

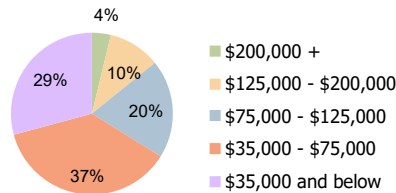
Carrollwood Center Tampa, FL	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
---------------------------------	------------------	------------------	------------------

Current Year Demographics

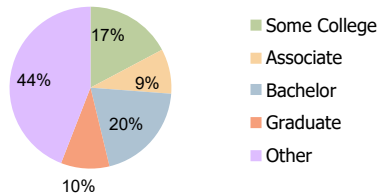
Current Population	12,885	107,568	307,571
Total Daytime Pop	12,649	113,315	343,039
Workplace Pop	7,904	56,386	170,573
Average Household Income	\$84,800	\$74,433	\$71,071
Average Disposable Income	\$67,985	\$62,017	\$59,387
Total Households	5,911	43,519	121,768
Median Home Value	\$391,163	\$353,720	\$359,099
College (4+)	38.5%	29.7%	28.3%
Total Consumer Spending/Capita (Weekly)	\$392	\$385	\$382
Population per Household	2.13	2.01	2.47
% of Households with Children	24.9%	25.2%	25.7%

2028 Demographic Projections

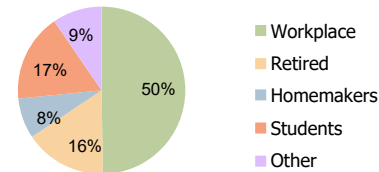
Projected Population	11,770	99,243	286,343
Projected 5 Year Annual Growth Rate (Pop)	-1.8%	-1.6%	-1.4%



Household Income (3.00 Mile Radius)



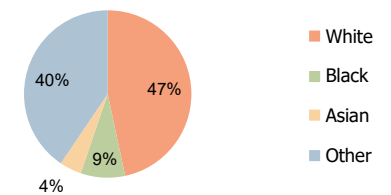
Education (3.00 Mile Radius)



Daytime Population (3.00 Mile Radius)

Hispanic Ethnicity

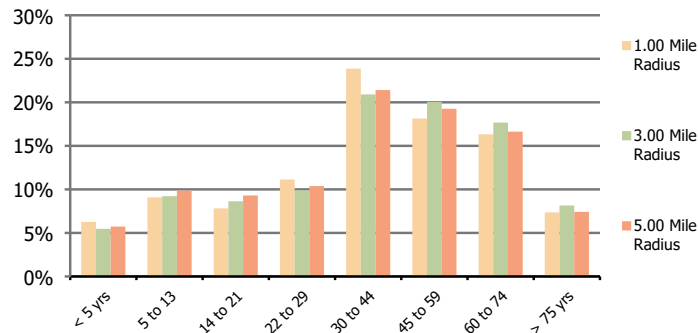
50% Hispanic | 50% Non Hispanic



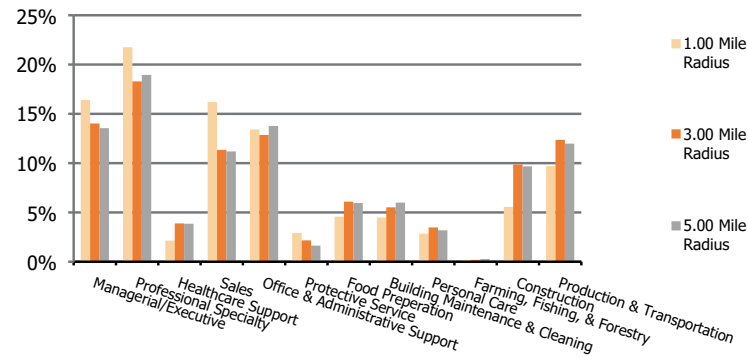
Race (3.00 Mile Radius)

Carrollwood Center Tampa, FL	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
--	-------------------------	-------------------------	-------------------------

Population by Age Range



Occupation



	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius	
Population	Current Estimated Population	12,885	107,568	307,571
	2010 Census Population	6,070	76,861	222,381
	2000 Census Population	6,296	76,182	217,603
	Historical Annual Growth 2000 to 2010	-0.4%	0.1%	0.2%
	Estimated Annual Growth 2010 to 2023	5.8%	2.6%	2.5%
	Projected Annual Growth 2023 to 2028	-1.8%	-1.6%	-1.4%
Ethnic	Hispanic or Latino Population	40%	50%	45%
	Non Hispanic or Latino Population	60%	50%	55%
Race	White	50.5%	46.7%	44.2%
	Black or African American	11.1%	8.6%	14.5%
	Asian & Pacific Islander	5.1%	4.3%	3.8%
	Other Races	33.2%	40.5%	37.6%