

Demographic Detail Report

OBC - Building 1

1335-1353 Oakfield Dr, Brandon, FL 33511

Building Type: **Class B Office**

Class: **B**

RBA: **9,372 SF**

Typical Floor: **9,372 SF**

Total Available: **1,855 SF**

% Leased: **80.21%**

Rent/SF/Yr: **\$15.50**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2022 Projection	14,442		103,932		239,921	
2017 Estimate	13,454		96,895		223,037	
2010 Census	12,365		89,221		201,830	
Growth 2017 - 2022	7.34%		7.26%		7.57%	
Growth 2010 - 2017	8.81%		8.60%		10.51%	
2017 Population by Age	13,454		96,895		223,037	
Age 0 - 4	1,048	7.79%	6,675	6.89%	14,646	6.57%
Age 5 - 9	983	7.31%	6,261	6.46%	14,443	6.48%
Age 10 - 14	863	6.41%	5,914	6.10%	14,374	6.44%
Age 15 - 19	800	5.95%	5,903	6.09%	14,678	6.58%
Age 20 - 24	915	6.80%	6,382	6.59%	15,039	6.74%
Age 25 - 29	1,204	8.95%	7,890	8.14%	16,846	7.55%
Age 30 - 34	1,240	9.22%	8,033	8.29%	16,521	7.41%
Age 35 - 39	1,091	8.11%	7,354	7.59%	15,632	7.01%
Age 40 - 44	954	7.09%	6,872	7.09%	15,517	6.96%
Age 45 - 49	838	6.23%	6,553	6.76%	15,338	6.88%
Age 50 - 54	796	5.92%	6,633	6.85%	15,710	7.04%
Age 55 - 59	724	5.38%	6,125	6.32%	14,603	6.55%
Age 60 - 64	606	4.50%	5,170	5.34%	12,482	5.60%
Age 65 - 69	486	3.61%	4,203	4.34%	10,331	4.63%
Age 70 - 74	310	2.30%	2,765	2.85%	6,896	3.09%
Age 75 - 79	202	1.50%	1,776	1.83%	4,429	1.99%
Age 80 - 84	154	1.14%	1,181	1.22%	2,867	1.29%
Age 85+	239	1.78%	1,203	1.24%	2,684	1.20%
Age 65+	1,391	10.34%	11,128	11.48%	27,207	12.20%
Median Age	33.70		35.90		36.60	
Average Age	35.00		36.60		37.00	

Demographic Detail Report

OBC - Building 1					
1335-1353 Oakfield Dr, Brandon, FL 33511					
Radius	1 Mile		3 Mile		5 Mile
2017 Population By Race	13,454		96,895		223,037
White	9,318	69.26%	72,033	74.34%	165,397 74.16%
Black	3,080	22.89%	17,160	17.71%	40,887 18.33%
Am. Indian & Alaskan	85	0.63%	549	0.57%	1,290 0.58%
Asian	493	3.66%	4,008	4.14%	8,752 3.92%
Hawaiian & Pacific Island	20	0.15%	173	0.18%	355 0.16%
Other	457	3.40%	2,972	3.07%	6,355 2.85%
Population by Hispanic Origin	13,454		96,895		223,037
Non-Hispanic Origin	9,325	69.31%	73,739	76.10%	170,677 76.52%
Hispanic Origin	4,128	30.68%	23,155	23.90%	52,360 23.48%
2017 Median Age, Male	32.60		34.80		35.40
2017 Average Age, Male	33.50		35.50		36.00
2017 Median Age, Female	34.70		37.00		37.70
2017 Average Age, Female	36.30		37.60		38.00
2017 Population by Occupation Classification	10,398		76,856		176,634
Civilian Employed	7,008	67.40%	50,332	65.49%	111,608 63.19%
Civilian Unemployed	236	2.27%	1,656	2.15%	4,457 2.52%
Civilian Non-Labor Force	3,103	29.84%	24,257	31.56%	59,398 33.63%
Armed Forces	51	0.49%	611	0.79%	1,171 0.66%
Households by Marital Status					
Married	1,784		16,651		39,856
Married No Children	978		9,736		22,856
Married w/Children	806		6,916		17,000
2017 Population by Education	9,499		70,803		160,546
Some High School, No Diploma	838	8.82%	5,977	8.44%	16,643 10.37%
High School Grad (Incl Equivalency)	2,956	31.12%	18,728	26.45%	43,736 27.24%
Some College, No Degree	3,300	34.74%	23,465	33.14%	51,009 31.77%
Associate Degree	656	6.91%	5,043	7.12%	10,690 6.66%
Bachelor Degree	1,241	13.06%	12,435	17.56%	26,406 16.45%
Advanced Degree	508	5.35%	5,155	7.28%	12,062 7.51%

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Radius	1 Mile		3 Mile		5 Mile	
2017 Population by Occupation	12,958		92,633		206,074	
Real Estate & Finance	977	7.54%	6,790	7.33%	12,558	6.09%
Professional & Management	2,837	21.89%	24,249	26.18%	53,243	25.84%
Public Administration	149	1.15%	2,168	2.34%	5,210	2.53%
Education & Health	1,240	9.57%	10,092	10.89%	22,565	10.95%
Services	1,282	9.89%	8,220	8.87%	18,817	9.13%
Information	231	1.78%	1,515	1.64%	3,369	1.63%
Sales	2,438	18.81%	15,864	17.13%	33,716	16.36%
Transportation	0	0.00%	143	0.15%	833	0.40%
Retail	1,085	8.37%	6,663	7.19%	13,982	6.78%
Wholesale	373	2.88%	1,668	1.80%	3,926	1.91%
Manufacturing	357	2.76%	2,358	2.55%	6,192	3.00%
Production	711	5.49%	4,460	4.81%	10,806	5.24%
Construction	517	3.99%	3,756	4.05%	8,562	4.15%
Utilities	257	1.98%	2,402	2.59%	5,492	2.67%
Agriculture & Mining	0	0.00%	216	0.23%	799	0.39%
Farming, Fishing, Forestry	5	0.04%	79	0.09%	346	0.17%
Other Services	499	3.85%	1,990	2.15%	5,658	2.75%
2017 Worker Travel Time to Job	6,743		48,173		106,937	
<30 Minutes	4,279	63.46%	29,779	61.82%	62,384	58.34%
30-60 Minutes	2,235	33.15%	15,875	32.95%	37,955	35.49%
60+ Minutes	229	3.40%	2,519	5.23%	6,598	6.17%
2010 Households by HH Size	4,993		35,275		75,424	
1-Person Households	1,500	30.04%	9,358	26.53%	17,362	23.02%
2-Person Households	1,598	32.00%	11,949	33.87%	24,972	33.11%
3-Person Households	929	18.61%	6,486	18.39%	14,204	18.83%
4-Person Households	562	11.26%	4,508	12.78%	10,948	14.52%
5-Person Households	253	5.07%	1,892	5.36%	4,947	6.56%
6-Person Households	91	1.82%	705	2.00%	1,821	2.41%
7 or more Person Households	60	1.20%	377	1.07%	1,170	1.55%
2017 Average Household Size	2.40		2.50		2.60	
Households						
2022 Projection	5,856		41,224		89,890	
2017 Estimate	5,451		38,399		83,509	
2010 Census	4,994		35,276		75,424	
Growth 2017 - 2022	7.43%		7.36%		7.64%	
Growth 2010 - 2017	9.15%		8.85%		10.72%	

Demographic Detail Report

OBC - Building 1				
1335-1353 Oakfield Dr, Brandon, FL 33511				
Radius	1 Mile		3 Mile	
2017 Households by HH Income	5,451		38,397	
<\$25,000	1,316	24.14%	6,861	17.87%
\$25,000 - \$50,000	1,735	31.83%	9,587	24.97%
\$50,000 - \$75,000	1,347	24.71%	8,802	22.92%
\$75,000 - \$100,000	570	10.46%	6,240	16.25%
\$100,000 - \$125,000	214	3.93%	3,062	7.97%
\$125,000 - \$150,000	69	1.27%	1,508	3.93%
\$150,000 - \$200,000	163	2.99%	1,623	4.23%
\$200,000+	37	0.68%	714	1.86%
2017 Avg Household Income	\$53,427		\$68,155	
2017 Med Household Income	\$43,625		\$56,943	
2017 Occupied Housing	5,451		38,399	
Owner Occupied	1,934	35.48%	20,466	53.30%
Renter Occupied	3,517	64.52%	17,933	46.70%
2010 Housing Units	5,610		39,232	
1 Unit	2,073	36.95%	23,415	59.68%
2 - 4 Units	332	5.92%	1,412	3.60%
5 - 19 Units	2,481	44.22%	11,049	28.16%
20+ Units	724	12.91%	3,356	8.55%
2017 Housing Value	1,934		20,466	
<\$100,000	771	39.87%	3,788	18.51%
\$100,000 - \$200,000	753	38.93%	11,042	53.95%
\$200,000 - \$300,000	339	17.53%	4,075	19.91%
\$300,000 - \$400,000	23	1.19%	922	4.51%
\$400,000 - \$500,000	0	0.00%	200	0.98%
\$500,000 - \$1,000,000	42	2.17%	347	1.70%
\$1,000,000+	6	0.31%	92	0.45%
2017 Median Home Value	\$126,029		\$158,367	
2017 Housing Units by Yr Built	5,648		39,856	
Built 2010+	130	2.30%	1,638	4.11%
Built 2000 - 2010	1,239	21.94%	11,866	29.77%
Built 1990 - 1999	1,858	32.90%	9,158	22.98%
Built 1980 - 1989	1,170	20.72%	7,426	18.63%
Built 1970 - 1979	816	14.45%	5,894	14.79%
Built 1960 - 1969	334	5.91%	2,891	7.25%
Built 1950 - 1959	59	1.04%	712	1.79%
Built <1949	42	0.74%	271	0.68%
2017 Median Year Built	1991		1992	
			1990	

Traffic Count Report

OBC - Building 1

1335-1353 Oakfield Dr, Brandon, FL 33511

Building Type: **Class B Office**

Class: **B**

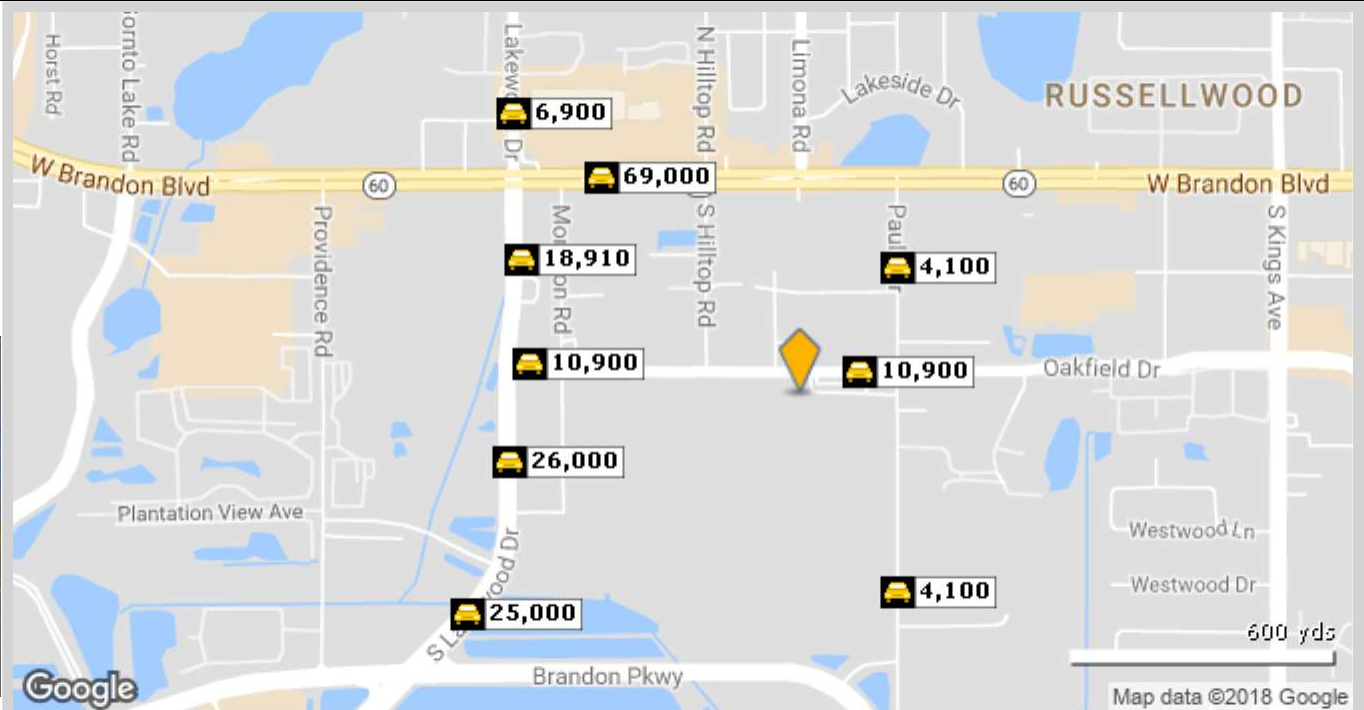
RBA: **9,372 SF**

Typical Floor: **9,372 SF**

Total Available: **1,855 SF**

% Leased: **80.21%**

Rent/SF/Yr: **\$15.50**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Oakfield Dr	Pauls Dr	0.05 E	2016	10,900	MPSI	.09
2	Pauls Dr	Zellwood Dr	0.03 S	2016	4,100	MPSI	.21
3	Pauls Dr	Millennium Pkwy	0.05 S	2016	4,100	MPSI	.29
4	Oakfield Dr	S Lakewood Dr	0.03 W	2016	10,900	MPSI	.35
5	W Brandon Blvd	Morrison Rd	0.05 W	2011	69,000	AADT	.39
6	S Lakewood Dr	Narwood Ln	0.07 S	2012	26,000	AADT	.39
7	S Lakewood Dr	Oakfield Dr	0.14 S	2012	20,253	MPSI	.40
8	S Lakewood Dr	W Brandon Blvd	0.11 N	2016	18,910	MPSI	.40
9	S Lakewood Dr	Narwood Ln	0.14 NE	2016	25,000	MPSI	.52
10	Lakewood Dr	Lakewood Shores Ln	0.05 N	2016	6,900	MPSI	.53

OBC - Building 1

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Type: **Class B Office**
County: **Hillsborough**

1 Mile
County

Population Growth



Household Growth



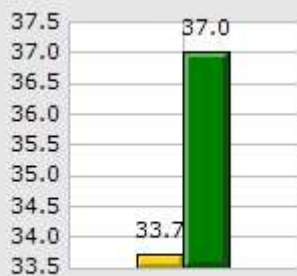
2017 Med Household Inc



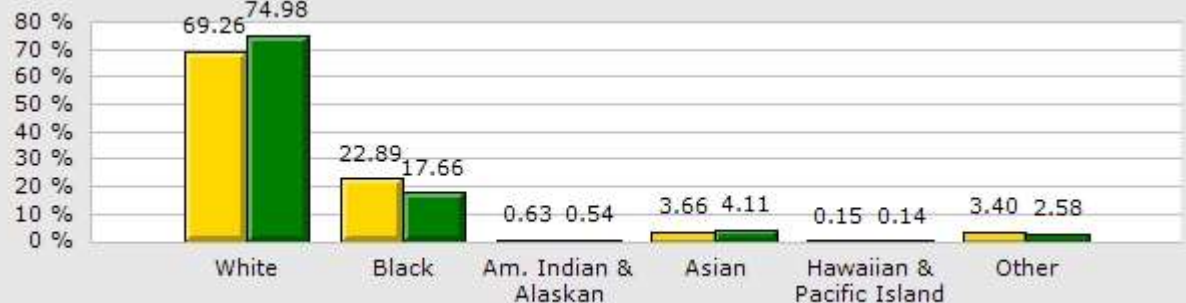
2017 Households by Household Income



2017 Median Age



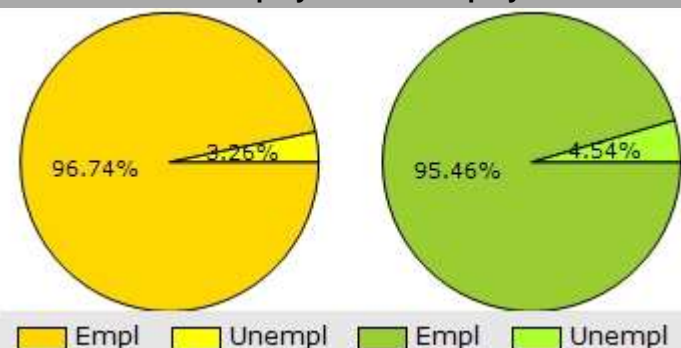
2017 Population by Race



2017 Renter vs. Owner



2017 Employed vs. Unemployed



Demographic Market Comparison Report

1 mile radius

OBC - Building 1

1335-1353 Oakfield Dr, Brandon, FL 33511

Type: **Class B Office**
County: **Hillsborough**

	1 Mile		County	
Population Growth				
Growth 2010 - 2017	8.81%		12.01%	
Growth 2017 - 2022	7.34%		7.81%	
Empl	7,008	96.74%	678,406	95.46%
Unempl	236	3.26%	32,238	4.54%
2017 Population by Race				
	13,453		1,376,884	
White	9,318	69.26%	1,032,355	74.98%
Black	3,080	22.89%	243,198	17.66%
Am. Indian & Alaskan	85	0.63%	7,374	0.54%
Asian	493	3.66%	56,558	4.11%
Hawaiian & Pacific Island	20	0.15%	1,908	0.14%
Other	457	3.40%	35,491	2.58%
Household Growth				
Growth 2010 - 2017	9.15%		11.95%	
Growth 2017 - 2022	7.43%		7.82%	
Renter Occupied	3,517	64.52%	208,209	39.23%
Owner Occupied	1,934	35.48%	322,467	60.77%
2017 Households by Household Income				
	5,451		530,676	
Income <\$25K	1,316	24.14%	123,265	23.23%
Income \$25K - \$50K	1,735	31.83%	125,705	23.69%
Income \$50K - \$75K	1,347	24.71%	95,827	18.06%
Income \$75K - \$100K	570	10.46%	66,918	12.61%
Income \$100K - \$125K	214	3.93%	43,585	8.21%
Income \$125K - \$150K	69	1.27%	22,573	4.25%
Income \$150K - \$200K	163	2.99%	25,179	4.74%
Income \$200K+	37	0.68%	27,624	5.21%
2017 Med Household Inc	\$43,625		\$54,025	
2017 Median Age	33.70		37.00	

Demographic Summary Report

OBC - Building 1 1335-1353 Oakfield Dr, Brandon, FL 33511

Building Type: **Class B Office**
Class: **B**
RBA: **9,372 SF**
Typical Floor: **9,372 SF**

Total Available: **1,855 SF**
% Leased: **80.21%**
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Population			
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2017 Population	13,454	96,895	223,037
White	9,318 69.26%	72,033 74.34%	165,397 74.16%
Black	3,080 22.89%	17,160 17.71%	40,887 18.33%
Am. Indian & Alaskan	85 0.63%	549 0.57%	1,290 0.58%
Asian	493 3.66%	4,008 4.14%	8,752 3.92%
Hawaiian & Pacific Island	20 0.15%	173 0.18%	355 0.16%
Other	457 3.40%	2,972 3.07%	6,355 2.85%
U.S. Armed Forces	54	645	1,257
Households			
2022 Projection	5,856	41,224	89,890
2017 Estimate	5,451	38,399	83,509
2010 Census	4,994	35,276	75,424
Growth 2017 - 2022	7.43%	7.36%	7.64%
Growth 2010 - 2017	9.15%	8.85%	10.72%
Owner Occupied	1,934 35.48%	20,466 53.30%	52,833 63.27%
Renter Occupied	3,517 64.52%	17,933 46.70%	30,676 36.73%
2017 Households by HH Income	5,451	38,397	83,511
Income: <\$25,000	1,316 24.14%	6,861 17.87%	15,502 18.56%
Income: \$25,000 - \$50,000	1,735 31.83%	9,587 24.97%	20,307 24.32%
Income: \$50,000 - \$75,000	1,347 24.71%	8,802 22.92%	17,935 21.48%
Income: \$75,000 - \$100,000	570 10.46%	6,240 16.25%	13,138 15.73%
Income: \$100,000 - \$125,000	214 3.93%	3,062 7.97%	6,945 8.32%
Income: \$125,000 - \$150,000	69 1.27%	1,508 3.93%	3,662 4.39%
Income: \$150,000 - \$200,000	163 2.99%	1,623 4.23%	3,689 4.42%
Income: \$200,000+	37 0.68%	714 1.86%	2,333 2.79%
2017 Avg Household Income	\$53,427	\$68,155	\$70,706
2017 Med Household Income	\$43,625	\$56,943	\$57,720

Consumer Spending Report

OBC - Building 1

1335-1353 Oakfield Dr, Brandon, FL 33511

Building Type: **Class B Office**

Class: **B**

RBA: **9,372 SF**

Typical Floor: **9,372 SF**

Total Available: **1,855 SF**

% Leased: **80.21%**

Rent/SF/Yr: **\$15.50**



2017 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$103,264	\$881,721	\$2,007,393
Total Apparel	\$6,927	\$54,422	\$124,844
Women's Apparel	2,618	21,603	49,494
Men's Apparel	1,372	11,397	26,184
Girl's Apparel	586	4,187	9,712
Boy's Apparel	402	2,891	6,734
Infant Apparel	383	2,662	5,863
Footwear	1,565	11,682	26,856
Total Entertainment & Hobbies	\$8,261	\$70,358	\$159,167
Entertainment	1,159	10,286	23,746
Audio & Visual Equipment/Service	4,642	36,763	81,576
Reading Materials	241	2,668	6,092
Pets, Toys, & Hobbies	2,219	20,641	47,752
Personal Items	7,637	66,676	154,029
Total Food and Alcohol	\$30,712	\$248,232	\$559,496
Food At Home	17,270	135,661	309,726
Food Away From Home	11,548	96,817	215,184
Alcoholic Beverages	1,895	15,753	34,586
Total Household	\$13,374	\$122,870	\$285,355
House Maintenance & Repair	1,997	21,518	55,069
Household Equip & Furnishings	5,896	52,318	119,202
Household Operations	4,329	37,487	84,761
Housing Costs	1,151	11,546	26,323

Consumer Spending Report

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2017 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
Total Transportation/Maint.	\$25,429	\$218,864	\$493,122
Vehicle Purchases	9,633	89,657	202,980
Gasoline	10,337	81,803	183,218
Vehicle Expenses	504	4,896	12,178
Transportation	1,579	14,381	32,123
Automotive Repair & Maintenance	3,376	28,128	62,623
Total Health Care	\$5,112	\$46,756	\$109,313
Medical Services	2,725	24,926	57,835
Prescription Drugs	1,879	17,275	41,038
Medical Supplies	508	4,556	10,440
Total Education/Day Care	\$5,811	\$53,543	\$122,069
Education	4,028	36,080	82,312
Fees & Admissions	1,783	17,463	39,757

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Building Type: **Class B Office**Total Available: **1,855 SF**Class: **B**% Leased: **80.21%**RBA: **9,372 SF**Rent/SF/Yr: **\$15.50**Typical Floor: **9,372 SF**

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	1,238	10,751	9
Retail & Wholesale Trade	163	1,652	10
Hospitality & Food Service	81	1,948	24
Real Estate, Renting, Leasing	82	611	7
Finance & Insurance	124	667	5
Information	14	119	9
Scientific & Technology Services	108	765	7
Management of Companies	1	45	45
Health Care & Social Assistance	423	2,386	6
Educational Services	13	360	28
Public Administration & Sales	6	36	6
Arts, Entertainment, Recreation	16	124	8
Utilities & Waste Management	28	366	13
Construction	32	543	17
Manufacturing	15	124	8
Agriculture, Mining, Fishing	1	3	3
Other Services	131	1,002	8