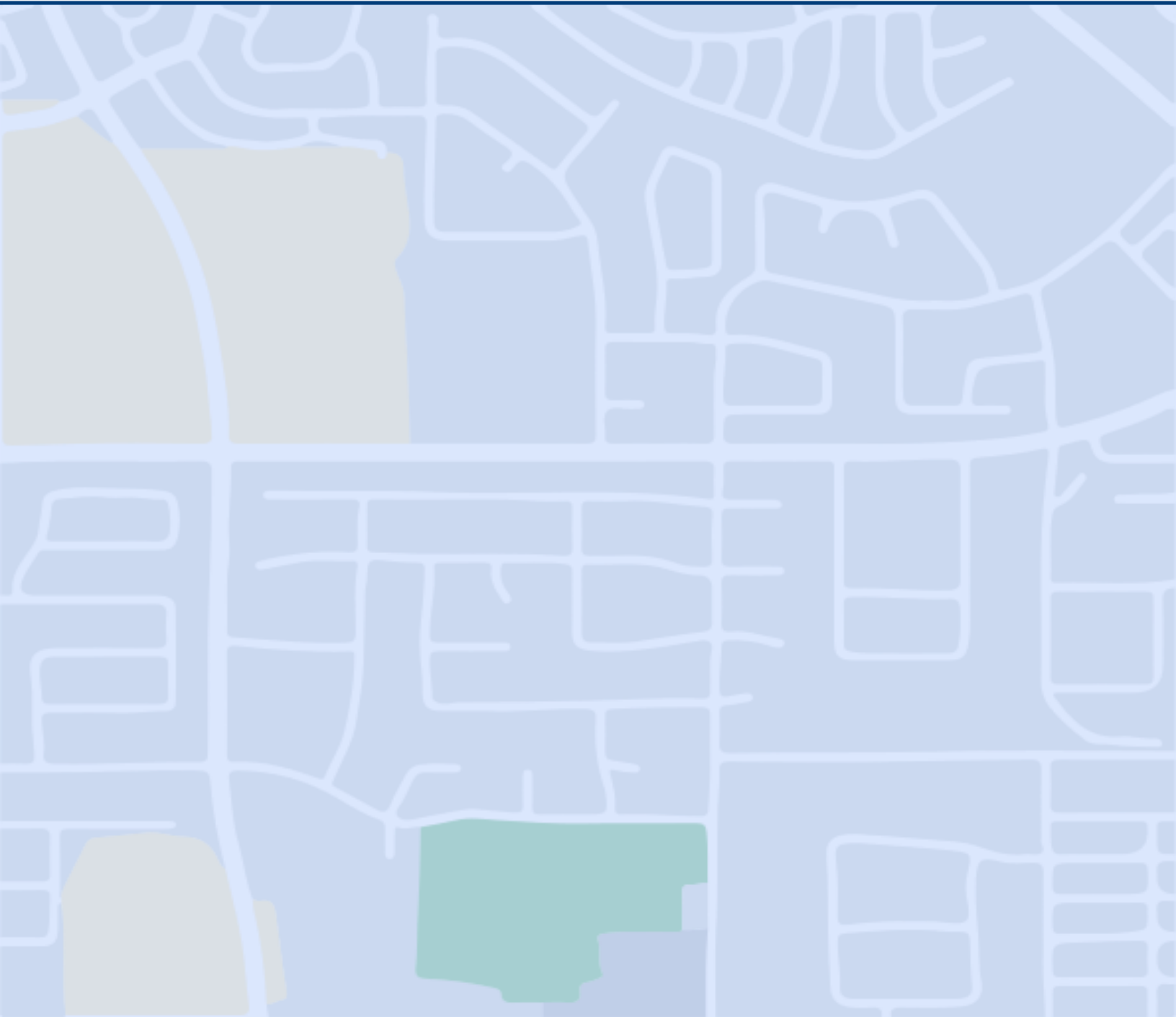




Heritage 23

Florida 64 & Grand Harbour Parkway · FL-64 & Grand Harbour Pkwy, Florida 34212, USA



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Overview	1 miles		3 miles		5 miles	
	Current	5 Yr Forecast	Current	5 Yr Forecast	Current	5 Yr Forecast
Population	3,280	3,698	33,245	37,545	124,282	138,014
Workday Population	3,643	--	37,526	--	111,355	--
Population Growth: Current to 5YR	--	12.744%	--	12.934%	--	11.049%

Households	1 miles		3 miles		5 miles	
	Current	5 Yr Forecast	Current	5 Yr Forecast	Current	5 Yr Forecast
Total Households	1,343	1,500	14,169	16,026	51,586	57,237
Nonfamily Households	336	376	3,708	4,179	14,165	15,648

Housing Units	1 miles		3 miles		5 miles	
	Current	5 Yr Forecast	Current	5 Yr Forecast	Current	5 Yr Forecast
Total Housing Units	1,517	1,678	16,623	18,518	59,624	65,391
Vacant Housing Units	175	178	2,454	2,492	8,039	8,154
Renter Occupied Housing Units	496	562	3,300	3,733	10,773	11,974
Owner Occupied Housing Units	847	938	10,869	12,293	40,813	45,263

Gender	1 miles		3 miles		5 miles	
	Current	5 Yr Forecast	Current	5 Yr Forecast	Current	5 Yr Forecast
Male	1,578	1,779	15,979	18,070	59,747	66,443
Female	1,702	1,918	17,266	19,475	64,535	71,571

Heritage 23

Florida 64 & Grand Harbour Parkway · FL-64 & Grand Harbour Pkwy, Florida 34212, USA

Ethnicity	1 miles		3 miles		5 miles	
	Current	5 Yr Forecast	Current	5 Yr Forecast	Current	5 Yr Forecast
White	2,385	2,580	26,119	28,783	91,106	98,371
Black	227	270	1,459	1,543	8,558	8,905
American Indian	10	11	100	113	422	471
Asian	121	142	1,138	1,465	4,168	5,374
Native Hawaiian / Pacific Islander	3	3	22	23	78	74
Other	136	180	1,046	1,319	6,451	7,794
2+ Races	399	512	3,362	4,300	13,498	17,025
% Hispanic	16.006%	18.442%	11.99%	13.56%	15.478%	17.221%

Age	1 miles		3 miles		5 miles	
	Current	5 Yr Forecast	Current	5 Yr Forecast	Current	5 Yr Forecast
Age 0 - 4	138	152	1,315	1,457	5,115	5,602
Age 5 - 9	151	160	1,424	1,518	5,372	5,635
Age 10 - 14	166	174	1,624	1,636	6,010	5,968
Age 15 - 17	111	118	1,078	1,158	3,783	4,140
Age 18 - 20	102	113	997	1,097	3,475	3,860
Age 21 - 24	142	162	1,407	1,564	4,800	5,397
Age 25 - 34	364	404	3,685	4,060	12,413	13,544
Age 35 - 44	408	436	3,553	4,089	11,490	13,151
Age 45 - 54	422	454	3,968	4,061	13,579	13,352
Age 55 - 64	509	549	5,254	5,595	19,244	19,556
Age 65 - 74	501	653	5,510	7,212	23,255	29,559
Age 75 - 84	208	245	2,599	3,059	11,905	13,638
Age 85+	59	77	831	1,039	3,839	4,613
Median Age	46	48	49	50	51	52
Average Age	45	46	46	47	48	49

Heritage 23

Florida 64 & Grand Harbour Parkway · FL-64 & Grand Harbour Pkwy, Florida 34212, USA

Marital Status	1 miles		3 miles		5 miles	
	Current	5 Yr Forecast	Current	5 Yr Forecast	Current	5 Yr Forecast
Never Married	748	855	5,894	6,715	24,313	27,279
Married, Spouse Present	1,207	1,354	15,599	17,715	58,250	65,125
Married, Spouse Absent	339	393	1,621	1,855	4,200	4,716
Divorced	447	512	3,811	4,386	13,119	14,807
Widowed	85	97	1,956	2,263	7,904	8,882

Value of Owner Occupied Housing Units	1 miles		3 miles		5 miles	
	Current	5 Yr Forecast	Current	5 Yr Forecast	Current	5 Yr Forecast
< \$20,000	1	1	82	69	787	769
\$20,000 - \$39,999	2	4	93	155	974	1,116
\$40,000 - \$59,999	--	2	84	123	582	742
\$60,000 - \$79,999	--	--	41	40	493	378
\$80,000 - \$99,999	--	--	44	61	732	677
\$100,000 - \$149,999	61	31	236	175	1,657	1,781
\$150,000 - \$199,999	59	95	301	393	1,592	1,798
\$200,000 - \$299,999	94	80	1,496	1,154	5,815	4,821
\$300,000 - \$399,999	169	159	2,237	2,200	8,877	8,044
\$400,000 - \$499,999	153	164	2,106	2,148	7,254	7,865
\$500,000 - \$749,999	232	248	2,687	3,273	8,104	10,197
\$750,000 - \$999,999	67	115	1,067	1,555	2,740	4,460
\$1,000,000 - \$1,499,999	9	35	356	769	970	2,001
\$1,500,000 - \$1,999,999	--	2	31	156	119	451
\$2,000,000+	--	--	8	23	116	164
Median Value	\$350.2k	\$384.2k	\$421.5k	\$465.5k	\$376.1k	\$416.7k
Average Value	\$413.7k	\$455.2k	\$471.9k	\$527.1k	\$422.1k	\$472.3k

Heritage 23

Florida 64 & Grand Harbour Parkway · FL-64 & Grand Harbour Pkwy, Florida 34212, USA

Types of Housing Units	1 miles		3 miles		5 miles	
	Current	5 Yr Forecast	Current	5 Yr Forecast	Current	5 Yr Forecast
Single Unit Detached	885	975	11,114	12,430	37,953	41,839
Single Unit Attached	189	209	955	1,071	3,192	3,532
2 Units	2	2	185	211	882	953
3 to 4 Units	43	48	494	568	1,605	1,769
5 to 19 Units	259	288	1,584	1,723	4,323	4,695
20 to 49 Units	121	136	1,356	1,502	2,579	2,899
50+ Units	18	20	119	132	433	472
Mobile Home	--	--	743	801	8,555	9,122
Other	--	--	74	79	103	110

Household Income	1 miles		3 miles		5 miles	
	Current	5 Yr Forecast	Current	5 Yr Forecast	Current	5 Yr Forecast
<\$15,000	58	59	573	557	2,553	2,413
\$15,000-\$24,999	26	23	567	494	2,818	2,490
\$25,000-\$34,999	113	109	863	873	3,292	3,232
\$35,000-\$49,999	107	88	1,340	1,167	6,133	5,550
\$50,000-\$74,999	182	202	2,058	2,277	7,912	8,496
\$75,000-\$99,999	223	224	2,165	2,171	6,892	7,129
\$100,000-\$124,999	205	209	1,722	1,906	5,693	6,203
\$125,000-\$149,999	209	223	1,362	1,604	4,689	5,323
\$150,000-\$199,999	122	209	1,416	1,874	5,307	6,760
\$200,000-\$249,999	43	74	720	1,056	2,472	3,837
\$250,000-\$499,999	43	61	888	1,233	2,670	3,835
\$500,000+	10	20	495	814	1,155	1,968
Median Household income	\$95.6k	\$104.9k	\$98.9k	\$110.4k	\$92.9k	\$104.3k
Average Household Income	\$106.2k	\$119k	\$126.3k	\$141.6k	\$114.3k	\$129.1k

Heritage 23

Florida 64 & Grand Harbour Parkway · FL-64 & Grand Harbour Pkwy, Florida 34212, USA

Education	1 miles		3 miles		5 miles	
	Current	5 Yr Forecast	Current	5 Yr Forecast	Current	5 Yr Forecast
< 9th Grade	43	52	496	600	2,244	2,538
No High School Degree	36	42	570	660	4,755	5,259
High School Graduate	759	880	5,852	6,731	25,780	28,788
Some College, No Degree	368	417	4,952	5,684	19,746	22,130
Associate's Degree	298	339	2,919	3,340	10,828	12,189
Bachelor's Degree	633	716	6,469	7,371	19,391	21,872
Master's Degree	217	244	2,738	3,125	9,099	10,247
Professional Degree	109	121	1,113	1,266	2,608	2,944
Doctorate Degree	7	7	292	339	1,276	1,447

Labor Force	1 miles		3 miles		5 miles	
	Current	5 Yr Forecast	Current	5 Yr Forecast	Current	5 Yr Forecast
Civilian Labor Force, Employed	1,631	1,850	15,992	18,156	56,591	63,428
Civilian Labor Force, Unemployed	104	121	681	796	2,668	2,982
Armed Forces	--	--	--	--	48	55
Not in Labor Force	1,055	1,201	11,857	13,600	47,241	52,983
% Civilian Labor Force Unemployed	6%	6%	4%	4%	5%	5%

Heritage 23

Florida 64 & Grand Harbour Parkway · FL-64 & Grand Harbour Pkwy, Florida 34212, USA

Transportation to Work	1 miles		3 miles		5 miles	
	Current	5 Yr Forecast	Current	5 Yr Forecast	Current	5 Yr Forecast
Worked at Home	105	116	1,741	1,971	6,330	7,096
Walked	21	24	183	211	354	404
Bicycle	--	1	--	4	115	127
Carpooled	129	148	1,375	1,560	5,349	5,952
Drove Alone	1,488	1,696	12,234	13,859	41,512	46,605
Public Transport	1	1	18	23	327	361
Other	8	8	133	150	669	743

Travel Time to Work	1 miles		3 miles		5 miles	
	Current	5 Yr Forecast	Current	5 Yr Forecast	Current	5 Yr Forecast
Travel Time: < 15 Minutes	313	358	2,383	2,694	8,153	9,082
Travel Time: 15 - 29 Minutes	685	780	5,797	6,568	19,583	21,979
Travel Time: 30 - 44 Minutes	509	579	3,718	4,184	12,172	13,567
Travel Time: 45 - 59 Minutes	62	70	831	941	4,688	5,223
Travel Time: 60+ Minutes	91	102	1,103	1,228	3,163	3,509
Average Travel Time	28	28	30	30	30	30

Heritage 23

Florida 64 & Grand Harbour Parkway · FL-64 & Grand Harbour Pkwy, Florida 34212, USA

Population by Industry	1 miles		3 miles		5 miles	
	Current	5 Yr Forecast	Current	5 Yr Forecast	Current	5 Yr Forecast
Accommdtn/Food Svcs	186	213	1,126	1,268	4,200	4,662
Admin/Spprt/Waste Mgmt	134	154	929	1,068	2,885	3,245
Agriculture/Forest/Fish/Hunt/Mine	--	1	28	36	209	236
Entertainment/Rec	39	44	399	438	1,518	1,710
Construction	75	85	1,040	1,174	3,899	4,375
Educational Svcs	130	148	1,268	1,423	4,653	5,198
Fin/Insur/RE/Rent/Lse	122	138	1,070	1,204	3,963	4,437
Health Care/Soc Asst	261	296	2,274	2,592	7,903	8,890
Information	13	16	264	302	893	1,013
Mgmt of Companies	--	1	4	6	27	35
Total Manufacturing	148	169	1,177	1,339	3,809	4,280
Oth Svcs, Not Pub Admin	288	329	1,386	1,581	3,240	3,620
Prof/Sci/Tech/Admin	126	141	1,423	1,596	4,336	4,857
Public Administration	37	42	482	535	1,921	2,131
Retail Trade	118	136	1,916	2,197	8,101	9,114
Transport/Warehse/Utils	56	63	763	858	2,588	2,900
Wholesale Trade	37	43	348	394	1,599	1,792

Heritage 23

Florida 64 & Grand Harbour Parkway · FL-64 & Grand Harbour Pkwy, Florida 34212, USA

Population by Occupation	1 miles		3 miles		5 miles	
	Current	5 Yr Forecast	Current	5 Yr Forecast	Current	5 Yr Forecast
Architect/Engineer	19	20	232	245	1,077	1,188
Arts/Entertain/Sports	39	44	524	587	1,661	1,883
Building Grounds Maint	147	173	638	753	1,898	2,153
Business/Financial Ops	33	38	674	771	2,740	3,088
Community/Soc Svcs	80	88	309	340	717	784
Computer/Mathematical	13	14	414	470	1,895	2,123
Construction/Extraction	33	39	509	577	1,892	2,120
Edu/Training/Library	94	107	777	870	3,095	3,478
Farm/Fish/Forestry	1	--	23	21	169	174
Food Prep/Serving	222	255	1,074	1,217	3,520	3,915
Health Practitioner/Tec	145	162	1,198	1,362	4,293	4,853
Healthcare Support	32	38	419	487	1,264	1,422
Maintenance Repair	16	18	274	312	1,360	1,525
Legal	15	17	196	223	500	564
Life/Phys/Soc Science	10	10	97	106	372	406
Management	288	325	2,403	2,703	6,943	7,751
Office/Admin Support	204	233	1,926	2,172	6,222	6,969
Production	28	33	433	499	1,675	1,886
Protective Svcs	38	43	315	350	1,445	1,586
Sales/Related	133	150	1,941	2,214	7,808	8,784
Personal Care/Svc	152	174	838	957	1,945	2,184
Transportation/Moving	32	36	682	777	3,252	3,658
White Collar	1,071	1,209	10,691	12,063	37,324	41,871
Blue Collar	109	126	1,898	2,165	8,179	9,189
Service & Farm	593	683	3,306	3,784	10,242	11,435