

Demographic Summary Report

The Crossroads

Radius	3 Mile		5 Mile		10 Mile	
Population						
2016 Projection	51,377		119,198		465,747	
2011 Estimate	48,787		114,353		448,002	
2010 Census	48,341		113,847		448,116	
Growth 2011 - 2016	5.30%		4.20%		4.00%	
Growth 2010 - 2011	0.90%		0.40%		0.00%	
2011 Population by Hispanic Origin	9,612		23,626		121,310	
2011 Population By Race	48,787		114,353		448,002	
White	34,856	71.45%	84,367	73.78%	304,944	68.07%
Black or African American	9,190	18.84%	18,693	16.35%	90,398	20.18%
American Indian and Alaska Native	106	0.22%	287	0.25%	1,832	0.41%
Asian	1,778	3.64%	3,960	3.46%	12,665	2.83%
Native Hawaiian and Pacific Islander	25	0.05%	53	0.05%	351	0.08%
Other Race	1,502	3.08%	3,889	3.40%	24,879	5.55%
Two or More Races	1,329	2.72%	3,102	2.71%	12,934	2.89%
Households						
2016 Projection	17,728		42,594		172,652	
2011 Estimate	16,854		40,936		167,213	
2010 Census	16,680		40,728		167,269	
Growth 2011 - 2016	5.20%		4.00%		3.30%	
Growth 2010 - 2011	1.00%		0.50%		0.00%	
Owner Occupied	13,991	83.01%	31,682	77.39%	115,461	69.05%
Renter Occupied	2,863	16.99%	9,254	22.61%	51,752	30.95%
2011 Households by HH Income	16,855		40,935		167,212	
Income Less Than \$15,000	871	5.17%	2,769	6.76%	17,630	10.54%
Income: \$15,000 - \$24,999	1,071	6.35%	2,904	7.09%	18,472	11.05%
Income: \$25,000 - \$34,999	1,320	7.83%	3,238	7.91%	17,972	10.75%
Income: \$35,000 - \$49,999	2,150	12.76%	5,117	12.50%	25,722	15.38%
Income: \$50,000 - \$74,999	4,051	24.03%	8,443	20.63%	32,237	19.28%
Income: \$75,000 - \$99,999	2,920	17.32%	6,478	15.83%	21,059	12.59%
Income: \$100,000 - \$149,999	2,892	17.16%	7,141	17.44%	20,430	12.22%
Income: \$150,000 - \$199,999	944	5.60%	2,702	6.60%	7,136	4.27%
Income: \$200,000+	636	3.77%	2,143	5.24%	6,554	3.92%
2011 Avg Household Income	\$82,368		\$85,677		\$70,526	
2011 Med Household Income	\$66,410		\$67,126		\$52,003	
2011 Per Capita Income	\$29,337		\$30,842		\$26,757	

Demographic Detail Report

The Crossroads

Radius	3 Mile		5 Mile		10 Mile	
Population						
2016 Projection	51,377		119,198		465,747	
2011 Estimate	48,787		114,353		448,002	
2010 Census	48,341		113,847		448,116	
Growth 2011 - 2016	5.30%		4.20%		4.00%	
Growth 2010 - 2011	0.90%		0.40%		0.00%	
2011 Population by Age	48,787		114,353		448,002	
Age 0 - 4	2,693	5.52%	6,213	5.43%	27,388	6.11%
Age 5 - 9	3,047	6.25%	7,461	6.52%	29,126	6.50%
Age 10 - 14	3,644	7.47%	8,864	7.75%	31,297	6.99%
Age 15 - 19	3,759	7.70%	8,737	7.64%	30,894	6.90%
Age 20 - 24	2,894	5.93%	6,586	5.76%	27,657	6.17%
Age 25 - 34	5,184	10.63%	12,013	10.51%	54,553	12.18%
Age 35 - 44	6,953	14.25%	16,239	14.20%	62,127	13.87%
Age 45 - 49	4,205	8.62%	9,880	8.64%	33,966	7.58%
Age 50 - 54	3,870	7.93%	9,237	8.08%	31,051	6.93%
Age 55 - 59	3,349	6.86%	7,871	6.88%	26,382	5.89%
Age 60 - 64	2,650	5.43%	6,338	5.54%	23,805	5.31%
Age 65 - 74	3,642	7.47%	8,387	7.33%	35,571	7.94%
Age 75 - 84	2,076	4.26%	4,626	4.05%	23,396	5.22%
Age 85 and over	822	1.68%	1,900	1.66%	10,790	2.41%
Age 65 and over	6,540	13.41%	14,913	13.04%	69,757	15.57%
Median Age	39.90		39.90		38.80	
Average Age	38.80		38.60		39.00	

Demographic Detail Report

The Crossroads

Radius	3 Mile	5 Mile	10 Mile
2011 Population By Race	48,787	114,353	448,002
White	34,856 71.45%	84,367 73.78%	304,944 68.07%
Black or African American	9,190 18.84%	18,693 16.35%	90,398 20.18%
American Indian and Alaska Native	106 0.22%	287 0.25%	1,832 0.41%
Asian	1,778 3.64%	3,960 3.46%	12,665 2.83%
Native Hawaiian and Pacific Islander	25 0.05%	53 0.05%	351 0.08%
Other Race	1,502 3.08%	3,889 3.40%	24,879 5.55%
Two or More Races	1,329 2.72%	3,102 2.71%	12,934 2.89%
2011 Population by Hispanic Origin	48,786	114,351	448,003
Not Hispanic or Latino	39,174 80.30%	90,725 79.34%	326,693 72.92%
Hispanic or Latino	9,612 19.70%	23,626 20.66%	121,310 27.08%
2011 Age 5+ Language at Home	39,116	98,828	385,427
Speak Only English	30,689 78.46%	77,598 78.52%	273,464 70.95%
Speak Asian or Pacific Island	707 1.81%	1,509 1.53%	5,291 1.37%
Speak IndoEuropean	1,906 4.87%	5,448 5.51%	28,575 7.41%
Speak Spanish	5,623 14.38%	13,829 13.99%	76,439 19.83%
Speak Other Language	191 0.49%	444 0.45%	1,658 0.43%
2011 Median Age, Male	38.00	38.40	37.30
2011 Average Age, Male	37.50	37.60	37.80
Median Age, Female	41.40	41.00	40.30
Average Age, Female	40.00	39.60	40.20
2011 Population by Occupation Classification (Age 16+)	19,499	50,236	191,891
Blue Collar	3,498 17.94%	8,273 16.47%	38,856 20.25%
White Collar	12,493 64.07%	33,286 66.26%	113,611 59.21%
Service	3,508 17.99%	8,677 17.27%	39,424 20.54%
2011 Population by Marital Status (Age 15+)	33,490	83,223	329,245
Total, Never Married	10,077 30.09%	23,253 27.94%	93,972 28.54%
Married	17,852 53.31%	46,430 55.79%	170,370 51.75%
Widowed	1,993 5.95%	4,749 5.71%	25,001 7.59%
Divorced	3,568 10.65%	8,791 10.56%	39,902 12.12%

Demographic Detail Report

The Crossroads

Radius	3 Mile	5 Mile	10 Mile
2011 Population by Education	26,664	67,956	273,952
Less Than 9th Grade	862 3.23%	2,096 3.08%	13,906 5.08%
Some High School, No Diploma	2,617 9.81%	4,902 7.21%	24,934 9.10%
High School Grad (Incl Equivalency)	7,149 26.81%	18,484 27.20%	82,618 30.16%
Some College, No Degree	5,868 22.01%	15,024 22.11%	57,622 21.03%
Associate Degree	2,952 11.07%	7,025 10.34%	24,164 8.82%
Bachelor Degree	4,731 17.74%	13,165 19.37%	46,067 16.82%
Advanced Degrees	2,485 9.32%	7,260 10.68%	24,641 8.99%
2011 Population by Occupation (Age 16+)	23,007	58,912	231,316
Management, Business, & Financial	6,211 27.00%	16,407 27.85%	56,579 24.46%
Professional & Related Occupations	809 3.52%	1,805 3.06%	5,958 2.58%
Services	10,868 47.24%	27,175 46.13%	112,110 48.47%
Sales & Office	2,514 10.93%	7,145 12.13%	25,255 10.92%
Farming, Fishing, and Forestry	33 0.14%	233 0.40%	804 0.35%
Construction and Extraction, Maint	1,054 4.58%	3,002 5.10%	15,912 6.88%
Production & Transportation	1,518 6.60%	3,145 5.34%	14,698 6.35%
2011 Workers by Travel Time to Work (Age 16+)	20,210	52,083	195,174
Less Than 15 Minutes	3,735 18.48%	9,097 17.47%	36,194 18.54%
15 to 29 Minutes	4,924 24.36%	12,959 24.88%	62,601 32.07%
30 to 44 Minutes	5,053 25.00%	13,178 25.30%	47,341 24.26%
45 to 59 Minutes	2,453 12.14%	6,178 11.86%	16,862 8.64%
60+ Minutes	4,045 20.01%	10,671 20.49%	32,176 16.49%
2000 Households by HH Size	16,680	40,729	167,270
1-Person Households	2,999 17.98%	7,812 19.18%	42,144 25.20%
2-Person Households	5,467 32.78%	13,337 32.75%	53,737 32.13%
3-Person Households	3,188 19.11%	7,717 18.95%	27,646 16.53%
4-Person Households	2,873 17.22%	6,891 16.92%	23,685 14.16%
5-Person Households	1,336 8.01%	3,116 7.65%	11,675 6.98%
6-Person Households	529 3.17%	1,224 3.01%	4,990 2.98%
7 or more Person Households	288 1.73%	632 1.55%	3,393 2.03%
2011 Average Household Size	2.82	2.76	2.65

Demographic Detail Report

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Households			
2016 Projection	17,728	42,594	172,652
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Income: \$15,000 - \$24,999	1,071 6.35%	2,904 7.09%	18,472 11.05%
Income: \$25,000 - \$34,999	1,320 7.83%	3,238 7.91%	17,972 10.75%
Income: \$35,000 - \$49,999	2,150 12.76%	5,117 12.50%	25,722 15.38%
Income: \$50,000 - \$74,999	4,051 24.03%	8,443 20.63%	32,237 19.28%
Income: \$75,000 - \$99,999	2,920 17.32%	6,478 15.83%	21,059 12.59%
Income: \$100,000 - \$149,999	2,892 17.16%	7,141 17.44%	20,430 12.22%
Income: \$150,000 - \$199,999	944 5.60%	2,702 6.60%	7,136 4.27%
Income: \$200,000+	636 3.77%	2,143 5.24%	6,554 3.92%
2011 Avg Household Income	\$82,368	\$85,677	\$70,526
2011 Med Household Income	\$66,410	\$67,126	\$52,003
2011 Per Capita Income	\$29,337	\$30,842	\$26,757
2011 Occupied Housing	16,854	40,936	167,213
Owner Occupied	13,991 83.01%	31,682 77.39%	115,461 69.05%
Renter Occupied	2,863 16.99%	9,254 22.61%	51,752 30.95%
2000 Housing Units	14,808	41,937	183,538
1 Unit Attached	1,737 11.73%	5,659 13.49%	19,520 10.64%
1 Unit Detached	10,755 72.63%	26,818 63.95%	87,742 47.81%
2 Units	66 0.45%	701 1.67%	4,532 2.47%
3 - 19 Units	1,808 12.21%	6,681 15.93%	39,881 21.73%
20 - 49 Units	337 2.28%	1,478 3.52%	16,913 9.21%
50 or more Units	72 0.49%	264 0.63%	7,860 4.28%
Mobile Home or Trailer	33 0.22%	336 0.80%	7,014 3.82%
Boat, RV, Van, Etc.	0 0.00%	0 0.00%	76 0.04%

Demographic Detail Report

The Crossroads

Radius	3 Mile		5 Mile		10 Mile	
2011 Housing Value - Owner Occupied	11,321		28,828		111,761	
Value Less than \$20,000	21	0.19%	62	0.22%	2,600	2.33%
Value \$20,000 - \$39,999	66	0.58%	209	0.72%	2,526	2.26%
Value \$40,000 - \$59,999	36	0.32%	100	0.35%	2,856	2.56%
Value \$60,000 - \$79,999	73	0.64%	273	0.95%	3,958	3.54%
Value \$80,000 - \$99,999	202	1.78%	554	1.92%	4,405	3.94%
Value \$100,000 - \$149,999	452	3.99%	1,342	4.66%	9,924	8.88%
Value \$150,000 - \$199,999	1,635	14.44%	2,790	9.68%	14,781	13.23%
Value \$200,000 - \$299,999	3,566	31.50%	7,900	27.40%	26,858	24.03%
Value \$300,000 - \$399,999	2,910	25.70%	7,498	26.01%	20,322	18.18%
Value \$400,000 - \$499,999	1,185	10.47%	3,826	13.27%	9,837	8.80%
Value \$500,000 - \$749,999	779	6.88%	2,686	9.32%	8,837	7.91%
Value \$750,000 - \$999,999	209	1.85%	801	2.78%	2,772	2.48%
Value \$1,000,000 or more	187	1.65%	787	2.73%	2,085	1.87%
2011 Med Housing Val-Owner Occupied	\$287,858		\$315,798		\$246,273	
2011 Housing Units by Yr Built	14,807		41,937		183,537	
Built 2005 to Present	388	2.62%	1,863	4.44%	7,304	3.98%
Built 2000 to 2004	3,521	23.78%	10,129	24.15%	30,569	16.66%
Built 1990 to 1999	2,655	17.93%	9,942	23.71%	34,839	18.98%
Built 1980 to 1989	5,447	36.79%	13,150	31.36%	54,499	29.69%
Built 1970 to 1979	2,332	15.75%	5,639	13.45%	36,754	20.03%
Built 1960 to 1969	330	2.23%	779	1.86%	10,453	5.70%
Built 1950 to 1959	83	0.56%	301	0.72%	6,955	3.79%
Built 1940 to 1949	1	0.01%	22	0.05%	1,230	0.67%
Built 1939 or Earlier	50	0.34%	112	0.27%	934	0.51%
2011 Median Year Built	1988		1991		1987	

Demographic Market Comparison Report

3 mile radius

The Crossroads

Type: Shopping Center/Neighborhood Center
 County: Palm Beach

3 Mile
 County

Population Growth



Household Growth



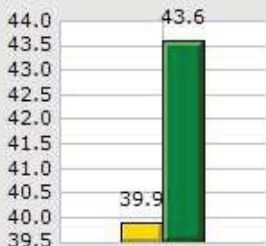
2011 Med Household Inc



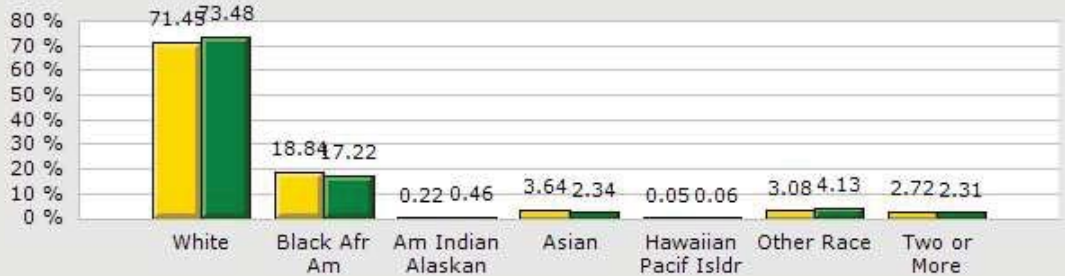
2011 Households by Household Income



2011 Median Age



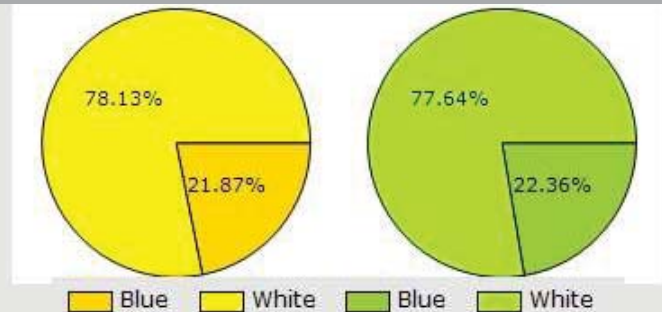
2011 Population by Race



2011 Renter vs. Owner



2011 Blue vs. White Collar



Demographic Market Comparison Report

3 mile radius

The Crossroads

Type: **Shopping Center/Neighborhood Center**
 County: **Palm Beach**

	3 Mile		County	
Population				
Growth 2010 - 2011	0.90%		0.10%	
Growth 2011 - 2016	5.30%		4.10%	
2011 Blue Collar	3,498	21.87%	101,174	22.36%
2011 White Collar	12,493	78.13%	351,357	77.64%
2011 Population By Race				
	48,786		1,321,432	
White	34,856	71.45%	970,943	73.48%
Black Afr Am	9,190	18.84%	227,538	17.22%
Am Indian Alaskan	106	0.22%	6,116	0.46%
Asian	1,778	3.64%	30,934	2.34%
Hawaiian Pacif Islldr	25	0.05%	768	0.06%
Other Race	1,502	3.08%	54,604	4.13%
Two or More	1,329	2.72%	30,529	2.31%
Households				
Growth 2010 - 2011	1.00%		0.10%	
Growth 2011 - 2016	5.20%		3.70%	
Renter Occupied	2,863	16.99%	164,791	30.25%
Owner Occupied	13,991	83.01%	379,979	69.75%
2011 Households by HH Income				
	16,855		544,764	
Income < \$35,000	3,262	19.35%	178,403	32.75%
Income \$35,000 - \$74,999	6,201	36.79%	179,426	32.94%
Income \$75,000 - \$149,999	5,812	34.48%	128,775	23.64%
Income \$150,000 - \$199,999	944	5.60%	25,295	4.64%
Income \$200,000+	636	3.77%	32,865	6.03%
2011 Median Household Income	\$66,410		\$52,301	
2011 Median Age	39.90		43.60	

Consumer Spending Report

The Crossroads

2011 Annual Spending (in Thousands)	3 Mile	5 Mile	10 Mile
Total Specified Consumer Spending	\$738,526	\$1,861,130	\$6,317,744
Total Apparel	\$28,924	\$73,585	\$250,793
Women's Apparel	10,199	25,925	87,554
Men's Apparel	5,918	15,071	50,930
Girl's Apparel	2,291	5,814	18,952
Boy's Apparel	1,776	4,501	14,931
Infant Apparel	1,811	4,574	16,116
Footwear (excl. Infants)	3,968	10,069	34,860
Other Apparel Prod/Services	2,961	7,632	27,448
Total Entertainment	\$70,251	\$177,788	\$591,549
Sports and Recreation	2,913	7,369	23,973
TV, Radio and Sound Equipment	24,035	60,676	208,845
Reading Materials	3,013	7,705	25,919
Travel	39,414	99,815	325,483
Photographic Equipment	876	2,223	7,329
Total Food At Home	\$58,548	\$148,601	\$519,354
Cereal Products	3,540	8,994	31,453
Bread & Bakery Products	7,767	19,710	68,045
Seafood	3,132	7,974	27,734
Meat/Poultry/Fish/Eggs	19,660	49,897	175,143
Dairy Products	9,400	23,844	83,034
Fruits and Vegetables	15,049	38,182	133,945
Total Food Away From Home	\$60,178	\$151,942	\$519,850
Breakfast and Brunch	5,503	14,057	49,195
Dinner	28,362	71,520	242,887
Lunch	19,903	49,989	172,855
Snacks and Non Alcoholic Bev	4,339	11,050	38,191
Catered Affairs	2,071	5,325	16,722

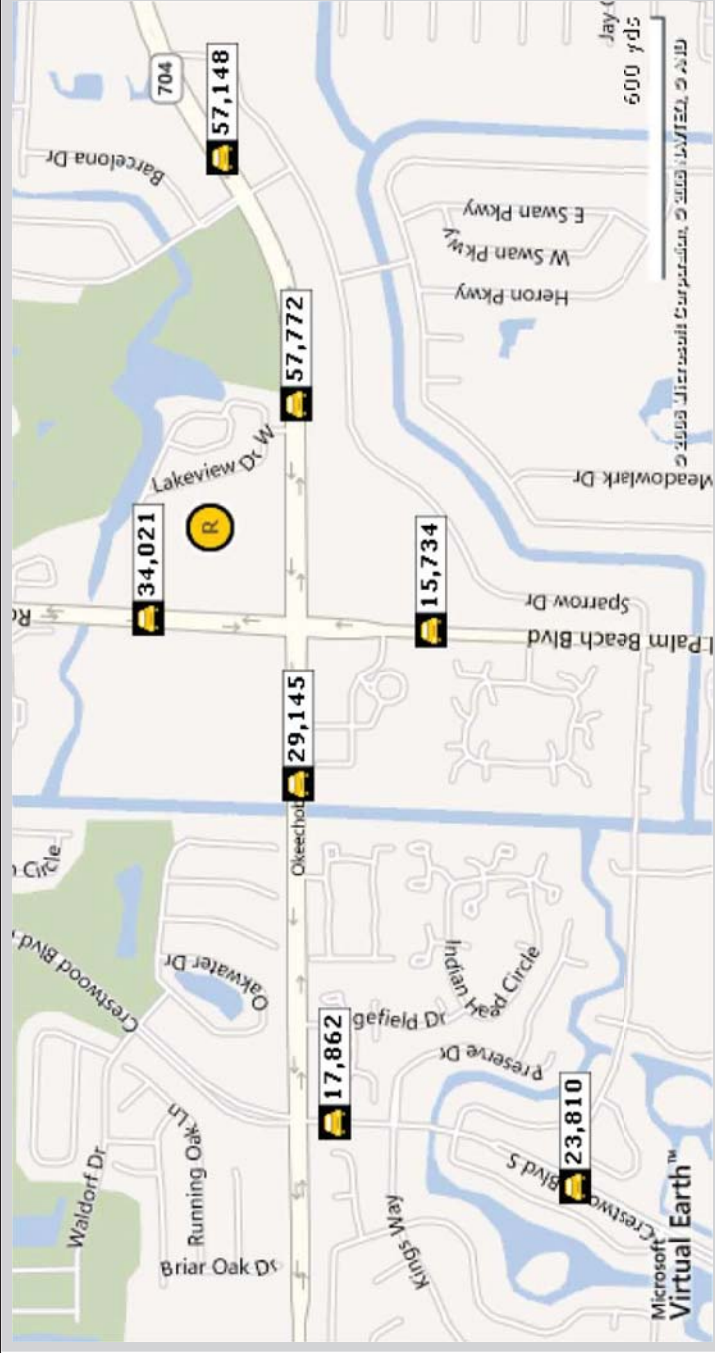
Consumer Spending Report

The Crossroads			
Annual Spending (in Thousands)	3 Mile	5 Mile	10 Mile
Total Alcoholic Beverages	\$11,067	\$28,284	\$97,019
Alcoholic Bev. at Home	6,599	16,692	57,430
Alcoholic Bev. away from Home	4,468	11,591	39,589
Total Furniture/Appliances	\$69,511	\$175,349	\$581,562
Bedroom Furniture	3,886	9,710	33,054
Living Room Furniture	5,983	15,221	49,974
Other Living & Family Room Furniture	1,741	4,344	13,918
Other Furniture	797	2,037	6,289
Major Appliances	6,123	15,344	50,750
Small Appliances & Housewares	14,119	35,672	119,176
Misc Household Equipment	36,861	93,022	308,401
Total Transportation/Maint.	\$166,275	\$416,105	\$1,422,586
New Autos/Trucks/Vans	47,133	117,325	388,389
Used Vehicles	39,633	99,313	348,278
Purchase of RVs or Boats	5,605	13,862	46,399
Gasoline	54,130	135,948	469,914
Diesel Fuel	1,006	2,467	8,250
Automotive Maintenance/Repair	18,769	47,190	161,356
Total Health Care	\$30,949	\$77,655	\$269,028
Medical Services	18,553	46,546	158,760
Prescription Drugs	9,346	23,404	83,629
Medical Supplies	3,050	7,705	26,639
Total Education/Day Care	\$55,614	\$143,468	\$459,337
Education	24,014	62,332	200,155
Room and Board	2,835	7,057	22,375
Tuition/School Supplies	20,938	54,503	174,811
Day Care, Nursery & Preschool	7,827	19,575	61,995

The Crossroads

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	1,728	14,688	9
Total Retail	329	3,397	10
Home Improvement Stores	28	121	4
General Merchandise Stores	13	436	34
Food Stores	21	408	19
Auto Dealers and Gas Stations	35	198	6
Apparel and Accessory Stores	20	126	6
Furniture and Home Furnishings	31	181	6
Eating and Drinking Places	93	1,392	15
Miscellaneous Retail Stores	88	535	6
Finance-Insurance-Real Estate	167	877	5
Banks, Saving and Lending Inst.	32	185	6
Security Brokers and Investments	14	75	5
Insurance Carriers and Agencies	37	132	4
Real Estate-Trust-Holding Co.	84	485	6
Services	776	5,415	7
Hotels and Lodging	2	28	14
Motion Picture and Amusement	60	486	8
Health Services	171	1,643	10
Legal Services	26	34	1
Educational Services	27	731	27
Auto Services	50	185	4
Other Services	440	2,308	5
Agriculture/Mining	61	199	3
Construction	194	670	3
Manufacturing	40	1,121	28
Transportation, Comm./Pub Util.	53	207	4
Wholesale Trade	68	343	5
Government	40	2,459	61
Daytime Population	14,688		
Daytime Population/Business	9		

The Crossroads



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Royal Palm Beach Blvd	River Run Dr	0.18 N	2010	34,021	MPSI	.14
2 Okeechobee Rd	Lakeview Cir	0.04 W	2010	57,772	MPSI	.20
3 Royal Palm Beach Blvd	Civic Center Way	0.06 N	2010	15,734	MPSI	.32
4 Okeechobee Rd	Civic Center Way	0.08 E	2010	29,145	MPSI	.36
5 Okeechobee Rd	Lakeview Cir	0.38 W	2010	57,148	MPSI	.49
6 Crestwood Blvd N	Okeechobee Rd	0.04 N	2009	17,862	ADT	.80
7 Crestwood Blvd N	Van Gogh Way	0.13 SW	2010	23,810	MPSI	1.00