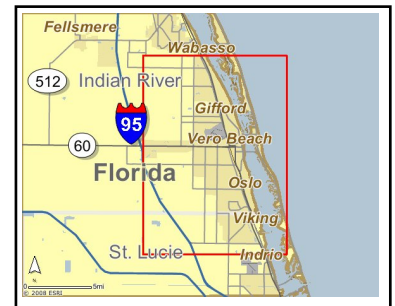
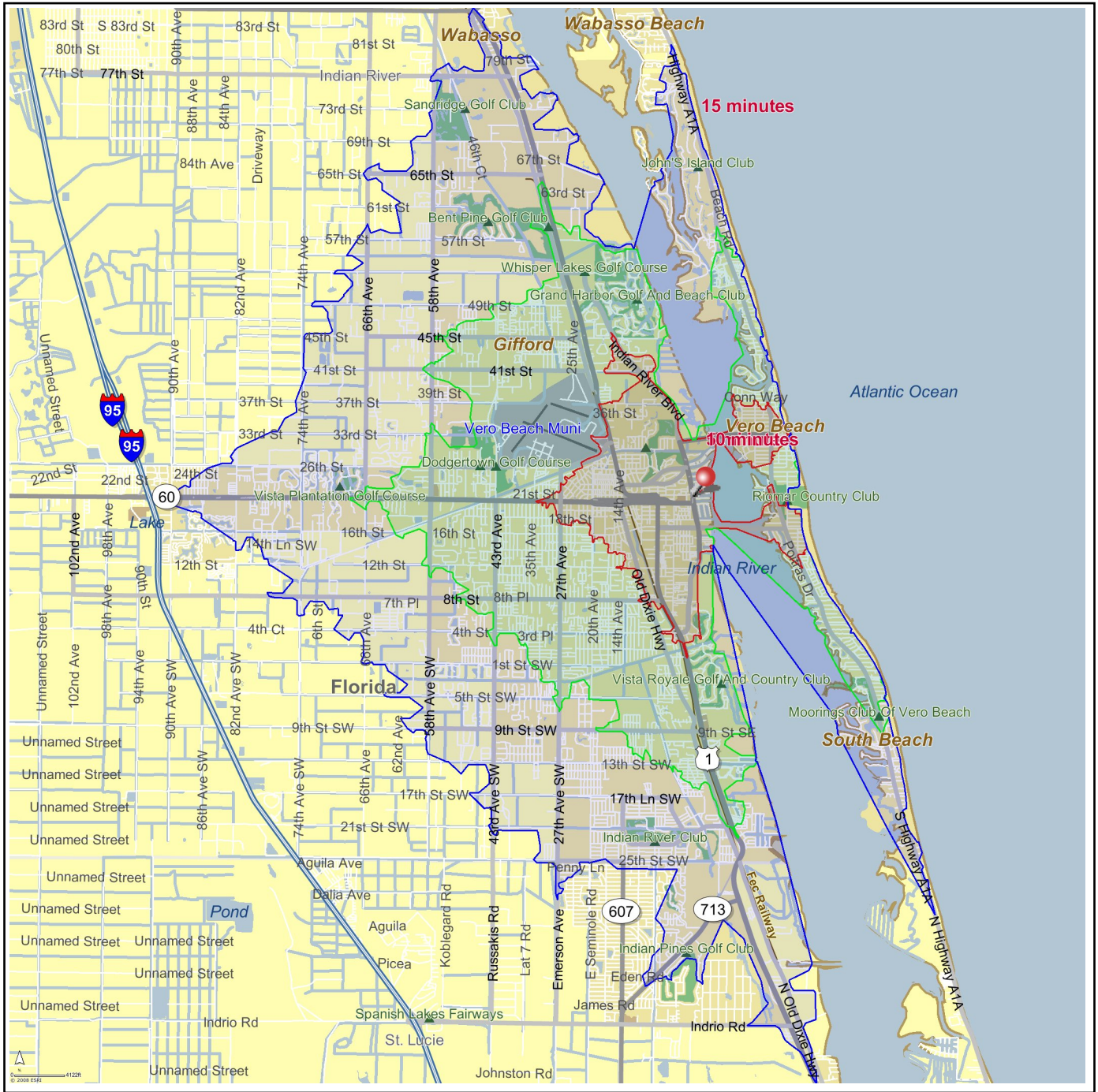


Site Map

2095 Indian River Blvd
Vero Beach, FL 32960

Prepared By: Larry Hiegel
June 25, 2008

Latitude 27.64
Longitude -80.3805





Executive Summary

Prepared By: Larry Hiegel

Site Type: Drive Time	2095 Indian River Blvd Vero Beach, FL 32960 Drive Time: 5 minutes	2095 Indian River Blvd Vero Beach, FL 32960 Drive Time: 10 minutes	2095 Indian River Blvd Vero Beach, FL 32960 Drive Time: 15 minutes
------------------------------	--	---	---

2008 Population

Total Population	15,887	57,510	99,101
Male Population	45.9%	47.1%	47.5%
Female Population	54.1%	52.9%	52.5%
Median Age	53.2	50.3	49.7

2008 Income

Median HH Income	\$39,604	\$47,851	\$50,714
Per Capita Income	\$34,921	\$35,836	\$36,905
Average HH Income	\$65,638	\$75,221	\$80,040

2008 Households

Total Households	8,582	27,217	45,445
Average Household Size	1.79	2.08	2.14
1990-2000 Annual Rate	1.3%	1.63%	1.97%

2008 Housing

Owner Occupied Housing Units	47.5%	59.5%	64.0%
Renter Occupied Housing Units	34.0%	23.7%	19.4%
Vacant Housing Units	18.5%	16.7%	16.6%

Population

1990 Population	12,581	44,937	67,252
2000 Population	14,035	50,127	78,454
2008 Population	15,887	57,510	99,101
2013 Population	17,613	64,740	114,292
1990-2000 Annual Rate	1.1%	1.1%	1.55%
2000-2008 Annual Rate	1.51%	1.68%	2.87%
2008-2013 Annual Rate	2.08%	2.4%	2.89%

In the identified market area, the current year population is 99,101. In 2000, the Census count in the market area was 78,454. The rate of change since 2000 was 2.87 percent annually. The five-year projection for the population in the market area is 114,292, representing a change of 2.89 percent annually from 2008 to 2013. Currently, the population is 47.5 percent male and 52.5 percent female.

Households

1990 Households	6,441	19,376	28,810
2000 Households	7,332	22,769	35,021
2008 Households	8,582	27,217	45,445
2013 Households	9,640	31,061	52,977
1990-2000 Annual Rate	1.3%	1.63%	1.97%
2000-2008 Annual Rate	1.93%	2.19%	3.21%
2008-2013 Annual Rate	2.35%	2.68%	3.11%

The household count in this market area has changed from 35,021 in 2000 to 45,445 in the current year, a change of 3.21 percent annually. The five-year projection of households is 52,977, a change of 3.11 percent annually from the current year total. Average household size is currently 2.14, compared to 2.20 in the year 2000. The number of families in the current year is 28,488 in the market area.

Housing

Currently, 64.0 percent of the 54,484 housing units in the market area are owner occupied; 19.4 percent, renter occupied; and 16.6 percent are vacant. In 2000, there were 41,345 housing units— 63.1 percent owner occupied, 21.6 percent renter occupied and 15.3 percent vacant. The rate of change in housing units since 2000 is 3.4 percent. Median home value in the market area is \$200,949, compared to a median home value of \$192,285 for the U.S. In five years, median home value is projected to change by -0.15 percent annually to \$199,436. From 2000 to the current year, median home value changed by 10.05 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013. ESRI converted 1990 Census data into 2000 geography.



Executive Summary

Prepared By: Larry Hiegel

Site Type: Drive Time	2095 Indian River Blvd Vero Beach, FL 32960 Drive Time: 5 minutes	2095 Indian River Blvd Vero Beach, FL 32960 Drive Time: 10 minutes	2095 Indian River Blvd Vero Beach, FL 32960 Drive Time: 15 minutes
-----------------------	---	--	--

Median Household Income

1990 Median HH Income	\$24,218	\$28,533	\$30,076
2000 Median HH Income	\$31,424	\$37,465	\$39,717
2008 Median HH Income	\$39,604	\$47,851	\$50,714
2013 Median HH Income	\$48,066	\$54,825	\$56,694
1990-2000 Annual Rate	2.64%	2.76%	2.82%
2000-2008 Annual Rate	2.84%	3.01%	3.01%
2008-2013 Annual Rate	3.95%	2.76%	2.25%

Per Capita Income

1990 Per Capita Income	\$17,957	\$17,546	\$19,069
2000 Per Capita Income	\$26,272	\$26,975	\$28,973
2008 Per Capita Income	\$34,921	\$35,836	\$36,905
2013 Per Capita Income	\$40,469	\$42,327	\$43,274
1990-2000 Annual Rate	3.88%	4.39%	4.27%
2000-2008 Annual Rate	3.51%	3.5%	2.98%
2008-2013 Annual Rate	2.99%	3.39%	3.24%

Average Household Income

1990 Average Household Income	\$35,871	\$40,348	\$44,227
2000 Average Household Income	\$50,267	\$58,776	\$64,441
2008 Average HH Income	\$65,638	\$75,221	\$80,040
2013 Average HH Income	\$75,361	\$87,731	\$92,950
1990-2000 Annual Rate	3.43%	3.83%	3.84%
2000-2008 Annual Rate	3.29%	3.04%	2.66%
2008-2013 Annual Rate	2.8%	3.12%	3.04%

Households by Income

Current median household income is \$50,714 in the market area, compared to \$53,154 for all U.S. households. Median household income is projected to be \$56,694 in five years. In 2000, median household income was \$39,717, compared to \$30,076 in 1990.

Current average household income is \$80,040 in this market area, compared to \$73,126 for all U.S. households. Average household income is projected to be \$92,950 in five years. In 2000, average household income was \$64,441, compared to \$44,227 in 1990.

Current per capita income is \$36,905 in the market area, compared to the U.S. per capita income of \$27,916. The per capita income is projected to be \$43,274 in five years. In 2000, the per capita income was \$28,973, compared to \$19,069 in 1990.

Population by Employment

Total Businesses	2,937	5,568	6,768
Total Employees	16,184	31,536	39,240

Currently, 91.6 percent of the civilian labor force in the identified market area is employed and 8.4 percent are unemployed. In comparison, 93.4 percent of the U.S. civilian labor force is employed, and 6.6 percent are unemployed. In five years the rate of employment in the market area will be 92.6 percent of the civilian labor force, and unemployment will be 7.4 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 93.9 percent, and 6.1 percent will be unemployed. In 2000, 50.8 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.0 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 57.4 percent in white collar jobs (compared to 60.2 percent of U.S. employment)
- 22.4 percent in service jobs (compared to 16.5 percent of U.S. employment)
- 20.3 percent in blue collar jobs (compared to 23.3 percent of U.S. employment)

In 2000, 82.0 percent of the market area population drove alone to work, and 3.6 percent worked at home. The average travel time to work in 2000 was 18.8 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2008, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 13.2 percent had not earned a high school diploma (16.4 percent in the U.S.)
- 28.6 percent were high school graduates only (29.6 percent in the U.S.)
- 7.9 percent had completed an Associate degree (7.2 percent in the U.S.)
- 18.6 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 9.7 percent had earned a Master's/Professional/Doctorate Degree (9.7 percent in the U.S.)

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013. ESRI converted 1990 Census data into 2000 geography.



Demographic and Income Profile

Prepared By: Larry Hiegel

2095 Indian River Blvd
Vero Beach, FL 32960

Site Type: Drive Time

Latitude 27.64
Longitude -80.3805
Drive Time: 5 minutes

Summary	2000	2008	2013
Population	14,035	15,887	17,613
Households	7,332	8,582	9,640
Families	3,603	4,034	4,397
Average Household Size	1.84	1.79	1.77
Owner Occupied HUs	4,079	5,004	5,491
Renter Occupied HUs	3,253	3,578	4,149
Median Age	50.9	53.2	54.8

Trends: 2008-2013 Annual Rate	Area	State	National
Population	2.08%	2.22%	1.23%
Households	2.35%	2.28%	1.26%
Families	1.74%	1.99%	1.05%
Owner HHs	1.87%	2.13%	1.07%
Median Household Income	3.95%	2.83%	3.19%

Households by Income	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	1,508	20.5%	1,311	15.3%	1,271	13.2%
\$15,000 - \$24,999	1,421	19.3%	1,309	15.3%	1,207	12.5%
\$25,000 - \$34,999	1,083	14.7%	1,183	13.8%	1,123	11.6%
\$35,000 - \$49,999	1,263	17.1%	1,296	15.1%	1,327	13.8%
\$50,000 - \$74,999	904	12.3%	1,678	19.6%	2,213	23.0%
\$75,000 - \$99,999	426	5.8%	545	6.4%	970	10.1%
\$100,000 - \$149,999	376	5.1%	595	6.9%	677	7.0%
\$150,000 - \$199,000	87	1.2%	220	2.6%	226	2.3%
\$200,000+	301	4.1%	445	5.2%	626	6.5%
Median Household Income	\$31,424		\$39,604		\$48,066	
Average Household Income	\$50,267		\$65,638		\$75,361	
Per Capita Income	\$26,272		\$34,921		\$40,469	

Population by Age	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	583	4.2%	650	4.1%	718	4.1%
5 - 9	554	3.9%	586	3.7%	609	3.5%
10 - 14	507	3.6%	580	3.7%	621	3.5%
15 - 19	591	4.2%	640	4.0%	695	3.9%
20 - 24	690	4.9%	744	4.7%	861	4.9%
25 - 34	1,441	10.3%	1,490	9.4%	1,572	8.9%
35 - 44	1,667	11.9%	1,606	10.1%	1,589	9.0%
45 - 54	1,636	11.7%	2,020	12.7%	2,184	12.4%
55 - 64	1,493	10.6%	2,308	14.5%	2,917	16.6%
65 - 74	2,019	14.4%	2,035	12.8%	2,494	14.2%
75 - 84	2,062	14.7%	2,081	13.1%	2,050	11.6%
85+	794	5.7%	1,147	7.2%	1,303	7.4%

Race and Ethnicity	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
White Alone	12,945	92.2%	13,998	88.1%	15,128	85.9%
Black Alone	595	4.2%	1,051	6.6%	1,378	7.8%
American Indian Alone	31	0.2%	43	0.3%	49	0.3%
Asian Alone	131	0.9%	215	1.4%	280	1.6%
Pacific Islander Alone	4	0.0%	4	0.0%	5	0.0%
Some Other Race Alone	162	1.2%	340	2.1%	482	2.7%
Two or More Races	166	1.2%	236	1.5%	290	1.6%
Hispanic Origin (Any Race)	742	5.3%	1,444	9.1%	1,994	11.3%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013.



Demographic and Income Profile

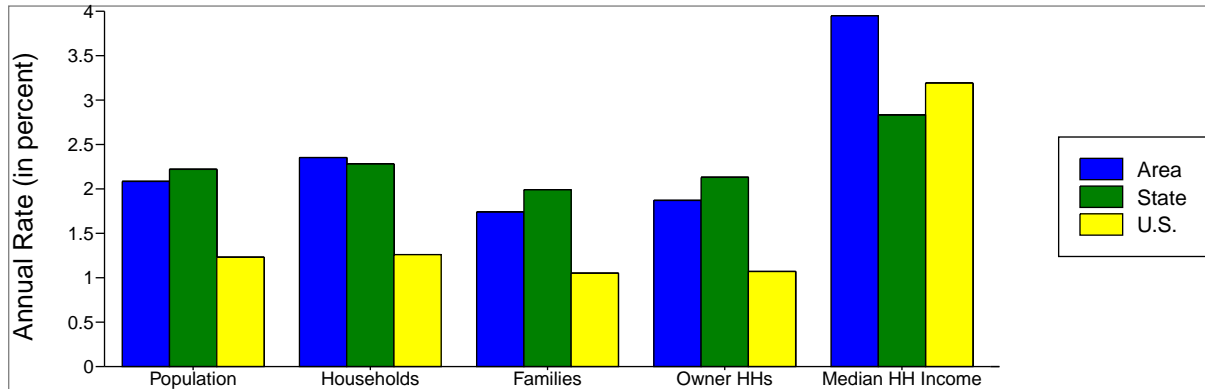
Prepared By: Larry Hiegel

2095 Indian River Blvd
Vero Beach, FL 32960

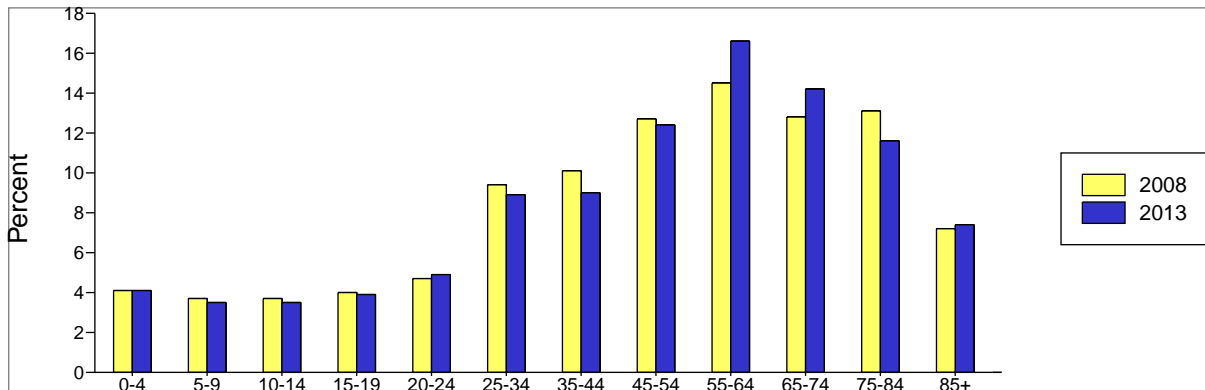
Site Type: Drive Time

Latitude 27.64
Longitude -80.3805
Drive Time: 5 minutes

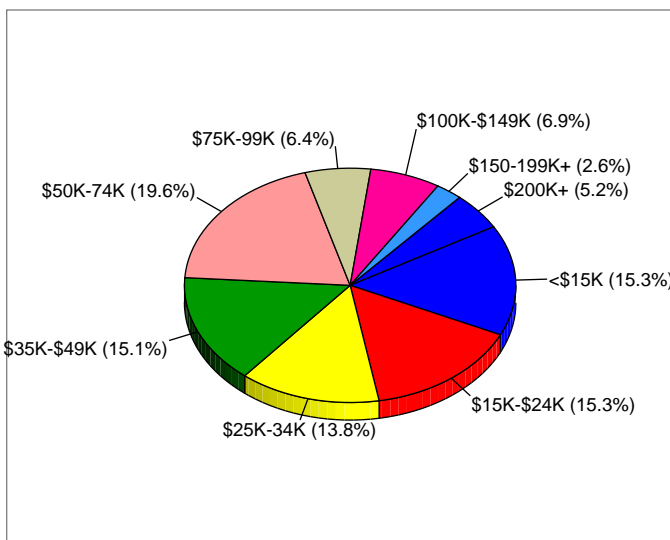
Trends 2008-2013



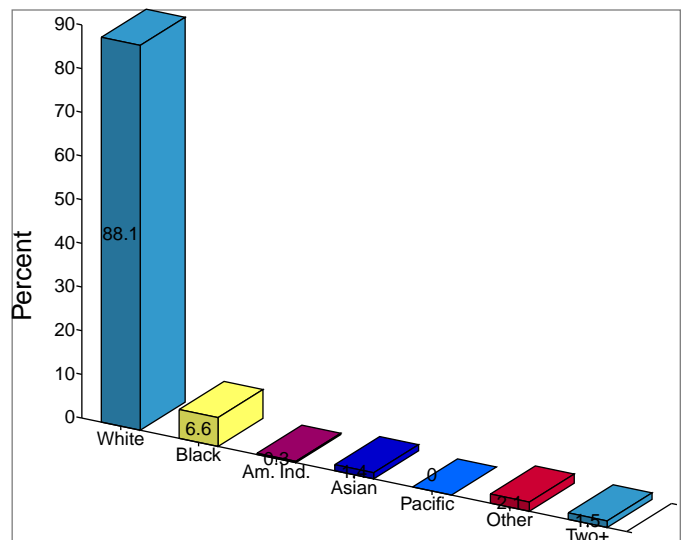
Population by Age



2008 Household Income



2008 Population by Race



2008 Percent Hispanic Origin: 9.1%



Demographic and Income Profile

Prepared By: Larry Hiegel

2095 Indian River Blvd
Vero Beach, FL 32960

Site Type: Drive Time

Latitude 27.64
Longitude -80.3805
Drive Time: 10 minutes

Summary	2000	2008	2013
Population	50,127	57,510	64,740
Households	22,769	27,217	31,061
Families	14,019	16,105	17,934
Average Household Size	2.16	2.08	2.05
Owner Occupied HUs	15,820	19,468	21,943
Renter Occupied HUs	6,949	7,750	9,119
Median Age	46.8	50.3	51.7

Trends: 2008-2013 Annual Rate	Area	State	National
Population	2.4%	2.22%	1.23%
Households	2.68%	2.28%	1.26%
Families	2.17%	1.99%	1.05%
Owner HHs	2.42%	2.13%	1.07%
Median Household Income	2.76%	2.83%	3.19%

Households by Income	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	3,760	16.5%	3,259	12.0%	3,234	10.4%
\$15,000 - \$24,999	3,741	16.4%	3,383	12.4%	3,128	10.1%
\$25,000 - \$34,999	3,230	14.2%	3,304	12.1%	2,983	9.6%
\$35,000 - \$49,999	3,786	16.6%	4,131	15.2%	3,885	12.5%
\$50,000 - \$74,999	3,769	16.5%	5,397	19.8%	7,187	23.1%
\$75,000 - \$99,999	1,626	7.1%	2,691	9.9%	3,844	12.4%
\$100,000 - \$149,999	1,554	6.8%	2,531	9.3%	3,278	10.6%
\$150,000 - \$199,000	342	1.5%	919	3.4%	1,058	3.4%
\$200,000+	1,003	4.4%	1,602	5.9%	2,465	7.9%
Median Household Income	\$37,465		\$47,851		\$54,825	
Average Household Income	\$58,776		\$75,221		\$87,731	
Per Capita Income	\$26,975		\$35,836		\$42,327	

Population by Age	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,359	4.7%	2,687	4.7%	3,026	4.7%
5 - 9	2,670	5.3%	2,587	4.5%	2,829	4.4%
10 - 14	2,797	5.6%	2,710	4.7%	2,938	4.5%
15 - 19	2,678	5.3%	2,911	5.1%	3,059	4.7%
20 - 24	2,161	4.3%	2,771	4.8%	3,113	4.8%
25 - 34	4,770	9.5%	5,087	8.8%	5,787	8.9%
35 - 44	6,484	12.9%	5,956	10.4%	6,022	9.3%
45 - 54	6,219	12.4%	7,867	13.7%	8,575	13.2%
55 - 64	5,507	11.0%	8,248	14.3%	10,558	16.3%
65 - 74	6,837	13.6%	7,091	12.3%	8,616	13.3%
75 - 84	5,864	11.7%	6,549	11.4%	6,538	10.1%
85+	1,783	3.6%	3,043	5.3%	3,681	5.7%

Race and Ethnicity	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
White Alone	42,468	84.7%	46,919	81.6%	51,667	79.8%
Black Alone	5,944	11.9%	7,874	13.7%	9,509	14.7%
American Indian Alone	110	0.2%	137	0.2%	161	0.2%
Asian Alone	466	0.9%	759	1.3%	996	1.5%
Pacific Islander Alone	20	0.0%	30	0.1%	40	0.1%
Some Other Race Alone	541	1.1%	1,017	1.8%	1,416	2.2%
Two or More Races	578	1.2%	773	1.3%	951	1.5%
Hispanic Origin (Any Race)	2,226	4.4%	4,113	7.2%	5,667	8.8%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013.



Demographic and Income Profile

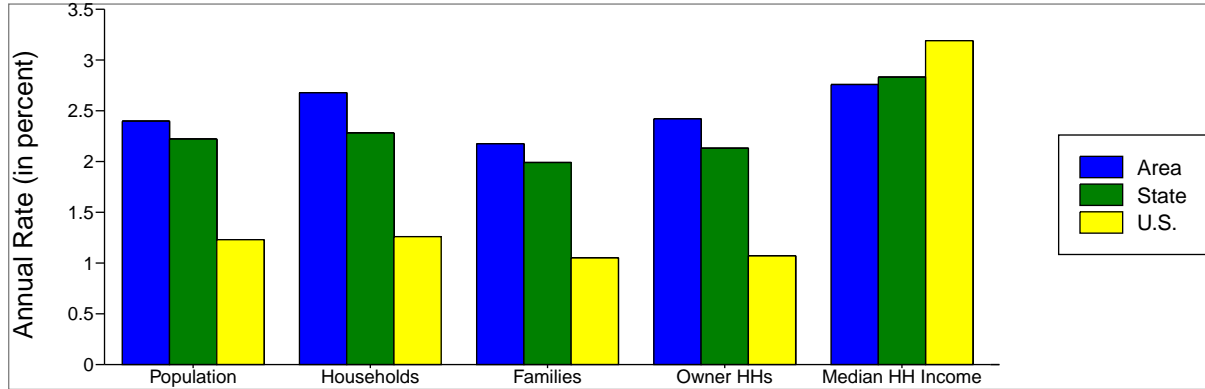
Prepared By: Larry Hiegel

2095 Indian River Blvd
Vero Beach, FL 32960

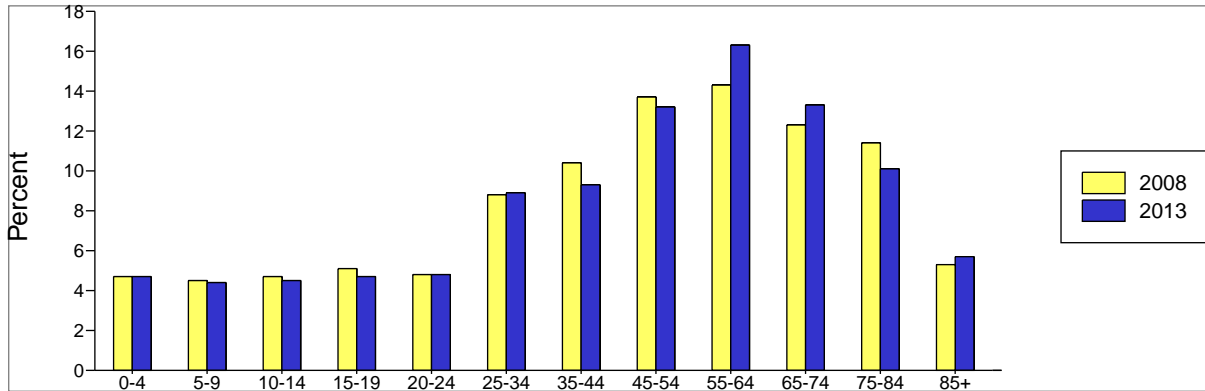
Site Type: Drive Time

Latitude 27.64
Longitude -80.3805
Drive Time: 10 minutes

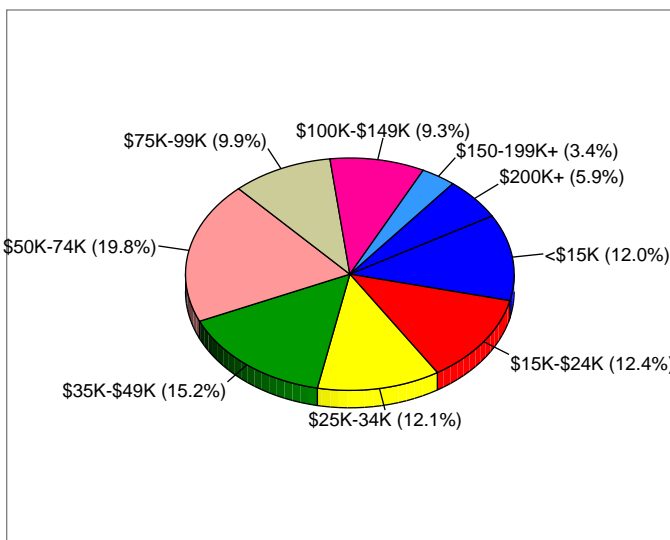
Trends 2008-2013



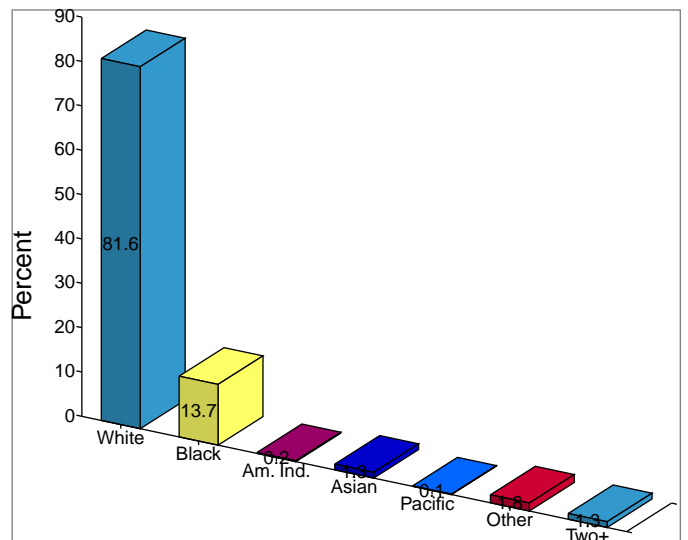
Population by Age



2008 Household Income



2008 Population by Race



2008 Percent Hispanic Origin: 7.2%



Demographic and Income Profile

Prepared By: Larry Hiegel

2095 Indian River Blvd
Vero Beach, FL 32960

Site Type: Drive Time

Latitude 27.64
Longitude -80.3805
Drive Time: 15 minutes

Summary	2000	2008	2013
Population	78,454	99,101	114,292
Households	35,021	45,445	52,977
Families	22,538	28,488	32,581
Average Household Size	2.20	2.14	2.13
Owner Occupied HUs	26,084	34,862	40,342
Renter Occupied HUs	8,936	10,583	12,635
Median Age	47.3	49.7	50.9

Trends: 2008-2013 Annual Rate	Area	State	National
Population	2.89%	2.22%	1.23%
Households	3.11%	2.28%	1.26%
Families	2.72%	1.99%	1.05%
Owner HHs	2.96%	2.13%	1.07%
Median Household Income	2.25%	2.83%	3.19%

Households by Income	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	5,255	15.0%	4,719	10.4%	4,758	9.0%
\$15,000 - \$24,999	5,267	15.0%	5,191	11.4%	4,915	9.3%
\$25,000 - \$34,999	5,079	14.5%	5,174	11.4%	4,795	9.1%
\$35,000 - \$49,999	5,920	16.9%	7,277	16.0%	6,753	12.7%
\$50,000 - \$74,999	6,165	17.6%	9,065	19.9%	12,389	23.4%
\$75,000 - \$99,999	2,660	7.6%	5,243	11.5%	6,911	13.0%
\$100,000 - \$149,999	2,297	6.6%	4,356	9.6%	6,396	12.1%
\$150,000 - \$199,000	668	1.9%	1,402	3.1%	1,658	3.1%
\$200,000+	1,737	5.0%	3,016	6.6%	4,403	8.3%
Median Household Income	\$39,717		\$50,714		\$56,694	
Average Household Income	\$64,441		\$80,040		\$92,950	
Per Capita Income	\$28,973		\$36,905		\$43,274	

Population by Age	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,664	4.7%	4,711	4.8%	5,437	4.8%
5 - 9	4,143	5.3%	4,664	4.7%	5,262	4.6%
10 - 14	4,381	5.6%	4,911	5.0%	5,557	4.9%
15 - 19	4,183	5.3%	5,167	5.2%	5,669	5.0%
20 - 24	3,133	4.0%	4,434	4.5%	5,009	4.4%
25 - 34	7,353	9.4%	8,796	8.9%	10,300	9.0%
35 - 44	10,121	12.9%	10,726	10.8%	11,234	9.8%
45 - 54	9,462	12.1%	13,262	13.4%	15,127	13.2%
55 - 64	8,442	10.8%	13,527	13.7%	17,436	15.3%
65 - 74	10,958	14.0%	11,829	11.9%	14,542	12.7%
75 - 84	9,717	12.4%	11,532	11.6%	11,689	10.2%
85+	2,898	3.7%	5,539	5.6%	7,030	6.2%

Race and Ethnicity	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
White Alone	68,164	86.9%	83,089	83.8%	93,770	82.0%
Black Alone	7,765	9.9%	11,596	11.7%	14,585	12.8%
American Indian Alone	170	0.2%	237	0.2%	289	0.3%
Asian Alone	623	0.8%	1,101	1.1%	1,474	1.3%
Pacific Islander Alone	26	0.0%	46	0.0%	63	0.1%
Some Other Race Alone	811	1.0%	1,666	1.7%	2,372	2.1%
Two or More Races	895	1.1%	1,367	1.4%	1,739	1.5%
Hispanic Origin (Any Race)	3,215	4.1%	6,668	6.7%	9,471	8.3%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013.



Demographic and Income Profile

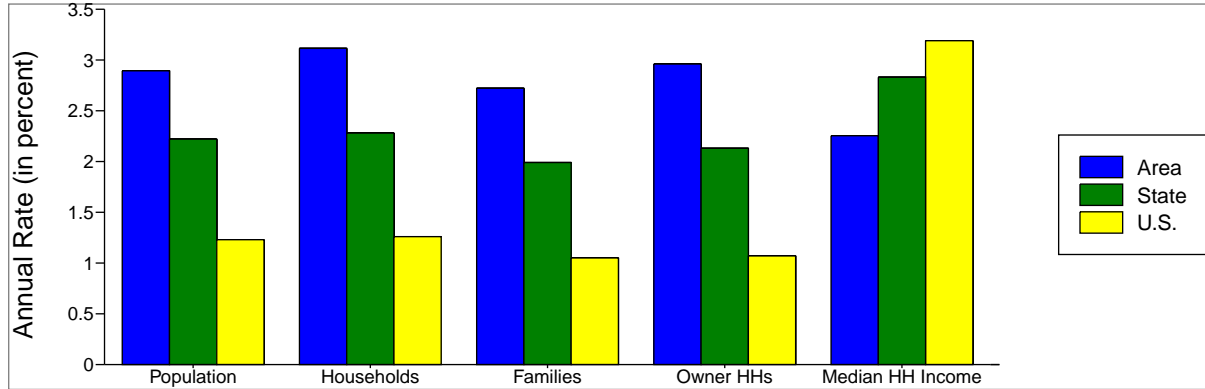
Prepared By: Larry Hiegel

2095 Indian River Blvd
Vero Beach, FL 32960

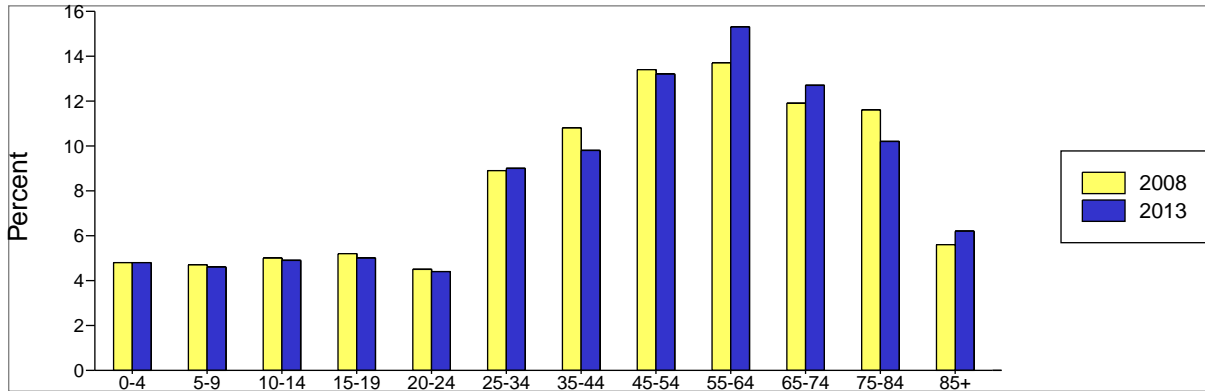
Site Type: Drive Time

Latitude 27.64
Longitude -80.3805
Drive Time: 15 minutes

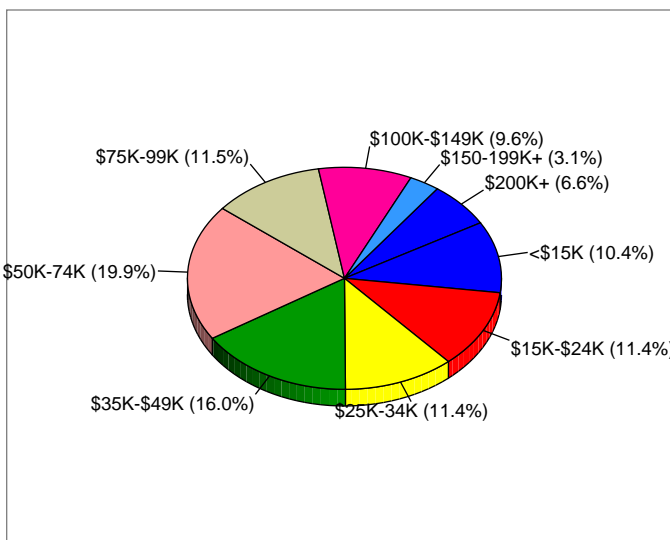
Trends 2008-2013



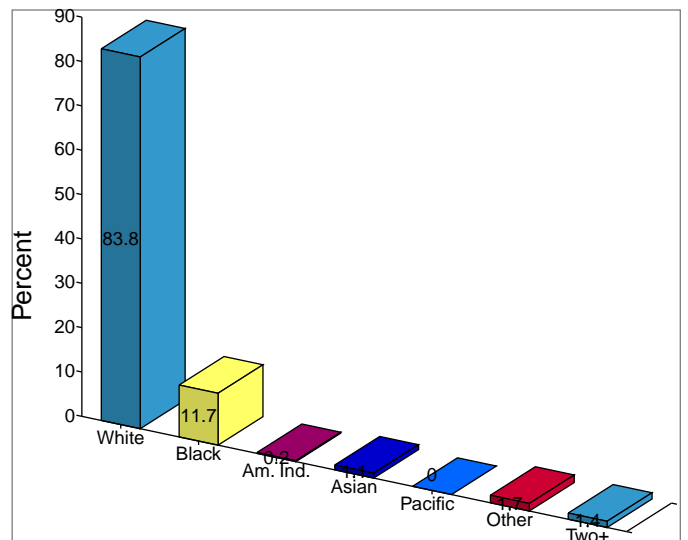
Population by Age



2008 Household Income



2008 Population by Race



2008 Percent Hispanic Origin: 6.7%



Latitude 27.64
Longitude -80.3805

2095 Indian River Blvd
Vero Beach, FL 32960
Drive Time: 5 minutes

2095 Indian River Blvd
Vero Beach, FL 32960
Drive Time: 10 minutes

2095 Indian River Blvd
Vero Beach, FL 32960
Drive Time: 15 minutes



2000 Total Population	14,035	50,127	78,454
2000 Group Quarters	523	882	1,512
2008 Total Population	15,887	57,510	99,101
2013 Total Population	17,613	64,740	114,292
2008 - 2013 Annual Rate	2.08%	2.4%	2.89%



2000 Households	7,332	22,769	35,021
2000 Average Household Size	1.84	2.16	2.2
2008 Households	8,582	27,217	45,445
2008 Average Household Size	1.79	2.08	2.14
2013 Households	9,640	31,061	52,977
2013 Average Household Size	1.77	2.05	2.13
2008 - 2013 Annual Rate	2.35%	2.68%	3.11%
2000 Families	3,603	14,019	22,538
2000 Average Family Size	2.48	2.71	2.69
2008 Families	4,034	16,105	28,488
2008 Average Family Size	2.49	2.68	2.69
2013 Families	4,397	17,934	32,581
2013 Average Family Size	2.53	2.7	2.71
2008 - 2013 Annual Rate	1.74%	2.17%	2.72%



2000 Housing Units	8,782	26,614	41,345
Owner Occupied Housing Units	46.3%	59.2%	63.1%
Renter Occupied Housing Units	36.9%	26.0%	21.6%
Vacant Housing Units	16.8%	14.9%	15.3%
2008 Housing Units	10,533	32,693	54,484
Owner Occupied Housing Units	47.5%	59.5%	64.0%
Renter Occupied Housing Units	34.0%	23.7%	19.4%
Vacant Housing Units	18.5%	16.7%	16.6%
2013 Housing Units	11,963	37,646	63,688
Owner Occupied Housing Units	45.9%	58.3%	63.3%
Renter Occupied Housing Units	34.7%	24.2%	19.8%
Vacant Housing Units	19.4%	17.5%	16.8%

Median Household Income

2000	\$31,424	\$37,465	\$39,717
2008	\$39,604	\$47,851	\$50,714
2013	\$48,066	\$54,825	\$56,694

Median Home Value

2000	\$84,799	\$94,117	\$91,194
2008	\$184,475	\$216,745	\$200,949
2013	\$183,179	\$217,630	\$199,436

Per Capita Income

2000	\$26,272	\$26,975	\$28,973
2008	\$34,921	\$35,836	\$36,905
2013	\$40,469	\$42,327	\$43,274

Median Age

2000	50.9	46.8	47.3
2008	53.2	50.3	49.7
2013	54.8	51.7	50.9

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by total population. Detail may not sum to totals due to rounding.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013.



Latitude 27.64
Longitude -80.3805

2095 Indian River Blvd
Vero Beach, FL 32960
Drive Time: 5 minutes

2095 Indian River Blvd
Vero Beach, FL 32960
Drive Time: 10 minutes

2095 Indian River Blvd
Vero Beach, FL 32960
Drive Time: 15 minutes



2000 Households by Income

Household Income Base	2000	2008	2013
< \$15,000	7,369 (20.5%)	22,811 (16.5%)	35,048 (15.0%)
\$15,000 - \$24,999	19.3%	16.4%	15.0%
\$25,000 - \$34,999	14.7%	14.2%	14.5%
\$35,000 - \$49,999	17.1%	16.6%	16.9%
\$50,000 - \$74,999	12.3%	16.5%	17.6%
\$75,000 - \$99,999	5.8%	7.1%	7.6%
\$100,000 - \$149,999	5.1%	6.8%	6.6%
\$150,000 - \$199,999	1.2%	1.5%	1.9%
\$200,000+	4.1%	4.4%	5.0%
Average Household Income	\$50,267	\$58,776	\$64,441

2008 Households by Income

Household Income Base	8,582	27,217	45,443
< \$15,000	15.3%	12.0%	10.4%
\$15,000 - \$24,999	15.3%	12.4%	11.4%
\$25,000 - \$34,999	13.8%	12.1%	11.4%
\$35,000 - \$49,999	15.1%	15.2%	16.0%
\$50,000 - \$74,999	19.6%	19.8%	19.9%
\$75,000 - \$99,999	6.4%	9.9%	11.5%
\$100,000 - \$149,999	6.9%	9.3%	9.6%
\$150,000 - \$199,999	2.6%	3.4%	3.1%
\$200,000+	5.2%	5.9%	6.6%
Average Household Income	\$65,638	\$75,221	\$80,040

2013 Households by Income

Household Income Base	9,640	31,062	52,978
< \$15,000	13.2%	10.4%	9.0%
\$15,000 - \$24,999	12.5%	10.1%	9.3%
\$25,000 - \$34,999	11.6%	9.6%	9.1%
\$35,000 - \$49,999	13.8%	12.5%	12.7%
\$50,000 - \$74,999	23.0%	23.1%	23.4%
\$75,000 - \$99,999	10.1%	12.4%	13.0%
\$100,000 - \$149,999	7.0%	10.6%	12.1%
\$150,000 - \$199,999	2.3%	3.4%	3.1%
\$200,000+	6.5%	7.9%	8.3%
Average Household Income	\$75,361	\$87,731	\$92,950

2000 Owner Occupied HUs by Value

Total	4,103	15,803	26,051
<\$50,000	16.5%	13.7%	16.6%
\$50,000 - 99,999	39.7%	40.2%	38.8%
\$100,000 - 149,999	12.6%	17.7%	15.8%
\$150,000 - 199,999	11.7%	9.8%	9.7%
\$200,000 - \$299,999	8.5%	7.5%	7.0%
\$300,000 - 499,999	6.6%	6.5%	5.4%
\$500,000 - 999,999	3.7%	3.7%	4.9%
\$1,000,000+	0.7%	0.8%	1.7%
Average Home Value	\$150,219	\$151,891	\$165,047

2000 Specified Renter Occupied HUs by Contract Rent

Total	3,250	6,958	8,909
With Cash Rent	95.5%	94.3%	93.8%
No Cash Rent	4.5%	5.7%	6.2%
Median Rent	\$489	\$497	\$519
Average Rent	\$512	\$535	\$592

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest, dividends, net rents, pensions, SSI and welfare payments, child support and alimony. Specified Renter Occupied HUs exclude houses on 10+ acres. Average Rent excludes units paying no cash rent.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013.



Latitude 27.64
Longitude -80.3805

2095 Indian River Blvd
Vero Beach, FL 32960
Drive Time: 5 minutes

2095 Indian River Blvd
Vero Beach, FL 32960
Drive Time: 10 minutes

2095 Indian River Blvd
Vero Beach, FL 32960
Drive Time: 15 minutes



2000 Population by Age

	2095 Indian River Blvd	2095 Indian River Blvd	2095 Indian River Blvd
Total	14,037	50,129	78,455
0 - 4	4.2%	4.7%	4.7%
5 - 9	3.9%	5.3%	5.3%
10 - 14	3.6%	5.6%	5.6%
15 - 19	4.2%	5.3%	5.3%
20 - 24	4.9%	4.3%	4.0%
25 - 34	10.3%	9.5%	9.4%
35 - 44	11.9%	12.9%	12.9%
45 - 54	11.7%	12.4%	12.1%
55 - 64	10.6%	11.0%	10.8%
65 - 74	14.4%	13.6%	14.0%
75 - 84	14.7%	11.7%	12.4%
85+	5.7%	3.6%	3.7%
18+	85.7%	80.9%	81.0%

2008 Population by Age

	2095 Indian River Blvd	2095 Indian River Blvd	2095 Indian River Blvd
Total	15,887	57,507	99,098
0 - 4	4.1%	4.7%	4.8%
5 - 9	3.7%	4.5%	4.7%
10 - 14	3.7%	4.7%	5.0%
15 - 19	4.0%	5.1%	5.2%
20 - 24	4.7%	4.8%	4.5%
25 - 34	9.4%	8.8%	8.9%
35 - 44	10.1%	10.4%	10.8%
45 - 54	12.7%	13.7%	13.4%
55 - 64	14.5%	14.3%	13.7%
65 - 74	12.8%	12.3%	11.9%
75 - 84	13.1%	11.4%	11.6%
85+	7.2%	5.3%	5.6%
18+	86.1%	83.0%	82.4%

2013 Population by Age

	2095 Indian River Blvd	2095 Indian River Blvd	2095 Indian River Blvd
Total	17,613	64,742	114,292
0 - 4	4.1%	4.7%	4.8%
5 - 9	3.5%	4.4%	4.6%
10 - 14	3.5%	4.5%	4.9%
15 - 19	3.9%	4.7%	5.0%
20 - 24	4.9%	4.8%	4.4%
25 - 34	8.9%	8.9%	9.0%
35 - 44	9.0%	9.3%	9.8%
45 - 54	12.4%	13.2%	13.2%
55 - 64	16.6%	16.3%	15.3%
65 - 74	14.2%	13.3%	12.7%
75 - 84	11.6%	10.1%	10.2%
85+	7.4%	5.7%	6.2%
18+	86.6%	83.5%	82.7%

2000 Population by Sex

	2095 Indian River Blvd	2095 Indian River Blvd	2095 Indian River Blvd
Males	45.8%	47.2%	47.6%
Females	54.2%	52.8%	52.4%

2008 Population by Sex

	2095 Indian River Blvd	2095 Indian River Blvd	2095 Indian River Blvd
Males	45.9%	47.1%	47.5%
Females	54.1%	52.9%	52.5%

2013 Population by Sex

	2095 Indian River Blvd	2095 Indian River Blvd	2095 Indian River Blvd
Males	46.0%	47.1%	47.5%
Females	54.0%	52.9%	52.5%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013.



Latitude 27.64
Longitude -80.3805

2095 Indian River Blvd
Vero Beach, FL 32960
Drive Time: 5 minutes

2095 Indian River Blvd
Vero Beach, FL 32960
Drive Time: 10 minutes

2095 Indian River Blvd
Vero Beach, FL 32960
Drive Time: 15 minutes



2000 Population by Race/Ethnicity

Total	14,034	50,127	78,454
White Alone	92.2%	84.7%	86.9%
Black Alone	4.2%	11.9%	9.9%
American Indian Alone	0.2%	0.2%	0.2%
Asian or Pacific Islander Alone	1.0%	1.0%	0.8%
Some Other Race Alone	1.2%	1.1%	1.0%
Two or More Races	1.2%	1.2%	1.1%
Hispanic Origin	5.3%	4.4%	4.1%
Diversity Index	23.3	33.0	29.5

2008 Population by Race/Ethnicity

Total	15,887	57,509	99,102
White Alone	88.1%	81.6%	83.8%
Black Alone	6.6%	13.7%	11.7%
American Indian Alone	0.3%	0.2%	0.2%
Asian or Pacific Islander Alone	1.4%	1.4%	1.2%
Some Other Race Alone	2.1%	1.8%	1.7%
Two or More Races	1.5%	1.3%	1.4%
Hispanic Origin	9.1%	7.2%	6.7%
Diversity Index	34.8	40.6	37.3

2013 Population by Race/Ethnicity

Total	17,612	64,740	114,292
White Alone	85.9%	79.8%	82.0%
Black Alone	7.8%	14.7%	12.8%
American Indian Alone	0.3%	0.2%	0.3%
Asian or Pacific Islander Alone	1.6%	1.6%	1.3%
Some Other Race Alone	2.7%	2.2%	2.1%
Two or More Races	1.6%	1.5%	1.5%
Hispanic Origin	11.3%	8.8%	8.3%
Diversity Index	40.5	44.6	41.5



2000 Population 3+ by School Enrollment

Total	13,585	48,795	76,201
Enrolled in Nursery/Preschool	1.4%	1.6%	1.5%
Enrolled in Kindergarten	0.9%	1.0%	1.0%
Enrolled in Grade 1-8	5.8%	9.3%	9.5%
Enrolled in Grade 9-12	3.7%	4.9%	4.9%
Enrolled in College	3.1%	3.1%	3.0%
Enrolled in Grad/Prof School	0.9%	0.9%	0.7%
Not Enrolled in School	84.2%	79.1%	79.4%

2008 Population 25+ by Educational Attainment

Total	12,686	43,842	75,214
Less than 9th Grade	6.3%	5.1%	4.3%
9th - 12th Grade, No Diploma	7.5%	8.9%	8.9%
High School Graduate	26.3%	27.1%	28.6%
Some College, No Degree	22.6%	21.1%	22.0%
Associate Degree	8.1%	7.9%	7.9%
Bachelor's Degree	19.4%	19.9%	18.6%
Graduate/Professional Degree	9.7%	10.0%	9.7%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013.



Latitude 27.64
Longitude -80.3805

2095 Indian River Blvd
Vero Beach, FL 32960
Drive Time: 5 minutes

2095 Indian River Blvd
Vero Beach, FL 32960
Drive Time: 10 minutes

2095 Indian River Blvd
Vero Beach, FL 32960
Drive Time: 15 minutes



2008 Population 15+ by Marital Status

Total	14,069	49,526	84,816
Never Married	21.5%	20.7%	18.9%
Married	47.7%	55.8%	58.9%
Widowed	14.0%	10.8%	10.4%
Divorced	16.8%	12.7%	11.8%



2000 Population 16+ by Employment Status

Total	12,327	41,888	65,323
In Labor Force	50.3%	52.3%	50.8%
Civilian Employed	47.5%	49.7%	48.5%
Civilian Unemployed	2.8%	2.5%	2.3%
In Armed Forces	0.0%	0.0%	0.0%
Not in Labor Force	49.7%	47.7%	49.2%

2008 Civilian Population 16+ in Labor Force

Civilian Employed	88.4%	90.3%	91.6%
Civilian Unemployed	11.6%	9.7%	8.4%

2013 Civilian Population 16+ in Labor Force

Civilian Employed	89.6%	91.4%	92.6%
Civilian Unemployed	10.4%	8.6%	7.4%

2000 Females 16+ by Employment Status and Age of Children

Total	6,928	22,374	34,734
Own Children < 6 Only	7.1%	5.9%	5.5%
Employed/in Armed Forces	4.4%	3.5%	3.4%
Unemployed	0.6%	0.4%	0.3%
Not in Labor Force	2.1%	2.0%	1.9%
Own Children < 6 and 6-17 Only	2.3%	3.5%	3.5%
Employed/in Armed Forces	1.4%	2.3%	2.2%
Unemployed	0.0%	0.2%	0.1%
Not in Labor Force	0.9%	1.1%	1.1%
Own Children 6-17 Only	7.4%	12.4%	12.7%
Employed/in Armed Forces	5.8%	9.6%	9.8%
Unemployed	0.1%	0.1%	0.1%
Not in Labor Force	1.5%	2.7%	2.7%
No Own Children < 18	83.3%	78.2%	78.4%
Employed/in Armed Forces	30.4%	29.4%	28.1%
Unemployed	2.0%	1.4%	1.5%
Not in Labor Force	50.8%	47.3%	48.8%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008.



Latitude 27.64
Longitude -80.3805

2095 Indian River Blvd
Vero Beach, FL 32960
Drive Time: 5 minutes

2095 Indian River Blvd
Vero Beach, FL 32960
Drive Time: 10 minutes

2095 Indian River Blvd
Vero Beach, FL 32960
Drive Time: 15 minutes



2008 Employed Population 16+ by Industry

	2008	2013	2018
Total	5,713	20,958	36,203
Agriculture/Mining	1.7%	1.8%	1.8%
Construction	9.5%	9.3%	9.6%
Manufacturing	4.5%	4.4%	4.9%
Wholesale Trade	1.7%	3.1%	3.0%
Retail Trade	13.3%	13.0%	13.5%
Transportation/Utilities	2.0%	2.8%	2.8%
Information	2.0%	1.8%	1.5%
Finance/Insurance/Real Estate	10.3%	9.0%	8.5%
Services	50.6%	50.5%	49.5%
Public Administration	4.4%	4.5%	4.8%

2008 Employed Population 16+ by Occupation

	2008	2013	2018
Total	5,712	20,957	36,208
White Collar	58.8%	58.3%	57.4%
Management/Business/Financial	11.6%	12.2%	12.5%
Professional	21.9%	19.8%	18.3%
Sales	14.8%	14.6%	14.4%
Administrative Support	10.5%	11.7%	12.1%
Services	22.9%	22.1%	22.4%
Blue Collar	18.3%	19.7%	20.3%
Farming/Forestry/Fishing	1.1%	1.4%	1.2%
Construction/Extraction	7.0%	6.9%	7.4%
Installation/Maintenance/Repair	4.4%	4.0%	4.4%
Production	3.1%	3.5%	3.4%
Transportation/Material Moving	2.7%	3.9%	3.9%



2000 Workers 16+ by Means of Transportation to Work

	2000	2013	2018
Total	5,778	20,455	31,130
Drove Alone - Car, Truck, or Van	79.5%	81.0%	82.0%
Carpooled - Car, Truck, or Van	10.0%	11.1%	10.8%
Public Transportation	0.4%	0.3%	0.3%
Walked	3.6%	1.9%	1.4%
Other Means	2.4%	2.1%	2.0%
Worked at Home	4.2%	3.6%	3.6%

2000 Workers 16+ by Travel Time to Work

	2000	2013	2018
Total	5,779	20,455	31,130
Did Not Work at Home	95.8%	96.4%	96.4%
Less than 5 minutes	6.4%	4.0%	3.3%
5 to 9 minutes	21.6%	16.8%	13.4%
10 to 19 minutes	41.5%	48.5%	48.6%
20 to 24 minutes	10.3%	10.9%	13.0%
25 to 34 minutes	8.0%	9.6%	10.9%
35 to 44 minutes	1.6%	1.3%	1.5%
45 to 59 minutes	1.7%	1.9%	2.2%
60 to 89 minutes	1.3%	1.5%	1.6%
90 or more minutes	3.4%	1.9%	1.9%
Worked at Home	4.2%	3.6%	3.6%
Average Travel Time to Work (in min)	18.8	17.8	18.8

2000 Households by Vehicles Available

	2000	2013	2018
Total	7,354	22,783	34,997
None	11.3%	8.3%	7.0%
1	53.2%	46.2%	45.1%
2	30.2%	36.6%	38.3%
3	4.1%	7.1%	7.5%
4	0.8%	1.5%	1.6%
5+	0.4%	0.3%	0.4%
Average Number of Vehicles Available	1.3	1.5	1.5

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013.



Latitude 27.64
Longitude -80.3805

2095 Indian River Blvd
Vero Beach, FL 32960
Drive Time: 5 minutes

2095 Indian River Blvd
Vero Beach, FL 32960
Drive Time: 10 minutes

2095 Indian River Blvd
Vero Beach, FL 32960
Drive Time: 15 minutes



2000 Households by Type

Total	7,333	22,770	35,020
Family Households	49.1%	61.6%	64.4%
Married-couple Family	37.5%	48.2%	52.0%
With Related Children	9.1%	14.1%	15.1%
Other Family (No Spouse)	11.6%	13.3%	12.3%
With Related Children	7.2%	8.8%	8.1%
Nonfamily Households	50.9%	38.4%	35.6%
Householder Living Alone	43.9%	32.5%	30.3%
Householder Not Living Alone	6.9%	5.9%	5.4%
Households with Related Children	16.3%	23.0%	23.2%
Households with Persons 65+	44.9%	42.9%	45.1%

2000 Households by Size

Total	7,332	22,769	35,021
1 Person Household	43.9%	32.5%	30.2%
2 Person Household	38.4%	41.4%	43.0%
3 Person Household	9.4%	12.0%	12.1%
4 Person Household	5.1%	8.2%	8.9%
5 Person Household	2.3%	3.9%	3.9%
6 Person Household	0.5%	1.2%	1.2%
7+ Person Household	0.3%	0.7%	0.7%

2000 Households by Year Householder Moved In

Total	7,352	22,784	34,997
Moved in 1999 to March 2000	29.9%	22.3%	20.0%
Moved in 1995 to 1998	30.0%	29.0%	29.1%
Moved in 1990 to 1994	14.1%	17.1%	18.4%
Moved in 1980 to 1989	14.8%	17.9%	20.9%
Moved in 1970 to 1979	7.5%	8.5%	7.6%
Moved in 1969 or Earlier	3.5%	5.2%	4.0%
Median Year Householder Moved In	1996	1995	1995



2000 Housing Units by Units in Structure

Total	8,821	26,768	41,324
1, Detached	37.5%	54.7%	56.4%
1, Attached	3.2%	3.5%	3.2%
2	3.9%	2.9%	2.2%
3 or 4	7.9%	4.7%	3.5%
5 to 9	11.2%	6.9%	5.4%
10 to 19	18.3%	14.5%	11.9%
20+	12.2%	9.0%	8.4%
Mobile Home	5.6%	3.7%	8.9%
Other	0.2%	0.2%	0.1%

2000 Housing Units by Year Structure Built

Total	8,789	26,636	41,340
1999 to March 2000	1.6%	2.1%	2.3%
1995 to 1998	7.2%	7.2%	7.7%
1990 to 1994	4.4%	8.1%	10.5%
1980 to 1989	21.7%	25.7%	33.0%
1970 to 1979	28.2%	28.1%	24.4%
1969 or Earlier	36.8%	28.8%	22.1%
Median Year Structure Built	1975	1978	1981

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing.



Latitude 27.64
Longitude -80.3805


2095 Indian River Blvd
Vero Beach, FL 32960
Drive Time: 5 minutes

2095 Indian River Blvd
Vero Beach, FL 32960
Drive Time: 10 minutes

2095 Indian River Blvd
Vero Beach, FL 32960
Drive Time: 15 minutes

Top 3 Tapestry Segments

1.	Retirement Communities	Silver and Gold	Silver and Gold
2.	Silver and Gold	Retirement Communities	The Elders
3.	Senior Sun Seekers	Prosperous Empty Nests	Green Acres

 **2008 Consumer Spending** shows the amount spent on a variety of goods and services by households that reside in the market area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue.

Apparel & Services: Total \$	\$16,969,847	\$61,197,400	\$107,802,048
Average Spent	\$1,977.38	\$2,248.50	\$2,372.14
Spending Potential Index	74	84	88
Computers & Accessories: Total \$	\$1,776,717	\$6,356,203	\$11,249,602
Average Spent	\$207.03	\$233.54	\$247.54
Spending Potential Index	87	98	103
Education: Total \$	\$10,078,724	\$35,845,680	\$61,967,206
Average Spent	\$1,174.40	\$1,317.03	\$1,363.56
Spending Potential Index	85	96	99
Entertainment/Recreation: Total \$	\$28,570,464	\$104,968,316	\$187,264,279
Average Spent	\$3,329.11	\$3,856.72	\$4,120.68
Spending Potential Index	90	104	111
Food at Home: Total \$	\$38,124,586	\$137,071,314	\$241,327,974
Average Spent	\$4,442.39	\$5,036.24	\$5,310.33
Spending Potential Index	91	103	109
Food Away from Home: Total \$	\$26,036,133	\$93,960,857	\$165,506,076
Average Spent	\$3,033.81	\$3,452.29	\$3,641.90
Spending Potential Index	89	101	106
Health Care: Total \$	\$35,478,819	\$129,181,621	\$230,204,614
Average Spent	\$4,134.10	\$4,746.36	\$5,065.57
Spending Potential Index	101	116	124
HH Furnishings & Equipment: Total \$	\$16,512,338	\$60,526,913	\$108,821,332
Average Spent	\$1,924.07	\$2,223.86	\$2,394.57
Spending Potential Index	84	97	104
Investments: Total \$	\$8,389,292	\$31,169,849	\$56,232,618
Average Spent	\$977.55	\$1,145.23	\$1,237.38
Spending Potential Index	96	113	122
Retail Goods: Total \$	\$204,395,261	\$747,115,357	\$1,330,306,778
Average Spent	\$23,816.74	\$27,450.32	\$29,272.90
Spending Potential Index	88	101	108
Shelter: Total \$	\$118,196,401	\$421,572,660	\$748,193,962
Average Spent	\$13,772.59	\$15,489.31	\$16,463.72
Spending Potential Index	89	100	106
TV/Video/Sound Equipment: Total \$	\$11,101,409	\$39,941,682	\$70,362,438
Average Spent	\$1,293.57	\$1,467.53	\$1,548.30
Spending Potential Index	90	102	108
Travel: Total \$	\$14,670,319	\$53,628,873	\$96,289,069
Average Spent	\$1,709.43	\$1,970.42	\$2,118.80
Spending Potential Index	91	105	112
Vehicle Maintenance & Repairs: Total \$	\$7,754,566	\$28,090,896	\$49,993,442
Average Spent	\$903.58	\$1,032.11	\$1,100.09
Spending Potential Index	91	104	111

Data Note: The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Expenditure data are derived from the 2004 and 2005 Consumer Expenditure Surveys, Bureau of Labor Statistics. ESRI.