Extended Demographic Report - PopStats

2020 Census, 2023 Estimates & 2028 Projections
Calculated using TAS Retrieval

Dec 5, 2023

BRIXMOR®

Latitude: 29.0549   Longitude: -81.3036

Northgate Shopping Center DeLand, FL		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Population	Current Year Estimated Population	30,084	68,793	154,787
	Population Est 23Q1	29,847	68,123	153,712
	Population Est 22Q4	29,852	68,107	153,696
	Population Est 22Q3	29,662	67,666	153,000
	Population Est 22Q2	29,513	67,114	152,429
	Population Est 22Q1	29,431	66,836	151,847
	Population Est 21Q4	29,354	66,529	151,373
	Population Est 21Q3	29,296	66,309	150,965
	Population Est 21Q2	29,292	66,171	148,595
	Population Fcst	31,018	72,358	162,760
	2010 Census Population	19,210	48,678	99,612
	2000 Census Population	17,567	41,484	81,061
	1990 Census Population	15,486	35,146	63,995
	Current Year Daytime Population	42,839	72,169	140,992
	Average Seasonal Population	1,019	2,102	5,582
	Historical Annual Growth, 1990 – 2000	1.27%	1.67%	2.39%
	Historical Annual Growth, 2000 – 2010	0.90%	1.61%	2.08%
	Estimated Annual Growth, 2010 – CY	3.44%	2.64%	3.38%
	Projected Annual Growth, CY to Y5	0.61%	1.02%	1.01%
	Group Qtrs Est	2,992	3,406	4,677
	Transient Est Average Last 4 Qtrs	474	1,453	9,675
Households	Current Year Estimated Households	11,623	26,885	60,976
	Households Est 23Q1	11,524	26,609	60,527
	Households Est 22Q4	11,523	26,605	60,520
	Households Est 22Q3	11,437	26,423	60,234
	Households Est 22Q2	11,377	26,217	60,029
	Households Est 22Q1	11,342	26,105	59,792
	Households Est 21Q4	11,312	25,980	59,592
	Households Est 21Q3	11,285	25,890	59,430
	Households Est 21Q2	11,278	25,821	58,430
	Households Fcst	12,016	28,329	64,455
	2010 Census Households	7,636	19,342	39,462
	2000 Census Households	7,304	16,841	32,686
	1990 Census Households	6,371	13,949	25,591
	Historical Annual Growth, 1990 – 2000	1.38%	1.90%	2.48%
	Historical Annual Growth, 2000 – 2010	0.45%	1.39%	1.90%
	Estimated Annual Growth, 2010 – CY	3.22%	2.52%	3.34%
	Projected Annual Growth, CY to Y5	0.67%	1.05%	1.12%
	Population per Household	2.33	2.43	2.46

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.

Demographic Source: Synergos Technologies, Inc

Extended Demographic Report - PopStats

2020 Census, 2023 Estimates & 2028 Projections
Calculated using TAS Retrieval

Dec 5, 2023

BRIXMOR®

Latitude: 29.0549   Longitude: -81.3036

Northgate Shopping Center DeLand, FL	5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Income			
HH Income $500,000 or more	0.6%	0.7%	0.6%
HH Income $250,000 to $499,999	0.7%	0.8%	0.7%
HH Income $200,000 to $249,999	1.6%	1.9%	1.6%
HH Income $175,000 to $199,999	1.7%	3.1%	2.8%
HH Income $150,000 to $174,999	1.9%	2.5%	2.8%
HH Income $100,000 to 149,999	10.4%	12.8%	14.1%
HH Income $75,000 to 99,999	12.8%	13.5%	13.8%
HH Income $50,000 to 74,999	17.7%	18.0%	19.4%
HH Income $35,000 to 49,999	14.1%	14.3%	14.4%
HH Income $25,000 to 34,999	10.5%	10.2%	10.4%
HH Income $15,000 to 24,999	13.5%	10.7%	9.5%
HH Income $0 to 14,999	14.4%	11.5%	9.9%
Average Household Income	$61,851	$71,402	$73,069
Median Household Income	$47,331	$55,049	$57,709
Per Capita Income	$25,578	$28,773	$29,346
2000 Average HH Income	$41,607	$45,331	$45,566
2000 Median HH Income	$29,239	$33,737	$35,466
Average Disposable Income	54,348	60,722	61,837
Median Disposable Income	42,670	49,218	51,634
Discretionary HH Income Over $150,000	0.8%	1.0%	0.7%
Discretionary HH Income $125,000 to $149,999	1.3%	2.5%	2.1%
Discretionary HH Income $100,000 to $124,999	2.2%	3.6%	3.6%
Discretionary HH Income $75,000 to $99,999	5.2%	7.2%	7.9%
Discretionary HH Income $50,000 to $74,999	13.1%	15.8%	17.2%
Discretionary HH Income $25,000 to $49,999	30.4%	30.7%	31.8%
Discretionary HH Income Under $25,000	47.0%	39.3%	36.7%
Average Discretionary HH Income	34,731	40,959	41,948
Median Discretionary HH Income	27,237	32,820	34,435
Householder White – Count	8,474	19,701	43,730
Median HH Income	$52,135	$61,537	$62,291
Average HH Income	$63,567	$70,618	$71,658
Householder Black or African-American – Count	1,361	2,659	4,581
Median HH Income	$24,957	$31,820	$43,591
Average HH Income	$35,396	$41,732	$53,144
Householder Hispanic – Count	1,210	2,941	8,539
Median HH Income	$40,393	$40,569	$45,408
Average HH Income	$50,111	$56,710	$57,803
Householder Asian or Pacific Islander – Count	52	220	709
Median HH Income	$81,162	$66,224	$48,828
Average HH Income	$91,794	$91,431	$73,017
Householder Other or Pacific Islander – Count	526	1,364	3,417
Median HH Income	$62,046	$54,347	$52,748
Average HH Income	$64,391	$63,834	$59,753
Gender			
Male Population	13,998	32,617	74,378
Female Population	16,086	36,176	80,409

Demographic Source: Synergos Technologies, Inc

Extended Demographic Report - PopStats

2020 Census, 2023 Estimates & 2028 Projections
Calculated using TAS Retrieval

Dec 5, 2023

BRIXMOR®

Latitude: 29.0549   Longitude: -81.3036

Northgate Shopping Center DeLand, FL	5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Total Population by Age			
Count of Pop 0 to 4 years	1,448	3,359	7,269
Count of Pop 0 to 7 years	2,009	4,780	10,471
Count of Pop 5 - 13	2,705	6,564	14,639
Count of Pop 14 - 18	1,766	3,619	7,573
Count of Pop 19 - 22	2,015	3,804	7,590
Count of Pop 22 - 25	1,567	2,853	5,559
Count of Pop 25 - 29	1,863	3,915	8,135
Count of Pop 30 - 34	1,660	3,795	8,392
Count of Pop 35 - 39	1,595	3,837	8,724
Count of Pop 40 - 44	1,486	3,644	8,497
Count of Pop 45 - 59	4,685	11,627	27,941
Count of Pop 60 - 74	5,562	13,731	31,961
Count of Pop 75 - 84	2,559	5,798	13,390
Count of Pop 85+	1,174	2,248	5,117
% of Pop 0 to 4 years	4.8%	4.9%	4.7%
% of Pop 0 to 7 years	6.7%	6.9%	6.8%
% of Pop 5 - 13	9.0%	9.5%	9.5%
% of Pop 14 - 18	5.9%	5.3%	4.9%
% of Pop 19 - 22	6.7%	5.5%	4.9%
% of Pop 22 - 25	5.2%	4.1%	3.6%
% of Pop 25 - 29	6.2%	5.7%	5.3%
% of Pop 30 - 34	5.5%	5.5%	5.4%
% of Pop 35 - 39	5.3%	5.6%	5.6%
% of Pop 40 - 44	4.9%	5.3%	5.5%
% of Pop 45 - 59	15.6%	16.9%	18.1%
% of Pop 60 - 74	18.5%	20.0%	20.6%
% of Pop 75 - 84	8.5%	8.4%	8.7%
% of Pop 85+	3.9%	3.3%	3.3%
Median Age	41.4	43.6	45.6
Average Age	42.9	43.6	44.5
Male Population by Age			
% of Pop 0 to 4 years	5.3%	5.3%	5.0%
% of Pop 5 - 13	9.9%	10.2%	10.0%
% of Pop 14 - 18	6.0%	5.5%	5.2%
% of Pop 19 - 22	6.8%	5.7%	5.2%
% of Pop 22 - 25	5.4%	4.3%	3.8%
% of Pop 25 - 29	6.6%	6.0%	5.5%
% of Pop 30 - 34	5.7%	5.6%	5.6%
% of Pop 35 - 39	5.4%	5.7%	5.7%
% of Pop 40 - 44	5.0%	5.4%	5.6%
% of Pop 45 - 59	16.0%	17.1%	18.2%
% of Pop 75 - 84	7.6%	7.8%	8.0%
% of Pop 60 - 74	17.7%	19.1%	19.7%
% of Pop 85+	2.5%	2.3%	2.5%
Median Age	38.9	41.6	43.6
Average Age	41.1	42.2	43.1

Demographic Source: Synergos Technologies, Inc

Extended Demographic Report - PopStats

2020 Census, 2023 Estimates & 2028 Projections
Calculated using TAS Retrieval

Dec 5, 2023

BRIXMOR®

Latitude: 29.0549   Longitude: -81.3036

Northgate Shopping Center DeLand, FL	5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
% of Pop 0 to 4 years	4.3%	4.5%	4.4%
% of Pop 5 - 13	8.2%	9.0%	8.9%
% of Pop 14 - 18	5.8%	5.0%	4.6%
% of Pop 19 - 22	6.6%	5.3%	4.6%
% of Pop 22 - 25	5.1%	4.0%	3.4%
% of Pop 25 - 29	5.8%	5.4%	5.0%
% of Pop 30 - 34	5.3%	5.4%	5.3%
% of Pop 35 - 39	5.2%	5.5%	5.6%
% of Pop 40 - 44	4.9%	5.2%	5.4%
% of Pop 45 - 59	15.2%	16.7%	17.9%
% of Pop 60 - 74	19.2%	20.8%	21.5%
% of Pop 75 - 84	9.3%	9.0%	9.3%
% of Pop 85+	5.1%	4.1%	4.0%
Median Age	43.7	45.5	47.5
Average Age	44.5	44.9	45.8
Race			
Count of White	20,346	47,994	108,467
Count of Black or African-American	3,388	7,189	13,330
Count of Asian or Pacific Islander	506	1,164	2,657
Count of Other races	5,843	12,447	30,334
White	67.6%	69.8%	70.1%
Black or African American	11.3%	10.5%	8.6%
Asian	1.7%	1.7%	1.7%
Other Races	19.4%	18.1%	19.6%
Language Spoken			
Speak English at Home	86.5%	86.1%	83.5%
Speak Spanish at Home	10.9%	11.1%	13.6%
Speak French or French Creole at Home	0.6%	0.5%	0.5%
Speak German at Home	0.4%	0.4%	0.4%
Speak Other Indo-European Languages at Home	0.8%	0.7%	0.6%
Speak Russian and Other Slavic Languages at H	0.2%	0.2%	0.2%
Speak Chinese at Home	0.1%	0.2%	0.3%
Speak Korean at Home	0.1%	0.1%	0.1%
Speak Vietnamese at Home	0.1%	0.2%	0.2%
Speak Other Asian Languages at Home	0.1%	0.1%	0.2%
Speak Tagalog and Other Pacific Languages at H	0.2%	0.2%	0.3%
Speak Other Language at Home	0.0%	0.1%	0.3%
Hispanic			
Hispanic Population	5,948	12,337	31,540
Hispanic Population Percent	19.8%	17.9%	20.4%
Mexican	54.7%	48.8%	26.5%
Puerto Rican	23.9%	29.2%	45.9%
Cuban	2.1%	5.5%	7.2%
Dominican	1.0%	0.8%	3.1%
Central American	1.6%	1.9%	1.7%
South American	9.2%	7.1%	8.1%
Other Hispanic	7.5%	6.8%	7.4%
2000 Hispanic Population Percent	10%	8%	9%
1990 Hispanic Population Percent	3%	3%	4%

Demographic Source: Synergos Technologies, Inc

Extended Demographic Report - PopStats

2020 Census, 2023 Estimates & 2028 Projections
Calculated using TAS Retrieval

Dec 5, 2023

BRIXMOR®

Latitude: 29.0549   Longitude: -81.3036

Northgate Shopping Center DeLand, FL		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Ancestry	American (percent of total population)	4.0%	4.0%	4.2%
	American	3.7%	3.8%	3.9%
	Native American (ie. Indian/Eskimo)	0.2%	0.2%	0.2%
	Hawaiian/Pacific Islander	0.0%	0.0%	0.0%
	Asian (percent of total population)	1.6%	1.7%	1.7%
	Chinese	0.2%	0.3%	0.3%
	Japanese	0.1%	0.0%	0.1%
	Korean	0.1%	0.1%	0.1%
	South Central Asian (ie. Indian)	0.5%	0.3%	0.3%
	South East Asian (ie. Vietnamese)	0.6%	0.7%	0.9%
	Other Asian	0.1%	0.2%	0.1%
	European (percent of total population)	23.8%	25.0%	25.9%
	British	5.1%	5.3%	5.1%
	Dutch	0.5%	0.5%	0.5%
	French	0.9%	1.0%	1.1%
	German	4.7%	5.1%	5.5%
	Italian	2.6%	3.0%	3.4%
	Polish	1.4%	1.3%	1.2%
	Scandinavian	0.9%	1.0%	1.0%
	Scotch/Irish	5.4%	5.5%	5.9%
	Other European (ie. Greek/Russian)	2.1%	2.3%	2.2%
	Middle Eastern	0.2%	0.1%	0.2%
	Other Ancestry	33.8%	32.1%	29.0%
	Unclassified Ancestry	16.8%	19.2%	18.7%
Education (Age 25+)	Adult Population (25 Years or Older)	20,583	48,595	112,158
	Elementary (0 to 8)	3.2%	2.8%	2.7%
	Some High School (9 to 11)	6.5%	5.7%	6.4%
	High School Graduate (12)	32.8%	30.6%	31.0%
	Some College (13 to 16)	22.4%	22.0%	22.6%
	Associates Degree Only	12.2%	13.3%	12.8%
	Bachelors Degree Only	13.5%	16.3%	15.9%
	Graduate Degree	9.3%	9.3%	8.4%
	% College (4+)	22.8%	25.6%	24.4%
Household Type	Total Households – count	11,623	26,885	60,976
	One Person HHs – count	3,990	7,862	16,489
	Family HHs – count	6,420	16,751	39,835
	Married Couple – count	4,365	12,229	30,406
	w/own children – count	1,192	3,617	8,821
	w/out own children – count	3,173	8,612	21,584
	Male Householder – count	552	1,342	3,099
	Female Householder – count	1,503	3,180	6,331
	Non-Family Households – count	1,213	2,271	4,652
	1 Person Household	34.3%	29.2%	27.0%
	2 Person Household	33.6%	35.7%	36.7%
	3 Person Household	13.6%	14.9%	15.6%
	4 Person Household	10.2%	11.4%	11.8%
	5 Person Household	4.7%	5.2%	5.3%
	6 Person Household	2.0%	2.2%	2.2%
	7+ Person Household	1.5%	1.5%	1.4%
	% Households With Children	16.9%	20.7%	22.1%

Extended Demographic Report - PopStats

2020 Census, 2023 Estimates & 2028 Projections
Calculated using TAS Retrieval

BRIXMOR®

Dec 5, 2023

Northgate Shopping Center DeLand, FL		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Housing	Total Housing Units	13,047	29,581	66,891
	Owner Occupied Percent	52.6%	62.6%	67.3%
	Renter Occupied Percent	36.5%	28.3%	23.8%
	Vacant Housing Percent	10.9%	9.1%	8.8%
	Total Housing Units (Census 2000)	8,062	18,357	35,305
	For Rent (Census 2000)	27%	23%	18%
	For Sale (Census 2000)	18%	18%	19%
	Rented or Sold, (Census 2000)	12%	10%	9%
	Seasonal (Census 2014)	21%	17%	19%
	Other (Census 2000)	12%	14%	16%
Homes Built By Year	Homes Built 1990 to 2000	13%	18%	22%
	Homes Built 1980 to 1989	22%	26%	28%
	Homes Built 1970 to 1979	24%	23%	22%
	Homes Built 1960 to 1969	14%	12%	11%
	Homes Built 1950 to 1959	15%	12%	10%
	Homes Built 1940 to 1949	5%	4%	3%
	Homes Built Before 1939	8%	6%	5%
Units in Structure	1 Unit	63%	70%	75%
	2 - 9 Units	13%	11%	8%
	Greater than 10 Units	11%	7%	4%
	Mobilie Trailer	13%	12%	12%
	Other Units	0%	0%	0%
Home Value (Owner Occupied)	Property Value $1,000,000 or more	1.4%	1.9%	1.8%
	Property Value $750,000 to $999,999	2.6%	2.7%	2.3%
	Property Value $500,000 to $749,999	9.3%	13.0%	13.4%
	Property Value $400,000 to $499,999	11.6%	14.4%	15.2%
	Property Value $300,000, to $399,999	19.6%	21.7%	23.6%
	Property Value $200,000 to $299,999	26.4%	21.7%	22.3%
	Property Value $150,000 to $199,999	10.8%	8.7%	7.6%
	Property Value $100,000 to $149,999	5.9%	6.1%	5.1%
	Property Value $60,000 to $99,999	4.8%	4.4%	3.5%
	Property Value $40,000 to $59,999	1.9%	2.0%	1.6%
	Property Value $0 to $39,999	4.3%	2.9%	3.1%
	Median Home Value	$280,815	$318,419	$327,852
	Median Rent	$556	$584	$595
Wealth per Household	$0 and under - percent	18.4%	17.5%	17.1%
	$1 to $4999 - percent	9.7%	8.9%	8.6%
	$5k to $9999 - percent	5.0%	4.7%	4.6%
	$10k to $24999 - percent	6.6%	6.4%	6.4%
	$25k to $49999 - percent	6.8%	6.9%	6.9%
	$50k to $99999 - percent	10.3%	10.4%	10.5%
	$100k to $249999 - percent	17.8%	18.3%	18.6%
	$250k to $499999 - percent	12.4%	13.0%	13.2%
	$500k+ - percent	13.0%	13.9%	14.1%
	Median HH Wealth	$66,884	$76,809	$80,631
	Avg HH Wealth	$219,764	$231,667	$235,593

Extended Demographic Report - PopStats

2020 Census, 2023 Estimates & 2028 Projections
Calculated using TAS Retrieval

Dec 5, 2023

BRIXMOR®

Latitude: 29.0549   Longitude: -81.3036

Northgate Shopping Center DeLand, FL	5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Economic Viability			
Economic Viability Local	213	221	221
Economic Viability Indexed	213	221	221
Occupation (Employed Civilians Age 16+)			
Employed Civilian Pop 16+ by Occupation	11,842	28,779	67,465
Managerial/Executive	14.3%	16.8%	14.8%
Professional Specialty	16.7%	18.7%	19.7%
Healthcare Support	4.2%	3.4%	3.6%
Sales	10.4%	10.7%	11.5%
Office & Administrative Support	12.2%	13.2%	13.3%
Protective Service	3.1%	2.6%	3.0%
Food Preperation	7.7%	6.2%	6.4%
Building Maintenance & Cleaning	5.4%	5.0%	4.4%
Personal Care	2.7%	1.9%	2.1%
Farming, Fishing, & Forestry	0.3%	0.3%	0.3%
Construction	11.0%	11.3%	10.2%
Production & Transportation	11.9%	9.8%	10.8%
Percent White Collar Workers	57.8%	62.7%	62.8%
Percent Blue Collar Workers	42.2%	37.3%	37.2%
Employment by Industry (Employed Civilians Age 16+)			
Agriculture/Mining/Construction	8.6%	10.8%	9.6%
Manufacturing	8.4%	7.2%	6.9%
Transportation	3.8%	3.7%	4.8%
Information	1.9%	1.9%	2.1%
Wholesale/Retail	13.2%	14.3%	14.8%
Finance, Insurance, Real Estate	7.0%	7.6%	8.2%
Professional Services	4.8%	6.5%	6.3%
Management Services	0.0%	0.0%	0.1%
Administrative/Waste Services	4.8%	5.2%	5.1%
Educational Services	24.9%	22.4%	22.2%
Entertainment Services	10.6%	9.8%	10.0%
Other Professional Services	6.8%	5.5%	5.1%
Public Administration	5.2%	4.9%	4.9%
Transportation To Work			
Drive to Work Alone	75.1%	78.1%	79.2%
Drive to Work Carpool	16.8%	15.5%	14.8%
Travel to Work by Public Transportation	0.9%	0.6%	0.5%
Drive to Work on Motorcycle	0.1%	0.1%	0.2%
Drive to Work on Bicycle	0.7%	0.4%	0.3%
Walked to Work	3.0%	2.0%	1.5%
Other Means	0.7%	0.5%	0.6%
Work at Home	2.7%	2.8%	2.9%

Extended Demographic Report - PopStats

2020 Census, 2023 Estimates & 2028 Projections
Calculated using TAS Retrieval

BRIXMOR

Dec 5, 2023   Latitude: 29.0549   Longitude: -81.3036

Northgate Shopping Center DeLand, FL		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
	Travel to Work in Less than 5 Minutes	3.7%	2.9%	2.5%
	Travel to Work in 5 to 9 Minutes	15.8%	13.9%	10.3%
	Travel to Work in 10 to 14 Minutes	22.8%	21.3%	17.1%
	Travel to Work in 15 to 19 Minutes	15.7%	16.1%	15.5%
	Travel to Work in 20 to 29 Minutes	11.9%	14.2%	17.0%
	Travel to Work in 30 to 44 Minutes	16.8%	17.9%	20.1%
	Travel to Work in 45 to 59 Minutes	5.8%	6.3%	8.6%
	Travel to Work in 60 Minutes or more	7.6%	7.4%	8.7%
	Average Travel Time to Work	24	24	26
Vehicles per HH	No Vehicles	9.0%	6.2%	4.8%
	1 Vehicle	45.4%	39.3%	36.3%
	2 Vehicles	32.5%	38.7%	42.3%
	3 or more vehicles	13.2%	15.8%	16.6%
	Average Number of Vehicles	1.54	1.70	1.77
Change	Births (last 12 months)	303	678	1,455
	Deaths (last 12 months)	353	819	1,940
	Migration (last 12 months)	628	1,833	2,878
Work place	Workplace Establishments	1,484	2,170	4,112
	Workplace Employees (FTE)	16,095	23,018	40,532

Demographic Source: Synergos Technologies, Inc