

Demographic Detail Report

GFS Marketplace Plaza

1140 E Altamonte Dr, Altamonte Springs, FL 32701

Building Type: **General Retail** Total Available: **46,211 SF**
 Secondary: - % Leased: **56.36%**
 GLA: **105,883 SF** Rent/SF/Yr: **\$10.00**
 Year Built: **1988**



Radius	1 Mile	3 Mile	5 Mile
Population			
2023 Projection	8,830	97,196	263,952
2018 Estimate	8,312	91,180	246,677
2010 Census	7,678	84,295	226,954
Growth 2018 - 2023	6.23%	6.60%	7.00%
Growth 2010 - 2018	8.26%	8.17%	8.69%
2018 Population by Age	8,312	91,180	246,677
Age 0 - 4	493 5.93%	4,977 5.46%	14,208 5.76%
Age 5 - 9	495 5.96%	4,848 5.32%	13,423 5.44%
Age 10 - 14	493 5.93%	5,007 5.49%	13,669 5.54%
Age 15 - 19	466 5.61%	5,022 5.51%	13,968 5.66%
Age 20 - 24	481 5.79%	5,202 5.71%	15,051 6.10%
Age 25 - 29	587 7.06%	5,992 6.57%	17,470 7.08%
Age 30 - 34	629 7.57%	6,324 6.94%	17,965 7.28%
Age 35 - 39	601 7.23%	6,193 6.79%	17,081 6.92%
Age 40 - 44	558 6.71%	6,000 6.58%	16,223 6.58%
Age 45 - 49	540 6.50%	6,073 6.66%	16,246 6.59%
Age 50 - 54	555 6.68%	6,425 7.05%	17,080 6.92%
Age 55 - 59	537 6.46%	6,340 6.95%	16,870 6.84%
Age 60 - 64	472 5.68%	5,717 6.27%	15,201 6.16%
Age 65 - 69	410 4.93%	5,045 5.53%	13,242 5.37%
Age 70 - 74	332 3.99%	4,002 4.39%	10,157 4.12%
Age 75 - 79	244 2.94%	2,944 3.23%	7,154 2.90%
Age 80 - 84	179 2.15%	2,194 2.41%	5,130 2.08%
Age 85+	240 2.89%	2,877 3.16%	6,537 2.65%
Age 65+	1,405 16.90%	17,062 18.71%	42,220 17.12%
Median Age	39.30	41.70	40.20
Average Age	39.80	41.40	40.30

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Radius	1 Mile	3 Mile	5 Mile
2018 Population By Race	8,312	91,180	246,677
White	5,677 68.30%	74,830 82.07%	198,225 80.36%
Black	2,179 26.22%	10,767 11.81%	31,644 12.83%
Am. Indian & Alaskan	35 0.42%	445 0.49%	1,114 0.45%
Asian	200 2.41%	2,686 2.95%	8,907 3.61%
Hawaiian & Pacific Island	6 0.07%	114 0.13%	293 0.12%
Other	215 2.59%	2,338 2.56%	6,494 2.63%
Population by Hispanic Origin	8,312	91,180	246,677
Non-Hispanic Origin	6,375 76.70%	71,812 78.76%	194,281 78.76%
Hispanic Origin	1,938 23.32%	19,368 21.24%	52,396 21.24%
2018 Median Age, Male	37.40	39.70	38.40
2018 Average Age, Male	38.00	39.70	38.80
2018 Median Age, Female	41.20	43.70	42.00
2018 Average Age, Female	41.50	43.00	41.70
2018 Population by Occupation Classification	6,738	75,339	202,590
Civilian Employed	4,037 59.91%	46,130 61.23%	126,887 62.63%
Civilian Unemployed	173 2.57%	2,017 2.68%	5,755 2.84%
Civilian Non-Labor Force	2,520 37.40%	27,086 35.95%	69,681 34.40%
Armed Forces	8 0.12%	106 0.14%	267 0.13%
Households by Marital Status			
Married	1,150	15,724	42,330
Married No Children	717	9,861	25,990
Married w/Children	433	5,863	16,340
2018 Population by Education	6,323	71,558	191,829
Some High School, No Diploma	674 10.66%	4,860 6.79%	12,788 6.67%
High School Grad (Incl Equivalency)	1,909 30.19%	17,052 23.83%	42,887 22.36%
Some College, No Degree	1,980 31.31%	21,849 30.53%	58,915 30.71%
Associate Degree	439 6.94%	5,432 7.59%	15,472 8.07%
Bachelor Degree	974 15.40%	14,786 20.66%	40,926 21.33%
Advanced Degree	347 5.49%	7,579 10.59%	20,841 10.86%

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Radius	1 Mile		3 Mile		5 Mile	
2018 Population by Occupation	7,492		84,408		232,604	
Real Estate & Finance	455	6.07%	4,384	5.19%	11,978	5.15%
Professional & Management	1,904	25.41%	25,997	30.80%	72,717	31.26%
Public Administration	58	0.77%	1,357	1.61%	4,087	1.76%
Education & Health	872	11.64%	10,544	12.49%	28,268	12.15%
Services	728	9.72%	7,850	9.30%	21,301	9.16%
Information	70	0.93%	1,140	1.35%	3,759	1.62%
Sales	1,199	16.00%	13,050	15.46%	36,360	15.63%
Transportation	115	1.53%	363	0.43%	1,264	0.54%
Retail	763	10.18%	6,127	7.26%	16,112	6.93%
Wholesale	112	1.49%	1,363	1.61%	3,653	1.57%
Manufacturing	219	2.92%	2,083	2.47%	5,622	2.42%
Production	323	4.31%	2,978	3.53%	7,936	3.41%
Construction	315	4.20%	3,373	4.00%	8,439	3.63%
Utilities	116	1.55%	1,361	1.61%	4,290	1.84%
Agriculture & Mining	27	0.36%	84	0.10%	228	0.10%
Farming, Fishing, Forestry	29	0.39%	67	0.08%	126	0.05%
Other Services	187	2.50%	2,287	2.71%	6,464	2.78%
2018 Worker Travel Time to Job	3,942		43,522		119,622	
<30 Minutes	2,412	61.19%	28,048	64.45%	75,319	62.96%
30-60 Minutes	1,353	34.32%	13,251	30.45%	38,221	31.95%
60+ Minutes	177	4.49%	2,223	5.11%	6,082	5.08%
2010 Households by HH Size	3,178		36,045		94,972	
1-Person Households	1,030	32.41%	11,483	31.86%	28,952	30.48%
2-Person Households	1,030	32.41%	12,344	34.25%	32,395	34.11%
3-Person Households	532	16.74%	5,666	15.72%	15,515	16.34%
4-Person Households	328	10.32%	3,972	11.02%	11,030	11.61%
5-Person Households	157	4.94%	1,702	4.72%	4,702	4.95%
6-Person Households	61	1.92%	555	1.54%	1,559	1.64%
7 or more Person Households	40	1.26%	323	0.90%	819	0.86%
2018 Average Household Size	2.40		2.30		2.30	
Households						
2023 Projection	3,605		41,186		109,769	
2018 Estimate	3,404		38,736		102,749	
2010 Census	3,178		36,044		94,973	
Growth 2018 - 2023	5.90%		6.32%		6.83%	
Growth 2010 - 2018	7.11%		7.47%		8.19%	

Demographic Detail Report

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Radius	1 Mile		3 Mile		5 Mile	
2018 Households by HH Income	3,403		38,736		102,750	
<\$25,000	816	23.98%	8,360	21.58%	20,865	20.31%
\$25,000 - \$50,000	1,014	29.80%	9,012	23.27%	24,284	23.63%
\$50,000 - \$75,000	748	21.98%	7,846	20.26%	20,619	20.07%
\$75,000 - \$100,000	267	7.85%	4,869	12.57%	13,101	12.75%
\$100,000 - \$125,000	262	7.70%	2,939	7.59%	7,742	7.53%
\$125,000 - \$150,000	112	3.29%	1,705	4.40%	5,080	4.94%
\$150,000 - \$200,000	174	5.11%	2,527	6.52%	5,936	5.78%
\$200,000+	10	0.29%	1,478	3.82%	5,123	4.99%
2018 Avg Household Income	\$57,692		\$72,946		\$75,973	
2018 Med Household Income	\$44,793		\$55,342		\$56,360	
2018 Occupied Housing	3,404		38,737		102,749	
Owner Occupied	1,605	47.15%	23,320	60.20%	61,211	59.57%
Renter Occupied	1,799	52.85%	15,417	39.80%	41,538	40.43%
2010 Housing Units	3,594		39,887		105,841	
1 Unit	2,289	63.69%	25,300	63.43%	67,083	63.38%
2 - 4 Units	283	7.87%	2,477	6.21%	6,463	6.11%
5 - 19 Units	860	23.93%	8,249	20.68%	19,966	18.86%
20+ Units	162	4.51%	3,861	9.68%	12,329	11.65%
2018 Housing Value	1,605		23,320		61,209	
<\$100,000	353	21.99%	3,579	15.35%	8,637	14.11%
\$100,000 - \$200,000	639	39.81%	7,919	33.96%	20,709	33.83%
\$200,000 - \$300,000	461	28.72%	5,798	24.86%	16,056	26.23%
\$300,000 - \$400,000	114	7.10%	3,101	13.30%	7,803	12.75%
\$400,000 - \$500,000	4	0.25%	1,220	5.23%	3,385	5.53%
\$500,000 - \$1,000,000	34	2.12%	1,503	6.45%	3,631	5.93%
\$1,000,000+	0	0.00%	200	0.86%	988	1.61%
2018 Median Home Value	\$170,344		\$202,794		\$207,838	
2018 Housing Units by Yr Built	3,617		41,164		108,499	
Built 2010+	90	2.49%	1,310	3.18%	4,019	3.70%
Built 2000 - 2010	162	4.48%	3,105	7.54%	10,437	9.62%
Built 1990 - 1999	152	4.20%	4,023	9.77%	14,163	13.05%
Built 1980 - 1989	514	14.21%	9,138	22.20%	27,460	25.31%
Built 1970 - 1979	1,362	37.66%	13,410	32.58%	28,803	26.55%
Built 1960 - 1969	698	19.30%	6,810	16.54%	13,898	12.81%
Built 1950 - 1959	477	13.19%	2,706	6.57%	7,479	6.89%
Built <1949	162	4.48%	662	1.61%	2,240	2.06%
2018 Median Year Built	1972		1977		1980	

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 Year Built: **1988**



Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	897	8,528	10
Retail & Wholesale Trade	168	1,795	11
Hospitality & Food Service	33	480	15
Real Estate, Renting, Leasing	47	219	5
Finance & Insurance	78	445	6
Information	16	787	49
Scientific & Technology Services	100	489	5
Management of Companies	0	0	0
Health Care & Social Assistance	172	1,120	7
Educational Services	12	191	16
Public Administration & Sales	12	1,090	91
Arts, Entertainment, Recreation	5	70	14
Utilities & Waste Management	44	286	7
Construction	71	499	7
Manufacturing	30	463	15
Agriculture, Mining, Fishing	0	0	0
Other Services	109	594	5

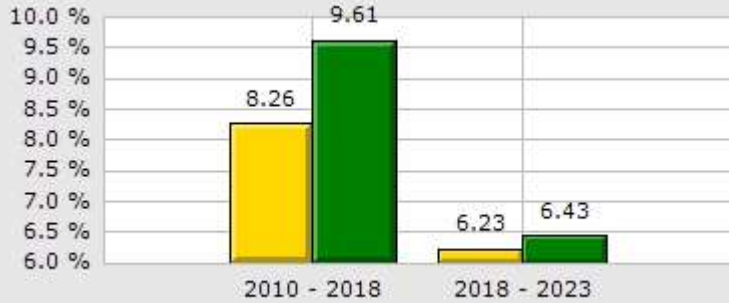
GFS Marketplace Plaza

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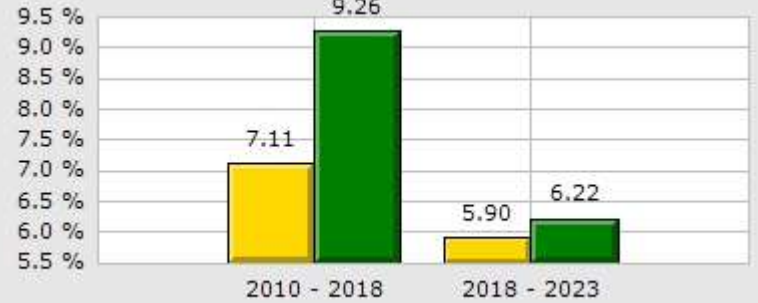
Type: **Retail/(Community Ctr)**
 County: **Seminole**

1 Mile
County

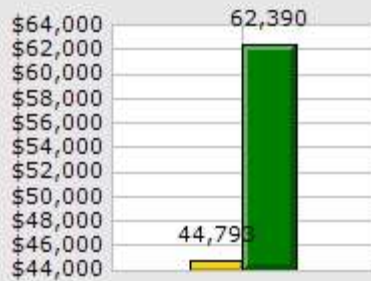
Population Growth



Household Growth



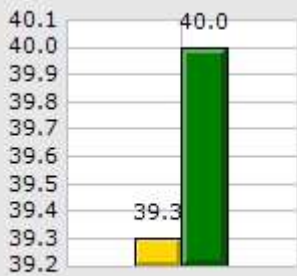
2018 Med Household Inc



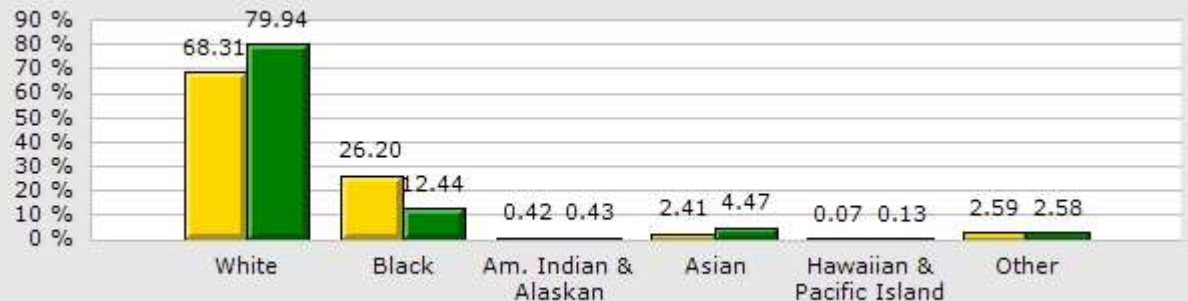
2018 Households by Household Income



2018 Median Age



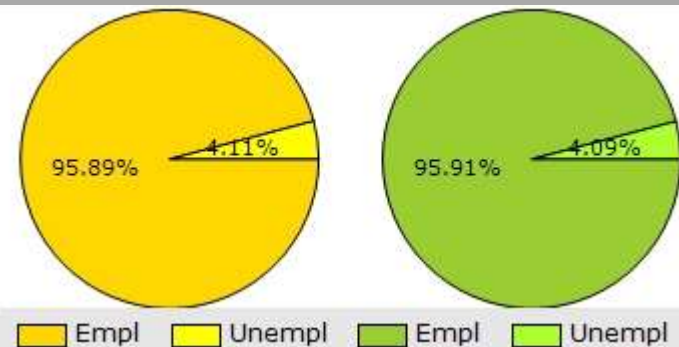
2018 Population by Race



2018 Renter vs. Owner



2018 Employed vs. Unemployed



Demographic Market Comparison Report

1 mile radius

GFS Marketplace Plaza 1140 E Altamonte Dr, Altamonte Springs, FL 32701				
Type: Retail/(Community Ctr) County: Seminole				
	1 Mile		County	
Population Growth				
Growth 2010 - 2018	8.26%		9.61%	
Growth 2018 - 2023	6.23%		6.43%	
Empl	4,037	95.89%	237,786	95.91%
Unempl	173	4.11%	10,136	4.09%
2018 Population by Race				
	8,312		463,339	
White	5,678	68.31%	370,403	79.94%
Black	2,178	26.20%	57,632	12.44%
Am. Indian & Alaskan	35	0.42%	2,014	0.43%
Asian	200	2.41%	20,728	4.47%
Hawaiian & Pacific Island	6	0.07%	593	0.13%
Other	215	2.59%	11,969	2.58%
Household Growth				
Growth 2010 - 2018	7.11%		9.26%	
Growth 2018 - 2023	5.90%		6.22%	
Renter Occupied	1,799	52.85%	60,947	33.87%
Owner Occupied	1,605	47.15%	119,013	66.13%
2018 Households by Household Income				
	3,403		179,960	
Income <\$25K	816	23.98%	32,767	18.21%
Income \$25K - \$50K	1,014	29.80%	39,207	21.79%
Income \$50K - \$75K	748	21.98%	33,077	18.38%
Income \$75K - \$100K	267	7.85%	24,693	13.72%
Income \$100K - \$125K	262	7.70%	15,668	8.71%
Income \$125K - \$150K	112	3.29%	10,556	5.87%
Income \$150K - \$200K	174	5.11%	13,569	7.54%
Income \$200K+	10	0.29%	10,423	5.79%
2018 Med Household Inc	\$44,793		\$62,390	
2018 Median Age	39.30		40.00	

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Building Type: **General Retail**
 Secondary: -
 GLA: **105,883 SF**
 Year Built: **1988**

Total Available: **46,211 SF**
 % Leased: **56.36%**
 Rent/SF/Yr: **\$10.00**



Description	2010	2018	2023
Population	7,678	8,312	8,830
Age 0 - 4	488 6.36%	493 5.93%	543 6.15%
Age 5 - 9	459 5.98%	495 5.96%	531 6.01%
Age 10 - 14	405 5.27%	493 5.93%	521 5.90%
Age 15 - 19	478 6.23%	466 5.61%	507 5.74%
Age 20 - 24	580 7.55%	481 5.79%	501 5.67%
Age 25 - 29	625 8.14%	587 7.06%	536 6.07%
Age 30 - 34	506 6.59%	629 7.57%	600 6.80%
Age 35 - 39	488 6.36%	601 7.23%	630 7.13%
Age 40 - 44	529 6.89%	558 6.71%	615 6.96%
Age 45 - 49	546 7.11%	540 6.50%	586 6.64%
Age 50 - 54	559 7.28%	555 6.68%	566 6.41%
Age 55 - 59	449 5.85%	537 6.46%	555 6.29%
Age 60 - 64	394 5.13%	472 5.68%	522 5.91%
Age 65 - 69	340 4.43%	410 4.93%	461 5.22%
Age 70 - 74	245 3.19%	332 3.99%	385 4.36%
Age 75 - 79	207 2.70%	244 2.94%	296 3.35%
Age 80 - 84	175 2.28%	179 2.15%	209 2.37%
Age 85+	205 2.67%	240 2.89%	265 3.00%
Age 15+	6,326 82.39%	6,831 82.18%	7,234 81.93%
Age 20+	5,848 76.17%	6,365 76.58%	6,727 76.18%
Age 65+	1,172 15.26%	1,405 16.90%	1,616 18.30%
Median Age	38	39	40
Average Age	38.70	39.80	40.40
Population By Race	7,678	8,312	8,830
White	5,457 71.07%	5,677 68.30%	5,928 67.13%
Black	1,853 24.13%	2,179 26.22%	2,384 27.00%
Am. Indian & Alaskan	29 0.38%	35 0.42%	40 0.45%
Asian	156 2.03%	200 2.41%	227 2.57%
Hawaiian & Pacific Islander	4 0.05%	6 0.07%	6 0.07%
Other	168 2.19%	215 2.59%	245 2.77%

GFS Marketplace Plaza

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Description	2010	2018	2023
Population by Race (Hispanic)	1,517	1,938	2,237
White	1,314 86.62%	1,650 85.14%	1,890 84.49%
Black	127 8.37%	183 9.44%	220 9.83%
Am. Indian & Alaskan	10 0.66%	14 0.72%	19 0.85%
Asian	10 0.66%	13 0.67%	13 0.58%
Hawaiian & Pacific Islander	2 0.13%	4 0.21%	4 0.18%
Other	54 3.56%	74 3.82%	91 4.07%
Household by Household Income	3,178	3,403	3,606
<\$25,000	983 30.93%	816 23.98%	844 23.41%
\$25,000 - \$50,000	1,099 34.58%	1,014 29.80%	1,049 29.09%
\$50,000 - \$75,000	608 19.13%	748 21.98%	801 22.21%
\$75,000 - \$100,000	289 9.09%	267 7.85%	279 7.74%
\$100,000 - \$125,000	75 2.36%	262 7.70%	296 8.21%
\$125,000 - \$150,000	57 1.79%	112 3.29%	125 3.47%
\$150,000 - \$200,000	45 1.42%	174 5.11%	200 5.55%
\$200,000+	22 0.69%	10 0.29%	12 0.33%
Average Household Income	\$47,242	\$57,692	\$59,018
Median Household Income	\$37,172	\$44,793	\$46,400

Consumer Spending Report

GFS Marketplace Plaza

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Building Type: **General Retail**

Secondary: -

GLA: **105,883 SF**

Year Built: **1988**

Total Available: **46,211 SF**

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Rent/SF/Yr: **\$10.00**



2018 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$68,496	\$908,748	\$2,452,439
Total Apparel	\$4,392	\$53,536	\$145,413
Women's Apparel	1,704	21,848	59,365
Men's Apparel	934	11,644	31,404
Girl's Apparel	338	3,791	10,438
Boy's Apparel	236	2,590	7,059
Infant Apparel	204	2,267	6,284
Footwear	977	11,397	30,865
Total Entertainment & Hobbies	\$5,649	\$73,285	\$195,890
Entertainment	845	10,679	28,450
Audio & Visual Equipment/Service	3,002	37,055	99,269
Reading Materials	207	3,354	8,905
Pets, Toys, & Hobbies	1,594	22,196	59,265
Personal Items	5,416	72,588	193,751
Total Food and Alcohol	\$19,885	\$251,817	\$676,789
Food At Home	11,215	136,783	366,140
Food Away From Home	7,440	98,139	265,230
Alcoholic Beverages	1,230	16,895	45,420
Total Household	\$9,107	\$130,960	\$354,301
House Maintenance & Repair	1,641	24,920	65,873
Household Equip & Furnishings	3,853	53,094	144,082
Household Operations	2,795	39,598	107,624
Housing Costs	817	13,347	36,722

Consumer Spending Report

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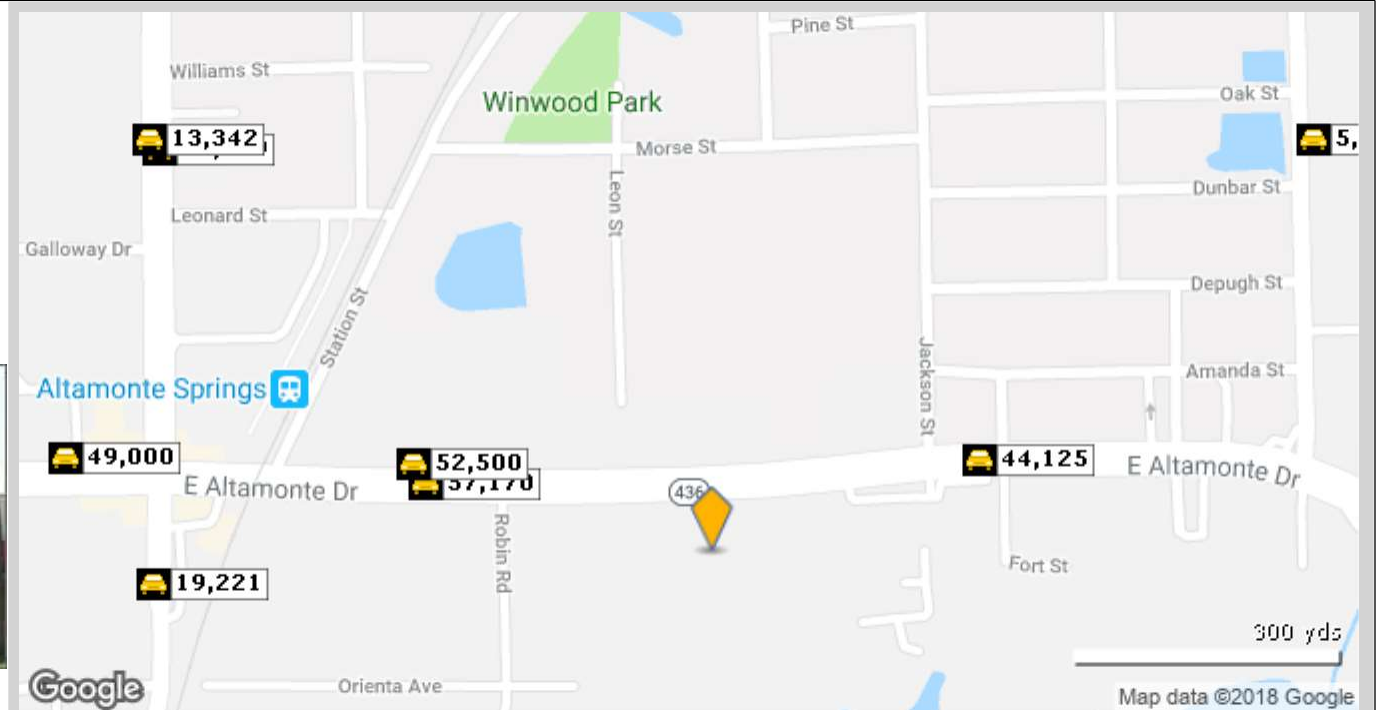
2018 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
Total Transportation/Maint.	\$16,340	\$216,042	\$588,766
Vehicle Purchases	6,215	85,865	236,753
Gasoline	6,515	79,578	214,461
Vehicle Expenses	424	6,240	16,719
Transportation	1,022	15,809	43,714
Automotive Repair & Maintenance	2,164	28,550	77,120
Total Health Care	\$3,824	\$53,044	\$139,476
Medical Services	1,950	27,683	73,397
Prescription Drugs	1,492	20,241	52,558
Medical Supplies	382	5,120	13,522
Total Education/Day Care	\$3,884	\$57,475	\$158,051
Education	2,667	38,071	104,875
Fees & Admissions	1,216	19,404	53,176

Traffic Count Report

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Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 E Altamonte Dr	Brewer St	0.02 E	2017	44,125	MPSI	.19
2 E Altamonte Dr	Robin Rd	0.05 E	2012	48,762	MPSI	.19
3 E Altamonte Dr	Robin Rd	0.05 E	2011	57,170	MPSI	.19
4 E Altamonte Dr	Robin Rd	0.06 E	2017	52,500	MPSI	.20
5 Longwood Ave	Orienta Ave	0.07 S	2017	19,221	MPSI	.36
6 E Altamonte Dr	Newburyport Ave	0.05 W	2015	52,696	MPSI	.42
7 E Altamonte Dr	Newburyport Ave	0.05 W	2017	49,000	MPSI	.42
8 Longwood Ave	Terrace Ln	0.01 S	2011	24,849	MPSI	.44
9 Co Rd 427 S	Ronald Reagan Blvd	0.02 SE	2017	13,342	MPSI	.45
10 Anchor Rd	Dunbar St	0.03 S	2017	5,700	MPSI	.48