OFFERING MEMORANDUM

THE VILLAGE OF PLANT CITY | PLANT CITY

2804 JAMES L REDMAN PKWY, PLANT CITY, FL 33566

Marcus & Millichap

THE VALIANI GROUP

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INDOOR LUMBER YARD
Wendy's
Dental

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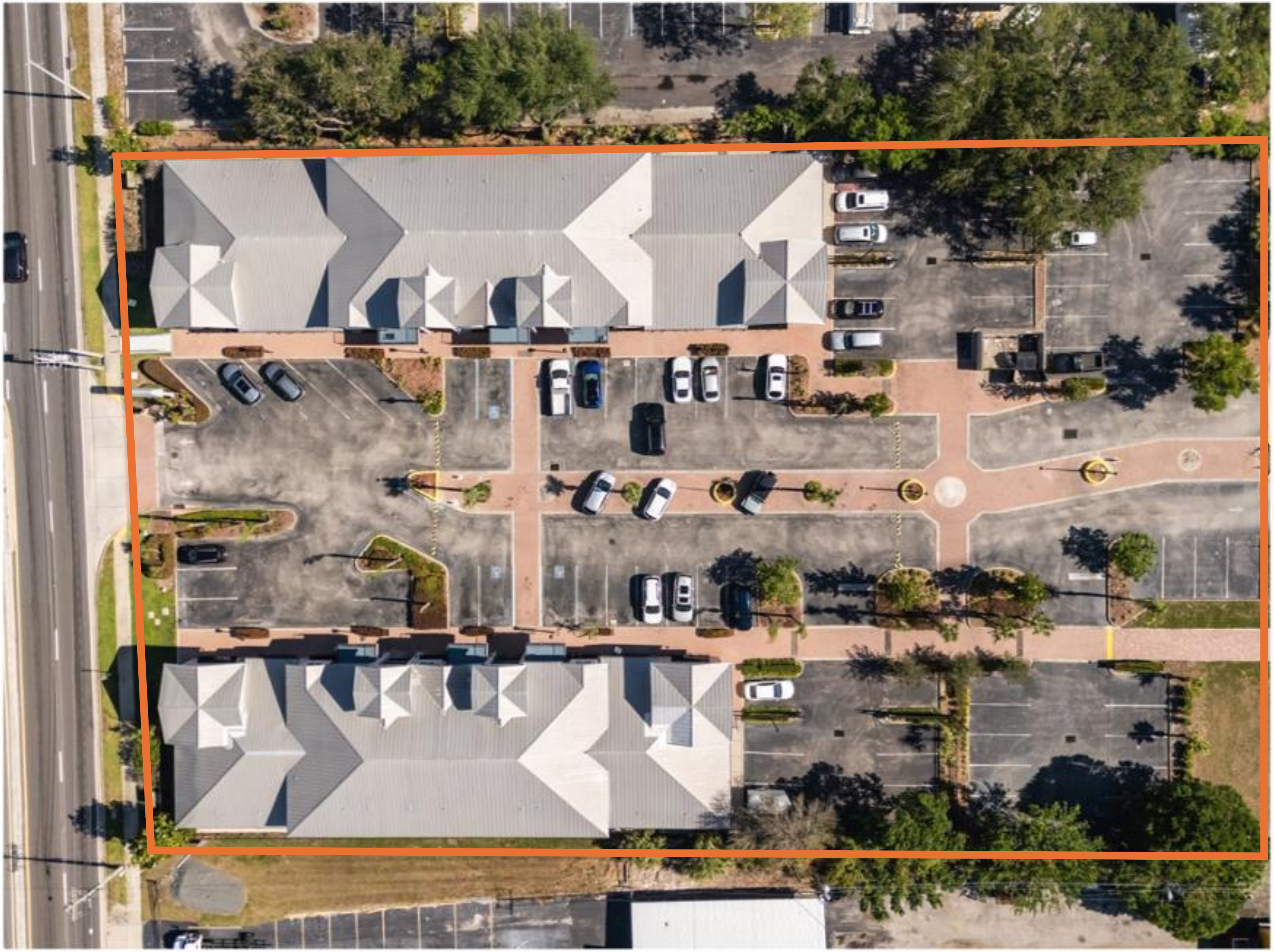
ROSS DRESS FOR LESS
five BELOW
ULTA BEAUTY
BATH & BODY WORKS
PETSMART
Winn-Dixie
LOWE'S Home Improvement Warehouse
PREMIERE CINEMAS
Domino's Pizza
KYOTO PALACE
WAYBACK BURGERS
SMOOTHIE KING
Plant City Automotive
TIRE KINGDOM SERVICE CENTERS
BANK OF AMERICA
ELEVEN
TACO BELL
AspenDental
CHARLEYS
ESPOSITOS
Wendy's
SONIC America's Drive-In
ZAXBY'S CHICKEN FINGERS & BUFFALO WINGS
MIDFLORIDA Florida's community credit union
Panera BREAD
MARCO'S PIZZA
verizon
goodwill
MURPHY USA
THE VILLAGE OF PLANT CITY
Plant City ANIMAL HOSPITAL
Staples
planet fitness
PAPA JOHNS
BUDDY'S HOME FURNISHINGS
Taco Rey
WALDEN WOOD SHOPING CENTER
Publix
DUKE'S BREWHOUSE
8 3 Chinese Food
ACE Hardware
CHICKEN SALAD CHICK
HIBACHI EXPRESS
WALDEN WOOD VILLAGE
DOLLAR TREE
DG
T Mobile
BEEF 'O' BRADY'S GOOD FOOD, GOOD SPORTS
WAL*MART SUPERCENTER


LOWE'S










SECTION

01

EXECUTIVE SUMMARY

Areial Map

Offering Summary

Investment Overview

Investment Highlights

AERIAL RETAIL MAP

Marcus & Millichap
THE VALIANI GROUP

OFFERING SUMMARY

Asking Price	**$5,500,000**
In-Place NOI	$365,021
Price Per SF	$205.42/SF
In-Place Cap Rate	6.64%
Occupancy	100%
Net Rentable Area (NRA)	24,697 SF
Gross Heated Square Feet	26,774 SF
Lot Size	1.99 ACRES
Zoning	C-1
Year Built	2007

PRICE
$5,500,000

NRA
24,697 SF

CAP RATE
6.64%

THE VILLAGE OF PLANT CITY

2804 JAMES L REDMAN PKWY, PLANT CITY, FL 33566

Walmart Shadow Center in Hillsborough County

Marcus & Millichap is pleased to present the opportunity to acquire **2804 James L Redman Parkway**, a well-located mixed-use retail and residential asset positioned along one of Plant City's primary commercial corridors. The property consists of approximately 24,680 square feet situated on 2.01 acres and was originally constructed in 2007. The center features a diversified mix of neighborhood retail and service tenants on the ground floor, complemented by six residential apartment units located on the second floor, creating a unique blend of commercial and residential income streams. Strategically positioned as a shadow center to a high-performing Walmart Supercenter and directly across the street from Lowe's Home Improvement, the property benefits from strong daily consumer traffic generated by some of the area's dominant national retailers. The surrounding trade corridor is further supported by numerous additional national tenants, creating a highly active retail environment with consistent consumer draw. Positioned directly along James L Redman Parkway, the property benefits from excellent accessibility and visibility along a corridor seeing more than 25,000 vehicles per day, supporting strong tenant exposure and long-term leasing demand.

The property offers a compelling value-add opportunity through both retail and residential mark-to-market rent growth. Current retail tenants are paying average in-place rents of approximately **$17.27 PSF**, while comparable retail properties within the Plant City submarket are achieving rents closer to $27.00–$28.00 PSF, representing nearly **$10.00 PSF in rental upside**. Based on the existing retail square footage, this presents the potential for well over **$180,000+ in additional annual retail rental income** as leases roll to market levels. Additionally, the six second-floor residential apartment units are currently leased below prevailing market rents and could reasonably support increases of approximately $200–$300 per unit per month, creating an additional $14,400–$21,600 in potential annual residential income growth. This embedded upside provides investors with a clear path toward increasing NOI and enhancing long-term asset value.

The asset has been well maintained, with recent capital improvements including a full exterior repaint completed in 2025, significantly enhancing curb appeal and overall tenant presentation. The buildings feature wood frame construction with metal roofing, offering efficient long-term maintenance characteristics while maintaining a neighborhood-oriented retail environment attractive to local and service-based tenants. The property's mixed-use design, strong frontage, and functional suite layouts create a durable income-producing asset capable of serving both retail tenants and residential demand within the growing Plant City market.

Located within the rapidly expanding Tampa–St. Petersburg–Clearwater MSA, the property benefits from strong regional population growth and favorable demographics throughout the immediate trade area. Within a 5-mile radius, the property serves approximately 75,825 residents and more than 26,000 households, with population projected to grow to over 82,000 residents by 2029, representing annual growth of approximately 1.7%. Household growth is expected to increase at a similar pace, reaching nearly 28,500 households over the same period. The area also demonstrates strong consumer fundamentals, with average household incomes exceeding $86,500 and nearly $791 million in annual consumer spending within the surrounding 5-mile trade area, supporting continued retail demand and long-term investment stability.

INVESTMENT HIGHLIGHTS

- **Shadow Anchored By High-performing Walmart Supercenter** – Strategically Positioned As A Shadow Center To A Dominant Walmart Supercenter And Directly Across From Lowe's Home Improvement, Generating Significant Daily Consumer Traffic And Strong Retail Synergy.
- **Strong National Retail Corridor** – Surrounded By Numerous National Retailers, Restaurants, And Service-oriented Businesses Along James L Redman Parkway, One Of Plant City's Primary Commercial Corridors.
- **Significant Mark-to-market Rent Upside** – Current In-place Retail Rents Average Approximately **$17.27 PSF**, While Comparable Retail Properties In The Submarket Are Achieving **$27–$28 PSF**, Representing Nearly **$10 PSF In Rental Upside**.
- **Projected Noi Growth Opportunity** – Potential To Increase Annual Retail Rental Income By Approximately **$180,000+ Annually** As Leases Roll To Market Rental Rates.
- **Additional Residential Income Upside** – Six Second-floor Apartment Units Are Currently Leased Below Market, With The Ability To Increase Rents Approximately **$200–$300 Per Unit Per Month**, Creating An Additional **$14,400–$21,600** In Annual Income Growth Potential.
- **Strong Contractual Rental Growth** – The Lease Structure Features Approximately **5% Annual Rental Increases Across The Tenant Base**, Including Renewal Options, Providing Built-in Noi Growth And Long-term Inflation Protection For Investors.
- **Excellent Visibility & Traffic Counts** – Located Directly On James L Redman Parkway With Exposure To More Than **25,000 Vehicles Per Day**, Supporting Strong Tenant Visibility And Long-term Leasing Demand.
- **Strong Demographic Growth** – Approximately **75,825 Residents** Within A 5-mile Radius, Projected To Exceed **82,000 Residents By 2029**, Reflecting Continued Population Growth Throughout The Plant City Trade Area.
- **Recent Capital Improvements** – Ownership Recently Completed A Full Exterior Repaint In 2025, Significantly Enhancing Curb Appeal And Overall Tenant Presentation.
- **Positioned Within Rapidly Growing Tampa Msa** – Located Within The Tampa–st. Petersburg–clearwater MSA, One Of The Fastest-growing Regions In Florida, Benefiting From Continued Population Migration, Household Growth, And Consumer Spending Expansion.

SECTION

02

FINANCIAL ANALYSIS

RENT ROLL

OPERATING STATEMENT

PRICING DETAILS

RENT ROLL

TENANT NAME	SUITE	SQUARE FEET	% BLDG SHARE	LEASE DATES COMM.	LEASE DATES EXP.	Annual RENT PER SQ. FT.	TOTAL RENT PER MONTH	TOTAL RENT PER YEAR	CHANGES ON	CHANGES TO	LEASE TYPE	EXPENSE REIMBURSEMENTS	RENEWAL OPTIONS AND OPTION YEAR RENTAL INFORMATION
Tenant 1	A-101	1,200	4.9%	1/1/25	1/31/27	$16.50	$1,650	$19,800	N/A	N/A	Gross	$0	
Tenant 2	A-102	1,200	4.9%	8/6/22	7/31/26	$17.50	$1,750	$21,000	N/A	N/A	Gross	$0	
Tenant 3	A-103	1,200	4.9%	9/6/25	8/31/26	$17.00	$1,700	$20,400	N/A	N/A	Gross	$0	
Tenant 4	A-201	1,200	4.9%	11/1/19	10/31/26	$14.50	$1,450	$17,400	N/A	N/A	Gross	$0	
Tenant 5	A-202	1,200	4.9%	TBD	TBD	$15.00	$1,500	$18,000	N/A	N/A	Gross	$0	
Tenant 6	A-203	1,200	4.9%	11/1/23	9/30/26	$14.50	$1,450	$17,400	N/A	N/A	Gross	$0	
Intermax WT	101	1,286	5.2%	11/1/23	10/31/26	$20.22	$2,167	$26,004	N/A	N/A	NNN	$8,804	1 | 3 Year Option | 6% Annal Increase
Raok Boutique	102/103	2,775	11.2%	11/1/21	10/31/26	$14.24	$3,294	$39,528	N/A	N/A	NNN	$18,998	1 | 5 Year Option | 5% Annal Increase
Whiskers & Wags Pet Spa	104	1,350	5.5%	6/16/25	5/31/29	$16.82	$1,892	$22,704	Jun-2026	$22,711.50	NNN	$9,243	1 | 3 Year Option | 5% Annal Increase
Strawberry Orangic Nail	105	1,488	6.0%	1/1/22	12/31/26	$19.50	$2,418	$29,016	N/A	N/A	NNN	$10,187	1 | 5 Year Option | 5% Annal Increase
Only Juice LLC	106	1,300	5.3%	5/1/24	4/30/27	$19.10	$2,069	$24,828	N/A	N/A	NNN	$8,900	1 | 3 Year Option | 5% Annual Increase
Red Diamond Beauty Salon	107	1,300	5.3%	11/16/20	1/31/31	$16.02	$1,735	$20,820	Feb-2027	$21,867.60	NNN	$8,900	1 | 5 Year Options | 5% Annual Increase
Edward Jones	201	989	4.0%	3/10/15	7/31/30	$18.81	$1,550	$18,600	Aug-2026	$19,524.00	Gross	$0	1 | 5 Year Option | 3% Annual Increase
Hemp Fields	202	975	3.9%	10/18/24	10/31/29	$18.54	$1,506	$18,072	Oct-2026	$18,614.16	NNN	$6,675	1 | 5 Year Options | 5% Annual Increase
The Beauty Code	203	1,430	5.8%	2/6/26	2/28/29	$18.00	$2,145	$25,740	Feb-2027	$26,512.20	NNN	$9,789	1 | 3 Year Option | 5% Annual Increase
Florida Girl Tanning	204	1,185	4.8%	4/1/23	3/31/29	$17.52	$1,730	$20,760	Mar-2027	$21,382.80	NNN	$8,113	1 | 3 Year Option | 5% Annual Increase
Colleran Hair Services	205	1,490	6.0%	5/4/24	6/30/29	$19.10	$2,371	$28,452	May-2027	$29,067.00	NNN	$10,200	1 | 5 Year Option | 5% Annual Increase
TB Aesthetics / Elevate	206	975	3.9%	4/1/22	3/31/27	$21.88	$1,778	$21,332	N/A	N/A	NNN	$6,675	1 | 5 Year Option | 5% Annual Increase
Sweet Missions	207	954	3.9%	8/4/25	9/30/28	$18.00	$1,431	$17,172	Sep-2026	$17,687.16	NNN	$6,531	1 | 3 Year Option | 5% Annual Increase
Total		24,697				$17.29	$35,586	$427,028				$113,015	
			Occupied Tenants: 19	Unoccupied Tenants: 0		Occupied GLA: 100.00%		Unoccupied GLA: 0.00%					

FINANCIAL SUMMARY

OPERATING STATEMENT

INCOME	Year 1		PER SF	Year 2		PER SF
Scheduled Base Rental Income	434,106		17.58	445,139		18.02
Expense Reimbursement Income						
CAM	43,812		1.77	43,812		1.77
Insurance	18,069		0.73	18,069		0.73
Real Estate Taxes	51,134		2.07	51,134		2.07
Total Reimbursement Income	$113,015	66.8%	$4.58	$113,015	66.8%	$4.58
Potential Gross Revenue	547,121		22.15	558,154		22.60
General Vacancy	(13,023)	3.0%	(0.53)	(13,354)	3.0%	(0.54)
Effective Gross Revenue	$534,098		$21.63	$544,800		$22.06

OPERATING EXPENSES	Year 1	PER SF	Year 2	PER SF
Common Area Maintenance (CAM)				
Utilities	16,872	0.68	16,872	0.68
Repairs & Maintenance	16,624	0.67	16,624	0.67
Landscaping	7,115	0.29	7,115	0.29
Pest Control	935	0.04	935	0.04
Management Fee	24,000	0.97	24,000	0.97
Insurance	27,031	1.09	27,031	1.09
Real Estate Taxes	76,500	3.10	76,500	3.10
Total Expenses	$169,077	$6.85	$169,077	$6.85
Expenses as % of EGR	31.7%		31.0%	
Net Operating Income	$365,021	$14.78	$375,723	$15.21

PRICING DETAILS

SUMMARY		
Price	$5,500,000	
Down Payment	$1,925,000	35%
Number of Suites	19	
Price Per SqFt	$205.42	
Gross Leasable Area (GLA)	24,697 SF	
Lot Size	1.99 Acres	
Year Built/Renovated	2007	
Occupancy	100.00%	

RETURNS	Year 1	Year 2
CAP Rate	6.64%	6.83%
Cash-on-Cash	4.60%	5.16%
Debt Coverage Ratio	1.32	1.36

Financing	1st Loan
Loan Amount	$3,575,000
Loan Type	New
Interest Rate	6.00%
Amortization	25 Years
Year Due	2036

Loan information is subject to change. Contact your Marcus & Millichap Capital Corporation representative.

OPERATING DATA

INCOME		Year 1		Year 2
Scheduled Base Rental Income		$434,106		$445,139
Total Reimbursement Income	26.00%	$113,015	25.40%	$113,015
Other Income		$0		$0
Potential Gross Revenue		$547,121		$558,154
General Vacancy		($13,023)		($13,354)
Effective Gross Revenue		$534,098		$544,800
Less: Operating Expenses	31.70%	($169,077)	31.00%	($169,077)
Net Operating Income		$365,021		$375,723
Cash Flow		$365,021		$375,723
Debt Service		($276,405)		($276,405)
Net Cash Flow After Debt Service	4.60%	$88,616	5.16%	$99,318
Principal Reduction		$63,636		$67,561
Total Return	7.91%	$152,252	8.67%	$166,879

OPERATING EXPENSES	Year 1	Year 2
CAM	$65,546	$65,546
Insurance	$27,031	$27,031
Real Estate Taxes	$76,500	$76,500
Total Expenses	$169,077	$169,077
Expenses/SF	$6.85	$6.85

FINANCIAL SUMMARY

SECTION

03

MARKET OVERVIEW

DEMOGRAPHICS

- The local population will expand to roughly 3.4 million residents by 2028. During the next five years, the number of households will increase by nearly 80,000.
- Homeownership of 65 percent is slightly above the national rate; the median home price, $411,000, is more than 3 percent above the U.S. median.
- Roughly 20 percent of residents hold bachelor's degrees, with more than 10 percent having also attained a graduate or professional degree.

QUALITY OF LIFE

The metro boasts a mild climate and a beautiful waterfront, which attract new residents and visitors. Tampa-St. Petersburg has hundreds of golf courses and abundant water-related activities, with Tampa Bay and the Gulf Coast nearby. There are more than 11,000 acres of parkland and 100 trail acres within a 60-mile radius. Numerous state parks, historical sites, museums, theaters and retail centers also dot the landscape. The world-famous Busch Gardens theme park also draws visitors, as do professional football, hockey and baseball teams. Educational advancement is available at numerous institutions of higher learning located in the Tampa Bay area. The University of South Florida in Tampa is one of the largest universities in the state.

SPORTS

Baseball | MLB | Tampa Bay Rays

Football | MLS | Tampa Bay Buccaneers

Hockey | NCAA | Tampa Bay Lightning

Soccer | USL | Tampa Bay Rowdies

EDUCATION

- Eckerd College
- St. Petersburg College
- The University of Tampa
- University of South Florida

ARTS & ENTERTAINMENT

- Busch Gardens
- The Florida Aquarium
- Museum of Science and Industry
- Museum of Fine Arts, St. Petersburg
- Straz Center for the Performing Arts

QUICK FACTS

POPULATION
3.3M
Growth 2025-2029*
3.9%

HOUSEHOLDS
1.4M
Growth 2025-2029*
4.0%

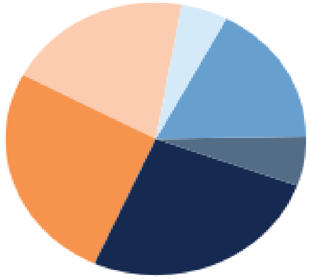
MEDIAN AGE
43
U.S. Median:
39

MEDIAN HOUSEHOLD INCOME
$80,000
U.S. Median:
$76,000

** Forecast*

2025 Population by Age

5%	*0-4 years*
17%	*5-19 years*
5%	*20-24 years*
26%	*25-44 years*
27%	*45-64 years*
20%	*65+ years*



** Forecast*

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

ECONOMY

- Local ports contribute to a major presence in the shipping, distribution and logistics industry. The CSX Intermodal facility in nearby Polk County provides quick access to markets throughout the nation.
- Bioscience and other high-tech industries are expanding. Local Fortune 500 companies include Mosaic, Raymond James Financial and Jabil.
- Tourism also plays a significant role in the local economy, as visitors are drawn to Busch Gardens, the Salvador Dalí Museum and the region's many beaches.

* Forecast

MAJOR AREA EMPLOYERS

- BayCare Health System
- Publix Super Markets, Inc.
- WellCare Health Plans
- Tech Data
- Verizon Communications, Inc.
- Power Design
- University of South Florida
- Sykes
- Raymond James
- TECO Energy, Inc

SHARE OF 2025 TOTAL EMPLOYMENT

- 5% MANUFACTURING
- 19% TRADE, TRANSPORTATION AND UTILITIES
- 10% GOVERNMENT
- 15% EDUCATION AND HEALTH SERVICES
- 9% FINANCIAL ACTIVITIES
- 19% PROFESSIONAL AND BUSINESS SERVICES
- 6% CONSTRUCTION
- 11% LEISURE AND HOSPITALITY
- 2% INFORMATION
- 4% OTHER SERVICES

Note: Figures are rounded to nearest whole percentage point

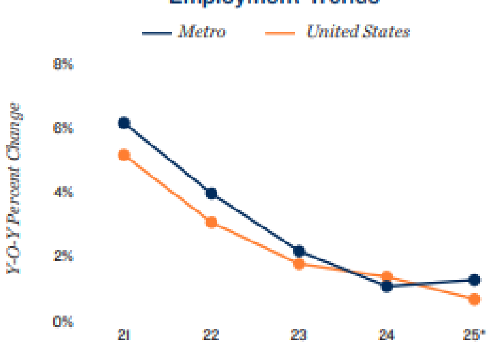
TAMPA-ST. PETERSBURG METRO AREA

Closures Create Opportunities for Improved Tenancy Mix Amid Tampa's Robust Retail Demand

Demographic tailwinds intact amid closures. Since 2020, Tampa's population has expanded by nearly 8 percent, placing the metro among the top 15 major markets for growth and fueling retail space demand. During the same period, annual inventory growth averaged just 0.7 percent — below the metro's long-term norm of 1.0 percent — helping vacancy stay near historic lows in the 3 percent range as of the end of 2024. In the first half of 2025, however, vacancy rose to 4.0 percent by July, as nationwide bankruptcies prompted closures. Macy's, Big Lots, Walgreens and Party City were among the retailers returning space to the market, leading to two consecutive quarters of negative net absorption to start the year.

Prime spaces increasingly coveted. Despite recent vacancy pressure, Tampa's second quarter leasing activity held in line with the prior three-year average. On the tenant side, securing space in desirable locations is difficult as availability is still limited. Returning vacancies are quickly absorbed, pushing the average time to lease to a five-year low of 4.3 months in June. For landlords, re-tenanting presents opportunity. The average asking rent has climbed nearly 39 percent since 2020, the second-fastest pace among major markets. Limited speculative development in a narrowing construction pipeline only amplifies this imbalance. Prime areas are poised for continued strength, stretching from Central to South Tampa and east to the Interstate 75 corridor, where vacancies stay under 3 percent.

Employment Trends



* Forecast
Sources: BLS; CoStar Group, Inc.

Retail 2025 Outlook

18,000
JOBS
will be created

EMPLOYMENT:

Tampa's employment base is expected to expand by 1.2 percent this year, roughly half of the trailing decade average. Nonetheless, the metro's growth rate will rank as the eleventh fastest among major U.S. markets.

680,000
SQ. FT.
will be completed

CONSTRUCTION:

This year's delivery slate is the smallest since at least 2007. Beyond a few projects in South Petersburg, nearly all construction underway as of August was concentrated in downtown Tampa or Pasco County.

80
BASIS POINT
increase in vacancy

VACANCY:

Bankruptcy-related closures create near-term pressure on Tampa's vacancy, pushing it to 4.2 percent by year-end. Still, the metro is expected to remain the second tightest after Miami among Florida's major markets.

2.4%
INCREASE
in asking rent

RENT:

With vacancy staying 80 basis points below the national average at year-end, Tampa's average asking rent rises to $22.90 per square foot. Nevertheless, this year's growth trails the 5.5 percent gain in 2024.

2Q 2025 — 12-Month Period

CONSTRUCTION

1,109,000 sq. ft. completed

- Total inventory grew 0.6 percent in the year ended in June, nearly matching the prior 12 months but still above the 0.4 percent national pace.
- Outlying submarkets, such as Sarasota-Bradenton, Hernando and Pasco counties, composed the bulk of the past year's deliveries, accounting for over 900,000 square feet of the metro's new retail space.

VACANCY

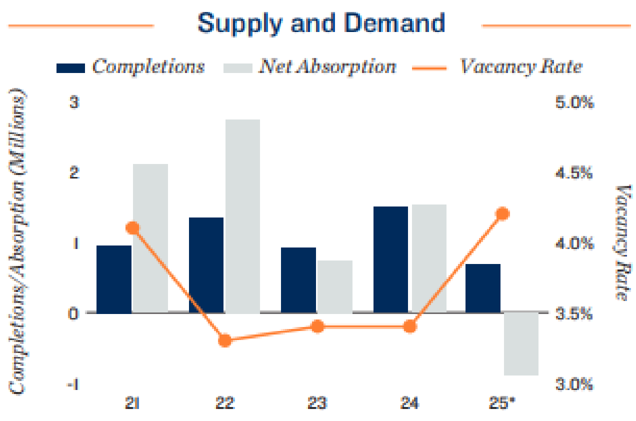
80 basis point increase in vacancy Y-O-Y

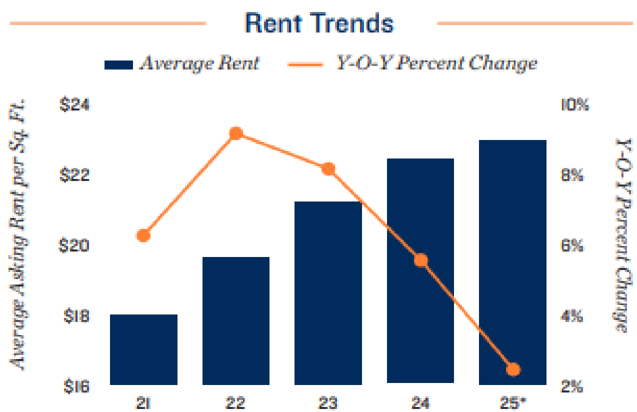
- In June, the metro's 4.0 percent vacancy rate stood 140 basis points below its long-term average, ranking among the 15 least-vacant major markets.
- During the year ended in June, multi-tenant vacancy rose 120 basis points to 5.4 percent, outpacing the 70-basis-point increase in single-tenant space, which climbed to 3.4 percent.

RENT

0.9% increase in the average asking rent Y-O-Y

- Tampa's average asking rent growth lagged the national 1.1 percent gain, with the metric standing at $22.62 per square foot heading into July.
- Asking rent growth in the CBD matched the metro average, while rents in eastern infill locations declined. Suburban areas like Sarasota-Bradenton, Hernando County and North Hillsborough posted gains over 6 percent.





* Forecast ** Through 2Q

Sources: CoStar Group, Inc.; Real Capital Analytics

2Q 2025 — 12-Month Period

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RENT

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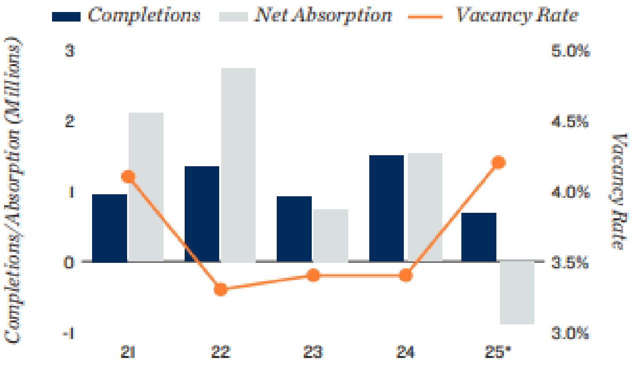
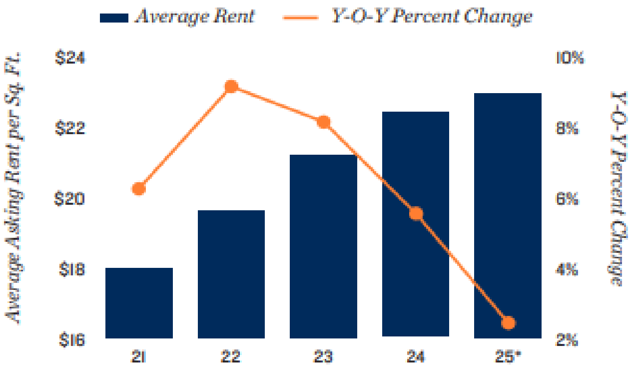
- Asking rent growth in the CBD matched the metro average, while rents in eastern infill locations declined. Suburban areas like Sarasota-Bradenton, Hernando County and North Hillsborough posted gains over 6 percent.

Supply and Demand



Rent Trends



* Forecast ** Through 2Q

Sources: CoStar Group, Inc.; Real Capital Analytics

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	4,937	40,296	71,478
2025 Estimate			
Total Population	4,757	39,205	69,091
2020 Census			
Total Population	4,451	37,804	65,816
2010 Census			
Total Population	3,569	33,780	60,267
Daytime Population			
2025 Estimate	5,950	38,871	66,091

HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	1,846	14,101	25,522
2025 Estimate			
Total Households	1,775	13,664	24,525
Average (Mean) Household Size	2.9	2.9	2.8
2010 Census			
Total Households	1,637	12,825	22,616
2010 Census			
Total Households	1,320	11,537	20,666
Occupied Units			
2030 Projection	1,941	14,936	27,464
2025 Estimate	1,865	14,469	26,384

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
$150,000 or More	13.0%	14.5%	14.1%
$100,000-$149,999	16.8%	21.2%	20.3%
$75,000-$99,999	13.8%	13.6%	14.5%
$50,000-$74,999	15.5%	16.8%	16.8%
$35,000-$49,999	14.2%	11.6%	11.8%
Under $35,000	26.7%	22.3%	22.5%
Average Household Income	$79,739	$90,716	$90,964
Median Household Income	$61,087	$77,814	$77,226
Per Capita Income	$27,334	$31,917	$32,191

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Total Average Household Retail Expenditure	$59,029	$63,774	$63,825
Consumer Expenditure Top 10 Categories			
Housing	$22,983	$24,507	$24,504
Transportation	$11,414	$12,033	$12,018
Food	$8,198	$8,880	$8,896
Personal Insurance and Pensions	$7,768	$8,526	$8,524
Entertainment	$2,286	$2,525	$2,531
Cash Contributions	$1,525	$1,964	$1,988
Apparel	$1,435	$1,587	$1,587
Personal Care Products and Services	$861	$918	$929
Education	$829	$883	$881
Alcoholic Beverages	$527	$607	$613

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate Total Population	4,757	39,205	69,091
Under 20	29.6%	28.0%	26.9%
20 to 34 Years	24.4%	20.7%	20.0%
35 to 39 Years	7.7%	6.9%	6.8%
40 to 49 Years	12.1%	12.2%	12.1%
50 to 64 Years	14.6%	17.4%	18.0%
Age 65+	11.5%	14.9%	16.3%
Median Age	32.0	36.0	37.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	3,019	25,846	46,413
Elementary (0-8)	8.5%	8.1%	8.9%
Some High School (9-11)	10.8%	9.6%	9.5%
High School Graduate (12)	29.9%	33.5%	34.8%
Some College (13-15)	23.2%	19.0%	17.9%
Associate Degree Only	7.9%	7.3%	8.1%
Bachelor's Degree Only	13.5%	14.9%	14.2%
Graduate Degree	6.2%	7.5%	6.7%

POPULATION

In 2025, the population in your selected geography is 69,091. The population has changed by 14.64 percent since 2010. It is estimated that the population in your area will be 71,478 five years from now, which represents a change of 3.5 percent from the current year. The current population is 49.9 percent male and 50.1 percent female. The median age of the population in your area is 37.0, compared with the U.S. average, which is 40.0. The population density in your area is 881 people per square mile.

EMPLOYMENT

In 2025, 36,876 people in your selected area were employed. The 2010 Census revealed that 53.9 percent of employees are in white-collar occupations in this geography, and 22 percent are in blue-collar occupations. In 2025, unemployment in this area was 3.0 percent. In 2010, the average time traveled to work was 24.00 minutes.

HOUSEHOLDS

There are currently 24,525 households in your selected geography. The number of households has changed by 18.67 percent since 2010. It is estimated that the number of households in your area will be 25,522 five years from now, which represents a change of 4.1 percent from the current year. The average household size in your area is 2.8 people.

HOUSING

The median housing value in your area was $287,527 in 2025, compared with the U.S. median of $333,538. In 2010, there were 13,878.00 owner-occupied housing units and 6,787.00 renter-occupied housing units in your area.

INCOME

In 2025, the median household income for your selected geography is $77,226, compared with the U.S. average, which is currently $78,171.The median household income for your area has changed by 72.28 percent since 2010. It is estimated that the median household income in your area will be $92,511 five years from now, which represents a change of 19.8 percent from the current year.

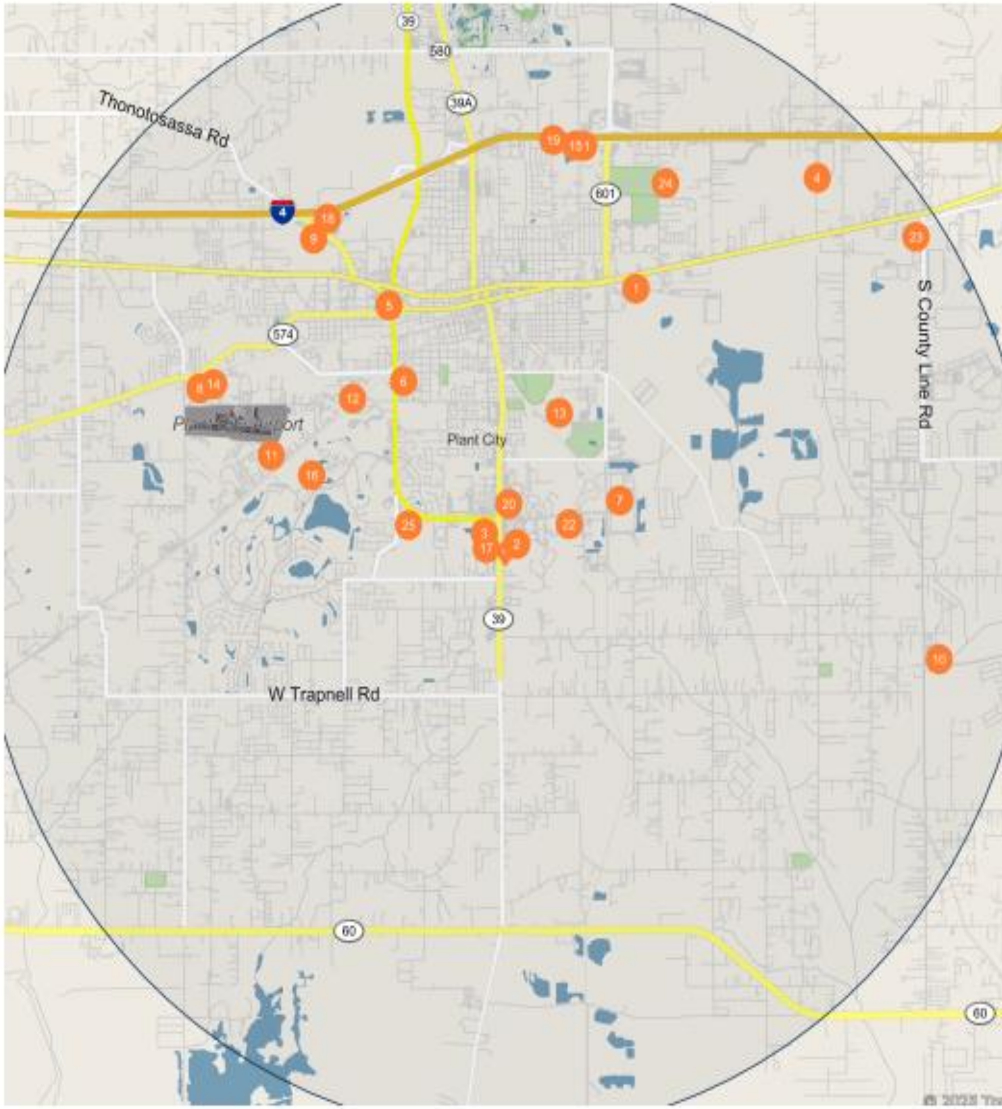
The current year per capita income in your area is $32,191, compared with the U.S. average, which is $41,680. The current year's average household income in your area is $90,964, compared with the U.S. average, which is $103,571.

EDUCATION

The selected area in 2025 had a lower level of educational attainment when compared with the U.S averages. 20.2 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 8.1 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 11.8 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 2.5 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 40.9 percent in the selected area compared with the 19.6 percent in the U.S.



	Major Employers	Employees
1	Evergreen Packaging LLC-Plant City Plant	540
2	Walmart Inc-Walmart	422
3	Frontier Florida LLC-Verizon	396
4	Sysco USA I Inc-	340
5	South Florida Baptist Hosp Inc-BAYCARE	315
6	Verizon South Inc-Verizon	280
7	C&S Wholesale Grocers LLC-C&S Wholesale	277
8	Dart Container Company Fla LLC-	200
9	Publix Super Markets Inc-Publix 00793	190
10	Publix Super Markets Inc-Publix Super Markets 01366	190
11	Saputo Cheese USA Inc-	184
12	Energy Air Inc-	169
13	Highland Packg Solutions LLC-Highland Packaging	150
14	Gatsby Spas Inc-	150
15	Wish Farms Inc-Wish Farms	132
16	Mitel Technologies Inc-	128
17	Lowes Home Centers LLC-Lowes	126
18	Outback Steakhouse Florida LLC-Outback Steakhouse	119
19	Wish Farms Inc-	118
20	Publix Super Markets Inc-	115
21	Linder Industrial Machinery Co-Komatsu Rents	100
22	Sysco Intl Fd Group Inc-International Food Group	100
23	Great Western Malting Co-Country Malt Group	99
24	Solaris Halthcare Plant Cy LLC-Solaris Healthcare Plant City	99
25	Tampa Mtro Area Yung MNS Chrst-Young Mens Christian	97

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