

# Patriot Village

Walmart Supercenter and Home Depot Outlot in Brandon, FL



## DEMOGRAPHICS

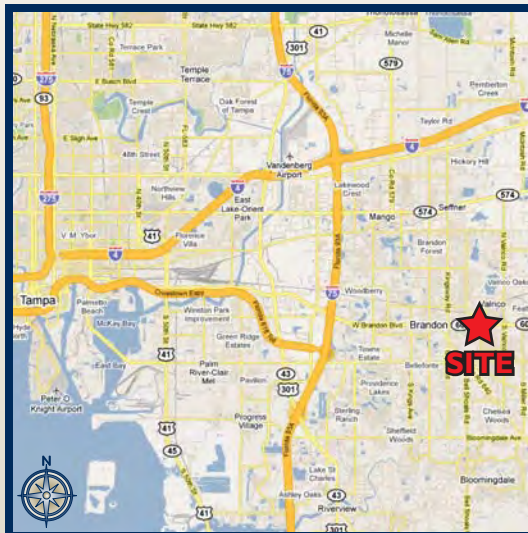
### Population

1 Mile	13,138
3 Mile	79,135
5 Mile	171,534

### Average HH Income

1 Mile	\$59,635
3 Mile	\$64,762
5 Mile	\$67,975

- Great opportunities are available:
  - Unit #1 4,000 SF (endcap)
  - Unit #3 1,434 SF\*
  - Unit #4 1,771 SF\* \*Unit #3 and Unit #4 can be combined for a total of 3,205 SF
  - Unit #6 1,429 SF
- Asking Rent: \$26/SF
- Newly built (2004), 20,000 SF strip center - outlot of Walmart Supercenter and The Home Depot
- Co-tenants include IHOP, Payless Shoes, GameStop, SuperCuts, Sonic, and Chick-fil-A
- Located across the street from new developments featuring Lowe's, Brandon Auto Mall, ABC Liquors, Starbucks, Chili's and Panda Express
- 140 surface parking spaces
- Signalized intersection
- 67,800 VPD on Brandon Boulevard (State Route 60)
- Area co-tenants include Publix, PetSmart, Burlington Coat Factory, KMart, Office Depot, Walgreens, 7-Eleven, Hallmark, Fusion Wireless, Alltel, West Marine, Mattress Giant, The Walking Company, Starbucks, Ruby Tuesday, Cracker Barrel, Steak-N-Shake, Boston Market, and Dunkin' Donuts



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





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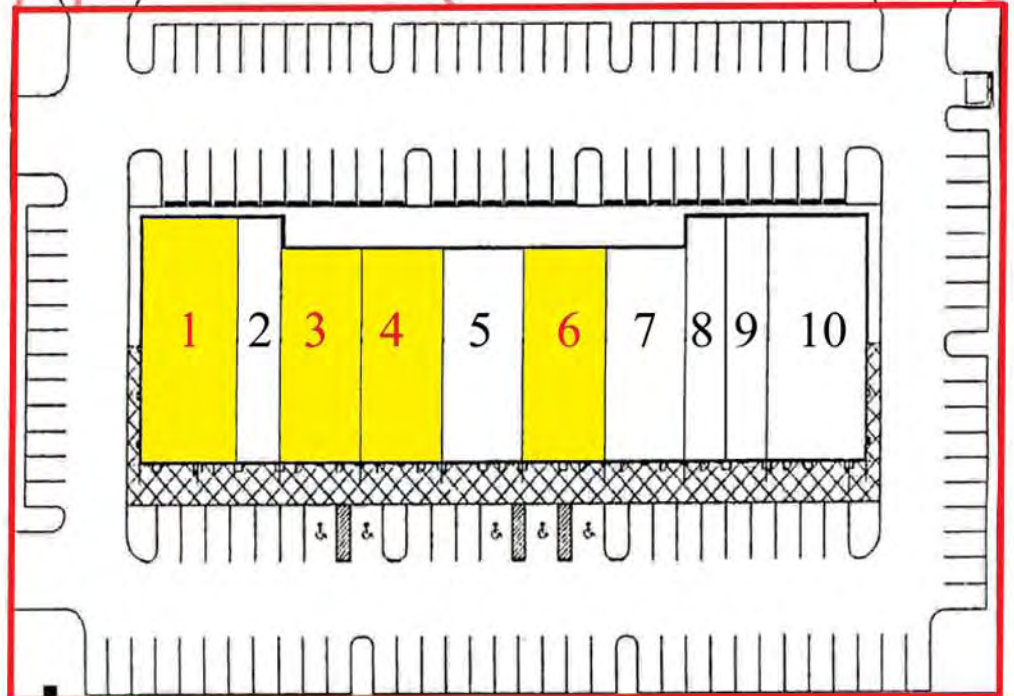
1240-1270 East Brandon Boulevard  
Brandon, FL

current site plan



<u>Unit</u>	<u>Tenant</u>	<u>SF</u>
1	AVAILABLE	4,000
2	Little Caesar's	1,204
3	AVAILABLE*	1,434
4	AVAILABLE*	1,771
5	Payless Shoes	2,803
6	AVAILABLE	1,429
7	SuperCuts	1,203
8	Super Nails	1,000
9	GameStop	1,716
10	IHOP Restaurant	3,440

*\*Spaces 3 & 4 can be combined.*



# FULL DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2007 Estimates & 2012 Projections

Calculated using Proportional Block Groups



Lat/Lon: 27.937728/-82.265697

August 2010

RF1

1240 E Brandon Blvd Brandon, Florida		1.00 mi radius	3.00 mi radius	5.00 mi radius
<b>POPULATION</b>	2007 Estimated Population	13,138	79,135	171,534
	2012 Projected Population	15,255	88,760	194,762
	2000 Census Population	9,957	65,460	139,039
	1990 Census Population	6,151	51,737	103,159
	Historical Annual Growth 1990 to 2007	6.7%	3.1%	3.9%
	Projected Annual Growth 2007 to 2012	3.2%	2.4%	2.7%
<b>HOUSEHOLDS</b>	2007 Est. Households	4,850	29,647	63,140
	2012 Proj. Households	5,651	33,335	72,172
	2000 Census Households	3,629	24,265	50,249
	1990 Census Households	2,308	18,399	36,168
	Historical Annual Growth 1990 to 2007	6.5%	3.6%	4.4%
	Projected Annual Growth 2007 to 2012	3.3%	2.5%	2.9%
<b>AGE</b>	2007 Est. Population 0 to 9 Years	15.6%	13.8%	14.5%
	2007 Est. Population 10 to 19 Years	14.6%	14.5%	15.4%
	2007 Est. Population 20 to 29 Years	10.8%	11.2%	11.8%
	2007 Est. Population 30 to 44 Years	23.2%	21.6%	22.5%
	2007 Est. Population 45 to 59 Years	19.6%	22.2%	21.8%
	2007 Est. Population 60 to 74 Years	11.8%	11.9%	10.2%
	2007 Est. Population 75 Years Plus	4.4%	4.8%	3.8%
	2007 Est. Median Age	35.5	37.2	35.5
<b>MARITAL STATUS &amp; SEX</b>	2007 Est. Male Population	49.0%	48.9%	49.5%
	2007 Est. Female Population	51.0%	51.1%	50.5%
	2007 Est. Never Married	18.8%	20.2%	21.8%
	2007 Est. Now Married	62.5%	60.9%	59.7%
	2007 Est. Separated or Divorced	11.7%	13.4%	14.0%
	2007 Est. Widowed	7.1%	5.5%	4.5%
<b>INCOME</b>	2007 Est. HH Income \$200,000 or More	1.7%	2.5%	3.2%
	2007 Est. HH Income \$150,000 to 199,999	2.7%	3.4%	4.4%
	2007 Est. HH Income \$100,000 to 149,999	12.9%	14.4%	15.1%
	2007 Est. HH Income \$75,000 to 99,999	16.8%	17.4%	16.8%
	2007 Est. HH Income \$50,000 to 74,999	24.9%	24.3%	23.5%
	2007 Est. HH Income \$35,000 to 49,999	18.2%	14.8%	14.5%
	2007 Est. HH Income \$25,000 to 34,999	8.7%	9.9%	9.5%
	2007 Est. HH Income \$15,000 to 24,999	7.4%	7.3%	6.9%
	2007 Est. HH Income \$0 to 14,999	6.7%	5.9%	6.3%
	2007 Est. Average Household Income	\$ 59,635	\$ 64,762	\$ 67,975
	2007 Est. Median HH Income	\$ 58,729	\$ 62,248	\$ 64,877
	2007 Est. Per Capita Income	\$ 22,016	\$ 24,651	\$ 25,399
	2007 Est. Number of Businesses	405	2,604	4,940
2007 Est. Total Number of Employees	4,247	23,425	55,605	

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<b>RACE</b>	2007 Est. White Population	78.5%	82.2%	81.8%
	2007 Est. Black Population	11.8%	9.4%	9.9%
	2007 Est. Asian & Pacific Islander	4.3%	3.2%	3.0%
	2007 Est. American Indian & Alaska Native	0.4%	0.5%	0.5%
	2007 Est. Other Races Population	5.0%	4.8%	4.9%
<b>HISPANIC</b>	2007 Est. Hispanic Population	2,428	13,497	29,046
	2007 Est. Hispanic Population Percent	18.5%	17.1%	16.9%
	2012 Proj. Hispanic Population Percent	20.9%	19.7%	19.5%
	2000 Hispanic Population Percent	13.9%	11.9%	11.8%
<b>EDUCATION (Adults 25 or Older)</b>	2007 Est. Adult Population (25 Years or Older)	8,497	52,444	110,244
	2007 Est. Elementary (0 to 8)	2.9%	3.1%	3.1%
	2007 Est. Some High School (9 to 11)	6.5%	6.8%	6.9%
	2007 Est. High School Graduate (12)	30.8%	31.8%	30.5%
	2007 Est. Some College (13 to 16)	21.3%	20.7%	20.5%
	2007 Est. Associate Degree Only	11.7%	11.2%	11.1%
	2007 Est. Bachelor Degree Only	19.4%	18.5%	19.2%
	2007 Est. Graduate Degree	7.3%	7.8%	8.7%
<b>HOUSING</b>	2007 Est. Total Housing Units	5,138	31,068	66,824
	2007 Est. Owner Occupied Percent	79.6%	75.8%	71.1%
	2007 Est. Renter Occupied Percent	14.8%	19.7%	23.4%
	2007 Est. Vacant Housing Percent	5.6%	4.6%	5.5%
<b>HOMES BUILT BY YEAR</b>	2000 Homes Built 1999 to 2000	3.9%	4.6%	5.2%
	2000 Homes Built 1995 to 1998	22.5%	12.2%	14.6%
	2000 Homes Built 1990 to 1994	12.0%	10.9%	12.9%
	2000 Homes Built 1980 to 1989	19.3%	30.3%	31.7%
	2000 Homes Built 1970 to 1979	18.5%	25.8%	22.3%
	2000 Homes Built 1960 to 1969	17.1%	12.0%	8.7%
	2000 Homes Built 1950 to 1959	6.1%	3.1%	3.1%
	2000 Homes Built Before 1949	0.6%	1.2%	1.5%
<b>HOME VALUES</b>	2000 Home Value \$1,000,000 or More	-	-	0.0%
	2000 Home Value \$500,000 to \$999,999	0.1%	0.2%	0.2%
	2000 Home Value \$400,000 to \$499,999	-	0.1%	0.2%
	2000 Home Value \$300,000 to \$399,999	0.8%	0.7%	1.1%
	2000 Home Value \$200,000 to \$299,999	1.8%	3.5%	5.3%
	2000 Home Value \$150,000 to \$199,999	5.4%	11.4%	13.2%
	2000 Home Value \$100,000 to \$149,999	41.4%	37.1%	36.4%
	2000 Home Value \$50,000 to \$99,999	50.2%	46.3%	42.1%
	2000 Home Value \$25,000 to \$49,999	0.3%	0.6%	1.2%
	2000 Home Value \$0 to \$24,999	-	0.1%	0.2%
	2000 Median Home Value	\$ 101,573	\$ 106,709	\$ 113,010
	2000 Median Rent	\$ 695	\$ 643	\$ 634

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<b>LABOR FORCE</b>	2007 Est. Labor: Population Age 16+	9,883	61,165	130,295
	2007 Est. Civilian Employed	62.6%	67.2%	68.1%
	2007 Est. Civilian Unemployed	3.1%	2.5%	2.9%
	2007 Est. in Armed Forces	2.3%	1.0%	1.2%
	2007 Est. not in Labor Force	32.0%	29.3%	27.7%
	2007 Labor Force: Males	48.2%	48.3%	48.9%
	2007 Labor Force: Females	51.8%	51.7%	51.1%
<b>OCCUPATION</b>	2000 Occupation: Population Age 16+	4,577	33,314	70,561
	2000 Mgmt, Business, & Financial Operations	14.2%	14.8%	15.6%
	2000 Professional and Related	20.9%	20.7%	20.6%
	2000 Service	13.0%	12.8%	12.3%
	2000 Sales and Office	35.2%	34.0%	33.5%
	2000 Farming, Fishing, and Forestry	0.8%	0.4%	0.5%
	2000 Construction, Extraction, & Maintenance	7.5%	8.0%	8.3%
	2000 Production, Transport, & Material Moving	8.5%	9.2%	9.2%
	2000 Percent White Collar Workers	70.3%	69.5%	69.6%
2000 Percent Blue Collar Workers	29.7%	30.5%	30.4%	
<b>TRANSPORTATION TO WORK</b>	2000 Drive to Work Alone	82.6%	84.1%	83.0%
	2000 Drive to Work in Carpool	12.4%	10.2%	11.2%
	2000 Travel to Work by Public Transportation	0.2%	0.5%	0.6%
	2000 Drive to Work on Motorcycle	0.2%	0.1%	0.1%
	2000 Walk or Bicycle to Work	1.5%	1.3%	1.2%
	2000 Other Means	0.6%	0.5%	0.6%
	2000 Work at Home	2.5%	3.2%	3.2%
<b>TRAVEL TIME</b>	2000 Travel to Work in 14 Minutes or Less	22.7%	23.3%	21.0%
	2000 Travel to Work in 15 to 29 Minutes	31.5%	33.6%	34.9%
	2000 Travel to Work in 30 to 59 Minutes	39.4%	37.0%	37.5%
	2000 Travel to Work in 60 Minutes or More	6.4%	6.2%	6.6%
	2000 Average Travel Time to Work	26.1	25.6	26.4
<b>CONSUMER EXPENDITURE</b>	2007 Est. Total Household Expenditure (in Millions)	\$ 239.0	\$ 1,543.8	\$ 3,393.2
	2007 Est. Apparel	\$ 11.4	\$ 73.7	\$ 162.5
	2007 Est. Contributions & Gifts	\$ 14.6	\$ 96.4	\$ 216.0
	2007 Est. Education & Reading	\$ 6.2	\$ 40.8	\$ 92.2
	2007 Est. Entertainment	\$ 13.4	\$ 86.6	\$ 190.5
	2007 Est. Food, Beverages & Tobacco	\$ 38.4	\$ 246.4	\$ 538.8
	2007 Est. Furnishings And Equipment	\$ 10.5	\$ 68.4	\$ 150.9
	2007 Est. Health Care & Insurance	\$ 17.1	\$ 109.7	\$ 239.3
	2007 Est. Household Operations & Shelter & Utilities	\$ 71.1	\$ 459.4	\$ 1,010.9
	2007 Est. Miscellaneous Expenses	\$ 4.0	\$ 25.8	\$ 56.3
	2007 Est. Personal Care	\$ 3.5	\$ 22.4	\$ 49.1
	2007 Est. Transportation	\$ 48.9	\$ 314.3	\$ 686.6

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