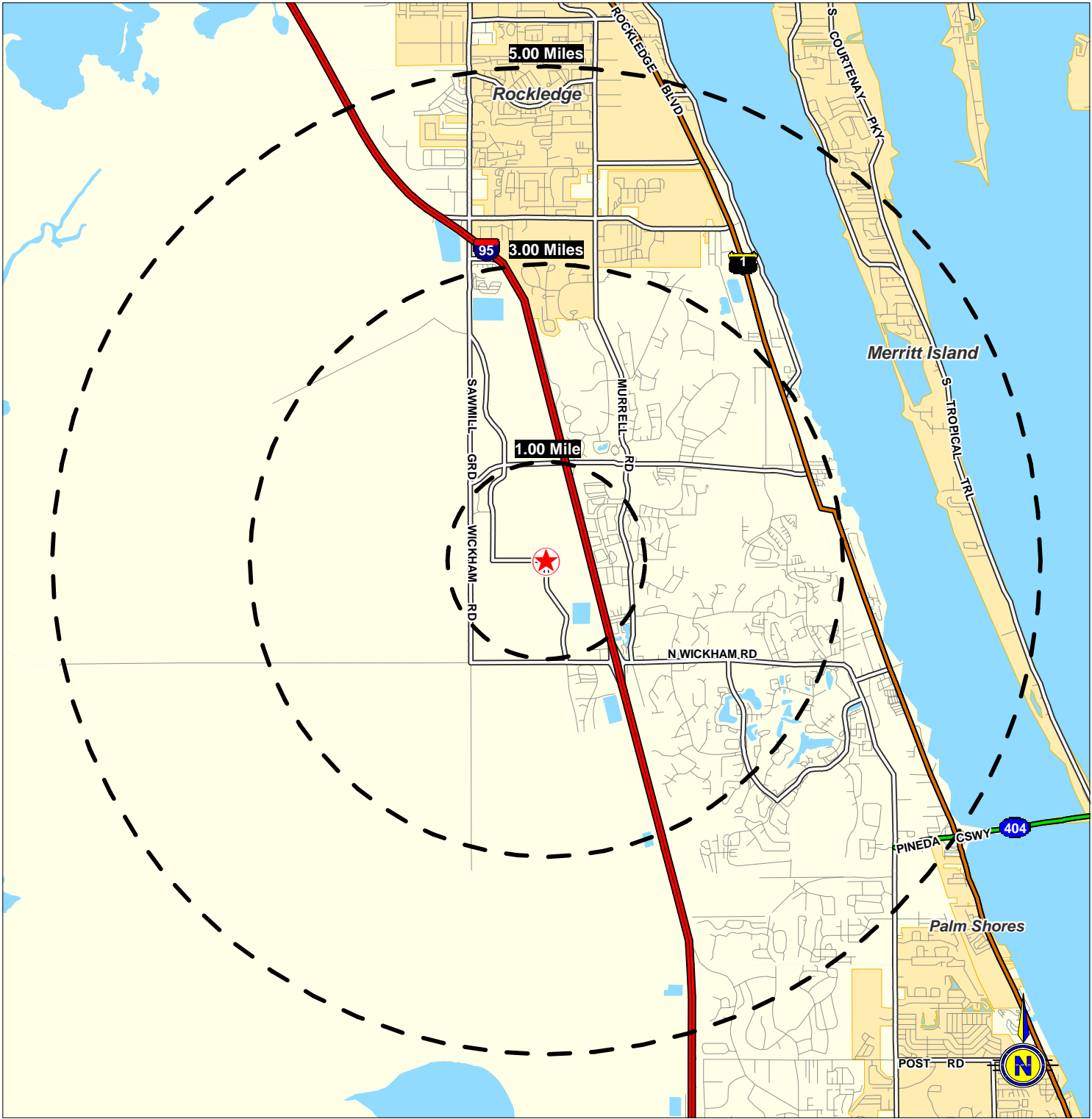


Lat: 28.2452 Lon: -80.7301 Zoom: 11 mi Logos are for identification purposes only and may be trademarks of their respective companies.



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Lake Andrews Drive & Judge Fran Jamieson Way
Viera, Florida



April 2007

Prepared For

Joyce Development Group

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1990 - 2000 Census, 2006 Estimates & 2011 Projections

Calculated using Proportional Block Groups

Prepared For

Joyce Development Group

Lat/Lon: 28.245158/-80.730085

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Lake Andrews Drive & Judge Fran Jamieson Way Viera, Florida	1.00 mi radius		3.00 mi radius		5.00 mi radius	
Population						
Estimated Population (2006)	1,806		18,754		43,298	
Census Population (1990)	169		2,853		13,225	
Census Population (2000)	1,322		12,803		32,288	
Projected Population (2011)	2,208		23,295		51,890	
Forecasted Population (2016)	2,706		29,249		62,341	
Historical Annual Growth (1990 to 2000)	1,153	68.2%	9,950	34.9%	19,063	14.4%
Historical Annual Growth (2000 to 2006)	485	6.1%	5,951	7.7%	11,010	5.7%
Projected Annual Growth (2006 to 2011)	401	4.4%	4,541	4.8%	8,592	4.0%
Est. Population Density (2006)	582.11 <i>psm</i>		669.36 <i>psm</i>		625.73 <i>psm</i>	
Trade Area Size	3.10 <i>sq mi</i>		28.02 <i>sq mi</i>		69.20 <i>sq mi</i>	
Households						
Estimated Households (2006)	772		8,128		17,919	
Census Households (1990)	78		1,277		5,208	
Census Households (2000)	560		5,537		13,238	
Projected Households (2011)	950		10,141		21,630	
Forecasted Households (2016)	1,152		12,577		25,751	
Households with Children (2006)	174	22.5%	1,720	21.2%	4,428	24.7%
Average Household Size (2006)	2.29		2.27		2.39	
Average Household Income						
Est. Average Household Income (2006)	\$67,501		\$73,857		\$76,691	
Proj. Average Household Income (2011)	\$73,887		\$80,820		\$83,942	
Average Family Income (2006)	\$73,486		\$81,552		\$85,596	
Median Household Income						
Est. Median Household Income (2006)	\$65,938		\$67,952		\$68,690	
Proj. Median Household Income (2011)	\$71,661		\$74,249		\$75,155	
Median Family Income (2006)	\$73,088		\$75,708		\$77,728	
Per Capita Income						
Est. Per Capita Income (2006)	\$29,549		\$32,450		\$32,041	
Proj. Per Capita Income (2011)	\$32,432		\$35,582		\$35,276	
Per Capita Income Est. 5 year change	\$2,883	9.8%	\$3,132	9.7%	\$3,236	10.1%
Other Income						
Est. Median Disposable Income (2006)	\$54,511		\$55,758		\$56,079	
Est. Median Disposable Income (2011)	\$58,242		\$59,987		\$60,585	
Disposable Income Est. 5 year change	\$3,731	6.8%	\$4,229	7.6%	\$4,505	8.0%
Est. Median Household Net Worth (2006)	\$53,754		\$54,698		\$54,726	
Daytime Demos						
Total Number of Businesses (2006)	51		570		1,509	
Total Number of Employees (2006)	657		6,442		16,435	
Company Headqtrs: Businesses (2006)	0	0	0	0	6	0.4%
Company Headqtrs: Employees (2006)	0	0	0	0	337	2.0%
Unemployment Rate (2006)	1.20%		1.30%		1.60%	
Employee Population per Business	12.9 to 1		11.3 to 1		10.9 to 1	
Residential Population per Business	35.6 to 1		32.9 to 1		28.7 to 1	

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Race & Ethnicity

White (2006)	1,647	91.2%	17,100	91.2%	39,045	90.2%
Black or African American (2006)	73	4.0%	757	4.0%	2,191	5.1%
American Indian & Alaska Native (2006)	3	0.2%	33	0.2%	91	0.2%
Asian (2006)	47	2.6%	505	2.7%	1,177	2.7%
Hawaiian & Pacific Islander (2006)	1	0.0%	7	0.0%	21	0.0%
Other Race (2006)	14	0.8%	120	0.6%	234	0.5%
Two or More Races (2006)	22	1.2%	232	1.2%	539	1.2%
Not Hispanic or Latino Population (2006)	1,696	93.9%	17,690	94.3%	41,103	94.9%
Hispanic or Latino Population (2006)	110	6.1%	1,064	5.7%	2,195	5.1%
Not of Hispanic Origin Population (1990)	165	97.9%	2,794	97.9%	12,913	97.6%
Hispanic Origin Population (1990)	4	2.1%	59	2.1%	312	2.4%
Not Hispanic or Latino Population (2000)	1,263	95.5%	12,273	95.9%	31,113	96.4%
Hispanic or Latino Population (2000)	59	4.5%	531	4.1%	1,174	3.6%
Not Hispanic or Latino Population (2011)	2,051	92.9%	21,753	93.4%	48,801	94.0%
Hispanic or Latino Population (2011)	157	7.1%	1,542	6.6%	3,089	6.0%
Hist. Hispanic Ann Growth (1990 to 2006)	106	186.7%	1,004	105.7%	1,883	37.8%
Proj. Hispanic Ann Growth (2006 to 2011)	47	8.5%	478	9.0%	894	8.1%

Age Distribution

Age 0 to 4 yrs (2006)	94	5.2%	913	4.9%	2,152	5.0%
Age 5 to 9 yrs (2006)	88	4.9%	863	4.6%	2,211	5.1%
Age 10 to 14 yrs (2006)	93	5.1%	941	5.0%	2,457	5.7%
Age 15 to 19 yrs (2006)	93	5.1%	934	5.0%	2,502	5.8%
Age 20 to 24 yrs (2006)	66	3.7%	690	3.7%	1,747	4.0%
Age 25 to 29 yrs (2006)	82	4.5%	826	4.4%	1,835	4.2%
Age 30 to 34 yrs (2006)	98	5.4%	969	5.2%	2,081	4.8%
Age 35 to 39 yrs (2006)	101	5.6%	1,013	5.4%	2,445	5.6%
Age 40 to 44 yrs (2006)	111	6.1%	1,160	6.2%	3,070	7.1%
Age 45 to 49 yrs (2006)	117	6.5%	1,255	6.7%	3,293	7.6%
Age 50 to 54 yrs (2006)	117	6.5%	1,327	7.1%	3,294	7.6%
Age 55 to 59 yrs (2006)	110	6.1%	1,329	7.1%	3,041	7.0%
Age 60 to 64 yrs (2006)	103	5.7%	1,265	6.7%	2,875	6.6%
Age 65 to 74 yrs (2006)	236	13.1%	2,628	14.0%	5,431	12.5%
Age 75 to 84 yrs (2006)	234	12.9%	2,117	11.3%	3,888	9.0%
Age 85 yrs plus (2006)	62	3.5%	525	2.8%	976	2.3%
Median Age (2006)	47.3 yrs		48.2 yrs		46.2 yrs	

Gender Age Distribution

Female Population (2006)	951	52.7%	9,807	52.3%	22,368	51.7%
Age 0 to 19 yrs (2006)	184	19.4%	1,827	18.6%	4,629	20.7%
Age 20 to 64 yrs (2006)	476	50.1%	5,176	52.8%	12,299	55.0%
Age 65 yrs plus (2006)	291	30.6%	2,804	28.6%	5,440	24.3%
Female Median Age (2006)	48.6 yrs		49.1 yrs		47.0 yrs	
Male Population (2006)	855	47.3%	8,947	47.7%	20,930	48.3%
Age 0 to 19 yrs (2006)	184	21.5%	1,823	20.4%	4,693	22.4%
Age 20 to 64 yrs (2006)	430	50.2%	4,659	52.1%	11,382	54.4%
Age 65 yrs plus (2006)	241	28.2%	2,465	27.6%	4,855	23.2%
Male Median Age (2006)	45.9 yrs		47.2 yrs		45.4 yrs	

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Lake Andrews Drive & Judge Fran Jamieson Way Viera, Florida	1.00 mi radius		3.00 mi radius		5.00 mi radius	
Household Income Distribution						
HH Income \$200,000 or More (2006)	13	1.7%	255	3.1%	724	4.0%
HH Income \$150,000 to \$199,999 (2006)	22	2.8%	257	3.2%	733	4.1%
HH Income \$100,000 to \$149,999 (2006)	124	16.0%	1,416	17.4%	3,183	17.8%
HH Income \$75,000 to \$99,999 (2006)	149	19.2%	1,518	18.7%	3,119	17.4%
HH Income \$50,000 to \$74,999 (2006)	214	27.7%	2,110	26.0%	4,255	23.7%
HH Income \$35,000 to \$49,999 (2006)	113	14.7%	1,110	13.7%	2,355	13.1%
HH Income \$25,000 to \$34,999 (2006)	70	9.0%	715	8.8%	1,557	8.7%
HH Income \$15,000 to \$24,999 (2006)	46	5.9%	433	5.3%	1,101	6.1%
HH Income \$0 to \$14,999 (2006)	22	2.8%	315	3.9%	892	5.0%
HH Income \$35,000+ (2006)	635	82.2%	6,666	82.0%	14,369	80.2%
HH Income \$75,000+ (2006)	307	39.8%	3,445	42.4%	7,759	43.3%
Housing						
Total Housing Units (2006)	839		8,879		19,639	
Housing Units, Occupied (2006)	772	92.0%	8,128	91.5%	17,919	91.2%
<i>Housing Units, Owner-Occupied (2006)</i>	721	93.3%	7,296	89.8%	15,798	88.2%
<i>Housing Units, Renter-Occupied (2006)</i>	51	6.7%	832	10.2%	2,120	11.8%
Housing Units, Vacant (2006)	67	8.0%	751	8.5%	1,720	8.8%
Median Years in Residence (2006)	3.6	yrs	3.7	yrs	4.0	yrs
Marital Status						
Never Married (2006)	157	10.2%	1,659	10.3%	4,547	12.5%
Now Married (2006)	1,107	72.3%	11,785	73.5%	26,060	71.4%
Separated (2006)	50	3.3%	443	2.8%	931	2.6%
Widowed (2006)	119	7.8%	1,108	6.9%	2,370	6.5%
Divorced (2006)	98	6.4%	1,044	6.5%	2,572	7.1%
Household Type						
Population Family (2006)	1,537	85.1%	16,125	86.0%	37,660	87.0%
Population Non-Family (2006)	228	12.6%	2,358	12.6%	5,224	12.1%
Population Group Qtrs (2006)	42	2.3%	271	1.4%	414	1.0%
Family Households (2006)	545	70.7%	5,778	71.1%	12,848	71.7%
Married Couple With Children (2006)	138	12.5%	1,380	11.7%	3,525	13.5%
Average Family Household Size (2006)	2.82		2.79		2.93	
Non-Family Households (2006)	226	29.3%	2,351	28.9%	5,071	28.3%
Household Size						
1 Person Household (2006)	182	23.6%	1,858	22.9%	3,899	21.8%
2 Person Households (2006)	376	48.7%	4,088	50.3%	8,342	46.6%
3 Person Households (2006)	98	12.7%	1,006	12.4%	2,464	13.8%
4 Person Households (2006)	79	10.2%	800	9.8%	2,087	11.6%
5 Person Households (2006)	28	3.6%	288	3.5%	826	4.6%
6+ Person Households (2006)	9	1.2%	89	1.1%	300	1.7%
Household Vehicles						
Total Vehicles Available (2006)	1,371		15,032		35,062	
Household: 0 Vehicles Available (2006)	7	0.9%	83	1.0%	200	1.1%
Household: 1 Vehicles Available (2006)	315	40.8%	3,020	37.2%	5,921	33.0%
Household: 2+ Vehicles Available (2006)	451	58.4%	5,026	61.8%	11,798	65.8%
Average Vehicles Per Household (2006)	1.8		1.8		2.0	

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Labor Force						
Est. Labor: Population Age 16+ (2006)	1,507		15,816		35,905	
Est. Civilian Employed (2006)	683	45.3%	7,278	46.0%	18,260	50.9%
Est. Civilian Unemployed (2006)	18	1.2%	206	1.3%	571	1.6%
Est. in Armed Forces (2006)	19	1.3%	212	1.3%	328	0.9%
Est. not in Labor Force (2006)	787	52.2%	8,119	51.3%	16,746	46.6%
Occupation						
Occupation: Population Age 16+ (2000)	494		4,866		13,471	
Mgmt, Business, & Financial Operations (2000)	90	18.3%	933	19.2%	2,488	18.5%
Professional and Related (2000)	165	33.4%	1,585	32.6%	4,077	30.3%
Service (2000)	57	11.5%	578	11.9%	1,718	12.8%
Sales and Office (2000)	126	25.4%	1,226	25.2%	3,505	26.0%
Farming, Fishing, and Forestry (2000)	0		3	0.1%	23	0.2%
Construct, Extraction, & Maintenance (2000)	22	4.4%	200	4.1%	633	4.7%
Production, Transp. & Material Moving (2000)	34	7.0%	341	7.0%	1,027	7.6%
Percent White Collar Workers (2000)	77.1%		76.9%		74.8%	
Percent Blue Collar Workers (2000)	22.9%		23.1%		25.2%	
Consumer Expenditure (in \$,000,000s)						
Total Household Expenditure (2006)	\$42		\$465		\$1,052	
Total Non-Retail Expenditures (2006)	\$23	56.2%	\$262	56.2%	\$591	56.2%
Total Retail Expenditures (2006)	\$18	43.8%	\$204	43.8%	\$460	43.8%
Apparel (2006)	\$1	1.4%	\$7	1.4%	\$15	1.4%
Contributions (2006)	\$2	3.8%	\$18	3.8%	\$41	3.9%
Education (2006)	\$1	2.3%	\$11	2.4%	\$26	2.5%
Entertainment (2006)	\$2	5.8%	\$27	5.8%	\$61	5.8%
Food And Beverages (2006)	\$7	15.8%	\$73	15.7%	\$165	15.7%
Furnishings And Equipment (2006)	\$2	4.6%	\$22	4.6%	\$49	4.6%
Gifts (2006)	\$1	2.7%	\$13	2.8%	\$30	2.8%
Health Care (2006)	\$3	6.4%	\$29	6.3%	\$66	6.3%
Household Operations (2006)	\$2	3.6%	\$17	3.7%	\$40	3.8%
Miscellaneous Expenses (2006)	\$1	1.7%	\$8	1.7%	\$18	1.7%
Personal Care (2006)	\$1	1.5%	\$7	1.5%	\$16	1.5%
Personal Insurance (2006)	\$0		\$5	1.1%	\$11	1.1%
Reading (2006)	\$0		\$2	0.3%	\$4	0.3%
Shelter (2006)	\$8	19.9%	\$93	19.9%	\$210	20.0%
Tobacco (2006)	\$0		\$3	0.6%	\$7	0.6%
Transportation (2006)	\$9	21.2%	\$98	21.1%	\$220	20.9%
Utilities (2006)	\$3	7.1%	\$33	7.1%	\$74	7.0%
Educational Attainment						
Adult Population (25 Years or Older) (2006)	1,371		14,414		32,229	
Elementary (0 to 8) (2006)	15	1.1%	125	0.9%	303	0.9%
Some High School (9 to 11) (2006)	47	3.4%	428	3.0%	1,097	3.4%
High School Graduate (12) (2006)	351	25.6%	3,630	25.2%	8,201	25.4%
Some College (13 to 16) (2006)	309	22.5%	3,132	21.7%	6,870	21.3%
Associate Degree Only (2006)	131	9.6%	1,306	9.1%	3,031	9.4%
Bachelor Degree Only (2006)	342	25.0%	3,708	25.7%	8,081	25.1%
Graduate Degree (2006)	176	12.8%	2,085	14.5%	4,646	14.4%

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Units In Structure						
1 Detached Unit (2000)	526	87.7%	4,686	78.6%	10,816	75.6%
1 Attached Unit (2000)	47	7.9%	694	11.6%	1,321	9.2%
2 to 4 Units (2000)	9	1.4%	137	2.3%	355	2.5%
5 to 9 Units (2000)	4	0.6%	105	1.8%	291	2.0%
10 to 19 Units (2000)	0		153	2.6%	357	2.5%
20 to 49 Units (2000)	3	0.5%	68	1.1%	209	1.5%
50 or more Units (2000)	1	0.2%	62	1.0%	176	1.2%
Mobile Home or Trailer (2000)	10	1.6%	55	0.9%	745	5.2%
Other Structure (2000)	0		0		35	0.2%
Homes Built By Year						
Homes Built 1999 to 2000	70	11.6%	667	11.2%	1,166	8.2%
Homes Built 1995 to 1998	196	32.6%	2,010	33.7%	3,518	24.6%
Homes Built 1990 to 1994	200	33.4%	1,674	28.1%	3,596	25.1%
Homes Built 1980 to 1989	116	19.3%	1,318	22.1%	3,833	26.8%
Homes Built 1970 to 1979	15	2.6%	215	3.6%	1,015	7.1%
Homes Built 1960 to 1969	2	0.4%	54	0.9%	782	5.5%
Homes Built 1950 to 1959	1	0.1%	16	0.3%	227	1.6%
Homes Built Before 1949	0		7	0.1%	168	1.2%
Home Values						
Home Values \$1,000,000 or More (2000)	0		3	0.1%	21	0.2%
Home Values \$500,000 to \$999,999 (2000)	0		21	0.4%	162	1.5%
Home Values \$400,000 to \$499,999 (2000)	0		31	0.6%	185	1.7%
Home Values \$300,000 to \$399,999 (2000)	0		48	1.0%	272	2.5%
Home Values \$200,000 to \$299,999 (2000)	23	4.6%	425	9.0%	1,259	11.8%
Home Values \$150,000 to \$199,999 (2000)	143	28.4%	1,390	29.4%	2,649	24.7%
Home Values \$100,000 to \$149,999 (2000)	227	45.3%	1,929	40.8%	3,697	34.5%
Home Values \$70,000 to \$99,999 (2000)	97	19.3%	783	16.6%	1,987	18.6%
Home Values \$50,000 to \$69,999 (2000)	11	2.2%	87	1.8%	353	3.3%
Home Values \$25,000 to \$49,999 (2000)	0		10	0.2%	109	1.0%
Home Values \$0 to \$24,999 (2000)	0		2	0.0%	18	0.2%
Owner Occupied Median Home Value (2000)	\$131,663		\$141,716		\$143,834	
Renter Occupied Median Rent (2000)	\$906		\$786		\$727	
Transportation To Work						
Drive to Work Alone (2000)	444	87.1%	4,366	87.1%	11,833	86.3%
Drive to Work in Carpool (2000)	27	5.2%	290	5.8%	977	7.1%
Travel to Work - Public Transportation (2000)	0		0		16	0.1%
Drive to Work on Motorcycle (2000)	0		0		27	0.2%
Walk or Bicycle to Work (2000)	7	1.4%	61	1.2%	138	1.0%
Other Means (2000)	4	0.8%	37	0.7%	87	0.6%
Work at Home (2000)	28	5.5%	256	5.1%	627	4.6%
Travel Time						
Travel to Work in 14 Minutes or Less (2000)	92	19.0%	974	20.5%	2,963	22.7%
Travel to Work in 14 to 29 Minutes (2000)	240	49.9%	2,240	47.1%	5,573	42.6%
Travel to Work in 30 to 59 Minutes (2000)	121	25.0%	1,262	26.5%	3,784	28.9%
Travel to Work in 60 Minutes or More (2000)	30	6.1%	279	5.9%	758	5.8%
Average Travel Time to Work (2000)	24.0	mins	24.0	mins	24.5	mins

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