

Oak Ramble Shopping Center

14913-14947 Bruce B. Downs Boulevard in Tampa, FL



DEMOGRAPHICS

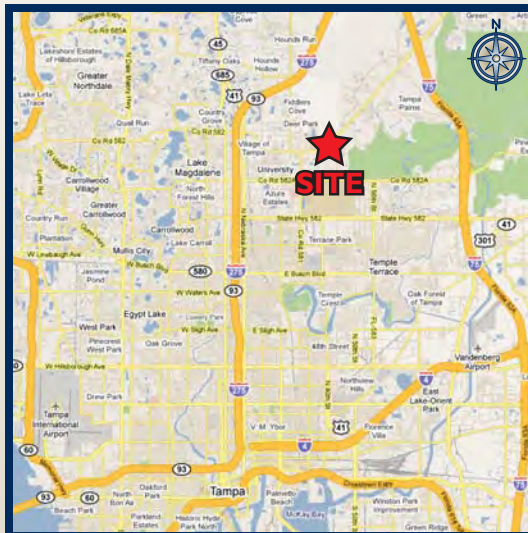
Population

1 Mile	13,826
3 Mile	87,841
5 Mile	200,225

Average HH Income

1 Mile	\$44,413
3 Mile	\$48,717
5 Mile	\$54,127

- Great opportunities are available:
 - 2,500 SF
 - 2,625 SF endcap with drive-thru opportunity
- Asking Rent: \$26/SF
- Attractive, recently built center (2001) with many existing and popular tenants
- Oak Ramble Shopping Center tenants include Acropolis Grill, Mr. Dunderbanks German Beer Garden, Papa John's, and Jersey Mike's
- 62,600 VPD on Bruce B. Downs Boulevard - the gateway to New Tampa
- A 644 acre mixed-used development (currently in the approval process) will be built across the street from Oak Ramble Shopping Center
- Just minutes from the University of South Florida (USF) campus
- Area co-tenants include University Square Mall, Target, Walmart, Stein Mart, PetSmart, Office Depot, Publix, Lowe's, Dollar Tree, Play It Again Sports, Bank of America, GNC, Ross, Longhorn Steakhouse, TGI Friday's, Beef O'Brady's, Perkins, Cracker Barrel, Steak N Shake, Chili's, Subway, and Panera Bread



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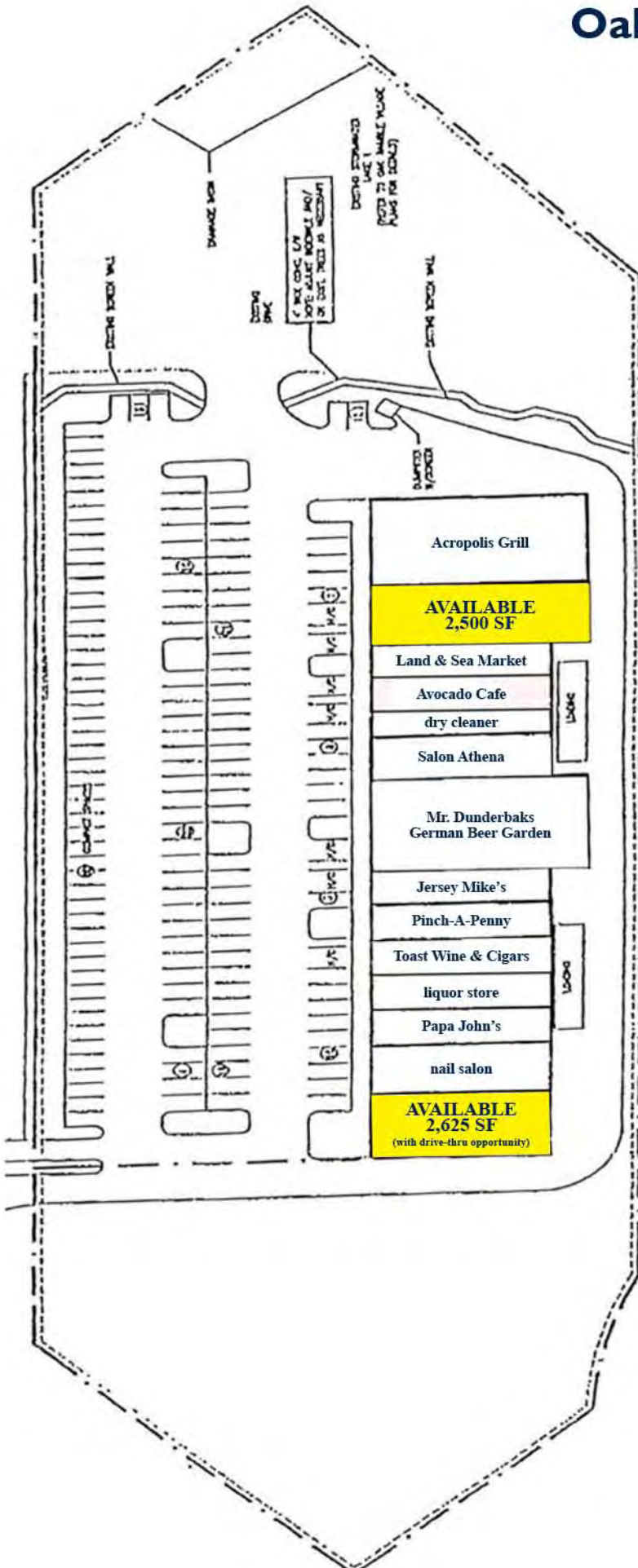
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Project Leasing • Restaurant & Entertainment • Tenant Representation
Urban Retail • Office Brokerage • Asset Management



Oak Ramble Shopping Center

Tampa, FL
current site plan



existing pylon sign



FULL DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2007 Estimates & 2012 Projections

Calculated using Proportional Block Groups



Lat/Lon: 28.0824425/-82.413905

August 2010

RF1

14913 Bruce B Downs Blvd Tampa, Florida		1.00 mi radius	3.00 mi radius	5.00 mi radius
POPULATION	2007 Estimated Population	13,826	87,841	200,225
	2012 Projected Population	15,659	95,744	214,710
	2000 Census Population	11,246	76,623	179,672
	1990 Census Population	7,544	60,426	152,521
	Historical Annual Growth 1990 to 2007	4.9%	2.7%	1.8%
	Projected Annual Growth 2007 to 2012	2.7%	1.8%	1.4%
HOUSEHOLDS	2007 Est. Households	6,677	37,477	82,901
	2012 Proj. Households	7,560	41,024	89,360
	2000 Census Households	5,419	32,284	73,287
	1990 Census Households	3,441	25,671	62,641
	Historical Annual Growth 1990 to 2007	5.5%	2.7%	1.9%
	Projected Annual Growth 2007 to 2012	2.6%	1.9%	1.6%
AGE	2007 Est. Population 0 to 9 Years	9.2%	13.4%	14.0%
	2007 Est. Population 10 to 19 Years	12.8%	14.4%	14.5%
	2007 Est. Population 20 to 29 Years	34.1%	23.4%	17.9%
	2007 Est. Population 30 to 44 Years	17.2%	19.5%	20.3%
	2007 Est. Population 45 to 59 Years	13.2%	16.3%	19.0%
	2007 Est. Population 60 to 74 Years	6.5%	7.8%	9.4%
	2007 Est. Population 75 Years Plus	7.0%	5.2%	4.8%
	2007 Est. Median Age	27.8	29.8	32.6
MARITAL STATUS & SEX	2007 Est. Male Population	48.6%	49.1%	48.9%
	2007 Est. Female Population	51.4%	50.9%	51.1%
	2007 Est. Never Married	49.0%	39.8%	33.6%
	2007 Est. Now Married	24.2%	31.7%	40.4%
	2007 Est. Separated or Divorced	20.8%	22.9%	20.3%
	2007 Est. Widowed	6.0%	5.6%	5.7%
INCOME	2007 Est. HH Income \$200,000 or More	2.6%	3.1%	3.3%
	2007 Est. HH Income \$150,000 to 199,999	2.2%	2.6%	2.9%
	2007 Est. HH Income \$100,000 to 149,999	5.1%	6.1%	8.4%
	2007 Est. HH Income \$75,000 to 99,999	6.7%	7.3%	9.3%
	2007 Est. HH Income \$50,000 to 74,999	14.1%	15.4%	16.9%
	2007 Est. HH Income \$35,000 to 49,999	19.0%	17.0%	16.4%
	2007 Est. HH Income \$25,000 to 34,999	13.9%	13.9%	13.2%
	2007 Est. HH Income \$15,000 to 24,999	13.7%	14.9%	13.0%
	2007 Est. HH Income \$0 to 14,999	22.7%	19.7%	16.6%
	2007 Est. Average Household Income	\$ 44,413	\$ 48,717	\$ 54,127
	2007 Est. Median HH Income	\$ 37,692	\$ 40,108	\$ 45,447
	2007 Est. Per Capita Income	\$ 24,856	\$ 22,717	\$ 23,392
	2007 Est. Number of Businesses	388	3,058	6,196
2007 Est. Total Number of Employees	10,984	55,708	84,780	

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RACE	2007 Est. White Population	70.8%	62.9%	65.6%
	2007 Est. Black Population	15.0%	24.5%	23.9%
	2007 Est. Asian & Pacific Islander	8.0%	5.5%	4.1%
	2007 Est. American Indian & Alaska Native	0.5%	0.5%	0.5%
	2007 Est. Other Races Population	5.7%	6.6%	5.9%
HISPANIC	2007 Est. Hispanic Population	2,329	17,995	38,834
	2007 Est. Hispanic Population Percent	16.8%	20.5%	19.4%
	2012 Proj. Hispanic Population Percent	19.4%	22.8%	21.8%
	2000 Hispanic Population Percent	11.9%	16.0%	14.7%
EDUCATION (Adults 25 or Older)	2007 Est. Adult Population (25 Years or Older)	7,629	50,720	122,338
	2007 Est. Elementary (0 to 8)	3.6%	4.3%	3.9%
	2007 Est. Some High School (9 to 11)	6.9%	9.2%	9.7%
	2007 Est. High School Graduate (12)	20.5%	26.7%	28.3%
	2007 Est. Some College (13 to 16)	17.2%	18.2%	18.6%
	2007 Est. Associate Degree Only	9.5%	9.6%	9.4%
	2007 Est. Bachelor Degree Only	27.5%	20.0%	19.3%
	2007 Est. Graduate Degree	14.6%	12.0%	10.9%
HOUSING	2007 Est. Total Housing Units	7,286	41,319	90,341
	2007 Est. Owner Occupied Percent	19.3%	27.9%	43.6%
	2007 Est. Renter Occupied Percent	72.4%	62.8%	48.2%
	2007 Est. Vacant Housing Percent	8.3%	9.3%	8.2%
HOMES BUILT BY YEAR	2000 Homes Built 1999 to 2000	2.6%	3.1%	2.9%
	2000 Homes Built 1995 to 1998	13.0%	7.0%	6.0%
	2000 Homes Built 1990 to 1994	10.2%	9.4%	7.8%
	2000 Homes Built 1980 to 1989	37.3%	34.6%	29.6%
	2000 Homes Built 1970 to 1979	26.1%	28.5%	26.9%
	2000 Homes Built 1960 to 1969	9.1%	11.7%	13.4%
	2000 Homes Built 1950 to 1959	0.8%	3.8%	9.3%
	2000 Homes Built Before 1949	0.9%	1.8%	4.2%
HOME VALUES	2000 Home Value \$1,000,000 or More	0.8%	0.5%	0.5%
	2000 Home Value \$500,000 to \$999,999	2.1%	1.2%	1.1%
	2000 Home Value \$400,000 to \$499,999	1.3%	0.9%	0.7%
	2000 Home Value \$300,000 to \$399,999	6.2%	3.1%	1.9%
	2000 Home Value \$200,000 to \$299,999	7.8%	9.7%	7.0%
	2000 Home Value \$150,000 to \$199,999	11.0%	12.8%	10.5%
	2000 Home Value \$100,000 to \$149,999	13.8%	15.5%	18.7%
	2000 Home Value \$50,000 to \$99,999	52.6%	47.5%	50.9%
	2000 Home Value \$25,000 to \$49,999	4.3%	8.4%	7.6%
	2000 Home Value \$0 to \$24,999	-	0.4%	1.1%
	2000 Median Home Value	\$ 136,726	\$ 121,313	\$ 106,569
	2000 Median Rent	\$ 612	\$ 511	\$ 499

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LABOR FORCE	2007 Est. Labor: Population Age 16+	11,977	70,253	156,438
	2007 Est. Civilian Employed	64.3%	61.5%	63.1%
	2007 Est. Civilian Unemployed	7.0%	8.9%	6.2%
	2007 Est. in Armed Forces	0.1%	0.2%	0.1%
	2007 Est. not in Labor Force	28.5%	29.4%	30.6%
	2007 Labor Force: Males	48.0%	48.4%	48.2%
	2007 Labor Force: Females	52.0%	51.6%	51.8%
OCCUPATION	2000 Occupation: Population Age 16+	6,323	37,077	86,739
	2000 Mgmt, Business, & Financial Operations	10.8%	11.1%	12.2%
	2000 Professional and Related	28.7%	22.6%	21.5%
	2000 Service	16.9%	17.0%	15.6%
	2000 Sales and Office	31.6%	31.8%	32.4%
	2000 Farming, Fishing, and Forestry	0.4%	0.3%	0.2%
	2000 Construction, Extraction, & Maintenance	5.7%	8.4%	8.7%
	2000 Production, Transport, & Material Moving	5.9%	8.8%	9.4%
	2000 Percent White Collar Workers	71.1%	65.5%	66.1%
2000 Percent Blue Collar Workers	28.9%	34.5%	33.9%	
TRANSPORTATION TO WORK	2000 Drive to Work Alone	81.8%	75.7%	78.5%
	2000 Drive to Work in Carpool	10.7%	14.5%	13.4%
	2000 Travel to Work by Public Transportation	0.3%	1.9%	1.8%
	2000 Drive to Work on Motorcycle	0.7%	0.2%	0.2%
	2000 Walk or Bicycle to Work	5.0%	4.7%	3.1%
	2000 Other Means	0.1%	0.8%	0.8%
	2000 Work at Home	1.3%	2.1%	2.3%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	28.8%	27.0%	24.3%
	2000 Travel to Work in 15 to 29 Minutes	34.0%	34.9%	38.5%
	2000 Travel to Work in 30 to 59 Minutes	30.8%	31.7%	31.3%
	2000 Travel to Work in 60 Minutes or More	6.4%	6.4%	5.9%
	2000 Average Travel Time to Work	24.7	24.5	24.4
CONSUMER EXPENDITURE	2007 Est. Total Household Expenditure (in Millions)	\$ 269.1	\$ 1,594.5	\$ 3,782.1
	2007 Est. Apparel	\$ 12.9	\$ 76.7	\$ 181.5
	2007 Est. Contributions & Gifts	\$ 16.4	\$ 99.2	\$ 238.3
	2007 Est. Education & Reading	\$ 7.3	\$ 43.7	\$ 103.4
	2007 Est. Entertainment	\$ 14.7	\$ 87.9	\$ 209.9
	2007 Est. Food, Beverages & Tobacco	\$ 44.3	\$ 260.0	\$ 611.1
	2007 Est. Furnishings And Equipment	\$ 11.2	\$ 67.4	\$ 162.4
	2007 Est. Health Care & Insurance	\$ 20.0	\$ 116.8	\$ 274.1
	2007 Est. Household Operations & Shelter & Utilities	\$ 80.4	\$ 477.0	\$ 1,130.9
	2007 Est. Miscellaneous Expenses	\$ 4.7	\$ 27.3	\$ 64.0
	2007 Est. Personal Care	\$ 4.0	\$ 23.3	\$ 55.1
	2007 Est. Transportation	\$ 53.3	\$ 315.3	\$ 751.2

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