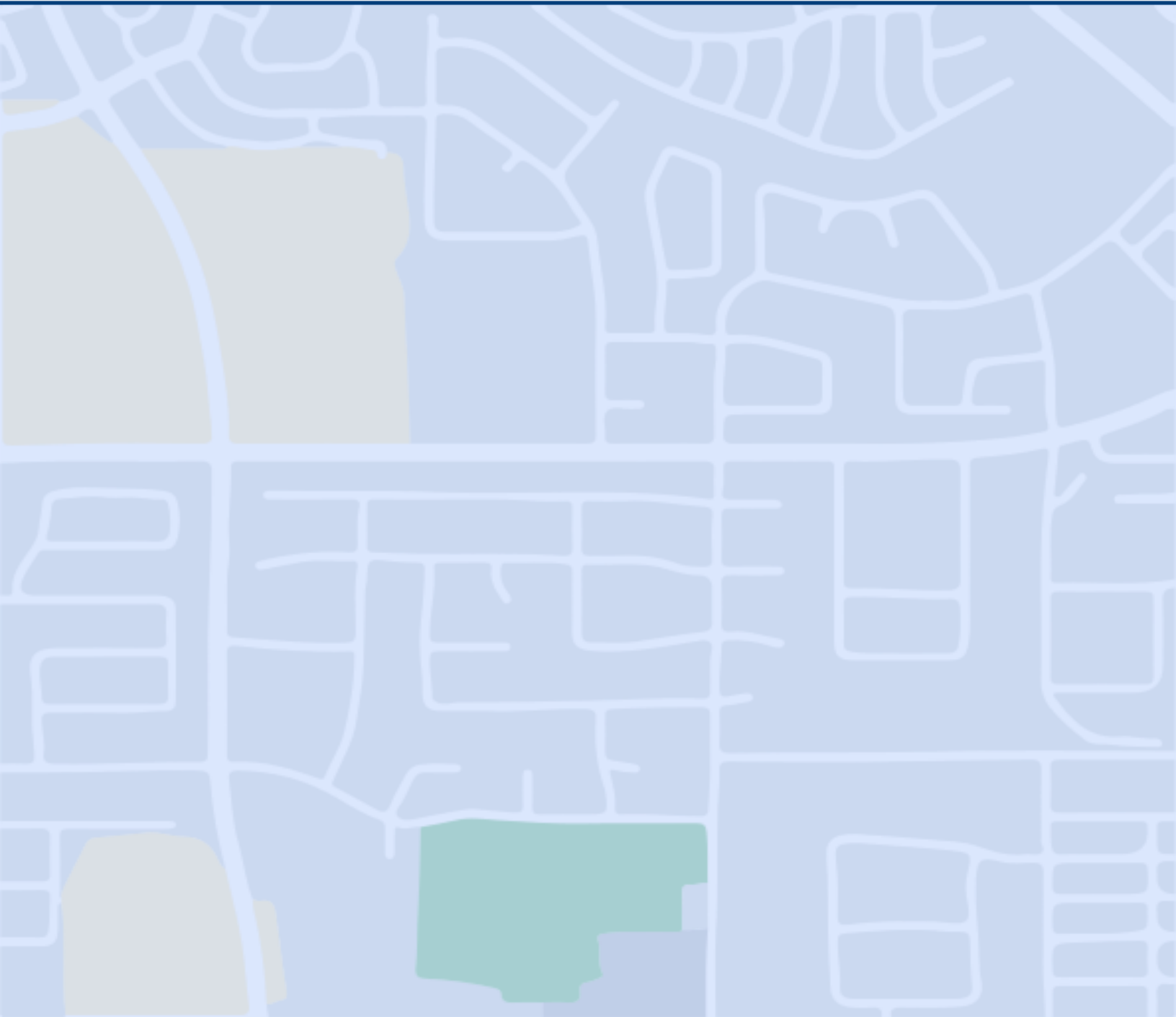




Heritage 23

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



Heritage 23

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

Overview

1 miles

3 miles

5 miles



	Current	5 Yr Forecast	Current	5 Yr Forecast	Current	5 Yr Forecast
Population	3,508	3,947	33,734	37,835	128,529	143,433
Workday Population	4,150	--	37,190	--	125,738	--
Population Growth: Curre...	--	12.514%	--	12.157%	--	11.596%

Households

1 miles

3 miles

5 miles



	Current	5 Yr Forecast	Current	5 Yr Forecast	Current	5 Yr Forecast
Total Households	1,434	1,597	14,502	16,312	53,677	60,129
Nonfamily Households	--	--	--	--	--	--

Housing Units

1 miles

3 miles

5 miles



	Current	5 Yr Forecast	Current	5 Yr Forecast	Current	5 Yr Forecast
Total Housing Units	1,610	1,777	16,912	18,758	61,636	68,214
Vacant Housing Units	176	180	2,410	2,447	7,958	8,085
Renter Occupied Housing ...	637	713	3,670	4,105	12,987	14,511
Owner Occupied Housing ...	797	884	10,831	12,207	40,690	45,618

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Gender	1 miles		3 miles		5 miles		^
	Current	5 Yr Forecast	Current	5 Yr Forecast	Current	5 Yr Forecast	
Male	1,681	1,889	16,160	18,096	61,379	68,379	
Female	1,827	2,058	17,574	19,739	67,150	75,054	

Ethnicity	1 miles		3 miles		5 miles		^
	Current	5 Yr Forecast	Current	5 Yr Forecast	Current	5 Yr Forecast	
White	2,539	2,784	26,758	29,706	94,663	104,441	
Black	249	282	1,412	1,394	8,607	8,640	
American Indian	11	14	109	130	460	536	
Asian	131	154	1,109	1,368	4,191	5,204	
Native Hawaiian / Pacific I...	3	4	27	27	91	94	
Other	151	191	1,041	1,245	6,751	7,882	
2+ Races	424	518	3,278	3,965	13,766	16,636	
% Hispanic	15.935%	17.355%	11.502%	12.219%	15.421%	16.289%	

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Age	1 miles		3 miles		5 miles		^
	Current	5 Yr Forecast	Current	5 Yr Forecast	Current	5 Yr Forecast	
Age 0 - 4	145	165	1,248	1,416	5,343	6,039	
Age 5 - 9	145	160	1,241	1,382	5,469	5,977	
Age 10 - 14	212	170	1,553	1,421	6,658	6,252	
Age 15 - 17	144	144	1,073	1,059	4,448	4,589	
Age 18 - 20	142	151	1,081	1,122	4,369	4,723	
Age 21 - 24	183	219	1,435	1,675	5,482	6,644	
Age 25 - 34	477	569	3,257	4,054	11,619	14,470	
Age 35 - 44	445	489	3,294	3,502	12,715	13,268	
Age 45 - 54	431	468	3,704	3,828	14,121	14,872	
Age 55 - 64	407	448	5,012	4,913	17,968	17,234	
Age 65 - 74	482	582	6,705	8,088	23,495	27,942	
Age 75 - 84	250	318	3,383	4,425	13,329	17,166	
Age 85+	46	64	748	952	3,513	4,258	
Median Age	44	46	51	52	50	51	
Median Age, Male	43	45	50	51	49	50	
Median Age, Female	44	46	51	53	50	52	
Average Age	43	44	48	49	47	48	
Average Age, Male	42	44	48	50	47	49	
Average Age, Female	43	--	48	--	48	--	

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Marital Status	1 miles		3 miles		5 miles		^
	Current	5 Yr Forecast	Current	5 Yr Forecast	Current	5 Yr Forecast	
Never Married	734	853	5,694	6,466	24,013	27,128	
Married, Spouse Present	1,490	1,685	16,875	18,999	60,610	68,034	
Married, Spouse Absent	384	451	1,689	1,954	4,990	5,677	
Divorced	308	358	3,378	3,854	12,601	14,304	
Widowed	90	106	2,056	2,343	8,845	10,022	

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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	--	--	31	29	692	687	
\$20,000 - \$39,999	1	1	118	102	1,103	1,199	
\$40,000 - \$59,999	1	1	86	149	502	685	
\$60,000 - \$79,999	--	1	52	44	547	381	
\$80,000 - \$99,999	--	1	47	80	575	648	
\$100,000 - \$149,999	3	2	81	97	1,325	1,440	
\$150,000 - \$199,999	19	7	193	147	1,448	1,305	
\$200,000 - \$299,999	123	95	1,527	1,064	5,128	4,288	
\$300,000 - \$399,999	202	193	2,299	2,257	8,757	7,619	
\$400,000 - \$499,999	166	185	2,259	2,244	7,760	8,182	
\$500,000 - \$749,999	205	243	2,636	3,321	7,827	10,656	
\$750,000 - \$999,999	61	113	1,068	1,630	3,156	4,863	
\$1,000,000 - \$1,499,999	12	37	274	755	1,223	2,444	
\$1,500,000 - \$1,999,999	1	5	97	166	460	761	
\$2,000,000+	--	1	64	120	187	459	
Median Value	\$396.6k	\$454.2k	\$433.7k	\$492k	\$399.4k	\$450.9k	
Average Value	\$452k	\$514.7k	\$489k	\$556.9k	\$461.4k	\$524.7k	

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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	927	1,023	11,201	12,460	39,560	43,967	
Single Unit Attached	174	190	1,022	1,129	3,281	3,657	
2 Units	3	3	207	227	995	1,072	
3 to 4 Units	86	94	691	788	1,992	2,222	
5 to 19 Units	258	285	1,709	1,868	4,582	5,076	
20 to 49 Units	134	149	1,276	1,413	2,582	2,915	
50+ Units	29	33	191	216	689	776	
Mobile Home	--	--	543	582	7,843	8,409	
Other	--	--	71	76	112	120	

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Household Income	1 miles		3 miles		5 miles		^
	Current	5 Yr Forecast	Current	5 Yr Forecast	Current	5 Yr Forecast	
<\$15,000	82	90	728	756	3,236	3,283	
\$15,000-\$24,999	20	20	466	479	2,538	2,521	
\$25,000-\$34,999	116	109	869	858	3,660	3,656	
\$35,000-\$49,999	142	166	1,380	1,315	6,358	5,925	
\$50,000-\$74,999	207	206	2,003	2,245	7,857	9,089	
\$75,000-\$99,999	283	290	2,241	2,297	7,243	7,586	
\$100,000-\$124,999	217	243	1,925	2,098	5,940	6,586	
\$125,000-\$149,999	160	183	1,392	1,634	4,757	5,429	
\$150,000-\$199,999	119	161	1,492	1,850	5,582	6,794	
\$200,000-\$249,999	44	64	820	1,064	2,784	3,841	
\$250,000-\$499,999	38	50	814	1,141	2,699	3,783	
\$500,000+	8	14	372	575	1,024	1,635	
Median Household income	\$88.4k	\$93k	\$98k	\$105.3k	\$90.9k	\$98.3k	
Average Household Income	\$99.2k	\$106k	\$120.8k	\$131.3k	\$112.1k	\$122.7k	

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Education

1 miles

3 miles

5 miles



	Current	5 Yr Forecast	Current	5 Yr Forecast	Current	5 Yr Forecast
< 9th Grade	70	84	755	880	2,410	2,715
No High School Degree	60	70	630	728	4,592	5,161
High School Graduate	820	960	5,752	6,599	24,918	28,071
Some College, No Degree	404	464	4,896	5,559	19,299	21,751
Associate's Degree	243	280	2,510	2,851	9,270	10,490
Bachelor's Degree	628	722	7,068	8,020	22,487	25,444
Master's Degree	239	273	3,186	3,627	9,647	10,893
Professional Degree	62	72	975	1,116	2,667	3,024
Doctorate Degree	12	14	332	381	1,470	1,660

Labor Force

1 miles

3 miles

5 miles



	Current	5 Yr Forecast	Current	5 Yr Forecast	Current	5 Yr Forecast
Civilian Labor Force, Empl...	1,804	2,072	16,483	18,634	59,511	67,061
Civilian Labor Force, Une...	130	150	931	1,065	2,929	3,314
Armed Forces	--	1	--	1	35	39
Not in Labor Force	1,024	1,182	11,921	13,564	47,103	53,220
% Civilian Labor Force Une...	7%	7%	5%	6%	5%	5%

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Transportation to Work

1 miles

3 miles

5 miles



	Current	5 Yr Forecast	Current	5 Yr Forecast	Current	5 Yr Forecast
Worked at Home	260	296	2,700	3,068	8,759	9,918
Walked	13	14	106	120	569	669
Bicycle	--	1	2	2	104	123
Carpooled	210	246	1,495	1,711	5,232	5,898
Drove Alone	1,382	1,603	11,805	13,383	41,841	47,401
Public Transport	--	1	9	11	157	165
Other	29	33	176	200	765	864

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	361	421	2,454	2,803	9,462	10,757
Travel Time: 15 - 29 Minutes	605	702	5,348	6,072	18,578	21,065
Travel Time: 30 - 44 Minutes	572	659	4,166	4,674	13,889	15,576
Travel Time: 45 - 59 Minutes	33	37	519	584	3,271	3,661
Travel Time: 60+ Minutes	79	90	1,018	1,133	3,150	3,524
Average Travel Time	27	27	30	30	29	29

Heritage 23

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Population by Industry	1 miles		3 miles		5 miles		^
	Current	5 Yr Forecast	Current	5 Yr Forecast	Current	5 Yr Forecast	
Accommdtn/Food Svcs	159	185	908	1,035	3,372	3,817	
Admin/Spprt/Waste Mgmt	177	208	1,029	1,189	3,179	3,615	
Agriculture/Forest/Fish/H...	--	--	16	18	307	346	
Entertainment/Rec	70	79	436	488	1,574	1,789	
Construction	63	72	943	1,076	3,708	4,174	
Educational Svcs	175	204	1,453	1,657	5,488	6,193	
Fin/Insur/RE/Rent/Lse	101	117	1,293	1,456	5,070	5,739	
Health Care/Soc Asst	261	301	2,739	3,115	8,669	9,840	
Information	7	8	209	233	869	990	
Mgmt of Companies	--	--	19	19	150	164	
Total Manufacturing	167	193	1,095	1,244	3,749	4,222	
Oth Svcs, Not Pub Admin	262	302	1,148	1,313	2,833	3,201	
Prof/Sci/Tech/Admin	164	189	1,849	2,086	4,969	5,620	
Public Administration	43	48	468	527	1,923	2,168	
Retail Trade	183	212	1,773	2,013	7,902	8,978	
Transport/Warehse/Utils	59	69	725	815	3,090	3,524	
Wholesale Trade	21	24	373	420	1,770	2,005	

Heritage 23

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Population by Occupation	1 miles		3 miles		5 miles		^
	Current	5 Yr Forecast	Current	5 Yr Forecast	Current	5 Yr Forecast	
Architect/Engineer	21	23	246	270	1,050	1,172	
Arts/Entertain/Sports	40	46	704	801	1,767	2,019	
Building Grounds Maint	87	103	449	529	1,831	2,099	
Business/Financial Ops	58	68	866	986	3,564	4,053	
Community/Soc Svcs	57	63	245	276	554	627	
Computer/Mathematical	12	14	419	476	1,724	1,949	
Construction/Extraction	43	49	674	772	2,290	2,575	
Edu/Training/Library	142	166	994	1,133	3,808	4,323	
Farm/Fish/Forestry	1	--	12	16	146	165	
Food Prep/Serving	219	256	985	1,128	3,060	3,472	
Health Practitioner/Tec	155	177	1,358	1,528	4,259	4,813	
Healthcare Support	4	5	386	438	1,488	1,693	
Maintenance Repair	16	19	226	264	1,257	1,442	
Legal	25	29	266	300	614	698	
Life/Phys/Soc Science	11	13	115	130	433	488	
Management	305	351	2,355	2,652	7,470	8,414	
Office/Admin Support	207	239	2,000	2,252	6,645	7,494	
Production	39	47	398	457	1,815	2,051	
Protective Svcs	90	102	414	463	1,431	1,589	
Sales/Related	118	136	1,877	2,140	8,099	9,218	
Personal Care/Svc	222	258	805	922	1,930	2,189	
Transportation/Moving	40	46	686	772	3,387	3,840	
White Collar	1,151	1,326	11,445	12,944	39,986	45,269	
Blue Collar	138	161	1,983	2,264	8,749	9,909	
Service & Farm	622	725	3,051	3,497	9,888	11,205	