

## 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
<b>Population</b>			
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%
<b>2017 Population by Age</b>			
	<b>13,454</b>	<b>96,895</b>	<b>223,037</b>
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%
<b>Median Age</b>	<b>33.70</b>	<b>35.90</b>	<b>36.60</b>
<b>Average Age</b>	<b>35.00</b>	<b>36.60</b>	<b>37.00</b>

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### OBC - Building 1

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Radius	1 Mile	3 Mile	5 Mile
<b>2017 Population By Race</b>	<b>13,454</b>	<b>96,895</b>	<b>223,037</b>
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%
<b>Population by Hispanic Origin</b>	<b>13,454</b>	<b>96,895</b>	<b>223,037</b>
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%
<b>2017 Median Age, Male</b>	<b>32.60</b>	<b>34.80</b>	<b>35.40</b>
<b>2017 Average Age, Male</b>	<b>33.50</b>	<b>35.50</b>	<b>36.00</b>
<b>2017 Median Age, Female</b>	<b>34.70</b>	<b>37.00</b>	<b>37.70</b>
<b>2017 Average Age, Female</b>	<b>36.30</b>	<b>37.60</b>	<b>38.00</b>
<b>2017 Population by Occupation Classification</b>	<b>10,398</b>	<b>76,856</b>	<b>176,634</b>
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%
<b>Households by Marital Status</b>			
Married	1,784	16,651	39,856
Married No Children	978	9,736	22,856
Married w/Children	806	6,916	17,000
<b>2017 Population by Education</b>	<b>9,499</b>	<b>70,803</b>	<b>160,546</b>
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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OBC - Building 1						
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Radius	1 Mile		3 Mile		5 Mile	
<b>2017 Population by Occupation</b>	<b>12,958</b>		<b>92,633</b>		<b>206,074</b>	
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%
<b>2017 Worker Travel Time to Job</b>	<b>6,743</b>		<b>48,173</b>		<b>106,937</b>	
<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%
<b>2010 Households by HH Size</b>	<b>4,993</b>		<b>35,275</b>		<b>75,424</b>	
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%
<b>2017 Average Household Size</b>	<b>2.40</b>		<b>2.50</b>		<b>2.60</b>	
<b>Households</b>						
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		5 Mile	
<b>2017 Households by HH Income</b>	<b>5,451</b>		<b>38,397</b>		<b>83,511</b>	
<\$25,000	1,316	24.14%	6,861	17.87%	15,502	18.56%
\$25,000 - \$50,000	1,735	31.83%	9,587	24.97%	20,307	24.32%
\$50,000 - \$75,000	1,347	24.71%	8,802	22.92%	17,935	21.48%
\$75,000 - \$100,000	570	10.46%	6,240	16.25%	13,138	15.73%
\$100,000 - \$125,000	214	3.93%	3,062	7.97%	6,945	8.32%
\$125,000 - \$150,000	69	1.27%	1,508	3.93%	3,662	4.39%
\$150,000 - \$200,000	163	2.99%	1,623	4.23%	3,689	4.42%
\$200,000+	37	0.68%	714	1.86%	2,333	2.79%
<b>2017 Avg Household Income</b>	<b>\$53,427</b>		<b>\$68,155</b>		<b>\$70,706</b>	
<b>2017 Med Household Income</b>	<b>\$43,625</b>		<b>\$56,943</b>		<b>\$57,720</b>	
<b>2017 Occupied Housing</b>	<b>5,451</b>		<b>38,399</b>		<b>83,509</b>	
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%
<b>2010 Housing Units</b>	<b>5,610</b>		<b>39,232</b>		<b>80,788</b>	
1 Unit	2,073	36.95%	23,415	59.68%	57,614	71.32%
2 - 4 Units	332	5.92%	1,412	3.60%	2,964	3.67%
5 - 19 Units	2,481	44.22%	11,049	28.16%	15,132	18.73%
20+ Units	724	12.91%	3,356	8.55%	5,078	6.29%
<b>2017 Housing Value</b>	<b>1,934</b>		<b>20,466</b>		<b>52,834</b>	
<\$100,000	771	39.87%	3,788	18.51%	11,453	21.68%
\$100,000 - \$200,000	753	38.93%	11,042	53.95%	23,751	44.95%
\$200,000 - \$300,000	339	17.53%	4,075	19.91%	11,677	22.10%
\$300,000 - \$400,000	23	1.19%	922	4.51%	3,856	7.30%
\$400,000 - \$500,000	0	0.00%	200	0.98%	875	1.66%
\$500,000 - \$1,000,000	42	2.17%	347	1.70%	969	1.83%
\$1,000,000+	6	0.31%	92	0.45%	253	0.48%
<b>2017 Median Home Value</b>	<b>\$126,029</b>		<b>\$158,367</b>		<b>\$163,003</b>	
<b>2017 Housing Units by Yr Built</b>	<b>5,648</b>		<b>39,856</b>		<b>86,620</b>	
Built 2010+	130	2.30%	1,638	4.11%	4,367	5.04%
Built 2000 - 2010	1,239	21.94%	11,866	29.77%	24,211	27.95%
Built 1990 - 1999	1,858	32.90%	9,158	22.98%	17,168	19.82%
Built 1980 - 1989	1,170	20.72%	7,426	18.63%	17,457	20.15%
Built 1970 - 1979	816	14.45%	5,894	14.79%	13,327	15.39%
Built 1960 - 1969	334	5.91%	2,891	7.25%	6,446	7.44%
Built 1950 - 1959	59	1.04%	712	1.79%	2,684	3.10%
Built <1949	42	0.74%	271	0.68%	960	1.11%
<b>2017 Median Year Built</b>	<b>1991</b>		<b>1992</b>		<b>1990</b>	

## Traffic Count Report

### OBC - Building 1

1335-1353 Oakfield Dr, Brandon, FL 33511

Building Type: **Class B Office**

Class: **B**

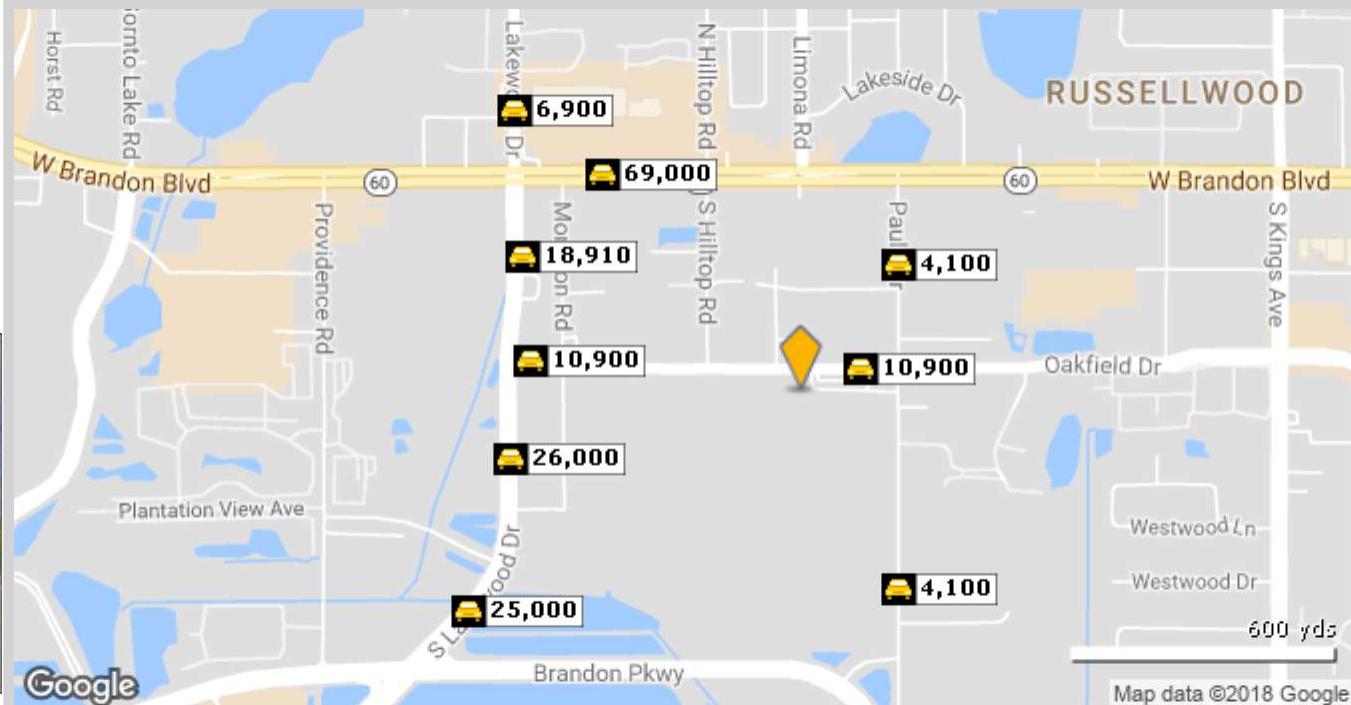
RBA: **9,372 SF**

Typical Floor: **9,372 SF**

Total Available: **1,855 SF**

% Leased: **80.21%**

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



Map data ©2018 Google

	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

# 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



### Household Growth



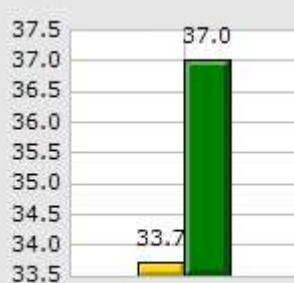
### 2017 Med Household Inc



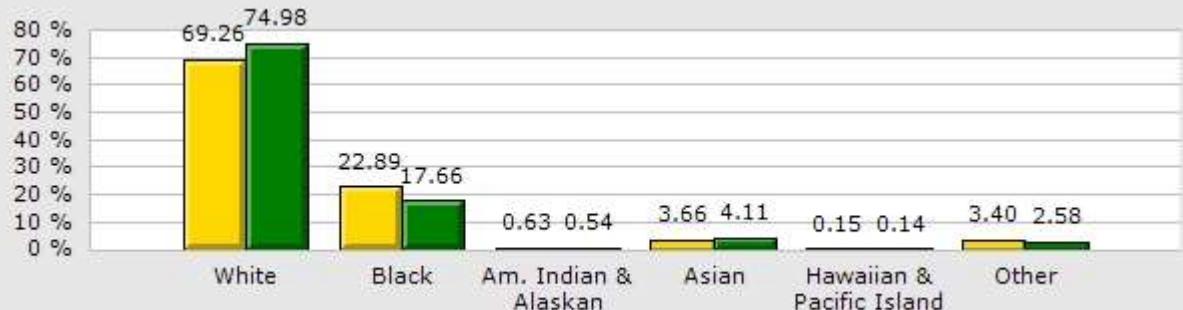
### 2017 Households by Household Income



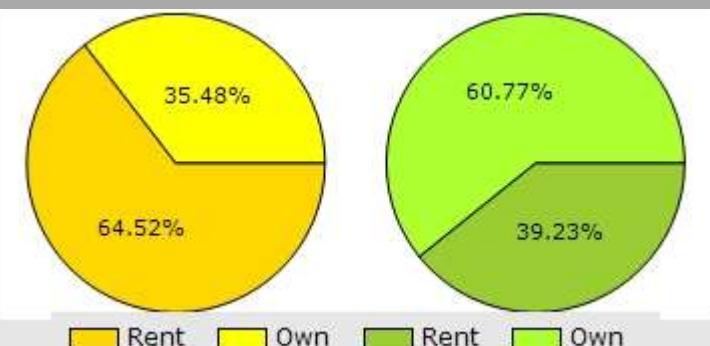
### 2017 Median Age



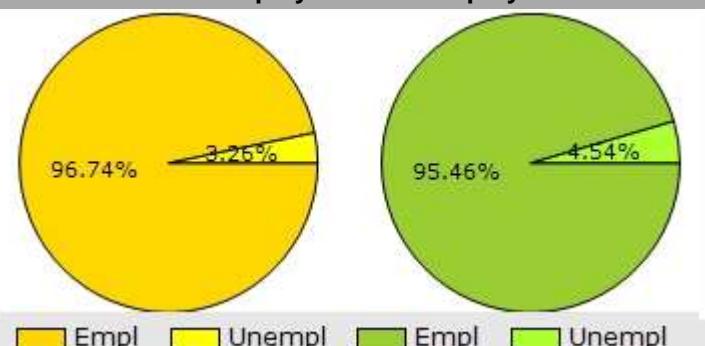
### 2017 Population by Race



### 2017 Renter vs. Owner



### 2017 Employed vs. Unemployed



## OBC - Building 1

1335-1353 Oakfield Dr, Brandon, FL 33511

Type: <b>Class B Office</b>				
County: <b>Hillsborough</b>				
	<b>1 Mile</b>		<b>County</b>	
<b>Population Growth</b>				
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%
<b>2017 Population by Race</b>	<b>13,453</b>		<b>1,376,884</b>	
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%
<b>Household Growth</b>				
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%
<b>2017 Households by Household Income</b>	<b>5,451</b>		<b>530,676</b>	
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: <b>Class B Office</b>	Total Available: <b>1,855 SF</b>		
Class: <b>B</b>	% Leased: <b>80.21%</b>		
RBA: <b>9,372 SF</b>	Rent/SF/Yr: <b>\$15.50</b>		
Typical Floor: <b>9,372 SF</b>			
Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2022 Projection	14,442	103,932	239,921
2017 Estimate	13,454	96,895	223,037
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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
<b>Households</b>			
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%
<b>2017 Households by HH Income</b>	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%
<b>2017 Avg Household Income</b>	\$53,427	\$68,155	\$70,706
<b>2017 Med Household Income</b>	\$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
<b>Total Specified Consumer Spending</b>	<b>\$103,264</b>	<b>\$881,721</b>	<b>\$2,007,393</b>
<b>Total Apparel</b>	<b>\$6,927</b>	<b>\$54,422</b>	<b>\$124,844</b>
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
<b>Total Entertainment &amp; Hobbies</b>	<b>\$8,261</b>	<b>\$70,358</b>	<b>\$159,167</b>
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
<b>Total Food and Alcohol</b>	<b>\$30,712</b>	<b>\$248,232</b>	<b>\$559,496</b>
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
<b>Total Household</b>	<b>\$13,374</b>	<b>\$122,870</b>	<b>\$285,355</b>
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
<b>Total Transportation/Maint.</b>	<b>\$25,429</b>	<b>\$218,864</b>	<b>\$493,122</b>
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
<b>Total Health Care</b>	<b>\$5,112</b>	<b>\$46,756</b>	<b>\$109,313</b>
Medical Services	2,725	24,926	57,835
Prescription Drugs	1,879	17,275	41,038
Medical Supplies	508	4,556	10,440
<b>Total Education/Day Care</b>	<b>\$5,811</b>	<b>\$53,543</b>	<b>\$122,069</b>
Education	4,028	36,080	82,312
Fees & Admissions	1,783	17,463	39,757

# Daytime Employment Report

1 Mile Radius

## 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**



Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
<b>Total Businesses</b>	<b>1,238</b>	<b>10,751</b>	<b>9</b>
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