

Merritt Realty Resources Corporation

Expect More Than the Obvious™

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Marketing Example Book

Merritt Realty Resources Corporation
Expect More Than the Obvious
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Office and Industrial land

1. Proposal (The Most Important Thing In The Packet)
2. Site Plan
3. Demographic and Business Studies showing industry in the area and growth patterns for the local communities' economic growth as well as affordable workforce housing. Also include information on executive housing and local attractions and amenities. Remember the average company in America is less than 5 miles to the CEO home.
4. Show both lease and sales prices of comparable industrial in the area.
5. Detailed Zoning information to include comprehensive plans, if a zoning change is need a summary of the process to change the zoning along with contact information for the people in the county zoning departments that my answer basic questions

Retail Space

1. Proposal (The Most Important Thing In The Packet)
2. Site Plan
3. Pictures of the Building
4. Parking information
5. Retail Specific Demographics
6. Ingress Egress
7. Traffic Count
8. Locator Map (Show Traffic lights and main roads or interstates and other related business)
9. Market Rent Data (should only be used when you are acting as a tenant rep or if you are acting as a Buyer's agent)
10. Maps of the area
11. Current or projected tenant mix
12. Unit layouts
13. Signage information

Office Space

1. Proposal (The Most Important Thing In The Packet)
2. Site Plan
3. Photos of Building
4. Floor Load and Plans
5. Unit Layouts
6. Information on elevators
7. Information on electrical and fiber (electronics, security, etc.)
8. Parking information
9. Signage information
10. List of Business that are blocked from occupying the building by other tenants leases.



These are the things that should be in Property info packets. Remember this is just a guide not the gospel, so if you think of something that may work well add it or if you don't like something delete it. Also you may want to put the Merritt Logo on everything, because you don't want some other agent covering up your logo and using it as there own. Also make sure to include your contact information in and on the packet, making it easy to find you. If you are working with a residential agent or a buyer directly you may want to include a pre drafted LOI for that buyer or tenant so all he or she has to do is sign their name. Last but not least if you ever get stuck on anything call Terry.

Retail Land

1. Proposal (The Most Important Thing In The Packet)
2. Site Plan Should include data on parking
3. Retail Specific Demographics
4. Ingress Egress
5. Traffic Count
6. Locator Map (Show Traffic lights and main roads or interstates)
7. Photos
8. Market Rent Data (should only be used when you are acting as a tenant rep or if you are acting as a Buyer's agent)
9. Maps of the area

Residential Land

1. Proposal (The Most Important Thing In The Packet)
2. Should have a survey or some type of diagram of the property
3. Demographics Specific to area growth.
4. Detailed Zoning information to include comprehensive plans, if a zoning change is need a summary of the process to change the zoning along with contact information for the people in the county zoning departments that my answer basic questions.
5. A detailed BPO identifying the desired property type; like home, lots, condos, etc.
6. Create a financial model that shows the numbers of doing a development deal. More important when working with your own buyer or a residential agent.
7. Maps of the area, may want to identify shopping, interstates, schools, employment and other housing related issues.
8. Show other housing developments surrounding the subject property and have some basic information such as price, timing, type, and size.
9. Other Use Section If there is any part of the lands that has another use other than residential use market rents and calculates land value using the income approach for and cost of construction, then removes it from the equation.



11. Information on power back up generators, etc.
12. Demographic and Business Studies showing business in the area and growth patterns for the local communities' economic growth as well as affordable workforce housing. Also include information on executive housing and local attractions and amenities. Remember the average company in America is less than 5 miles to the CEO home.
13. Show both lease and sales prices of comparable industrial in the area.
14. Work force and executive housing (This is more important in larger corporations but, can be easily added into a packet.
15. Fire protection information.

Industrial Space

1. Proposal (The Most Important Thing In The Packet)
2. Site Plan
3. Photos of Building
4. Unit and or Building diagrams, plans or layouts of offices (anything a company would need to give to there space planer to make this space work for them.
5. Information on electrical and fiber (electronics, security, etc.)
6. Parking information
7. Information on power back up generators, etc.
8. Demographic and Business Studies showing industry in the area and growth patterns for the local communities' economic growth as well as affordable workforce housing. Also include information on executive housing and local attractions and amenities. Remember the average company in America is less than 5 miles to the CEO home.
9. Show both lease and sales prices of comparable industrial in the area.
10. Work force and executive housing (This is more important in larger corporations but, can be easily added into a packet.
11. Fire protection information.
12. Clear span highs
13. Information as to type of docking bays for trucks (Use Photo when available)
14. Information on the type of floor (Like Flat, super flat, etc.)
15. Signage (not as important usually)

Brochures and Flyers



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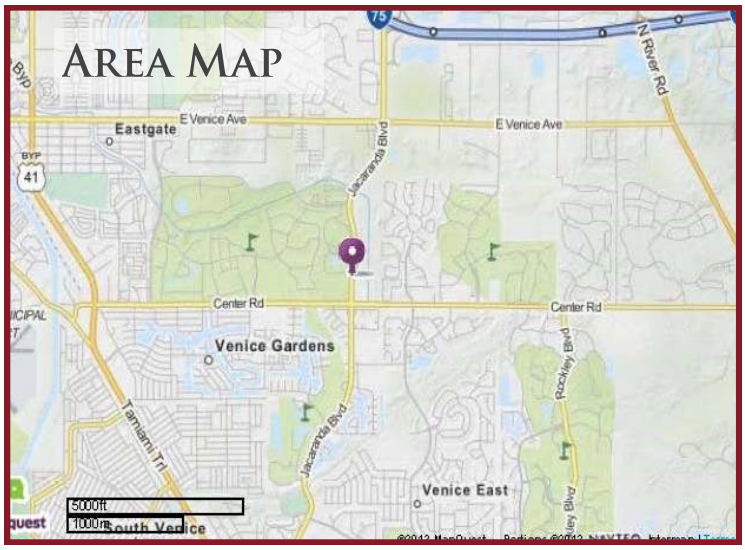
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Venice Pines Plaza

1168 Jacaranda Blvd ~ Venice, FL



Traditional Sweetbay anchored retail shopping center with strong demographics and great access, signage and visibility. Property is situated on the North East corner of the intersection of Jacaranda and Center Rd, which serves at the main artery from South Venice to I-75.
Landlord is willing to offer Tenant concessions for qualified stable businesses.



Statistical Information

5 miles radius
Population 70,546
Average HH Income $63,217

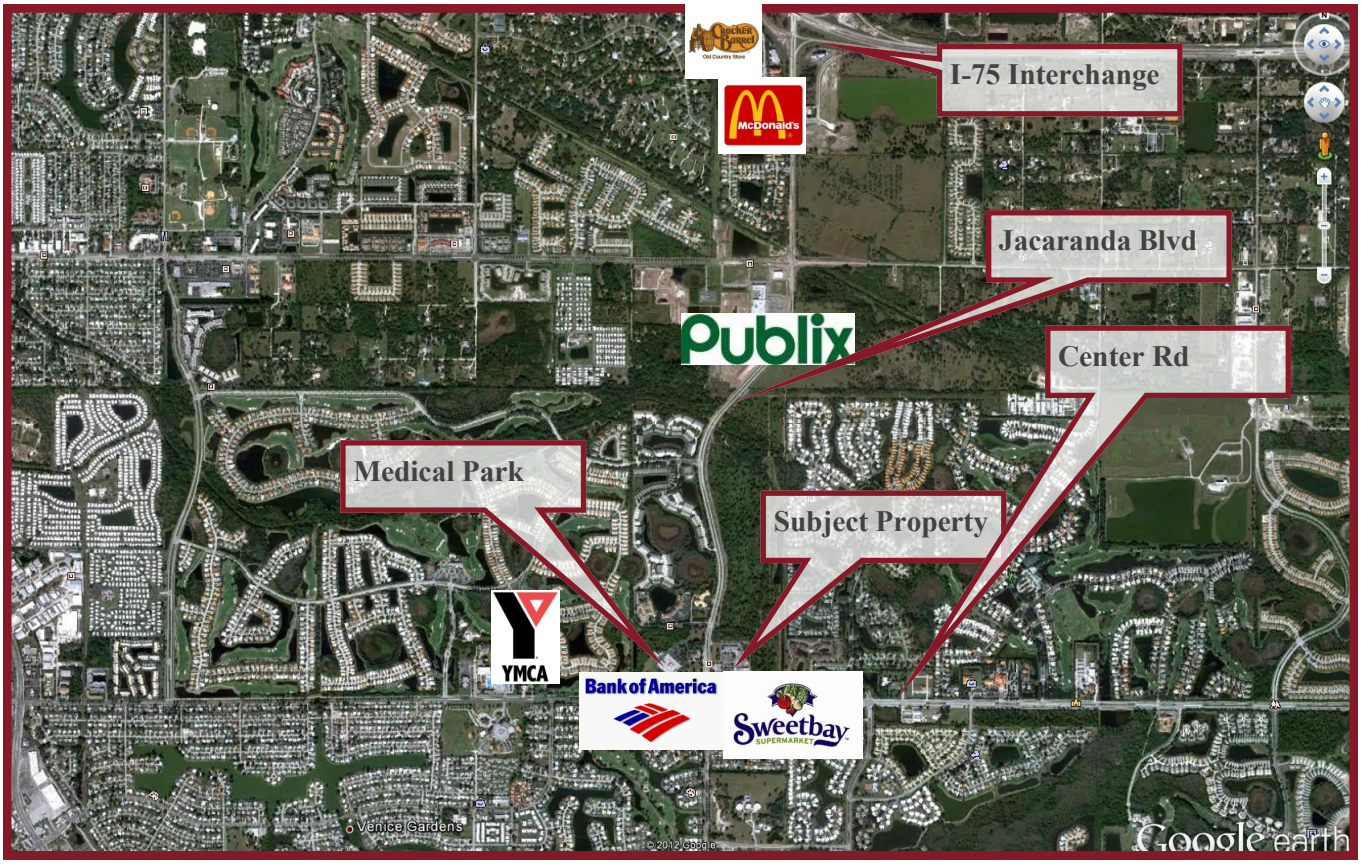
Merritt Realty Corporation

Terry A Purdy, Broker/Owner
941.320.6079
terry@gomerritt.com
www.gomerritt.com
Fax 800.393.0422
2500 N. Tamiami Trail ~ Nokomis FL 34275

Venice Pines Plaza

1168 Jacaranda Blvd ~ Venice, FL





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Affordable Executive Suites

At The Towers of Englewood, Florida

MRC
Merritt Realty Corporation

Executive Suites Only $300.00 Per Month







LOCATION:

628 N Indiana Ave. Englewood, FL 34223

Property Information

* Ideal start up location or small office users.
* Discounted Internet Service for as low as $20.00 Per Month.
* Professional Customizable Phone Systems Available Through RingCentral.com .
* Conference room availability .
* Common area Break Room.
* Professional Work Environment .
* Convenient to the Englewood and South Venice Area.
* Eateries and dinning within walking distance.

Brooke Milton-Grundvig

Commercial Associate

941.661.4421

bmilton@gomerritt.com

www.gomerritt.com

Fax 800.393.0422

2500 N. Tamiami Trail

Nokomis, FL 34275

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Units are available on a first come first serve basis. Pricing at the $300.00 per month price is devoid of any per SF calculations and are subject to change by Landlord. Tenant's will be required to pay at signing, a Security Deposit of $300.00, the First and Last Month's Rent plus the appropriate 7% sales tax.

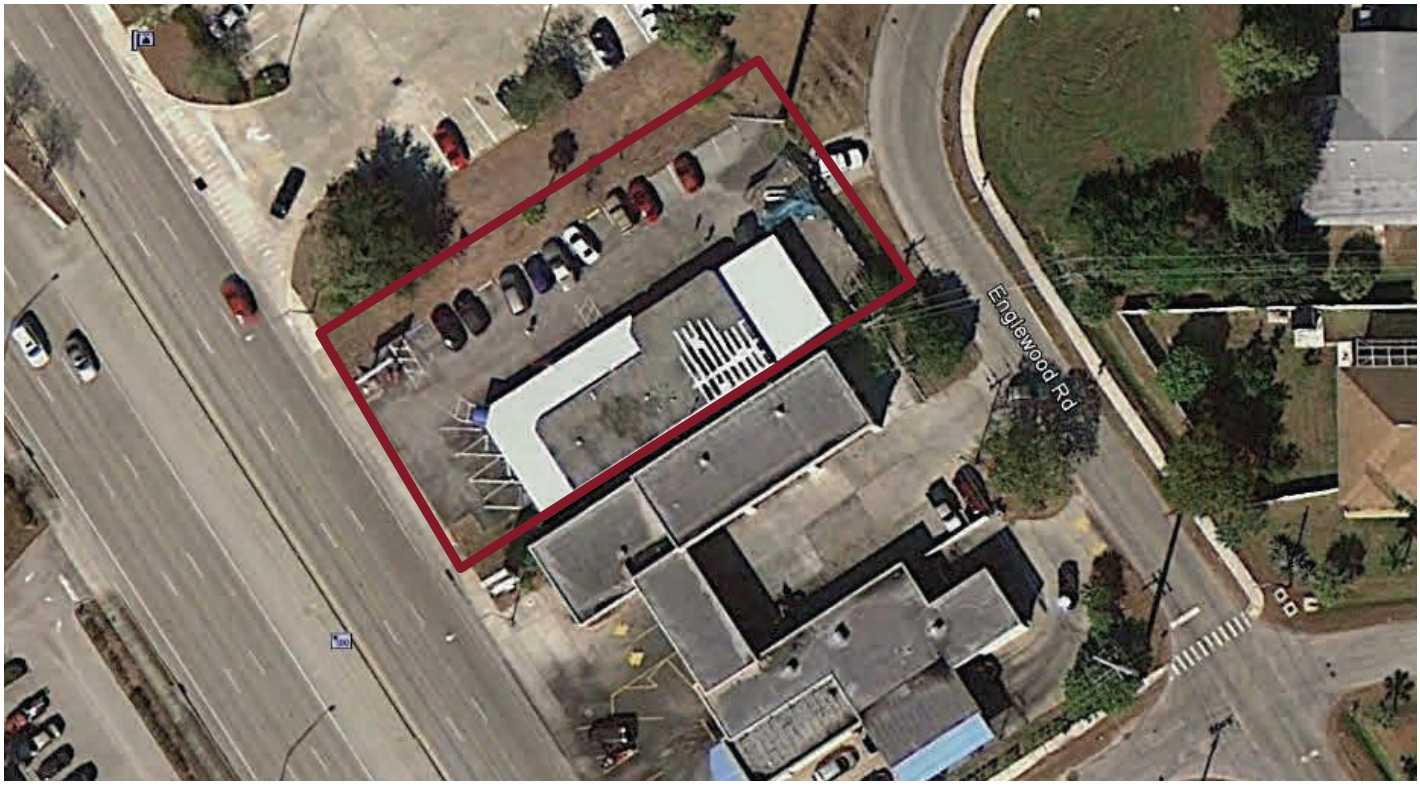
For More information call or email:
Brooke Milton-Grundvig
941.661.4421 bmilton@gomerritt.com



Build to Suit Venice, FL

1779 Tamiami Trail ~ Venice, FL 34293

Build to Suit



Property Overview

Build to suite opportunity in the south Venice market. Property offers great viability signage and access. Landlord will entertain ground leasing or sale.

Statistical Information

5 miles radius
Population 70,728
Average HH Income $57,754

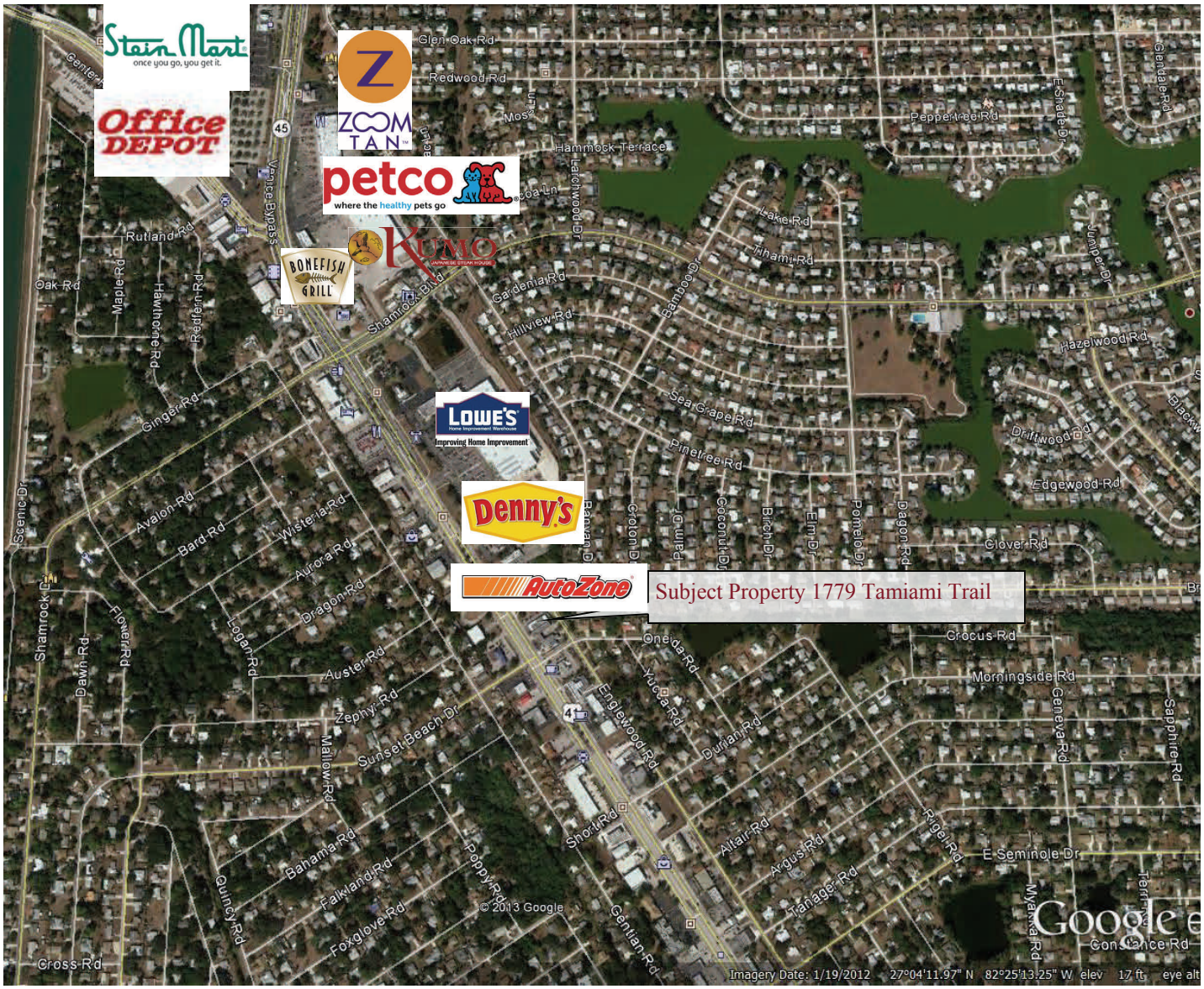
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Build to Suit Venice, FL

1779 Tamiami Trail ~ Venice, FL 34293

Build to Suit



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Call Donna Tolar for more information 941-809-8910



Property Management, Commercial Real Estate Sales, Leasing, Financing & Marketing

RMR

Merritt Realty Resources Corporation

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New Retail Strip—Venice, FL.

*Located at 1729 Tamiami Trail

*High Traffic Counts

*Excellent demographics—70,000 in a 5-mile radius

*Up to 20,000sqft available

*Great Ingress/Egress

*Frontage & Signage on Tamiami Trail

2500 sqft Out parcel: Venice Pines Shopping Center Venice, FL



Property Management, Commercial Real Estate Sales, Leasing, Financing & Marketing

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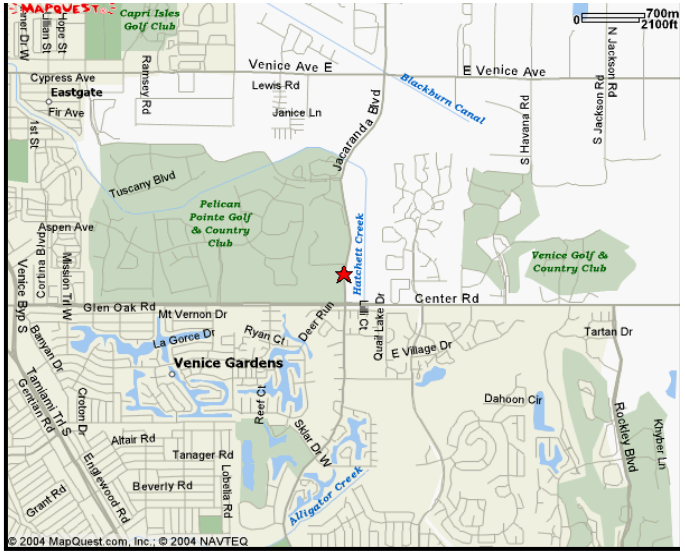
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Call Donna Tolar for further information. 941-809-8910



Located on the busy corner of Center Rd & Jacaranda Blvd. This site offers high demographics, as well as excellent ingress & egress, and signage.



Call Donna Tolar @ Merritt Realty for more Details.

941-809-8910



Venice Pines Shopping Center is anchored by Kash & Karry and is home to many national and well-known local tenants.



Property Information Packets (Summery)



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Venice Pines Plaza

1168 Jacaranda Blvd
Venice, Florida

General Information Packet

Prepared by:
Terry A. Purdy
Broker

941.320.6079
terry@gomerritt.com

Venice Pines Plaza

Overview

About The Location
Venice Pines Plaza is centrally located within one of the strongest demographics of the Venice retail market. Unlike the competing centers to the south and east, who are waiting for future development, the Venice Pines Plaza is already among a mature and built out community of residential homes. This attribute offers a strong consumer base to support retail businesses.

Located on the North East Corner of Jacaranda Rd and Center Rd, it is the only Shopping Center on the going to work side of the roadway serving work commuters coming from South Venice, Englewood and the Warm Mineral Springs. In addition, the property has access from both Center and Jacaranda and has a traditional lighted intersection.

About The Property
The Plaza is situated on 12 + acres, offering a tradition retail configuration and is anchored by a Sweetbay Grocery Store .

Current tenant mix is primarily retail, eateries, and locally owned tenants. The shopping center has a very strong day and evening traffic providing a strong consumer base for retailers.

Current population within a five mile radius of the property is 71,327 and the traffic counts are around 50,000 cars per day. Average household income is $63,806 within the five mile study area. More information about the demographic overview can be found herein this packet.

The property is located at 1168 Jacaranda Blvd and is on the North East Corner of the lighted intersection of Jacaranda Blvd and Center Road. The center has two large monument signs; one offering visibility from Center Road and the other form Jacaranda Blvd.

About The Owner
John Karlton has enjoyed a long and fruitful career in real estate spanning 50 years. He founded J.S. Karlton Company, Inc. in 1978 and since its inception has invested in a portfolio of properties aggregating nearly $1.5 Billion in value.

John Karlton began his real estate career as a salesman in New York City, concentrating on the sale of established hotel properties, and later managed properties owned by local investor John Avlon & Company. From 1957 to 1960,he became associated with the real estate division of the IBM Corporation, constructing for IBM nearly 100 company facilities throughout the U.S. From 1960 to 1969 he was President of North American Development Corp., developing office buildings and retail shopping centers along the East Coast of the US. During this period, he participated in the creation of the first net lease shopping center, several discount retail centers, and the headquarters of United Nuclear Corporation. In 1969, he became a private investor with a group focused on large land

Overview Continued

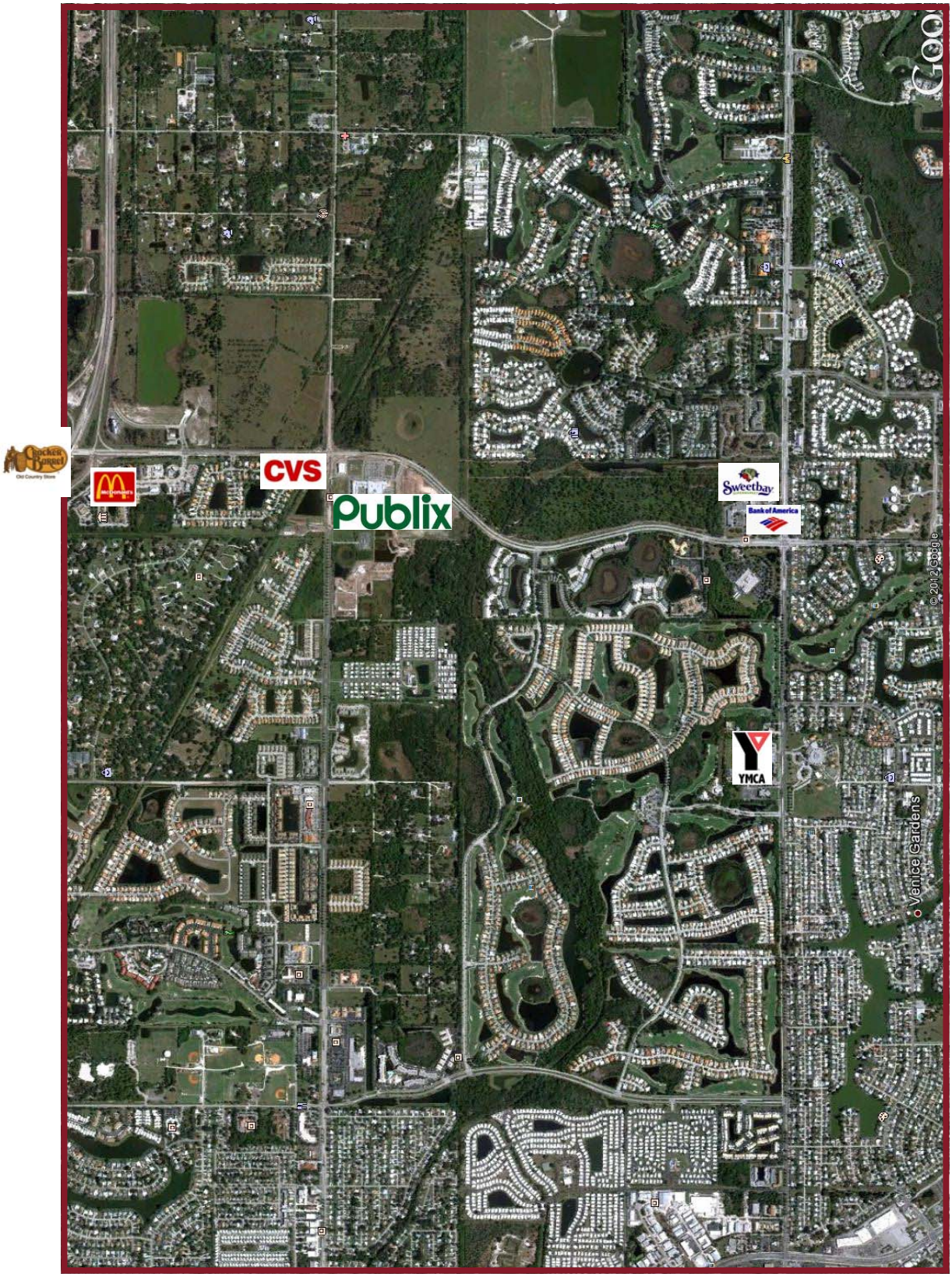
development projects in Chicago, Illinois. Subsequently, as Executive Director of the Saga Bay project, a major effort to create an entire new city on 2,800 acres of property in the proximity of Miami, Florida. John Karlton was responsible for all aspects of planning, development, sales and operations of a new planned community, including the establishment of governmental functions.

From 1974 until the founding of J.S. Karlton Company, he completed the development of a series of retail centers that catered to smaller retail boutiques. Since founding J.S. Karlton Company, he has acquired and operated a wide range of commercial properties, from apartments and mixed use buildings to office and industrial properties, all of which are either individually or in partnership with other investors.

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Venice Pines Plaza

Retail Locator



Venice Pines Plaza

Site Plan



1,400 SF

Venice Pines Plaza

Photos





Venice Pines Plaza

Photos

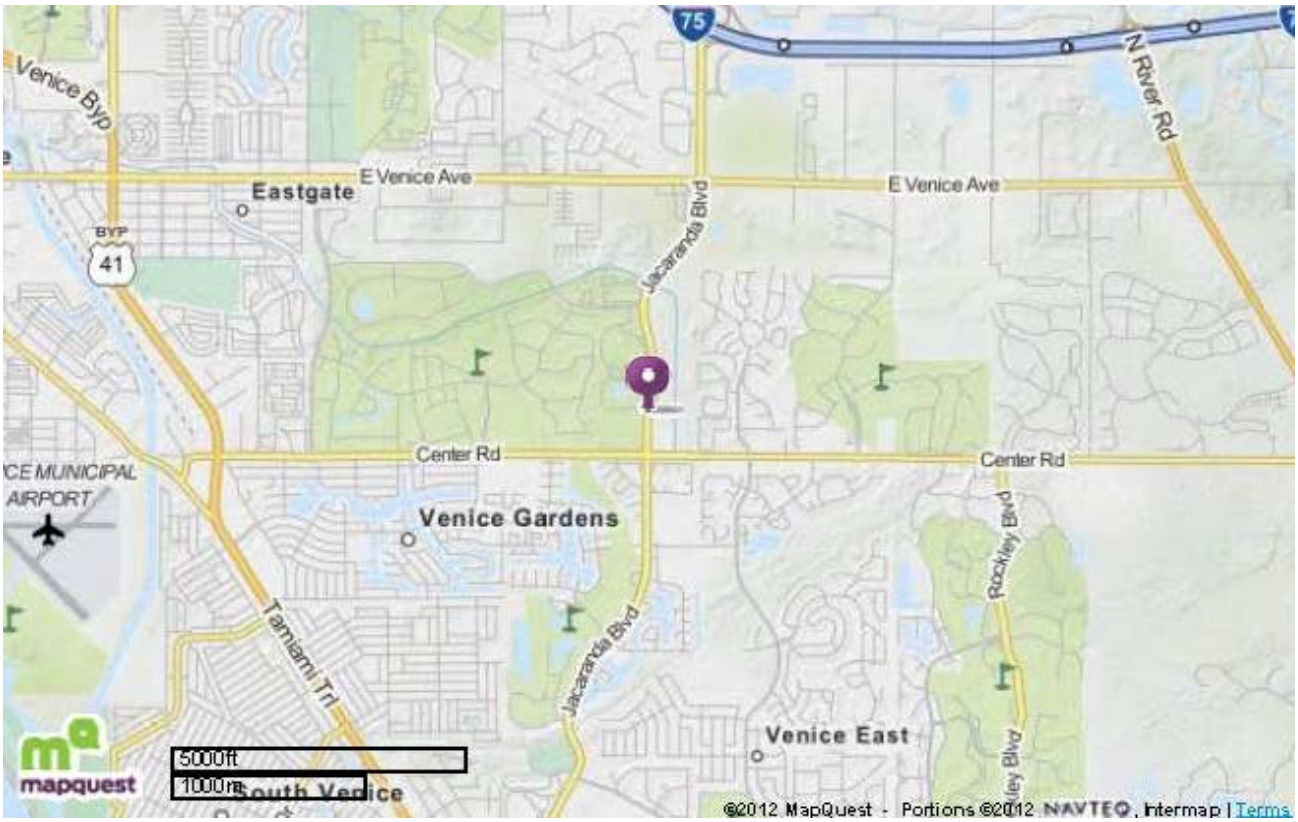


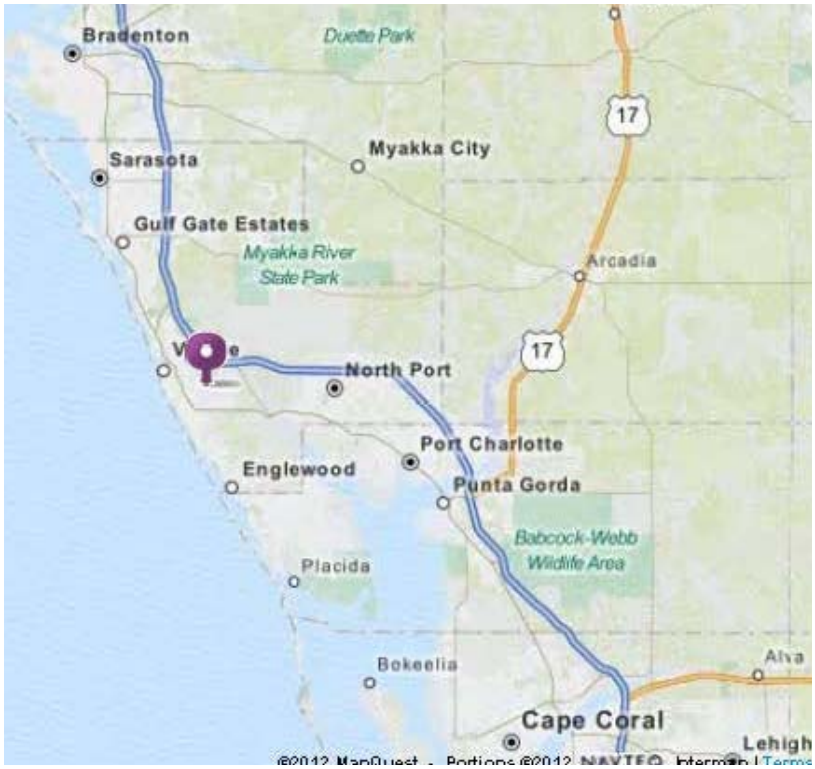




Venice Pines Plaza

Maps





Venice Pines Plaza Demographic Study

1168 Jacaranda Blvd
Venice, Florida

Venice Pines Plaza

MERRITT REALTY CORPORATION

Latitude: 27.082138
Longitude: -82.388669

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
2010 Population			
Total Population	6,349	40,372	70,546
Male Population	44.8%	45.8%	45.9%
Female Population	55.2%	54.2%	54.1%
Median Age	68.8	63.6	63.4
2010 Income			
Median HH Income	$56,371	$52,329	$49,810
Per Capita Income	$38,933	$32,388	$31,804
Average HH Income	$73,173	$65,346	$63,217
2010 Households			
Total Households	3,279	19,852	35,206
Average Household Size	1.90	2.01	1.98
2010 Housing			
Owner Occupied Housing Units	70.5%	65.9%	62.0%
Renter Occupied Housing Units	10.6%	12.3%	12.9%
Vacant Housing Units	19.0%	21.8%	25.1%
Population			
1990 Population	3,715	27,392	53,929
2000 Population	5,422	34,325	62,053
2010 Population	6,349	40,372	70,546
2015 Population	6,795	42,083	73,125
1990-2000 Annual Rate	3.85%	2.28%	1.41%
2000-2010 Annual Rate	1.55%	1.6%	1.26%
2010-2015 Annual Rate	1.37%	0.83%	0.72%

In the identified market area, the current year population is 70,546. In 2000, the Census count in the market area was 62,053. The rate of change since 2000 was 1.26 percent annually. The five-year projection for the population in the market area is 73,125, representing a change of 0.72 percent annually from 2010 to 2015. Currently, the population is 45.9 percent male and 54.1 percent female.

Households			
1990 Households	1,792	12,920	25,964
2000 Households	2,674	16,454	30,373
2010 Households	3,279	19,852	35,206
2015 Households	3,525	20,831	36,713
1990-2000 Annual Rate	4.08%	2.45%	1.58%
2000-2010 Annual Rate	2.01%	1.85%	1.45%
2010-2015 Annual Rate	1.46%	0.97%	0.84%

The household count in this market area has changed from 30,373 in 2000 to 35,206 in the current year, a change of 1.45 percent annually. The five-year projection of households is 36,713, a change of 0.84 percent annually from the current year total. Average household size is currently 1.98, compared to 2.01 in the year 2000. The number of families in the current year is 21,734 in the market area.

Housing

Currently, 62.0 percent of the 46,994 housing units in the market area are owner occupied; 12.9 percent, renter occupied; and 25.1 percent are vacant. In 2000, there were 37,972 housing units - 67.9 percent owner occupied, 12.1 percent renter occupied and 20.0 percent vacant. The rate of change in housing units since 2000 is 2.1 percent. Median home value in the market area is $127,768, compared to a median home value of $157,913 for the U.S. In five years, median home value is projected to change by 2.85 percent annually to $147,074. From 2000 to the current year, median home value changed by 2.42 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.

1168 Jacaranda Blvd, Venice, FL, 34292
Ring: 1, 3, 5 Miles

Latitude: 27.082138
Longitude: -82.388669

	1 mile radius	3 miles radius	5 miles radius
Median Household Income			
1990 Median HH Income	$29,388	$28,328	$28,136
2000 Median HH Income	$46,855	$40,882	$39,281
2010 Median HH Income	$56,371	$52,329	$49,810
2015 Median HH Income	$60,909	$57,148	$55,408
1990-2000 Annual Rate	4.78%	3.74%	3.39%
2000-2010 Annual Rate	1.82%	2.44%	2.34%
2010-2015 Annual Rate	1.56%	1.78%	2.15%
Per Capita Income			
1990 Per Capita Income	$16,810	$16,058	$16,941
2000 Per Capita Income	$31,781	$25,192	$25,290
2010 Per Capita Income	$38,933	$32,388	$31,804
2015 Per Capita Income	$42,678	$35,683	$35,145
1990-2000 Annual Rate	6.58%	4.61%	4.09%
2000-2010 Annual Rate	2%	2.48%	2.26%
2010-2015 Annual Rate	1.85%	1.96%	2.02%
Average Household Income			
1990 Average Household Income	$34,022	$33,717	$35,026
2000 Average Household Income	$61,519	$51,601	$50,956
2010 Average HH Income	$73,173	$65,346	$63,217
2015 Average HH Income	$79,839	$71,551	$69,471
1990-2000 Annual Rate	6.1%	4.35%	3.82%
2000-2010 Annual Rate	1.71%	2.33%	2.13%
2010-2015 Annual Rate	1.76%	1.83%	1.9%

Households by Income

Current median household income is $49,810 in the market area, compared to $54,442 for all U.S. households. Median household income is projected to be $55,408 in five years. In 2000, median household income was $39,281, compared to $28,136 in 1990.

Current average household income is $63,217 in this market area, compared to $70,173 for all U.S. households. Average household income is projected to be $69,471 in five years. In 2000, average household income was $50,956, compared to $35,026 in 1990.

Current per capita income is $31,804 in the market area, compared to the U.S. per capita income of $26,739. The per capita income is projected to be $35,145 in five years. In 2000, the per capita income was $25,290, compared to $16,941 in 1990.

Population by Employment			
Total Businesses	126	1,817	3,433
Total Employees	1,519	12,510	26,981

Currently, 87.1 percent of the civilian labor force in the identified market area is employed and 12.9 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 89.7 percent of the civilian labor force, and unemployment will be 10.3 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 40.9 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.0 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 59.4 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 24.2 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 16.4 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 82.1 percent of the market area population drove alone to work, and 4.3 percent worked at home. The average travel time to work in 2000 was 22.0 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2010, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 9.1 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 34.3 percent were high school graduates only (29.6 percent in the U.S.)
- 7.1 percent had completed an Associate degree (7.7 percent in the U.S.)
- 16.7 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 10.0 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015. Esri converted 1990 Census data into 2000 geography.

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Venice Pines Plaza
Lease Proposal
1168 Jacaranda Blvd
Venice, Florida

Venice Pines Plaza

Lease Proposal

LEASE PROPOSAL
Venice Pines Plaza
1168 Jacaranda Blvd, Venice, FL

Name of Project: Venice Pines Plaza

Location: 1168 Jacaranda Blvd, Venice, FL

Landlord: J.S. Karlton Company, Inc

Tenant: _____

Use: _____
_____

Size: 1,000-11,600 SF

Unit Location: Inline/End Cap

Lease Term: Initial term of _____ Years.

Base Rental Amounts: Negotiable + Sales Tax.

Escalations: Negotiable

NNN Expenses: Tenant shall pay their Prorated share of; Real Estate Taxes, Insurance, Water, Sewer, Electric, Maintenance Cost, and Management. Costs are based on actual expense of the building. Tenant prorated share of NNN Expenses are determined by tenant's rentable area as determined by landlord + Sales Tax.

Landlord's Work: Landlord to provide a plan vanilla shell

Tenant's Work: Tenant may add additional interior finishes at tenant's expense.

Possession: Tenant shall take possession on or before _____ days from the date of Lease Execution. Landlord may extend this period for TWO (2) THIRTY (30) day periods as needed by Landlord to complete required Landlord's Work.

Venice Pines Plaza

Lease Proposal

Lease Commencement: The earlier of _____days after delivery of premises or upon Tenant's opening for business whichever occurs first.

Corporately / Personal Guarantee: Yes

Confidentiality: Tenant agrees that all information contained herein shall remain confidential. Any said breach of confidentiality shall be actionable by Landlord. This paragraph shall survive lease execution.

This is a proposed term sheet for a lease and is non-binding, a binding commitment will occur only when a final lease is signed. The terms and conditions are subject to change in the sole discretion of Landlord.

ACKNOWLEDGED AND AGREED:

TENANT:

_____ _____

Signature Date

_____

Printed Name

Merritt Realty Resources Corporation
Expect More Than the Obvious™
gomerritt.com

Southwest Florida

Headquarters Building

Tampa Bay Region

Prepared By

David E. Altwies, P.A.

(941) 928-0163

Daltwies@gomerritt.com

Expect More Than the Obvious™



The 2501 Office Complex is a 135,000 SF, class A, two building headquarters facility on 18.2 acres in the Sarasota-Bradenton portion of the Tampa Bay Area on the west coast of Florida. This high tech complex is the former world headquarters of a cable monitoring and systems manufacturer. The complex is completely computer and communications wired. The HVAC, lighting and security systems are computer controlled. The facility has a large cafeteria with a full kitchen and and outdoor screened seating. It also has a day care center.



The main lobby and executive offices are typical of the finish of the public and executive sections of the main building.



Interior Views

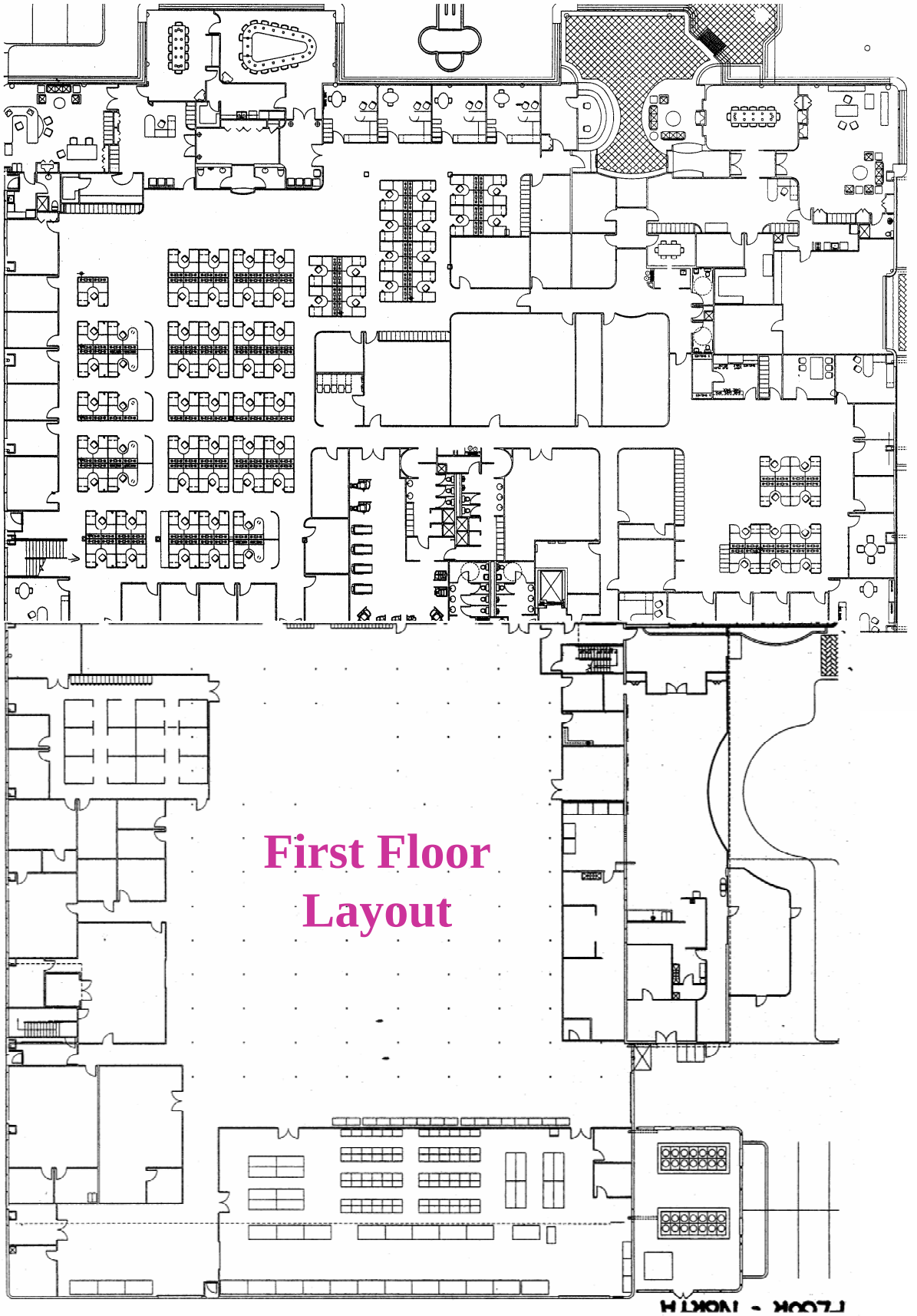




The facility is “move in” ready with furniture in place. The main training/conference room is fully wired and has a ceiling mounted projector.

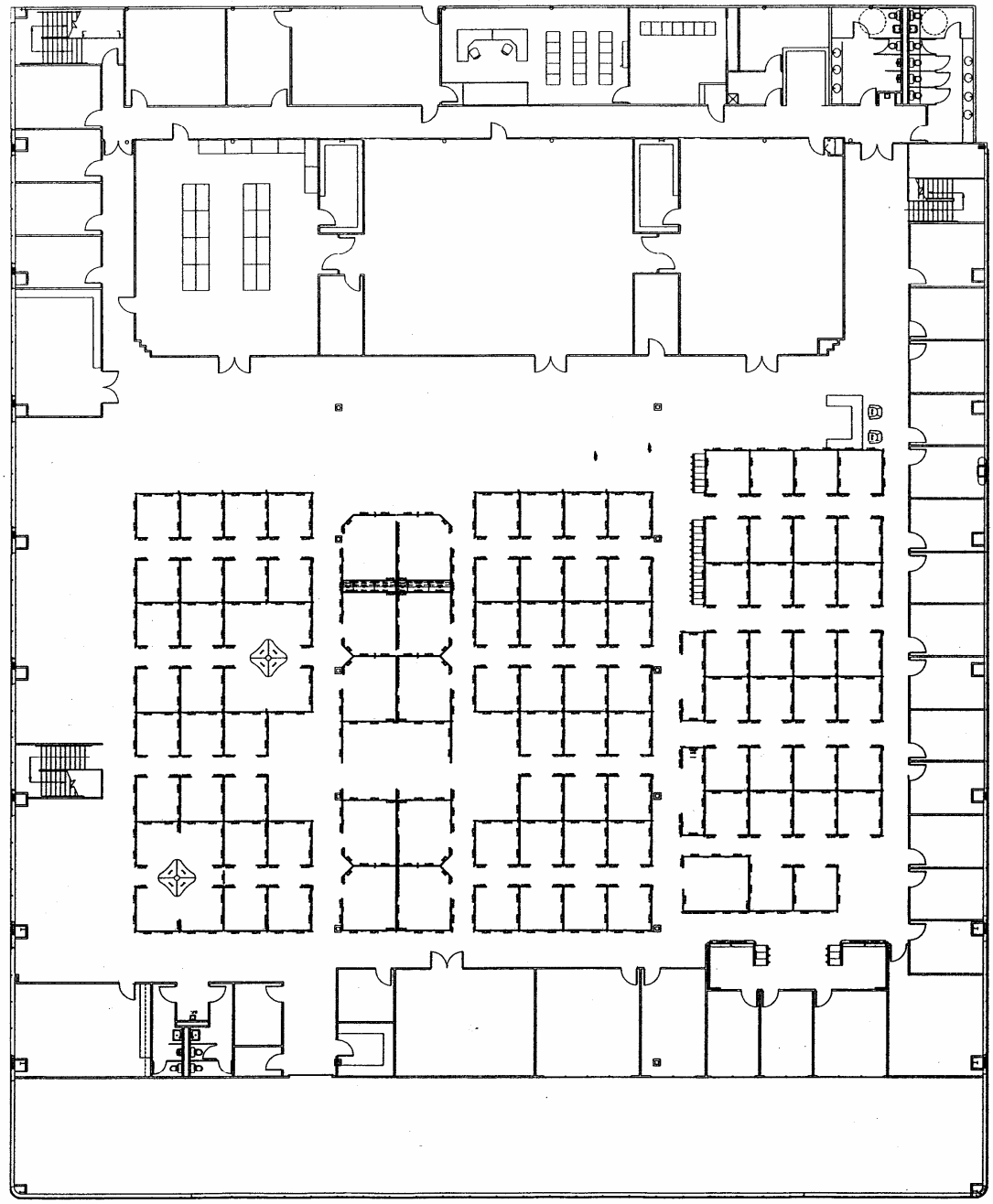


All the office space has modular furniture in the center sections with enclosed offices along the outside walls.



Rear of Building

2nd Floor Layout



Rear of Building

LOCATION

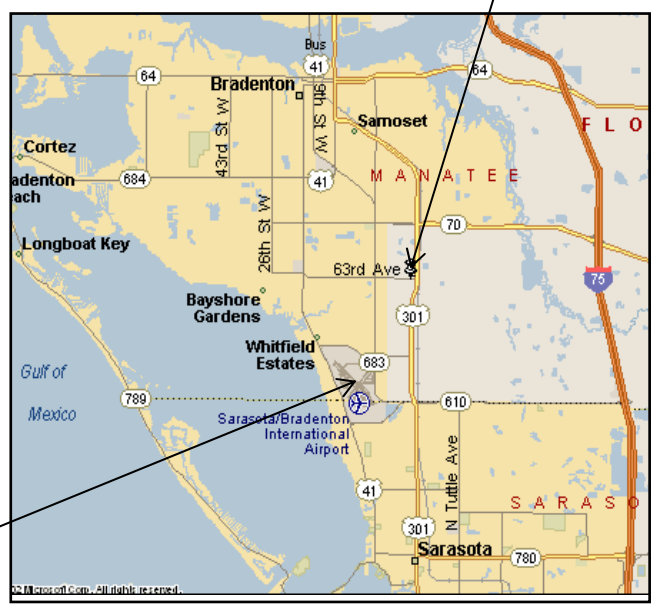
St. Petersburg Airport

Tampa International Airport



Site

The facility is located in the **Tampa Bay Region** in southern Manatee County, Florida at corner of 63rd Avenue East and US301, a major connector between Bradenton and Sarasota. There is good access to I75 and the Tampa/ St. Petersburg area via Rte. 70 or University Parkway, rte. 610, or via US 41 and I275. The Sarasota Bradenton International Airport is just 5 miles to the southwest. The Tampa International Airport is approximately 1 hour away.



Sarasota International Airport

Property Information Packets



Merritt Realty Resources Corporation

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Merritt Realty Resources Corporation
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Southwest Florida

Headquarters Building

Tampa Bay Region

Prepared By

David E. Altwies, P.A.

(941) 928-0163

Daltwies@gomerritt.com

Expect More Than the Obvious™



The 2501 Office Complex is a 135,000 SF, class A, two building headquarters facility on 18.2 acres in the Sarasota-Bradenton portion of the Tampa Bay Area on the west coast of Florida. This high tech complex is the former world headquarters of a cable monitoring and systems manufacturer. The complex is completely computer and communications wired. The HVAC, lighting and security systems are computer controlled. The facility has a large cafeteria with a full kitchen and and outdoor screened seating. It also has a day care center.



The main lobby and executive offices are typical of the finish of the public and executive sections of the main building.



Interior Views





The facility is “move in” ready with furniture in place. The main training/conference room is fully wired and has a ceiling mounted projector.



All the office space has modular furniture in the center sections with enclosed offices along the outside walls.

Salient Facts…

The property is a class A, two building facility, on 18.2 acres and is zoned LM (light manufacturing). The headquarters building is 115,000 sf and the adjacent building housing a day care center, warehousing and offices is 20,000 SF. The main building can be easily reconfigured.



The 115,000 sf building breakdown-

Chief Executive Area-	15,200 sf
Offices, cubicles, Conf. Rooms, & Lab/training rooms	63,000
2nd Floor Executive Area	3,500
Cafeteria/Lanai	5,500
Manufacturing & Warehouse	25,000
Mechanical/Electrical Rooms	2,300

Equipment

Generators- Kohler 100kVA, 3 phase
5 days peak running fuel capacity
Automatic transfer
Phase protection

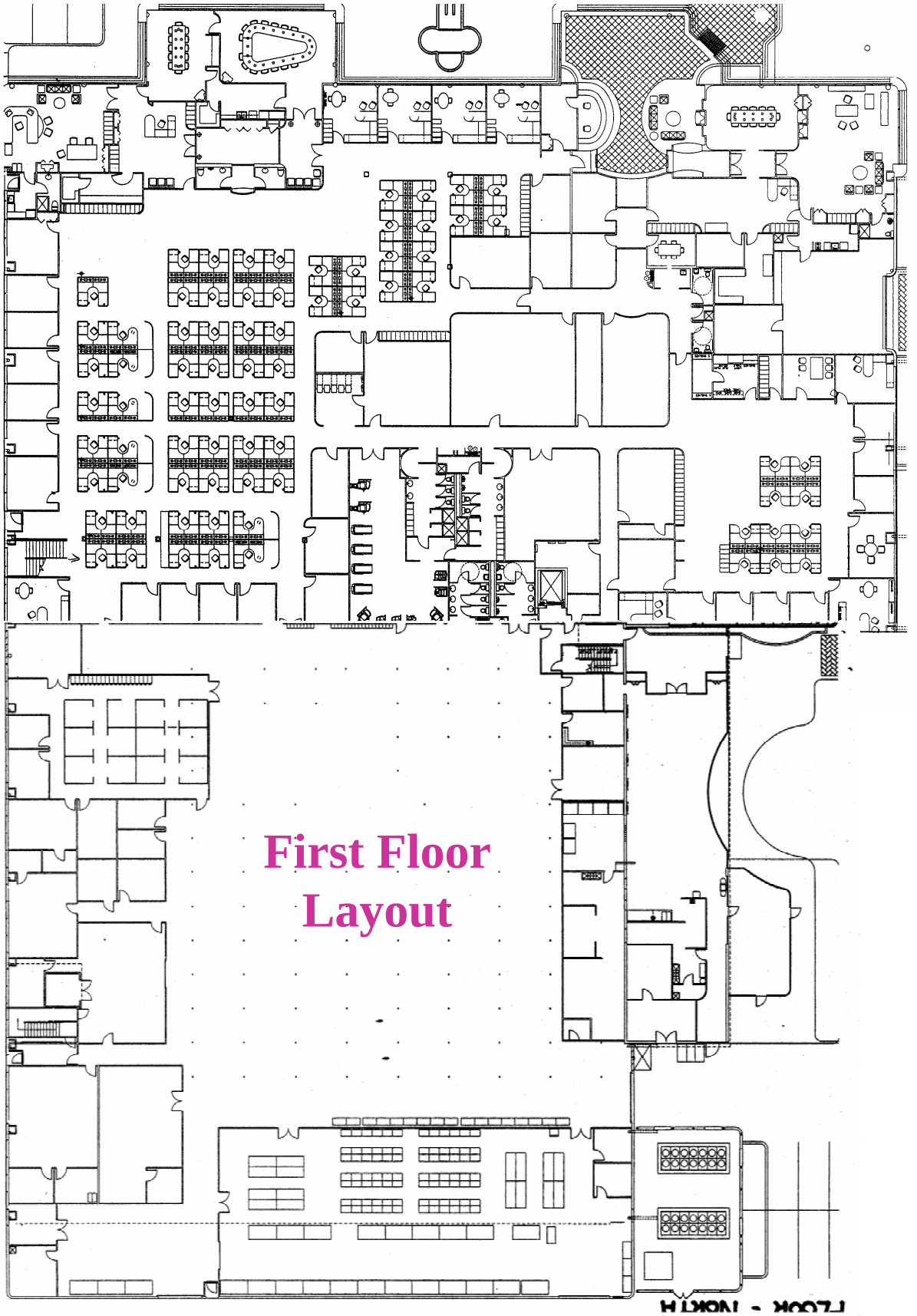
Electrical Power- 3000 A, 3phase, 4 wire, 480/277 Wye
Phase protected
Electronic ballasts
Lighting is computer controlled

Security System- Multiple zoned, multiple alarm codes. Automatically arms and disarms.

Indoor/outdoor security cameras

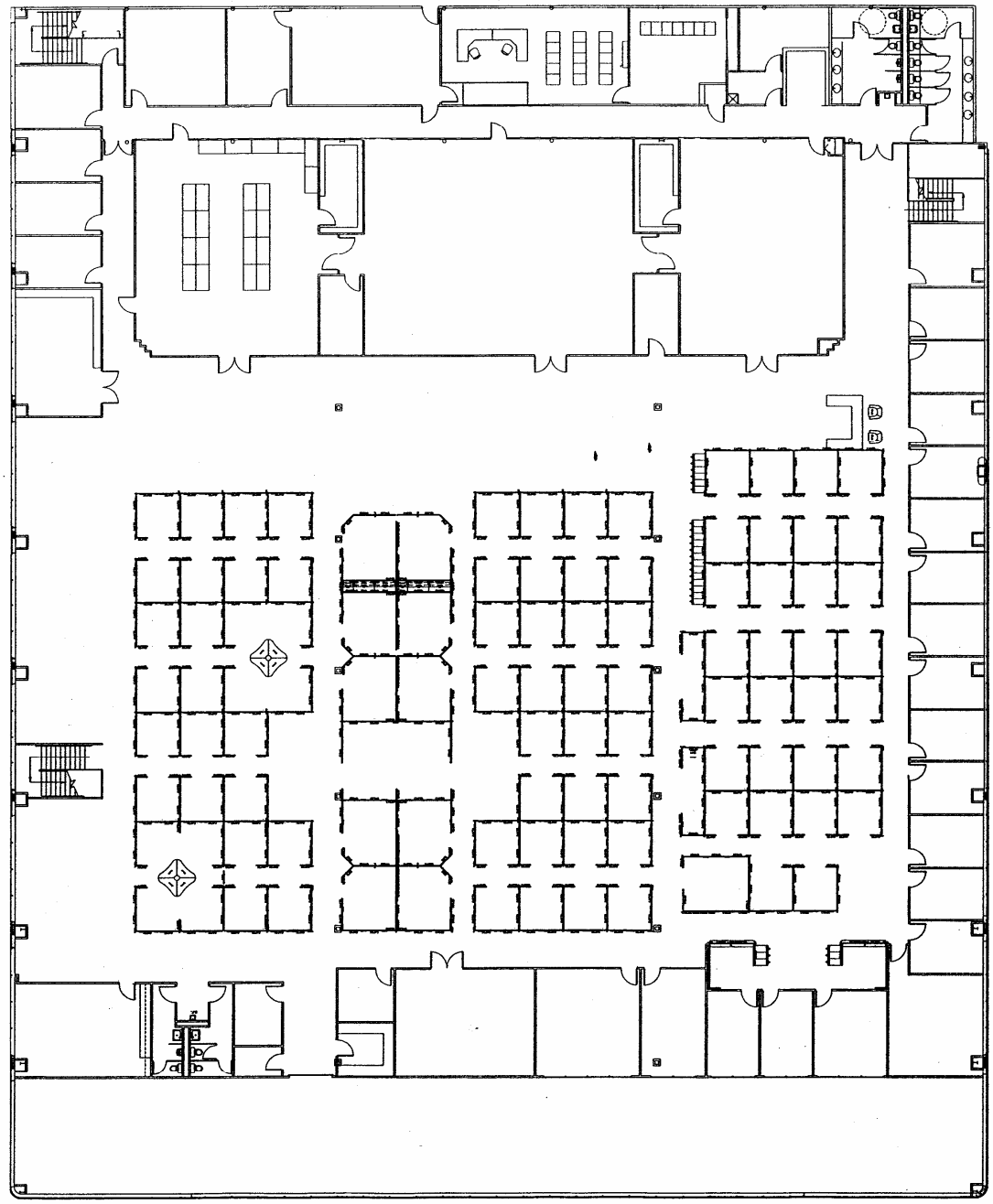
Card Access System- Computer controlled with picture ID

HVAC- Two 160 ton water cooled chillers. Completely computer controlled
7 air handlers



Rear of Building

2nd Floor Layout



Rear of Building

LOCATION

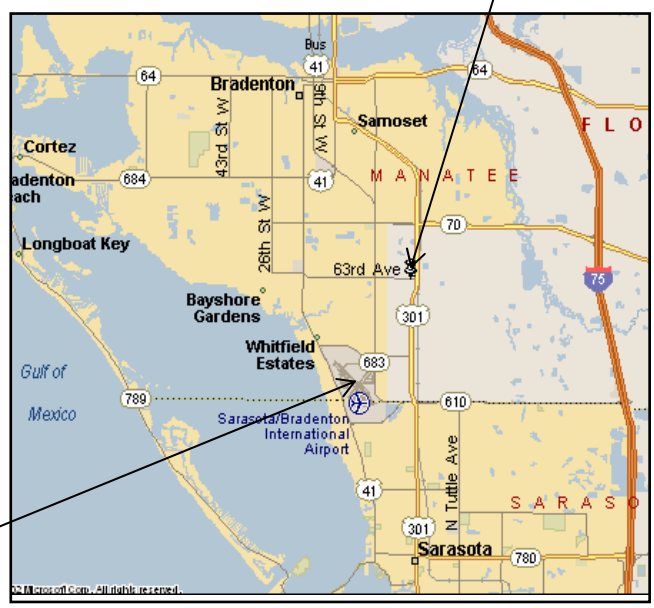
St. Petersburg Airport

Tampa International Airport



Site

The facility is located in the **Tampa Bay Region** in southern Manatee County, Florida at corner of 63rd Avenue East and US301, a major connector between Bradenton and Sarasota. There is good access to I75 and the Tampa/ St. Petersburg area via Rte. 70 or University Parkway, rte. 610, or via US 41 and I275. The Sarasota Bradenton International Airport is just 5 miles to the southwest. The Tampa International Airport is approximately 1 hour away.



Sarasota International Airport

Overview of the Tampa Bay Region

Population

In 2003, the Tampa Bay region had a population of about 3.8 million, or 22% of the state's total.

Labor Force and Employment

The Tampa Bay region has a labor force of about 1.9 million, or 23% of the state's labor force.
In 2003, the Tampa Bay region's unemployment rate of 4.4% was significantly lower than the state and national averages.

Income

The Tampa Bay region had a total personal income of $113.0 billion in 2002.
The Tampa Bay region's per capita income is slightly below the state and the national averages.

International Trade and Investment

There were 153 foreign-affiliated companies in the Tampa Bay region in 2003.

High Tech Capacity

According to the Milken Institute, the Tampa-St. Petersburg-Clearwater metropolitan area ranks 51st in the nation in high-tech capacity.
The Tampa Bay region reported 551 patents in 1999. This accounted for about 22% of the state's patent activity in that year.

Cost of Living

The cost of living in the Tampa Bay region is lower than the national average.
In 2003, The Tampa Bay region's median home price of $144,267 was about 9% lower than the state average and about 12% lower than the national average.

Table 1

Tampa Bay Region: Economic Indicators	
Indicator	Tampa Bay
Population, 2003	3,802,421
Labor Force, 2003	1,896,652
Total Employment, 2003	1,812,376
Unemployment Rate, 2003	4.4%
Personal Income, 2002 (Billions)	$113.0
Per Capita Personal Income, 2002	$29,243
Number of Foreign-Affiliated Companies, 2003	153
Number of Patents, 1999	113
Cost of Living Index, Q2 2004 (U.S. Average=100)	97.2
Median Home Price, 2003	$144,267

Tampa Bay Region- Population

In 2003, Florida's Tampa Bay region was home to an estimated 3.8 million people, an increase of over 69,600 people from 2002. This region's growth rate continues to outpace that of the nation, with domestic migration accounting for 81% of its net migration. With these new residents, the Tampa Bay region's racial and ethnic mix continues to become increasingly diverse. The population of the Tampa Bay region is also relatively older than that of the rest of the state.

Population Growth

For the past ten years, the Tampa Bay region's population has grown at a rate faster than that of the nation, but slower than that of Florida as a whole.

Between 1993 and 2003, the Tampa Bay region's population grew by 586,415 people, or 18.2%, while that of the state and the nation grew by 22.2% and 11.9%, respectively.

In 2003, this region gained about 69,680 people, at an annual growth rate of 1.9%, to bring its total population to an estimated 3.8 million people.

Migration

From July 2002 to July 2003, net migration accounted for an increase of over 70,000 people into the Tampa Bay region. Of this increase, domestic migration accounted for about 81%, and international migration about 19%.

Pasco County received the largest number of net domestic migrants, totaling 16,428 people, and accounting for almost 29% of the region's domestic migration.

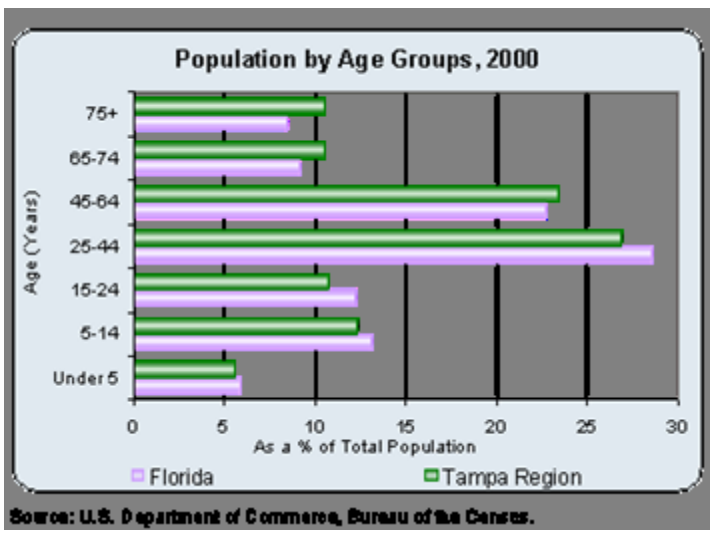
Hillsborough County led the region in net international migration. With 5,394 net international migrants, this county alone made up nearly 41% of the Tampa Bay region's share of international migration.

Population by Age

The Tampa Bay region has a relatively older population than the rest of the state.

In 2000, the median age of the region was 41.7 years old, which was about 3 years older than the median age of the state.

In this same time period, 19% of Florida's population, and 18% of the Tampa Bay region's population, was 15 years old or younger.



Racial & Ethnic Diversity

Much like the rest of the state, the Tampa Bay region's racial and ethnic mix has become increasingly diverse over the last decade.

From 1990 to 2000, the White share of the Tampa Bay region's population dropped from 89.9% to 85.4%.

During this same time period, the Tampa Bay region's Hispanic population grew by 93.6%, while that of the state as a whole grew by 70.1%. In 2000, nearly one eighth of Florida's 2.7 million Hispanic residents lived in the Tampa Bay region.

Between 1990 and 2000, the Tampa Bay region's Asian and Pacific Islander and Black populations grew by 149% and 35%, respectively.

Tampa Bay Region- Workforce

In 2003, the Tampa Bay region had a civilian labor force of about 1.9 million, or 23.2% of the state's total labor force. With a regional unemployment rate of 4.4%, the Tampa Bay region employed over 1.8 million people in 2003, a 27.6% increase from 1993.

Labor Force and Unemployment

Of the region's eight counties, Hillsborough continued to have the largest labor force in 2003, accounting for almost 33% of the region's total labor force.
Within the region, Sarasota County had the lowest unemployment rate, at 3.3% in 2003.

The Tampa Bay region's unemployment rate has remained lower than the state and national averages for the last ten years.
In 2003, the Tampa Bay region's unemployment rate of 4.4% was almost 1 percentage point below the state average of 5.1%, and 1.6 percentage points below the national average of 6.0%.

Employment

The Tampa Bay region's rate of employment growth has outpaced that of the state as a whole for the past ten years.
Between 1993 and 2003, the region's employment grew at an average annual rate of 2.5%, while that of the state grew at an average annual rate of 2.1%.

In 2003, the Tampa Bay region employed over 1.8 million people, making up 23.4% of the state's total employment.
This is an increase of over 1%, or about 19,177 employed persons, from the previous year.

Over the last ten years, the Tampa Bay region's total employment has increased from 1,419,930 in 1993 to 1,812,376 in 2003, an increase of about 27.6%, or over 392,400 employed people.

Employment and Wages :Tampa Bay Region

	Tampa Bay Region				Florida			
Industry	Number of Firms	Total Employment	Employment Share (%)	Average Wage ($)	Number of Firms	Total Employment	Employment Share (%)	Average Wage ($)
Agriculture, Natural Resources & Mining	1,052	27,274		$15,694	5,213	105,187	1.5%	$20,012
Construction & Real Estate	15,310	122,923		$32,161	71,621	586,634	8.2%	$33,378
Education Services	910	83,980		$30,807	4,470	516,545	7.2%	$30,813
Finance & Insurance	5,544	86,031		$46,609	26,205	321,927	4.5%	$50,682
Healthcare & Social Assistance	8,816	190,864		$34,764	40,232	812,888	11.3%	$35,264
Information	1,607	41,418		$46,201	8,883	178,901	2.5%	$46,046
Manufacturing	3,882	112,399		$38,178	17,028	406,999	5.7%	$39,329
Professional & Business Services	19,326	316,808		$31,273	97,948	1,221,420	17.0%	$34,003
Transportation, Warehousing & Wholesale Trade	8,457	113,410		$40,332	49,382	565,905	7.9%	$42,003
Other Services	31,884	416,135		$20,563	159,373	2,015,829	28.1%	$21,365
Government (including military)	743	81,473		$36,312	4,960	437,702	6.1%	$39,086
Total All Industries	97,531	1,618,699		$31,382	485,315	7,169,935	100%	$32,400

Source: Agency for Workforce Innovation, Labor Market Statistics, 2002 Preliminary Data

Tampa Bay Region

Cost of Living

Cost of Living

The Tampa Bay region's cost of living index represents the average of the cost of living indices of the Bradenton, Sarasota, St. Petersburg-Clearwater and Tampa metropolitan areas. According to the ACCRA cost of living index, the overall cost of living in the Tampa Bay region is lower than the national average.

The Tampa Bay region has relatively lower cost of living indices than the national averages for grocery items, housing, utilities, healthcare and miscellaneous goods and services.

Cost of Living in Tampa Bay Region First Quarter 2004					
	Bradenton	Sarasota	St. Petersburg-Clearwater	Tampa	Tampa Bay Region
Composite Index	93.3	105.4	90.6	99.3	**97.2**
Grocery Items	96.5	102.5	94.7	93.8	**96.9**
Housing	84.1	109.7	84.6	103.8	**95.6**
Utilities	92.9	89.6	98.7	93.4	**93.7**
Transportation	107.5	110.7	101.9	105.2	**106.3**
Healthcare	93.5	107.8	81.1	103.1	**96.4**
Misc. Goods & Services	96.5	105.3	90.2	97.2	**97.3**

Source: ACCRA Cost of Living Index, May 2004

Housing Costs

The Tampa Bay region's median home price is the average median home price of the Sarasota-Bradenton, Lakeland-Winter Haven and Tampa-St. Petersburg-Clearwater metropolitan areas. The median home price in the Tampa Bay region grew by 12.1% from 2002, but still remains lower than the state and national averages.

In 2003, the Tampa Bay region's median home price of $144,267 was about 9% lower than the state average and about 12% lower than the national average.

Median Home Price, 2003	
Area	**Price ($)**
United States	$163,663
Florida	*$158,400*
Tampa Bay Region	**$144,267**
Sarasota-Bradenton MSA	$193,300
Lakeland-Winter Haven MSA	$95,800
Tampa-St. Petersburg-Clearwater MSA	$143,700
Source: Florida Association of Realtors	

* MSA as defined by the 2000 Census

Tampa Bay Region

Higher Education

Tampa Bay's Higher Education Resources

Continuing education opportunities abound in the Tampa Bay area. The table below lists community colleges, technical schools, and colleges/universities within a 60 mile radius of downtown Bradenton.

School	Part-time Enrollment	Full-time Enrollment	Degrees Offered
TECHNICAL			
Manatee Technical Institute	976	Ad. Gen. Ed.: 13963 Vocational: 5780	Specialized Certifications. Skills USA award winning programs.
Sarasota County Technical Institute	5230	2352	Specialized Certifications, articulated programs to Community Colleges
Fred E. Learey Technical Center	3936 total		Specialized Certifications
COMMUNITY COLLEGES			
Manatee Community College			
Bradenton Campus	6953 total		AA, AS, Certificates
Venice Campus	1841 total		AA, AS, Certificates
Center for Innovation & Technology Lakewood Ranch	675 total		Wide variety of credit classes and non-credit personal and professional development & workforce training classes
Hillsborough Community College	not available		AA, AS, AAS, Certificates
COLLEGE/UNIVERSITY			
Argosy University			
Sarasota Campus	2000 + total		Bachelors, Masters, Doctoral, Professional, Specialists
Tampa Bay Campus	not available		Masters, Doctoral (3), Specialist (Ed.S.)
Eckerd College			
Sarasota Campus		200	Bachelor of Arts & Science
St. Petersburg Campus		350	
Tampa Campus		150	
Palm Harbor Campus		150	
Everglades University		50	BS, Masters
Goshen College		70	Degree Completion Program
Keiser College	150	450	AA, AS, AB, BA, BS
New College	not available		BA
Ringling School of Art & Design	not available		Bachelor of Fine Arts (6 areas)
Stetson University College of Law	130	780	Juris Doctorate
St. Petersburg College	21568 total		BS, AA, AS, Certificates
University of South Florida			
Sarasota Campus	914	605	35 full programs: BA, BS, MA, MS
St. Petersburg Campus	2104	1801	BA, BS, BFA, Masters, PhD - Marine Science
Main Campus (Tampa)	10,536	20,418	Bachelors, Masters, Doctoral, Graduate Certificates
Off Campus	2860	2896	Bachelors, Masters, Certificates
Lakeland Campus	734	471	BA, BS, BSIT, Certificates
University of Tampa	450	4500	AS, BA, BS, MBA, MSN, MS-TIM

South Tampa Bay Lifestyle

With 62 miles of waterfront, and some of the best fishing around, South Tampa Bay is a boater's paradaise.

SALTWATER AND FRESHWATER FISHING



Anglers visiting local waters soon discover they've landed in fisherman's heaven. The area's bays, bayous and the Gulf of Mexico provide some of the most challenging and successful fishing in Southwest Florida.

For fishing the Gulf of Mexico, sometimes called blue water fishing, you'll want a charter boat or party boat to take you to the best known deep water spots. A charter will take up to six fishermen while the party boats take as many as 50. Both types leave from marinas in both counties. An advantage to the angler is that the captains and crews of these boats generously give guidance and advice.

PUBLIC BEACHES

Welcome to some of the world's most beautiful beaches! Enjoy picnicking, shelling, swimming, walking . . . or whatever you'd like on these sugar-sand beaches bordered by crystal-blue waters. We've indicated below the variety of amenities you'll find at our lovely beaches, so you can plan ahead. Enjoy!

Manatee County



- **Longboat Key** is for those who prefer seclusion. These pristine beaches are a well kept secret, though, (so don't tell anyone!) and public access is at a minimum.

- **Greer Island** at the north end of the Key (accessed by boat or North Shore Blvd.) is a beautiful, secluded peninsula with a wide beach and excellent shelling. No facilities or lifeguards are available.



- **Coquina Beach**, on Anna Maria's southern tip, is a lovely and popular public beach lined with towering Australian pines. Families enjoy this park because of its full-service concession stand, ample parking, barbecue pits, picnic facilities, boat ramp, playground, restrooms, showers and lifeguards.

South Tampa Bay Lifestyle

- **Cortez Beach**, also known as Bradenton Beach, is located just north of Coquina on Gulf Blvd. and boasts three-fourths of a mile of sugar-white sand. No facilities or lifeguards are available.



- **Manatee Beach** is found at the end of Manatee Ave. in Holmes Beach on Anna Maria Island. A full range of amenities include: restrooms, an outdoor shower, shaded picnic areas with grills, shaded parking, playgrounds, a volleyball net and lifeguards.



- **Anna Maria Bayfront Park**, on the northern end of Anna Maria Island, is a secluded beach that fronts both the Intracoastal Waterway and the Gulf of Mexico. According to the locals, this is the best beach in the area for finding unbroken sand dollars and scalloped cockleshells.

Sarasota County



- **Siesta Key Beach** is located on Beach Road on Siesta Key. Siesta Beach is known as one of the most beautiful beaches anywhere in the world. At the "Great International White Sand Beach Challenge" held in 1987, it was recognized as having the "whitest and finest sand in the world."
Unlike beaches elsewhere that are made up mostly of coral, Siesta Beach's sand is 99% quartz. Even on the hottest days, the sand is so reflective that it feels cool underfoot.

- **North Lido Beach** is a gorgeous half-mile stretch of beach and is the area's most famous. A few years ago, this beach spurred controversy with an ordinance against nudity. Nudity on this and other Florida beaches is illegal.



- **Lido Beach** is located mid-island on Lido Key only minutes from St. Armands Circle, the facilities here are outstanding. Besides the beautiful sand and sea, also provided are showers, lockers, dressing rooms, a 25-meter swimming pool, concession stand, public meeting rooms, beachwear souvenir boutique, and children's playground.

South Tampa Bay Lifestyle

- **South Lido Beach** is a county-owned park located at the southern tip of Lido Key on Benjamin Franklin Drive. There is ample parking (much of it in the shade of Australian pines), lots of picnic sites with built-in grills, a volleyball net, a playground, changing rooms and a lovely nature trail.



- **Turtle Beach** is a tranquil beach located on the southernmost tip of Siesta Key on Midnight Pass Road, about two and one-half miles south of Stickney Point Road. Less crowded than Siesta Beach, it is a wonderful place to spend a few hours sunbathing, reading or picnicking under its covered shelter.



- **Nokomis Beaches**. To hit the beaches, turn west on Albee Road off U.S. 41 and cross over the Nokomis Bridge. In front of you, you'll find Nokomis Beach, with ample parking in two lots, lifeguards, picnic tables, grills and bathrooms. To your right is Casey Key.



- **Venice Beaches**. Fossilized sharks' teeth are the main attraction at Casperson Beach, near the airport off Harbor Drive in Venice. It also features a fishing pier, nature trail and a restaurant. If you want to sunbathe on smooth, white sand or enjoy crystal-blue waters, Venice Public Beach, offers picnic benches, bathrooms and outdoor showers.

South Tampa Bay Theater/Entertainment

The area offers many places to go for entertainment for everyone in the family.

- **ASOLO Theater Festival**
  (800) 361-8388 - From November through June, the members of the acclaimed Asolo acting company gather to present a unique repertory ranging from classics to new works in the 500-seat Mertz Theater.



- **Florida Studio Theatre (FST)**
  (941) 366-9000 - Florida Studio Theatre has been in operation in Sarasota since 1973. During its history, FST has grown into a theatre with more than 20,000 subscribers a year, more than any theatre its size in the country.

- **The Van Wezel Performing Arts Hall in Sarasota**
  (941) 953-3368 * 1-800-826-9303. The Van Wezel, a landmark Frank Lloyd Wright Foundation performing arts hall located directly on Sarasota Bay which offers a world of great music, dance, theater, comedy and family fun, as well as Schooltime Performances and an array of educational outreach programs for youth and lifelong learners.

- **The Players Theater**
  (941) 365-2494 - Great entertainment at reasonable ticket prices. Musical theater, concerts special events.

- **Busch Gardens in Tampa**
  (813) 987-5082 - Roller coasters, wild animals, entertaining shows, rides, food, shopping, sightseeing, bird shows, exotic flowers, train rides, Serengeti adventures, river rapids... the list goes merrily on.

  Busch Gardens is open year-round with varying schedules. Call for details.



South Tampa Bay
Theater/Entertainment

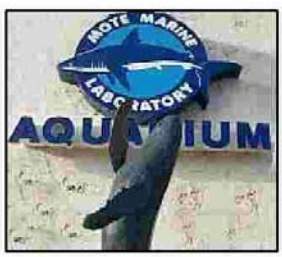
- **Adventure Island**
  Adventure Island's 30 acres of water-drenched fun in the sun features the ultimate combination of high-speed thrills and tropical, tranquil surroundings for guests of all ages. Within a soothing Key West atmosphere awaits an unrivaled blend of slides, corkscrews, water falls, a wave pool, children's water playground and other family attractions such as outdoor cafes, picnic and sunbathing areas, etc.



- **The Strawberry Festival in Plant City**
  (813) 754-1996, 754-2190 - The Festival has served to preserve and enhance the agricultural and historical legacy of the strawberry. The Florida Strawberry Festival is also a community fair. Discover the greatness of this land we live in by attending an American tradition–the community fair.



- **The Mote Aquarium in Sarasota**
  941.388.4441 - Mote Aquarium is open 365 days a year from 10:00am to 5:00pm. Come see stingrays, sharks, manatees, sea turtles and much, much more! View science research at our viewable research labs. Handicap accessible.

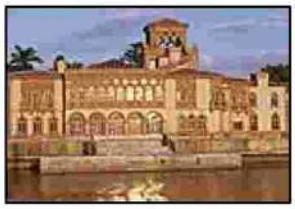


- **Manatee Players Riverfront Theater in Bradenton**
  (941) 748-5875

South Tampa Bay Museums

- **The John and Mable Ringling Museum of Art**
  (In March the museum has the the Medieval Fair that is wonderful!)
  (941) 351-1660 - The John and Mable Ringling Museum of Art in its affiliation with Florida State University is the largest museum/university complex in the nation.

  Recognized as the Art Museum of the State Of Florida, its campus encompasses an internationally recognized museum of Western European and American art.



- **South Florida Museum/Parker Aquarium**
  Home of the county Mascot, "Snooty", the manatee
  (941) 746-4132 - This comprehensive facility is dedicated to telling the story of Florida through life-size exhibits, dioramas and displays from the Museum's extensive collections. The Great Hall houses the newest addition to the collection, a 19-foot high mastodon discovered in Florida's Aucilla River. The Spanish Plaza features a full-scale replica of a 16th century chapel, manor house and typical village home. See Snooty the Manatee in the museum's 60,000-gallon multi-level manatee aquatic refuge.



- **DeSoto National Memorial**
  (941) 792-0458 - To convey to visitors an appreciation of the scope of DeSoto's explorations, their uniqueness as the first intensive exploratory effort in our nation's interior, the knowledge of the lands and peoples that was gained despite great hardships and the continuing frustration of the explorer's purpose and motives, and the impetus which the hard earned knowledge may have given to the further exploration and the eventual settlement of the United States.



- **Manatee Village Historical Park**
  (941) 749-7165 - A tree-shaded park with a courtyard of hand-laid bricks, this national historic site features restored buildings, including the Manatee County Court House, dating from 1860 and the oldest structure of its kind still standing on the south Florida mainland; a Methodist church built in 1887; a typical "Cracker Gothic" house built in 1912; and the Wiggins General Store, dating from 1903 and full of local memorabilia from swamp root and grub dust to louse powder.



- **G. WIZ - Gulfcoast Wonder & Imagination Zone**
  (941) 906-1851 - Imagine a place of wonder, excitement, discovery and learning. Imagine a place filled with new ideas and experiences, a world where science comes alive. Imagine the mysteries of the world unfolding before your very eyes. This is the Gulfcoast Wonder & Imagination Zone.



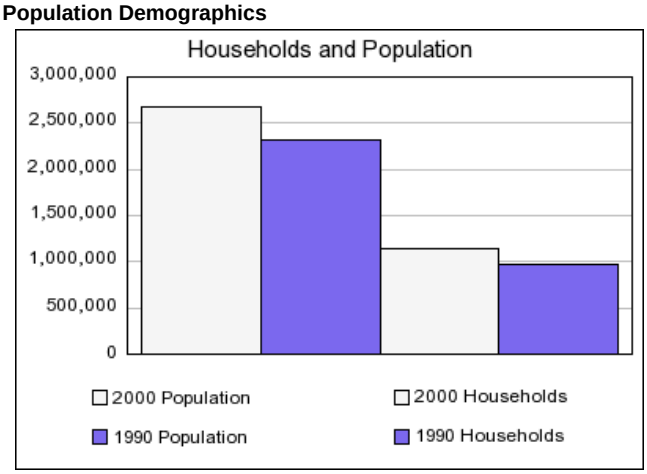
REPORT PROVIDED BY... STDBONLINE · The Site To Do Business POWER UP

Date: January 21, 2005
Current Geography Selection: 50 mile radius: 2501 63RD AVE E, BRADENTON, FL 34203

Latitude: 27.429307 ***Longitude:*** −82.533569
County: Manatee County ***Pop:*** 287,853
Zip: 34203 Bradenton ***Pop:*** 29,469

Executive Summary Report with Charts

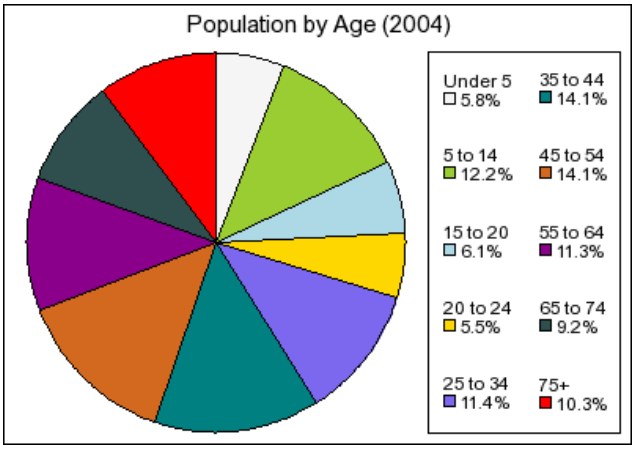
Population Demographics



The number of households in the study area in 1990 was **978,594** and changed to **1,138,439** in 2000, representing a change of **16%**. The household count in 2004 was **1,273,016** and the household projection for 2009 is **1,432,322**, a change of **13%**. The population in the study area in 1990 was **2,313,018** and in 2000 it was **2,677,920**, roughly a **16%** change. The population in 2004 was **2,848,912** and the projection for 2009 is **3,055,936** representing a change of **7%**.

	1990 Census	2000 Census	2004 Estimate	2009 Projection	Percent Change 1990 to 2000	Percent Change 2004 to 2009
Total Population	2,313,018	2,677,920	2,848,912	3,055,936	15.8%	7.3%
Total Households	978,594	1,138,439	1,273,016	1,432,322	16.3%	12.5%

Population by Age



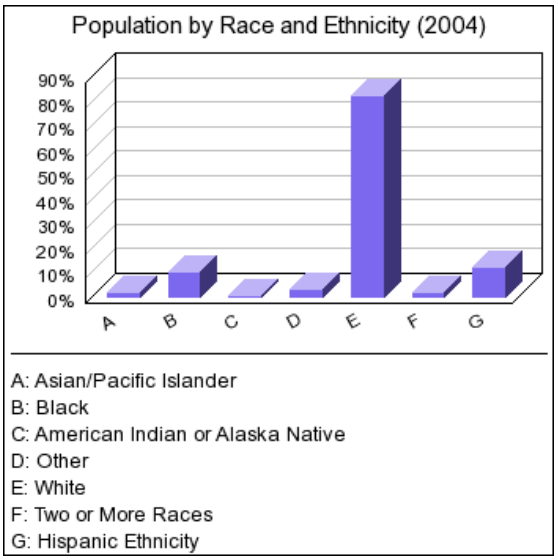
In 1990, the median age of the total population in the study area was **39.0**, and in 2000, it was **40.9**. The median age in 2004 is **41.5** and it is predicted to change in five years to **42.1** years.

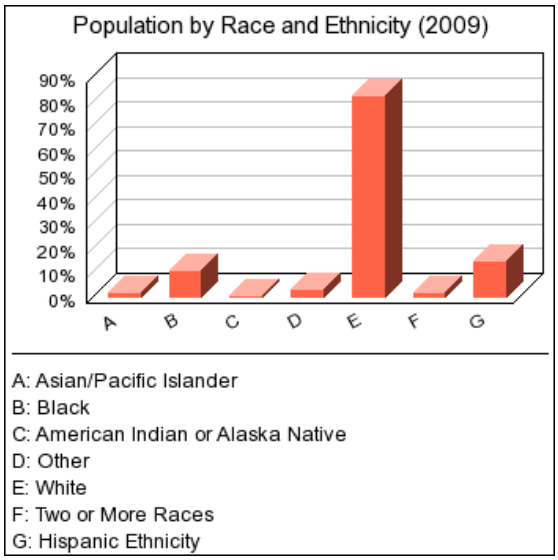
In 2004, females represented **51.5**% of the population with a median age of **43.1** and males represented **48.5%** of the population with a median age of **39.8** years.

In 2004, the most prominent age group in this geography is **35 to 44** years. The age group least represented in this geography is **18 to 24** years.

Age Groups	1990 Census		2000 Census		2004 Estimate		2009 Projection		Percent Change 1990 to 2000	Percent Change 2004 to 2009
0 to 4	138,094	6.0%	149,005	5.6%	166,271	5.8%	177,533	5.8%	7.9%	6.8%
5 to 14	252,539	10.9%	326,049	12.2%	347,996	12.2%	362,920	11.9%	29.1%	4.3%
15 to 19	129,285	5.6%	152,873	5.7%	173,329	6.1%	193,480	6.3%	18.2%	11.6%
20 to 24	140,378	6.1%	138,557	5.2%	157,348	5.5%	186,082	6.1%	−1.3%	18.3%
25 to 34	360,817	15.6%	333,335	12.4%	325,847	11.4%	336,514	11.0%	−7.6%	3.3%
35 to 44	318,039	13.8%	404,448	15.1%	401,247	14.1%	393,383	12.9%	27.2%	−2.0%
45 to 54	226,178	9.8%	354,419	13.2%	400,463	14.1%	443,107	14.5%	56.7%	10.6%
55 to 64	235,563	10.2%	272,881	10.2%	320,717	11.3%	376,783	12.3%	15.8%	17.5%
65 to 74	284,078	12.3%	270,068	10.1%	261,205	9.2%	279,684	9.2%	−4.9%	7.1%
75 +	228,017	9.9%	276,284	10.3%	294,489	10.3%	306,451	10.0%	21.2%	4.1%

Population by Race/Ethnicity

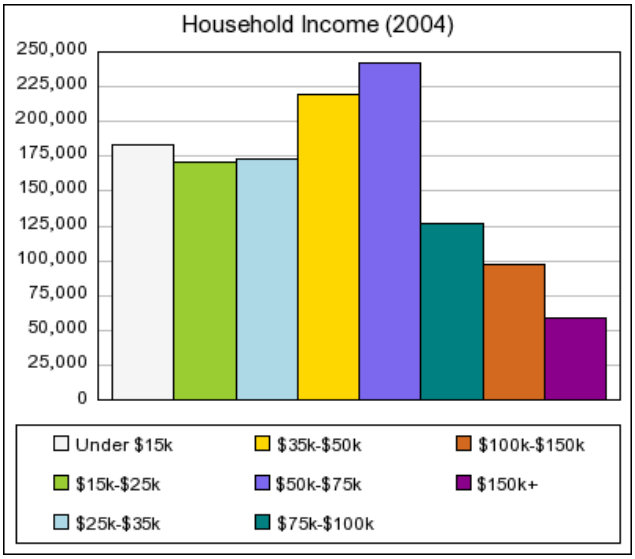




In 2004, the predominant race/ethnicity category in this study area is **White**.
The race ethnicity category least represented in this geography is **American Indian, Ala**.

Race Ethnicity	1990 Census		2000 Census		2004 Estimate		2009 Projection		Percent Change 1990 to 2000	Percent Change 2004 to 2009
White	2,038,051	88.1%	2,214,448	82.7%	2,350,296	82.5%	2,514,763	82.3%	8.7%	7.0%
Black	214,110	9.3%	279,538	10.4%	302,033	10.6%	329,048	10.8%	30.6%	8.9%
American Indian or Alaska Native	5,750	0.3%	8,930	0.3%	9,537	0.3%	10,251	0.3%	55.3%	7.5%
Asian	24,411	1.1%	47,434	1.8%	50,209	1.8%	53,749	1.8%	94.3%	7.0%
Other Race	30,576	1.3%	77,852	2.9%	83,649	2.9%	90,689	3.0%	154.6%	8.4%
Two or More Races			49,717	1.9%	53,187	1.9%	57,435	1.9%		8.0%
Hispanic Ethnicity	151,250	6.5%	282,227	10.5%	356,337	12.5%	450,743	14.8%	86.6%	26.5%
Not Hispanic or Latino	2,161,749	93.5%	2,395,693	89.5%	2,492,575	87.5%	2,605,193	85.3%	10.8%	4.5%

Households by Income



In 2004 the predominant household income category in this study area is **$50K − $75K**, and the income group that is least represented in this geography is **$150K +**.

HH Income Categories	1990 Census		2000 Census		2004 Estimate		2009 Projection		Percent Change 1990 to 2000	Percent Change 2004 to 2009
$0 − $15,000	238,695	24.4%	174,782	15.4%	183,674	14.4%	191,500	13.4%	−26.8%	4.3%
$15,000 − $24,999	206,078	21.1%	168,569	14.8%	170,685	13.4%	161,552	11.3%	−18.2%	−5.4%
$25,000 − $34,999	171,055	17.5%	167,287	14.7%	173,553	13.6%	183,994	12.8%	−2.2%	6.0%
$35,000 − $49,999	170,791	17.5%	202,394	17.8%	218,960	17.2%	219,980	15.4%	18.5%	0.5%
$50,000 − $74,999	119,794	12.2%	211,005	18.5%	242,411	19.0%	277,190	19.4%	222.6%	14.3%
$75,000 − $99,999	37,489	3.8%	98,382	8.6%	126,550	9.9%	167,751	11.7%	162.4%	32.6%
$100,000 − $149,999	21,207	2.2%	69,755	6.1%	97,848	7.7%	144,110	10.1%	228.9%	47.3%
$150,000 +	13,362	1.4%	46,265	4.1%	59,334	4.7%	86,245	6.0%	246.3%	45.4%
Average Hhld Income	$35,406		$53,225		$56,943		$60,376		50.3%	6.0%
Median Hhld Income	$27,236		$38,932		$42,102		$47,544		42.9%	12.9%
Per Capita Income	$15,135		$22,627		$25,669		$28,543		49.5%	11.2%

Current year data is for the year **2004**, 5 year projected data is for the year **2009**.

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Merritt Realty Resources Corporation

Expect More Than the Obvious™

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1729 Tamiami Tr.
Venice, FL

Prepared By

Donna Tolar

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Property Management, Commercial Real Estate Sales, Leasing, Financing & Marketing

Merritt Realty Resources Corporation

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Summary

We have an excellent opportunity suited ideally for national retailers in Venice, FL. The anticipated Grand opening will be Spring of 2006.

This new retail center project is located at 1729 Tamiami Trail and will serve as an excellent location for retailers due to the high traffic of Tamiami Trail and its close proximity to the new Lowes Home Improvement Center.

Excellent demographics also show a population of around 70,000 in a 5-mile radius.

We have an freestanding building that can be renovated or demolished to accommodate up to a 5000-6000 sqft tenant with direct frontage on Tamiami Trail, with an additional 22,000 square feet of space available in the in-line retail center that will be known as The Shoppes at Shamrock.

Please call leasing agent for further information.

Donna Tolar 941-809-8910

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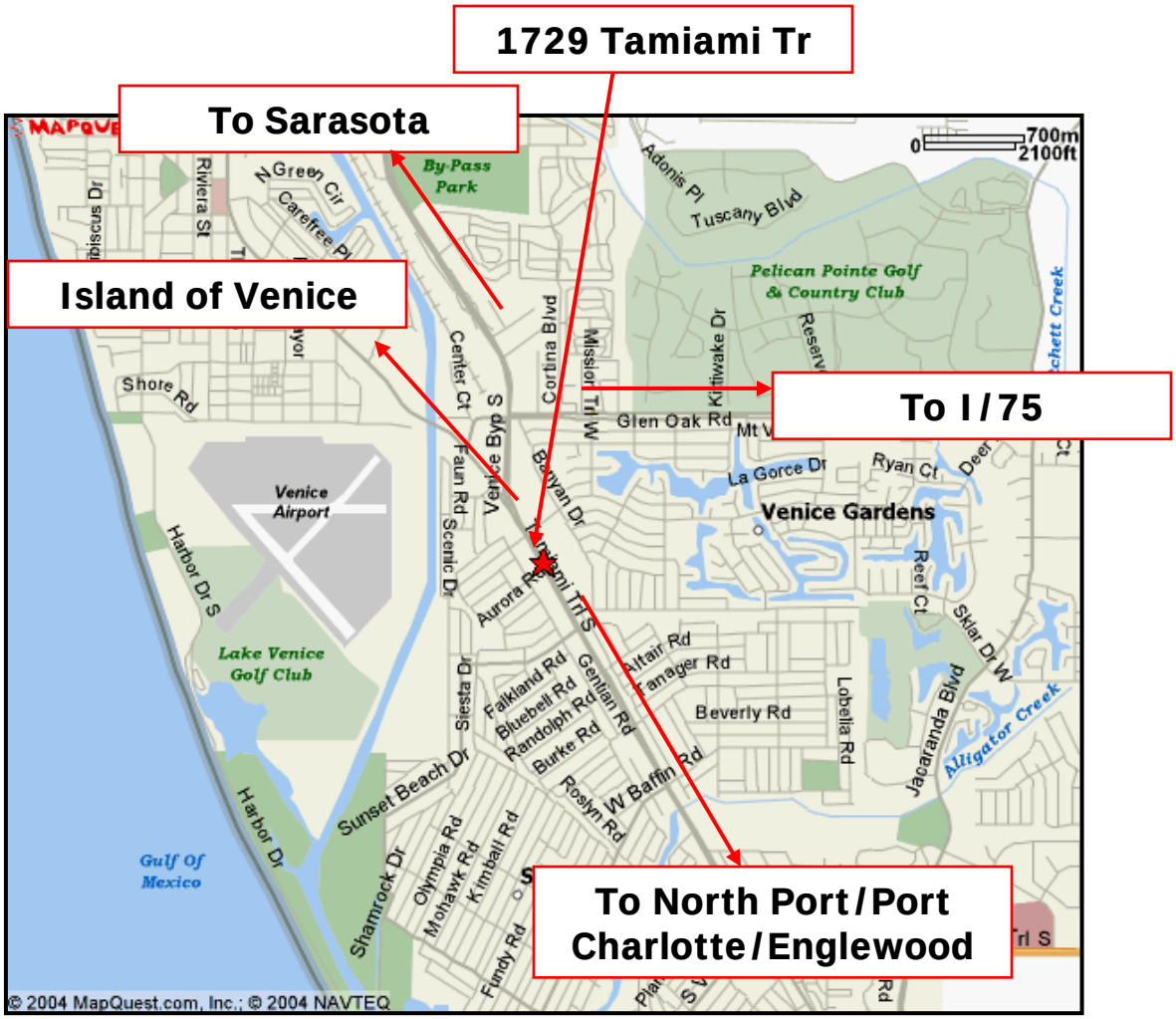
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Site Location



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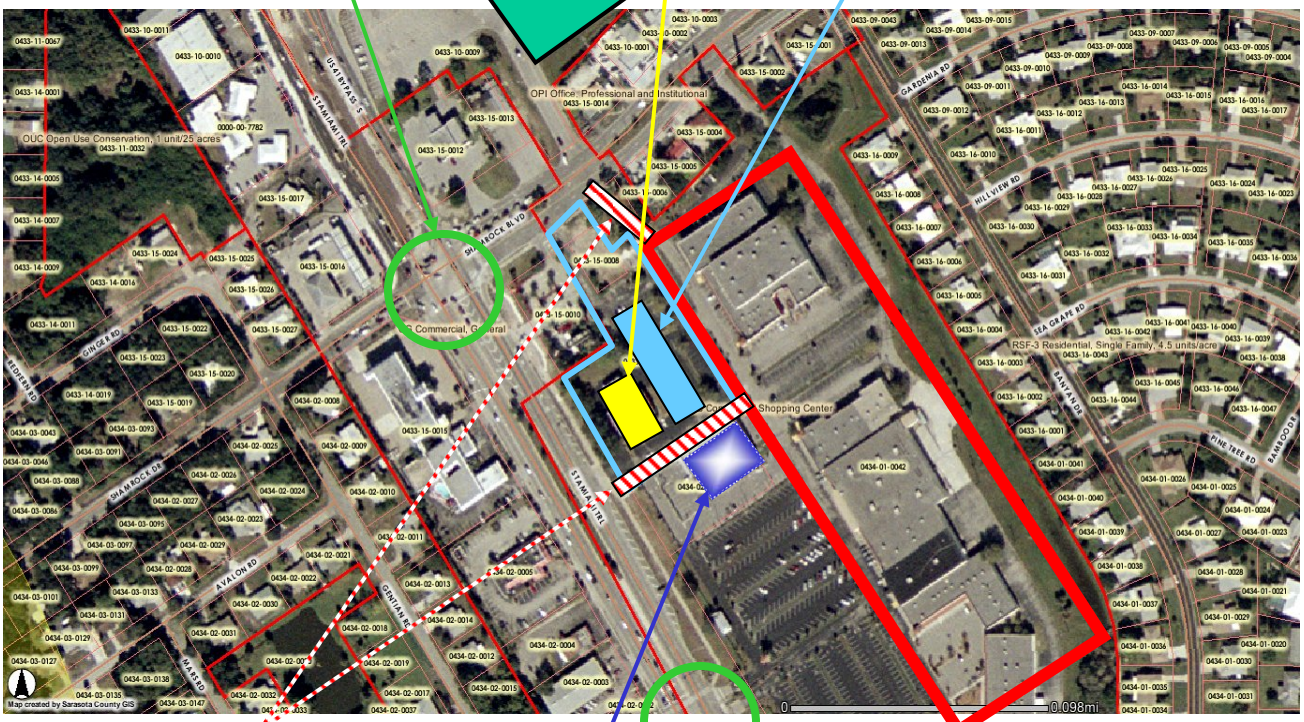
Aerial Photo

Tamiami Trail Retail Pad

Current Blockbuster located next to KMart

The Shoppes Of Shamrock Retail Center

Traffic Signal w/left turn signals



Deeded access drive granted by Landlord to Lowes

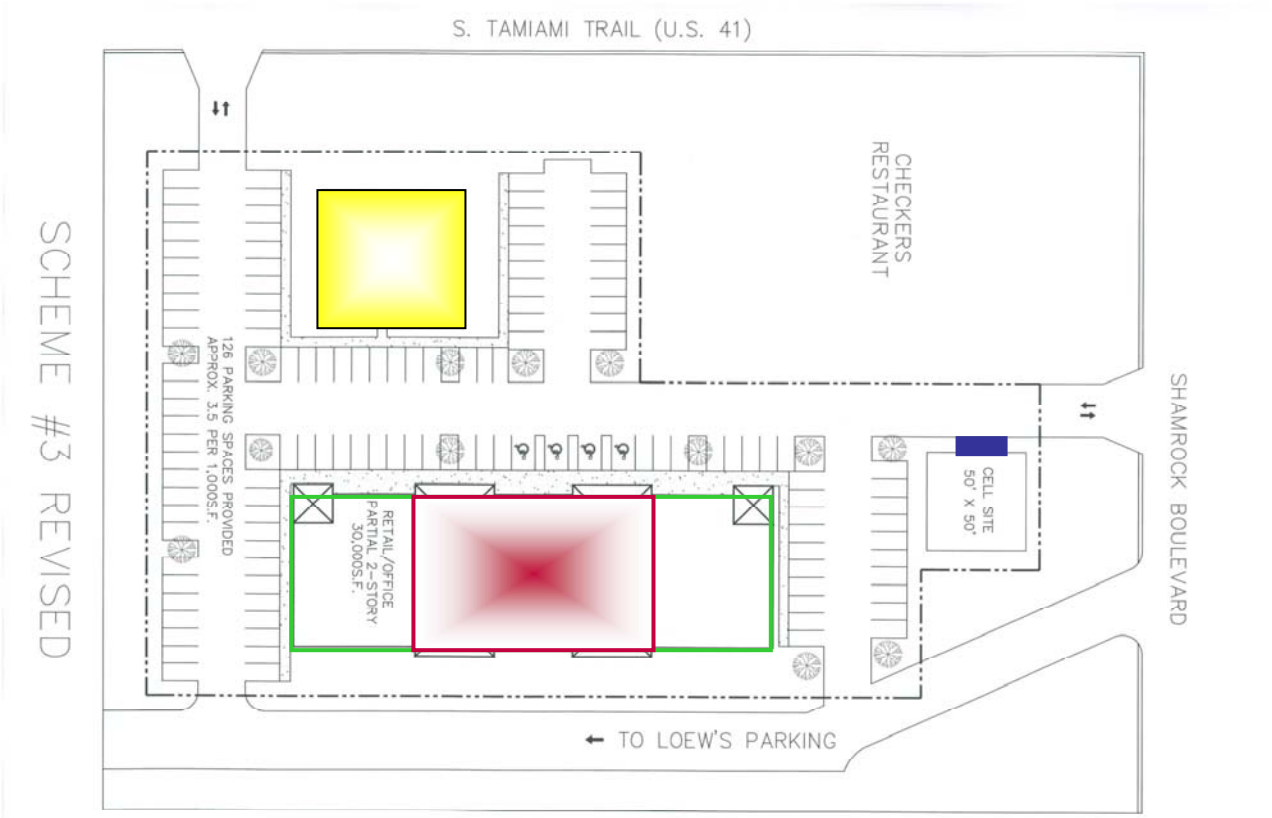
ABC Liquor

Proposed Lowes Home Improvement Center (targeted 2005 opening)

Traffic Signal w/left turn signals

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Recommended Site Plan



Out-parcel – National Tenant: Concept Restaurant or other major retailer

ATM
Kiosk

First Floor – 15,000 sqft Retail Space leased to Retail Tenants

Second Floor – 10,000 sqft Office Space leased to Stanley Dean State Farm Insurance Agency

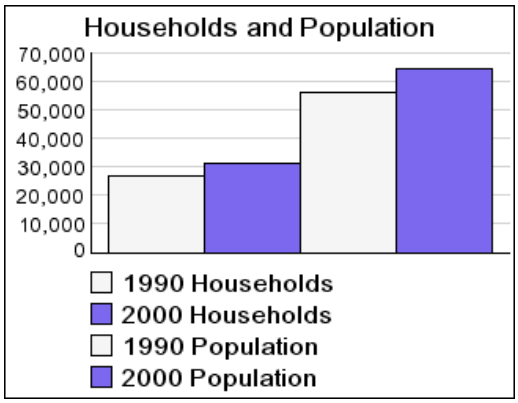
REPORT PROVIDED BY... STDBONLINE · The Site To Do Business POWER UP

Date: October 4, 2004
Current Geography Selection: 1, 3, 5 mile radii: 1729 TAMIAMI TRL S, VENICE, FL 34293

Latitude: 27.071050 ***Longitude:*** −82.422509
City: Venice Gardens CDP ***Pop:*** 7,776
County: Sarasota County ***Pop:*** 345,696
Zip: 34293 Venice ***Pop:*** 32,480

Executive Summary Report with Charts

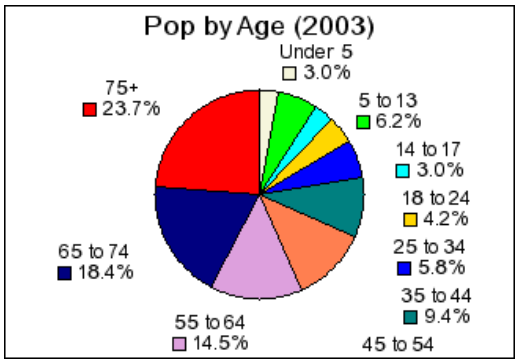
Population Demographics



The number of households in the study area in 1990 was **27,231** and changed to **31,801** in 2000, representing a change of **17%**. The household count in 2003 was **33,816** and the household projection for 2008 is **36,948**, a change of **9%**. The population in the study area in 1990 was **56,732** and in 2000 it was **64,857**, roughly a **14%** change. The population in 2003 was **68,346** and the projection for 2008 is **73,681** representing a change of **8%**.

	1990 Census	2000 Census	2003 Estimate	2008 Projection	Percent Change 1990 to 2000	Percent Change 2003 to 2008
Total Population	56,732	64,857	68,346	73,681	14.3%	7.8%
Total Households	27,231	31,801	33,816	36,948	16.8%	9.3%

Population by Age



In 1990, the median age of the total population in the study area was **61.3**, and in 2000, it was **60.8**. The median age in 2003 is **59.9** and it is predicted to change in five years to **58.5** years.

In 2003, females represented **53.8**% of the population with a median age of **61.0** and males represented **46.3%** of the population with a median age of **58.4** years.

In 2003, the most prominent age group in this geography is **75 +** years. The age group least represented in this geography is **14 to 17** years.

Age Groups

	1990 Census		2000 Census		2003 Estimate		2008 Projection		Percent Change 1990 to 2000	Percent Change 2003 to 2008
0 to 4	1,888	3.3%	1,708	2.6%	2,047	3.0%	2,429	3.3%	−9.5%	18.6%
5 to 13	3,339	5.9%	4,127	6.4%	4,269	6.2%	4,746	6.4%	23.6%	11.2%
14 to 17	1,530	2.7%	1,909	2.9%	2,041	3.0%	2,314	3.1%	24.8%	13.4%
18 to 24	2,612	4.6%	2,121	3.3%	2,899	4.2%	3,806	5.2%	−18.8%	31.3%
25 to 34	4,942	8.7%	3,981	6.1%	3,967	5.8%	4,512	6.1%	−19.4%	13.8%
35 to 44	5,293	9.3%	6,356	9.8%	6,421	9.4%	6,245	8.5%	20.1%	−2.7%
45 to 54	4,670	8.2%	7,273	11.2%	8,068	11.8%	9,186	12.5%	55.7%	13.9%
55 to 64	8,047	14.2%	9,461	14.6%	9,910	14.5%	11,069	15.0%	17.6%	11.7%
65 to 74	13,408	23.6%	13,370	20.6%	12,551	18.4%	12,226	16.6%	−0.3%	−2.6%
75 +	11,020	19.4%	14,550	22.4%	16,174	23.7%	17,148	23.3%	32.0%	6.0%

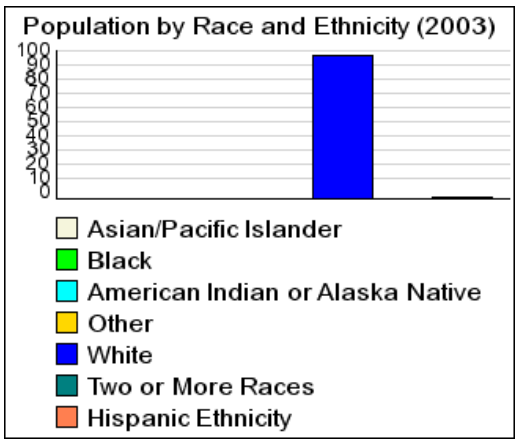
Population by Race/Ethnicity

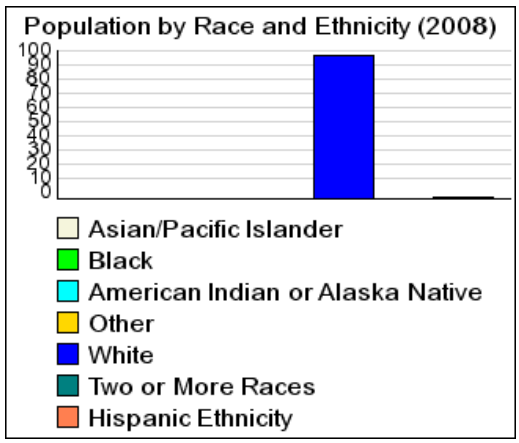
$50,000 − $74,999	2,705	9.9%	6,062	19.1%	6,783	20.1%	7,758	21.0%	124.1%	14.4%
$75,000 − $99,999	1,038	3.8%	2,499	7.9%	3,002	8.9%	3,989	10.8%	140.6%	32.9%
$100,000 − $149,999	535	3.5%	1,040	5.1%	1,624	6.3%	3,096	5.7%	203.8%	44.9%
$150,000 +	366	1.3%	1,220	4.5%	1,514	4.5%	2,208	6.0%	233.5%	81.0%
Average Hhld Income	$35,899		$51,764		$55,282		$62,026		44.2%	12.2%
Median Hhld Income	$28,160		$39,444		$42,073		$47,288		40.1%	12.4%
Per Capita Income	$17,197		$25,565		$27,754		$31,429		48.7%	13.2%

Current year data is for the year **2003**, 5 year projected data is for the year **2008**.
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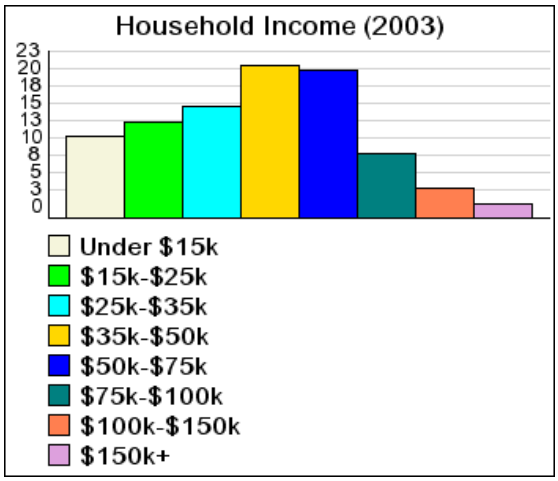


In 2003, the predominant race/ethnicity category in this study area is **White**. The race ethnicity category least represented in this geography is **American Indian, Ala**.

Race Ethnicity

	1990 Census		2000 Census		2003 Estimate		2008 Projection		Percent Change 1990 to 2000	Percent Change 2003 to 2008
White	55,869	98.5%	63,364	97.7%	66,733	97.6%	71,852	97.5%	13.4%	7.7%
Black	488	0.9%	428	0.7%	481	0.7%	587	0.8%	−12.3%	22.0%
Am Indian or Alaska Native	79	0.1%	111	0.2%	119	0.2%	125	0.2%	40.9%	5.1%
Asian/Pacific Islander	227	0.4%	375	0.6%	397	0.6%	432	0.6%	65.4%	8.7%
Other	54	0.1%	177	0.3%	189	0.3%	212	0.3%	230.3%	12.2%
Two or More Races	N/A	N/A	402	0.6%	428	0.6%	475	0.6%	N/A	11.0%
Hispanic Ethnicity	448	0.8%	912	1.4%	1,140	1.7%	1,532	2.1%	103.4%	34.4%

Households by Income



In 2003 the predominant household income category in this study area is **$35K − $50K**, and the income group that is least represented in this geography is **$150K +**.

HH Income Categories

	1990 Census		2000 Census		2003 Estimate		2008 Projection		Percent Change 1990 to 2000	Percent Change 2003 to 2008
$0 − $14,999	5,576	20.5%	3,813	12.0%	3,764	11.1%	3,460	9.4%	−31.6%	−8.1%
$15,000 − $24,999	6,116	22.5%	4,580	14.4%	4,429	13.1%	4,191	11.3%	−25.1%	−5.4%
$25,000 − $34,999	5,591	20.5%	5,406	17.0%	5,153	15.2%	4,906	13.3%	−3.3%	−4.8%
$35,000 − $49,999	5,040	18.5%	6,596	20.7%	7,034	20.8%	9,846	26.6%	30.9%	40.0%



252 US 41 Bypass South
Venice, FL

Prepared By

Donna Tolar

Commercial Associate

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Summary

We now have available two CI zoned units located at 252 US 41 Bypass, consisting of a free standing 1500 sqft building and a combination 2 auto bays & 1 office unit. The site offers excellent signage and frontage directly on the US 41 Bypass, just south of the intersection of Venice Ave & US 41.

The site offers easy ingress/egress via the south and north bound traffic provided by the curb cut and driveway access drive on US 41. An alleyway also provides access for deliveries via a secondary street to the rear. Adequate parking is provided.

The site is zoned commercial intensive, which provides for a variety of uses including light manufacturing, auto repair, light industrial, retail or office use.

Excellent demographics also show a population of around 70,000 in a 5-mile radius.

Please call leasing agent for further information.

Donna Tolar 941-809-8910

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Site Location



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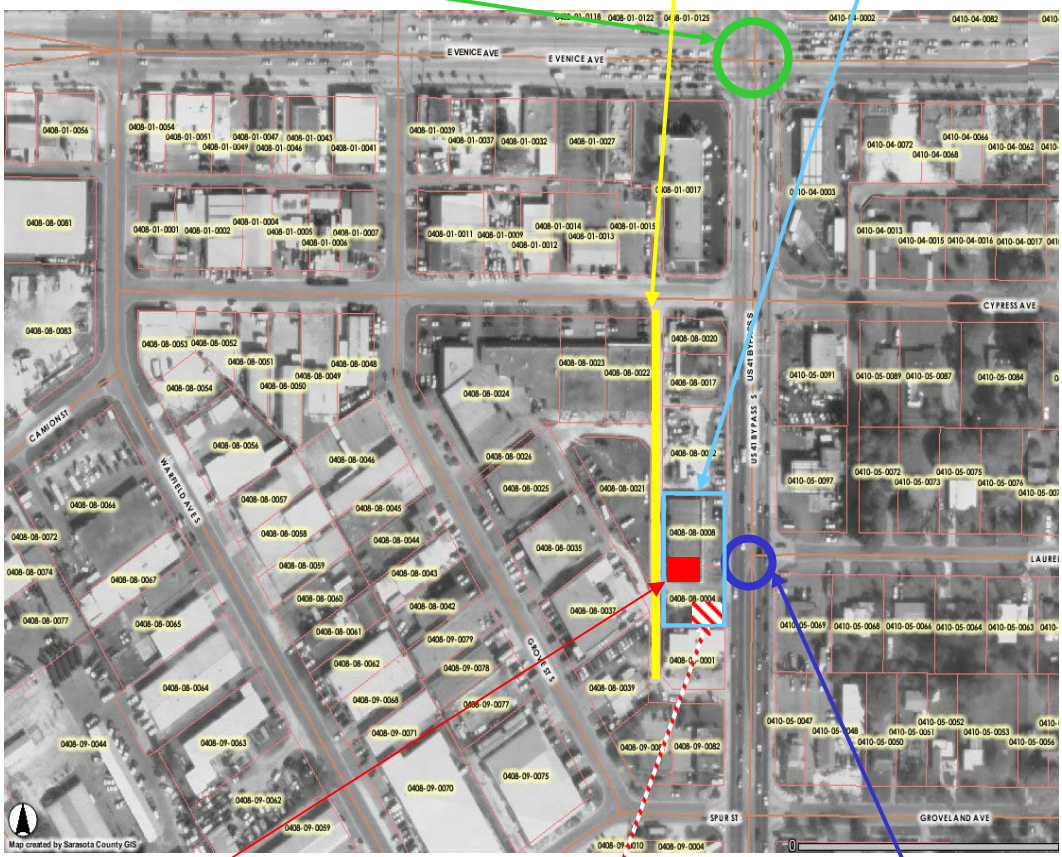
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Aerial Photo

Subject Property

Traffic Light at Venice Ave & US 41

Alleyway



2 Auto Bays with Attached Office

1500 sqft Free Standing Building

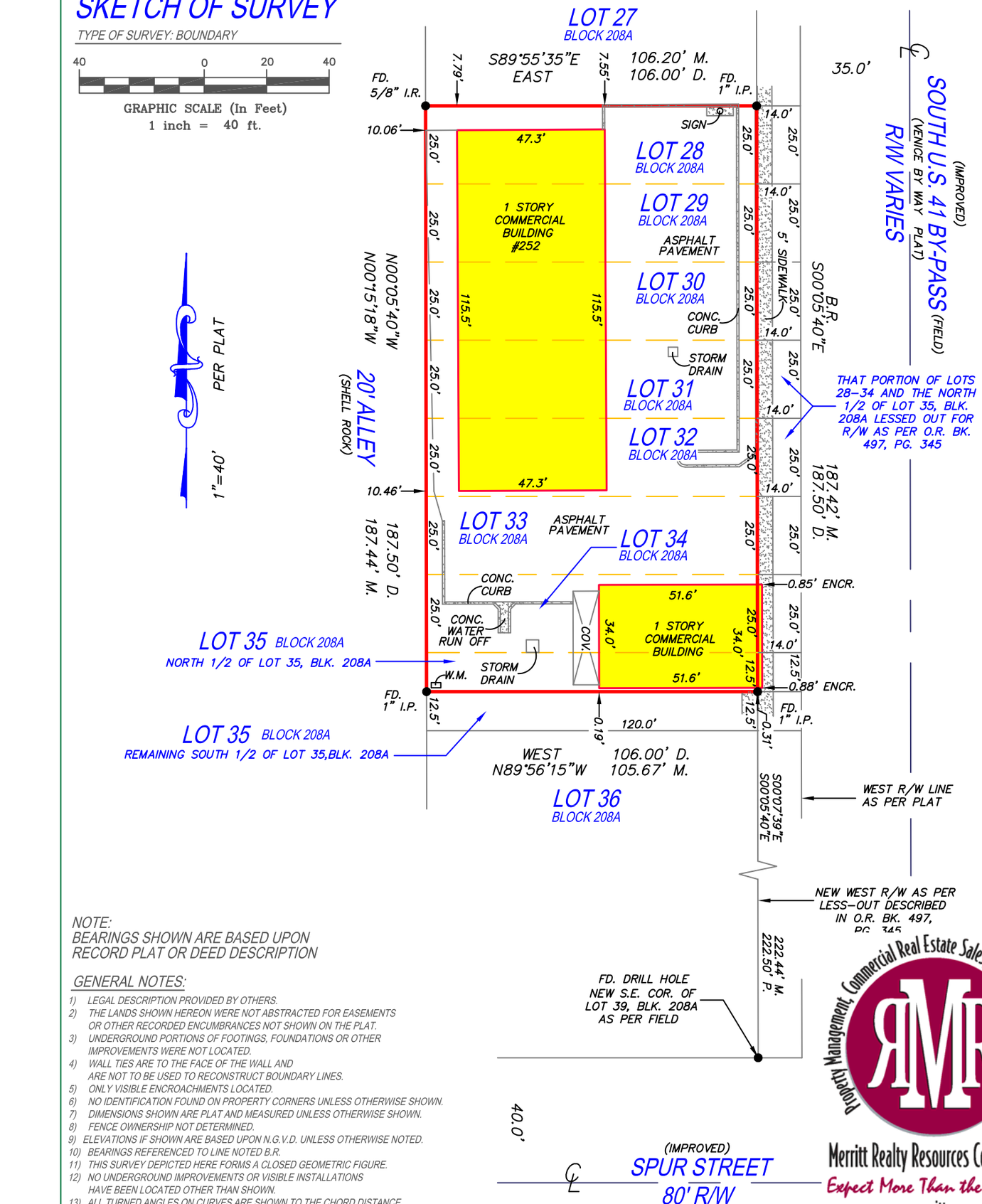
Curb Cut for North Bound Traffic

SKETCH OF SURVEY

TYPE OF SURVEY: BOUNDARY

40 0 20 40

GRAPHIC SCALE (In Feet)
1 inch = 40 ft.



NOTE:
BEARINGS SHOWN ARE BASED UPON RECORD PLAT OR DEED DESCRIPTION

GENERAL NOTES:

1) LEGAL DESCRIPTION PROVIDED BY OTHERS.
2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
5) ONLY VISIBLE ENCROACHMENTS LOCATED.
6) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS OTHERWISE SHOWN.
7) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
8) FENCE OWNERSHIP NOT DETERMINED.
9) ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. UNLESS OTHERWISE NOTED.
10) BEARINGS REFERENCED TO LINE NOTED B.R.
11) THIS SURVEY DEPICTED HERE FORMS A CLOSED GEOMETRIC FIGURE.
12) NO UNDERGROUND IMPROVEMENTS OR VISIBLE INSTALLATIONS HAVE BEEN LOCATED OTHER THAN SHOWN.
13) ALL TURNED ANGLES ON CURVES ARE SHOWN TO THE CHORD DISTANCE
14) THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.
15) NOTICE THIS DRAWING MAY NOT BE TO SCALE DUE TO ELECTRONIC TRANSFER
16) NOTICE: THIS DRAWING PREPARED IN COLOR. SURVEY VOID IF NOT IN COLOR.
17) THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
18) FENCE CORNERS AND BUILDING CORNERS ARE WITNESS MONUMENTS TO OBSTRUCTED CORNERS. DIMENSIONS AREA AS SHOWN.
19) SUBJECT TO ANY DEDICATION, LIMITATIONS, RESTRICTIONS, RESERVATIONS, AND/OR EASEMENTS OF RECORD. NO EXAMINATION OF TITLE MADE BY SURVEYOR.
20) THIS SURVEY IS VALID IN ACCORDANCE WITH F.S. 627.7842, FOR A PERIOD OF 90 DAYS FROM THE DATE OF CERTIFICATION.
THIS SURVEY IS NOT AN ALTA/ACSM LAND TITLE SURVEY.

THIS SURVEY IS INTENDED FOR MORTGAGE OR REFINANCE PURPOSES ONLY. EXCLUSIVELY FOR THIS USE BY THOSE TO WHOM IT IS CERTIFIED. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION, PERMITTING, DESIGN OR ANY OTHER USE WITHOUT THE WRITTEN CONSENT OF FIRST FINANCIAL SURVEYORS, INC.

LEGEND

— —	CALCULATED CENTERLINE	FD.	FOUND		WOOD DECK
—/—/—	WOOD FENCE	N.R.	NON RADIAL		CONC. BLOCK WALL TYP.
—x—x—	WIRE FENCE	O.H.L.	OVERHEAD LINES		COVERED AREA
●	PROPERTY CORNER	P.P.	POWER POLE		CONCRETE
◆	SITE BENCH MARK	TX	TRANSFORMER	M.	FIELD MEASURED
ENCR	ENCROACHMENT	CATV	CABLE RISER	P.	PLAT
℄	CENTERLINE	W.M.	WATER METER	C.	CALCULATED
C.M.	CONCRETE MONUMENT	TEL.	TELEPHONE FACILITIES	R/W	RIGHT OF WAY
F.I.R.	FOUND IRON ROD	B.R.	BEARING REFERENCE	TYP.	TYPICAL
F.I.P.	FOUND IRON PIPE	W	WELL	Δ	CENTRAL ANGLE/DELTA
N&D	NAIL & DISC	RAD	RADIAL TIE	L	LENGTH
M.E.	MAINTENANCE EASEMENT	A/C	AIR CONDITIONER	R	RADIUS (RADIAL)
D.E.	DRAINAGE EASEMENT	T.O.B.	TOP OF BANK	D	DESCRIPTION OR DEED
U.E.	UTILITY EASEMENT	W.C.	WITNESS CORNER	C	CHORD
PG.	PAGE	E.O.W.	EDGE OF WATER	CB	CHORD BEARING
P.B.	PLAT BOOK	10.50	EXISTING ELEVATION	F.F.	FINISHED FLOOR
P.O.L.	POINT ON LINE	S/W	SIDEWALK	F.C.M.	FOUND CONCRETE MONUMENT
P.C.	POINT OF CURVATURE	N.T.S.	NOT TO SCALE	P.C.C.	POINT OF COMPOUND CURVATURE
P.R.C.	POINT OF REVERSE CURVE	F.P.K.	FOUND PARKER-KALON NAIL	P.C.P.	PERMANENT CONTROL POINT
P.T.	POINT OF TANGENCY	P.R.M.	PERMANENT REFERENCE MONUMENT	P.I.	POINT OF INTERSECTION
S.I.R.	SET IRON ROD & CAP			○	TRUE CORNER NOT RECOVERED
O.R.B.	OFFICIAL RECORDS BOOK				

First Financial Surveyors, Inc.
And Affiliated Companies
L.B. 6387

CENTRAL FLORIDA
950 S. WINTER PARK DRIVE
SUITE 230
CASSELBERRY, FL 32707

Phone: (321) 397-2221
Fax: (321) 397-2222

Nationwide: 1-800-787-8266
Nationwide: Fax: 1-800-787-8260

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NOTE:
IN COMPLIANCE WITH FLORIDA STATUES 61G17-6.0031 (5) (E), IF LOCATION OF EASEMENTS OR RIGHT-OF-WAY OF RECORD, OTHER THAN THOSE ON RECORD PLAT, IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR AND MAPPER.

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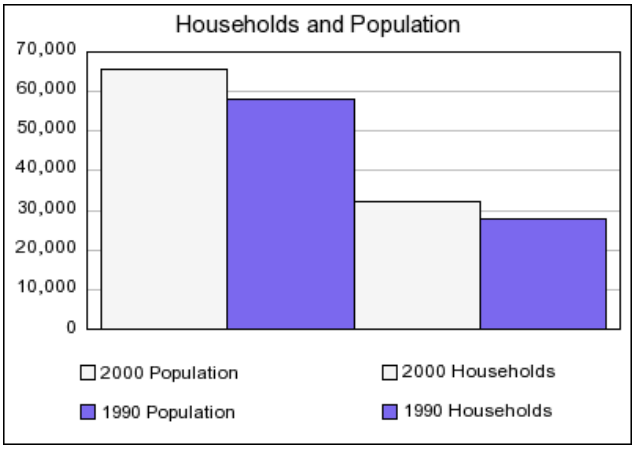
Date: April 28, 2005
Current Geography Selection: 5 mile radius: 252 US HWY 41, VENICE, FL 34285

Latitude: 27.102260 ***Lo***
City: Venice city ***Pop:*** 1
County: Sarasota Cou
Zip: 34292 Venice ***Pop***

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Executive Summary Report with Charts

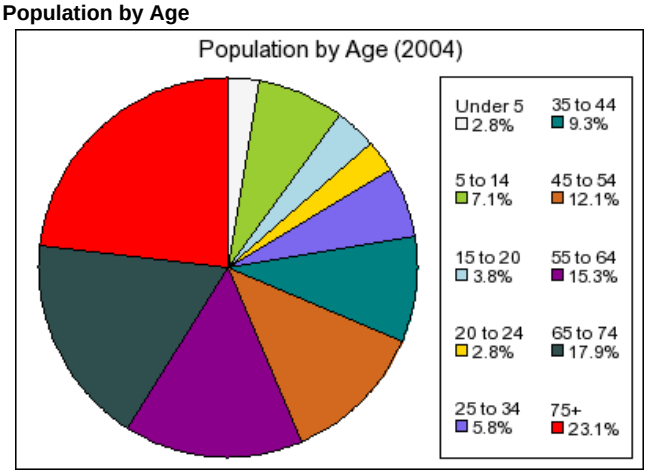
Population Demographics



The number of households in the study area in 1990 was **27,890** and changed to **32,218** in 2000, representing a change of **16%**. The household count in 2004 was **34,841** and the household projection for 2009 is **38,041**, a change of **9%**. The population in the study area in 1990 was **57,951** and in 2000 it was **65,611**, roughly a **13%** change. The population in 2004 was **69,892** and the projection for 2009 is **75,384** representing a change of **8%**.

	1990 Census	2000 Census	2004 Estimate	2009 Projection	Percent Change 1990 to 2000	Percent Change 2004 to 2009
Total Population	57,951	65,611	69,892	75,384	13.2%	7.9%
Total Households	27,890	32,218	34,841	38,041	15.5%	9.2%

Population by Age



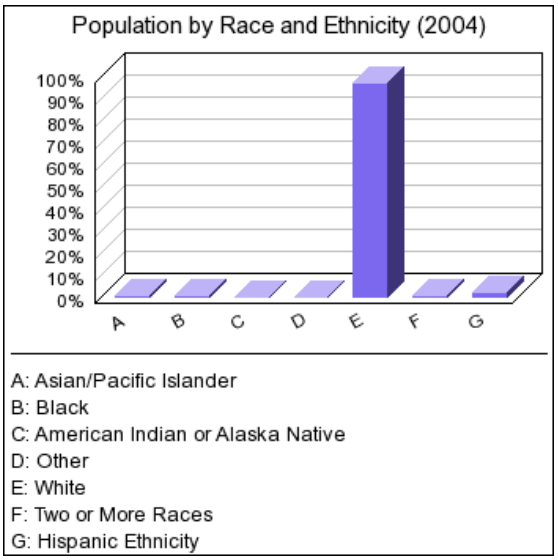
In 1990, the median age of the total population in the study area was **61.3**, and in 2000, it was **60.6**. The median age in 2004 is **59.6** and it is predicted to change in five years to **58.7** years.

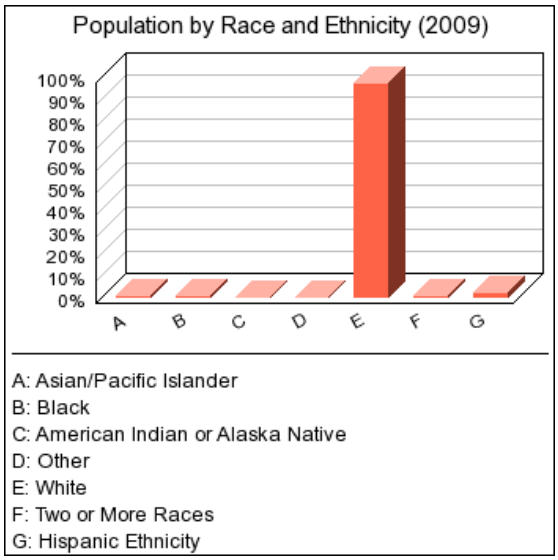
In 2004, females represented **53.5**% of the population with a median age of **60.6** and males represented **46.5%** of the population with a median age of **58.1** years.

In 2004, the most prominent age group in this geography is **75 +** years. The age group least represented in this geography is **18 to 24** years.

Age Groups	1990 Census		2000 Census		2004 Estimate		2009 Projection		Percent Change 1990 to 2000	Percent Change 2004 to 2009
0 to 4	1,856	3.2%	1,705	2.6%	1,962	2.8%	2,283	3.0%	−8.1%	16.3%
5 to 14	3,711	6.4%	4,632	7.1%	4,968	7.1%	5,286	7.0%	24.8%	6.4%
15 to 19	2,092	3.6%	2,144	3.3%	2,631	3.8%	3,061	4.1%	2.5%	16.3%
20 to 24	1,787	3.1%	1,404	2.1%	1,938	2.8%	2,610	3.5%	−21.5%	34.7%
25 to 34	4,946	8.5%	3,917	6.0%	4,027	5.8%	4,512	6.0%	−20.8%	12.0%
35 to 44	5,480	9.5%	6,486	9.9%	6,493	9.3%	6,418	8.5%	18.4%	−1.2%
45 to 54	4,894	8.4%	7,577	11.5%	8,482	12.1%	9,448	12.5%	54.8%	11.4%
55 to 64	8,253	14.2%	9,746	14.9%	10,693	15.3%	11,801	15.7%	18.1%	10.4%
65 to 74	13,701	23.6%	13,332	20.3%	12,521	17.9%	12,780	17.0%	−2.7%	2.1%
75 +	11,247	19.4%	14,670	22.4%	16,175	23.1%	17,184	22.8%	30.4%	6.2%

Population by Race/Ethnicity

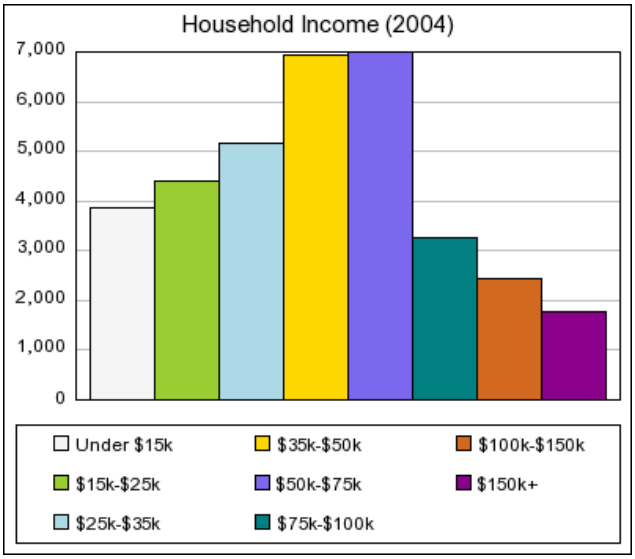




In 2004, the predominant race/ethnicity category in this study area is **White**.
The race ethnicity category least represented in this geography is **American Indian, Ala**.

Race Ethnicity	1990 Census		2000 Census		2004 Estimate		2009 Projection		Percent Change 1990 to 2000	Percent Change 2004 to 2009
White	57,074	98.5%	64,093	97.7%	68,133	97.5%	73,326	97.3%	12.3%	7.6%
Black	500	0.9%	422	0.6%	551	0.8%	705	0.9%	−15.5%	27.9%
American Indian or Alaska Native	83	0.1%	117	0.2%	122	0.2%	135	0.2%	41.2%	11.0%
Asian	232	0.4%	388	0.6%	418	0.6%	459	0.6%	67.4%	9.8%
Other Race	46	0.1%	177	0.3%	212	0.3%	256	0.3%	286.6%	20.8%
Two or More Races			414	0.6%	456	0.7%	503	0.7%		10.4%
Hispanic Ethnicity	418	0.7%	901	1.4%	1,281	1.8%	1,809	2.4%	115.6%	41.2%
Not Hispanic or Latino	57,531	99.3%	64,710	98.6%	68,611	98.2%	73,575	97.6%	12.5%	7.2%

Households by Income



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In 2004 the predominant household income category in this study area is **$50K − $75K**, and the income group that is least represented in this geography is **$150K +**.

HH Income Categories	1990 Census		2000 Census		2004 Estimate		2009 Projection		Percent Change 1990 to 2000	Percent Change 2004 to 2009
$0 − $15,000	5,618	20.1%	3,830	11.9%	3,867	11.1%	3,837	10.1%	−31.8%	−0.8%
$15,000 − $24,999	6,236	22.4%	4,485	13.9%	4,404	12.6%	4,069	10.7%	−28.1%	−7.6%
$25,000 − $34,999	5,649	20.3%	5,182	16.1%	5,159	14.8%	5,250	13.8%	−8.3%	1.8%
$35,000 − $49,999	5,223	18.7%	6,675	20.7%	6,949	19.9%	6,680	17.6%	27.8%	−3.9%
$50,000 − $74,999	3,089	11.1%	6,138	19.1%	6,993	20.1%	8,099	21.3%	256.0%	15.8%
$75,000 − $99,999	1,180	4.2%	2,615	8.1%	3,254	9.3%	4,233	11.1%	121.7%	30.1%
$100,000 − $149,999	545	2.0%	1,836	5.7%	2,454	7.0%	3,434	9.0%	237.0%	39.9%
$150,000 +	345	1.2%	1,457	4.5%	1,762	5.1%	2,439	6.4%	322.6%	38.4%
Average Hhld Income	$35,774		$54,847		$58,929		$62,243		53.3%	5.6%
Median Hhld Income	$28,326		$40,554		$43,301		$48,402		43.2%	11.8%
Per Capita Income	$17,288		$26,932		$29,682		$31,739		55.8%	6.9%

Current year data is for the year **2004**, 5 year projected data is for the year **2009**.
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Long John Silvers, Winterhaven

1603 3rd Street SW

Winterhaven, FL 33880

Prepared By

Ashley Montgomery

Commercial Associate

Direct: 941.234.2210

amontgomery@gomerritt.com

Summary



This property, currently a Long John Silvers restaurant offers 2,532 SF of air conditioned space. The improvements are situated .71 acres. Site also offers visible signage and convenient ingress and egress.

Currently the population within a five mile radius is 81,140 and is projected to grow at a rate of 6% over the next five years to 85,781 . Ingress and egress to the property from both North and South bound lanes of traffic, (See Property Ingress and Egress Page).

In the surrounding market there are several nation and local retailers such as, Burdines, Belks, KFC,etc. (See Site Locator Map)

Currently site appears to be at its highest and best use, and we would recommend to keep the building as a Long John Silvers maybe adding A&W as a possibility or identifying a national tenant outside the YUM brand family.

At a market rent of between $22-$24 per SF figuring $100k in deferred maintenance, the property is worth between $457k-$507k.



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Business List

G	250 to 499	20,000 to 49,999
H	500 to 999	50,000 to 99,999
I	1,000 to 4,999	100,000 to 499,999
J	5,000 to 9,999	500,000 to 999,999
K	10,000 +	1,000,000 +

This business list is for analytical purposes only and shall not be used as a contact list for any marketing purposes.

Current year data is for the year **2003**, 5 year projected data is for the year **2008**.

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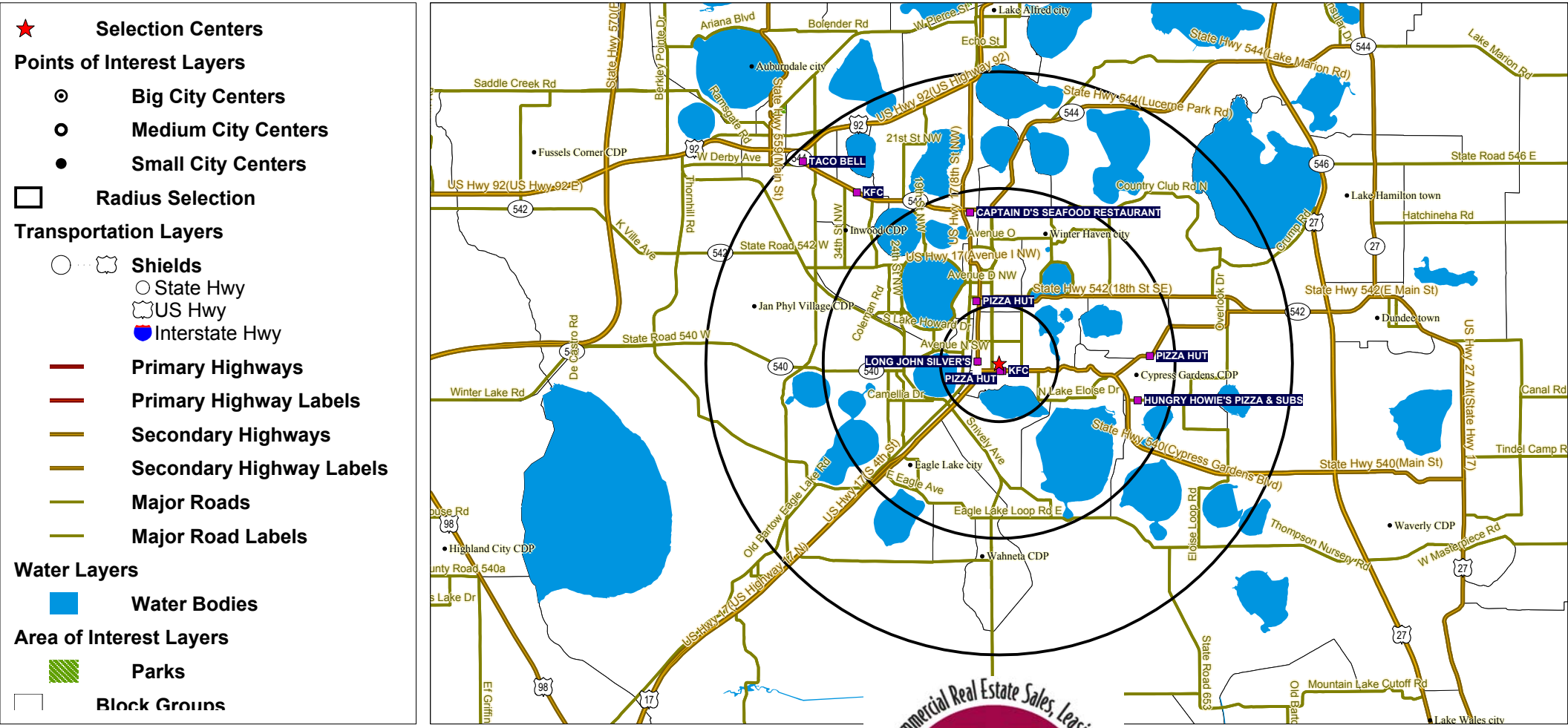
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SCALE 1 : 174,679

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Date: September 9, 2004
Current Geography Selection: 1, 3, 5 mile radii: 1603 3RD ST SE, WINTER HAVEN, FL 33880

Business List SIC Codes: 5812
Business List Sorted by: Business Name

Business List

1, 3, 5 mile radii: 1603 3RD ST SE, WINTER HAVEN, FL 33880														
Select	**#**	**Business Name**	**Address**	**City**	**State**	**Zip**	**Phone**	**Contact Last Name**	**Contact First Name**	**Employee Size***	**Sales Volume****	**SIC**	**Dist.**	**Dir.**
☑	1	PIZZA HUT	301 CYPRESS GARDENS BLVD	WINTER HAVEN	FL	33880	(863) 294-8715			D	B	581208	0.13	S
☑	2	KFC	401 CYPRESS GARDENS BLVD	WINTER HAVEN	FL	33880	(863) 299-1990	LOWERY	JIM	D	B	581208	0.14	SE
☑	3	LONG JOHN SILVER'S	1603 3RD ST SW	WINTER HAVEN	FL	33880	(863) 299-2304	JONES	CINDY	C	B	581208	0.37	W
☑	4	TACO BELL	1799 3RD ST SW	WINTER HAVEN	FL	33880	(863) 293-7790	DUMKE	GREG	D	C	581208	0.39	W
☑	5	PIZZA HUT	203 MAGNOLIA AVE SW	WINTER HAVEN	FL	33880	(863) 965-1300	LUCAS	FRANK	C	B	581208	1.13	N
☑	6	HUNGRY HOWIE'S PIZZA & SUBS	3007 CYPRESS GARDENS RD	WINTER HAVEN	FL	33884	(863) 324-2055	OPITZ	GORDON	B	A	581208	2.45	E
☑	7	PIZZA HUT	500 OVERLOOK DR	WINTER HAVEN	FL	33884	(863) 326-9333	SMITH	GARY	D	B	581208	2.57	E
☑	8	CAPTAIN D'S SEAFOOD RESTAURANT	1919 6TH ST NW	WINTER HAVEN	FL	33881	(863) 299-6594	BIRD	MARILYN	C	B	581208	2.63	N
☑	9	KFC	3105 HAVENDALE BLVD NW	WINTER HAVEN	FL	33881	(863) 967-9830	CHARLES	VALRIE	D	C	581208	3.80	NW
☑	10	TACO BELL	351 HAVENDALE BLVD	AUBURNDALE	FL	33823	(863) 967-6318	WOODARD	BRIAN	D	C	581208	4.81	NW

Legend		
Code	* Employee Size	** Annual Sales Volume (in Thousands)
A	1 to 4	1 to 499
B	5 to 9	500 to 999
C	10 to 19	1,000 to 2,499
D	20 to 49	2,500 to 4,999
E	50 to 99	5,000 to 9,999
F	100 to 249	10,000 to 19,999

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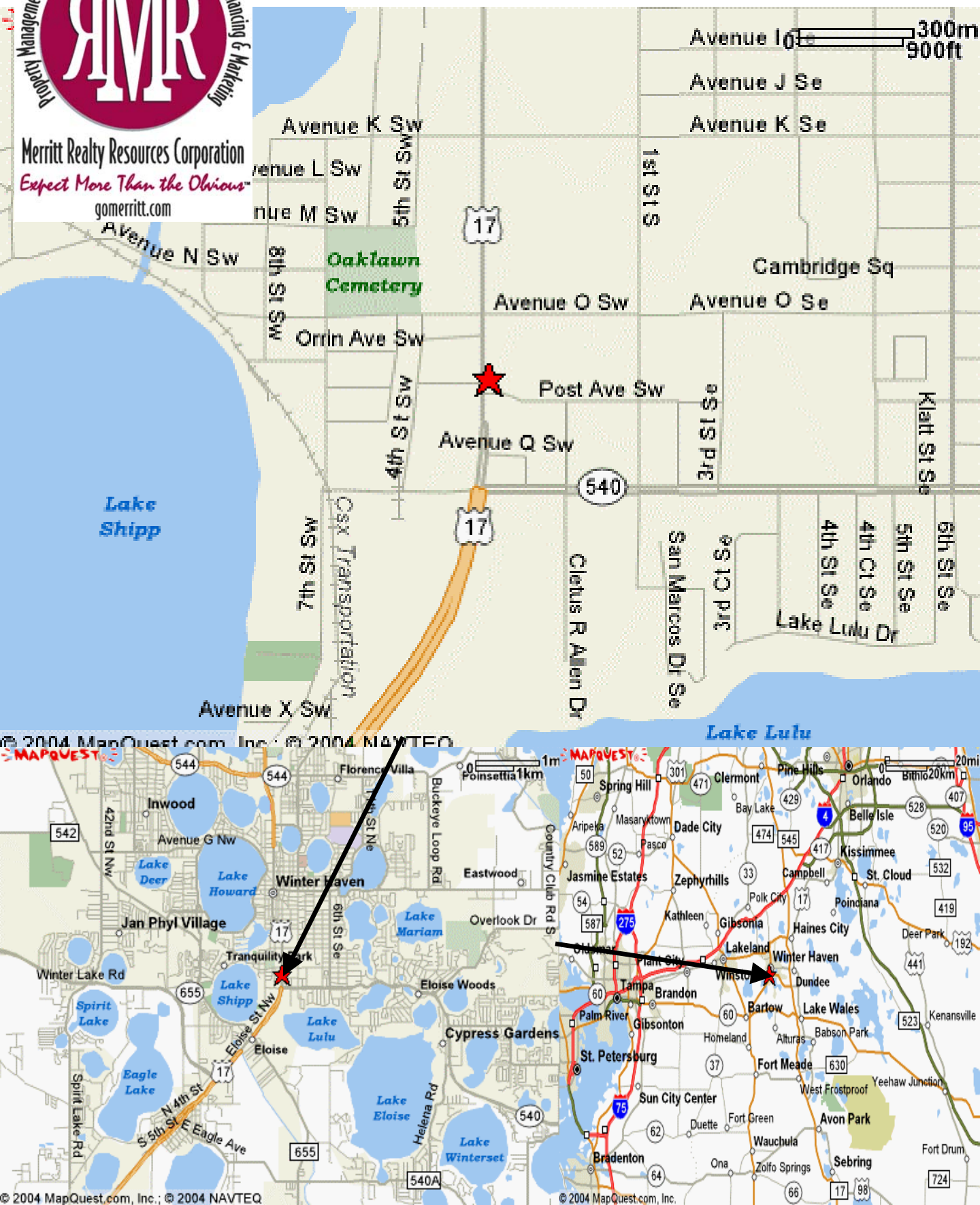
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Maps

Map Page


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300m
900ft
Avenue I
Avenue J Se
Avenue K Se
Avenue K Sw
Avenue L Sw
Avenue M Sw
Avenue N Sw
5th St Sw
1st St S
17
8th St Sw
Oaklawn Cemetery
Cambridge Sq
Avenue O Sw
Avenue O Se
Orrin Ave Sw
Post Ave Sw
4th St Sw
3rd St Se
Klatt St Se
Avenue Q Sw
540
Lake Shipp
7th St Sw
Csx Transportation
Cletus R Allen Dr
San Marcos Dr Se
3rd Ct Se
4th St Se
4th Ct Se
5th St Se
6th St Se
Lake Lulu Dr
Avenue X Sw
Lake Lulu
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MAPQUEST
544
Florence Villa
Poinsettia
1km
Inwood
42nd St Nw
542
Avenue G Nw
Lake Deer
Lake Howard
Winter Haven
Eastwood
Buckeye Loop Rd
Country Club Rd S
Jan Phyl Village
Lake Mariam
Overlook Dr
6th St Se
Tranquility Park
Winter Lake Rd
655
Lake Shipp
Eloise Woods
Spirit Lake
Eloise St Nw
Lake Lulu
Cypress Gardens
Eloise
Eagle Lake
N 4th St
S 5th St
E Eagle Ave
Spirit Lake Rd
Lake Eloise
Helena Rd
Lake Winterset
540A
© 2004 MapQuest.com, Inc.; © 2004 NAVTEQ
50
301
Clermont
Pine Hills
Orlando
Bithlo
20km
Spring Hill
471
Bay Lake
429
Belle Isle
528
407
Aripeka
Masaryktown
Dade City
4
95
589
52
Pasco
474
545
417
Kissimmee
520
Jasmine Estates
Zephyrhills
33
Campbell
St. Cloud
532
54
Polk City
17
Poinciana
587
275
Kathleen
Gibsonia
Haines City
419
Deer Park
192
Lakeland
Winter Haven
441
Plant City
Winston
Dundee
Tampa
60
Brandon
Bartow
Lake Wales
Palm River
Gibsonton
Homeland
Alturas
Babson Park
523
Kenansville
St. Petersburg
37
Fort Meade
630
West Frostproof
Yeehaw Junction
Sun City Center
75
Duette
Fort Green
62
Avon Park
Wauchula
Bradenton
Ona
Zolfo Springs
Sebring
Fort Drum
64
66
98
724

Locator Map

Taco Bell 4.81 miles from site
KFC 3.8 miles from site
Captain D's 2.63 miles from site
Pizza Hut 1.13 miles from sitea

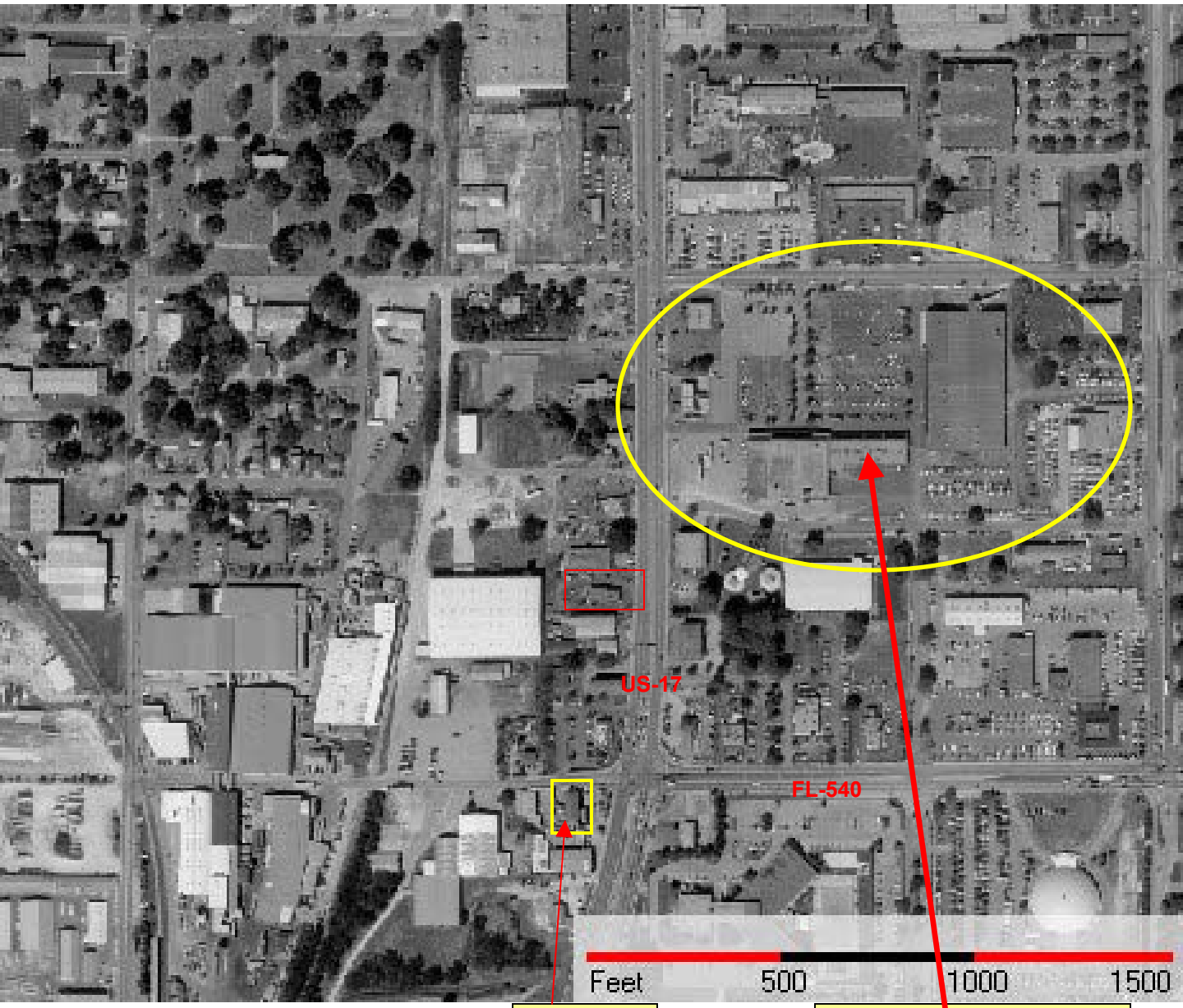


Crispers
Pier 1 Imports
Staples
Lowes
Carrabas
Burdines
Belks

The Mall
Save A Lot
Joanne's Fabrics
Family Dollar
Big Lots
Big Lots Furniture
USA Mini Mart

Holiday Inn
Payless
Howard Johnson
Shell Gas Station
Abandon Building
Napa Auto Parts
Midas
KFC
Long John Silvers
1603 3 Rd St
Pizza Hut
Sherwin Williams
Taco Bell
Burger King
Bus Stop
Arby's
Pizza Hut 2.57 miles from site

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Taco Bell

The Mall

- Save A Lot
- Joanne's Fabrics
- Big Lots
- Big Lots Furniture
- Family Dollar
- USA Mini Mart Gas

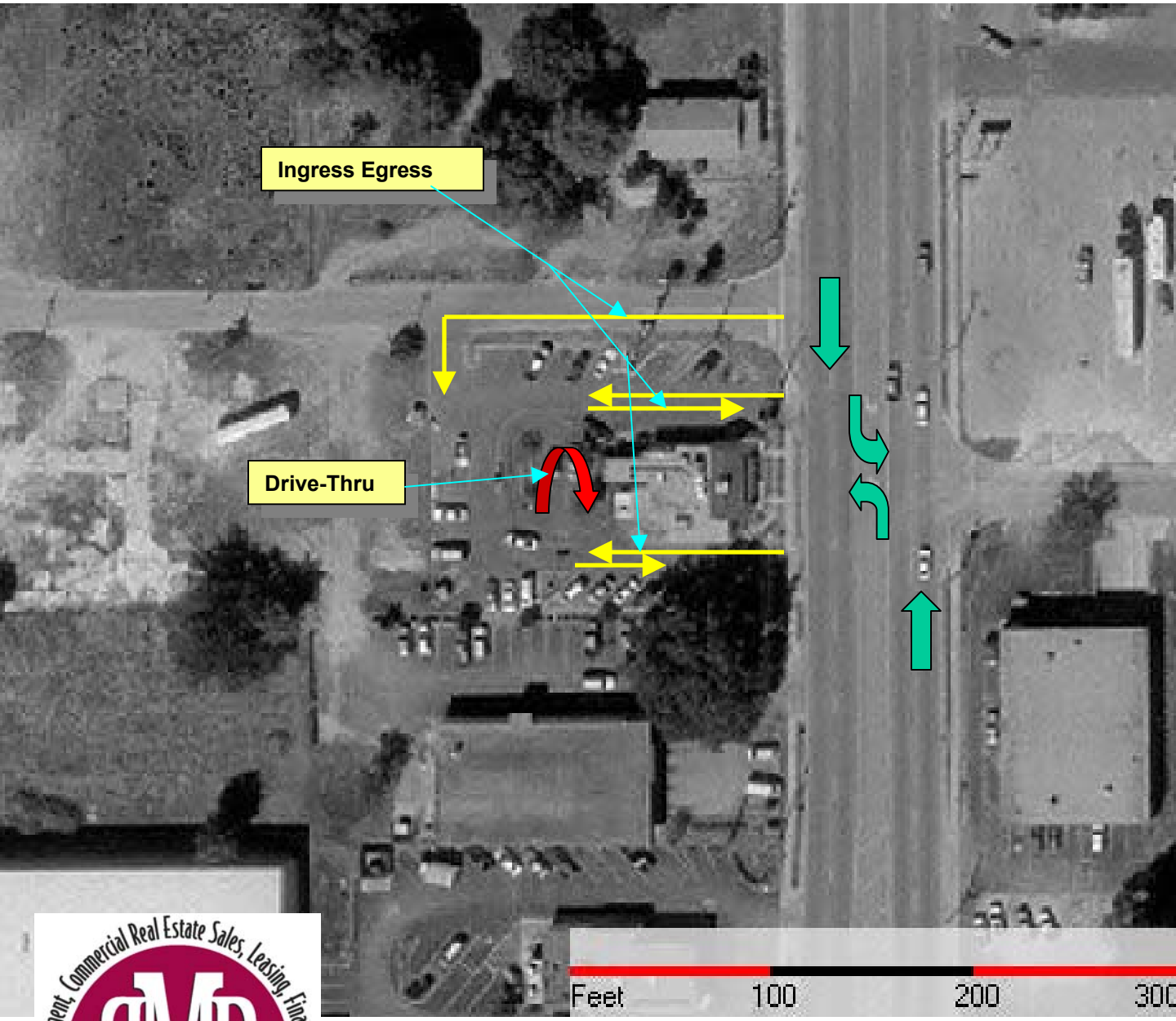
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Property Ingress Egress



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Photos







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Demographics

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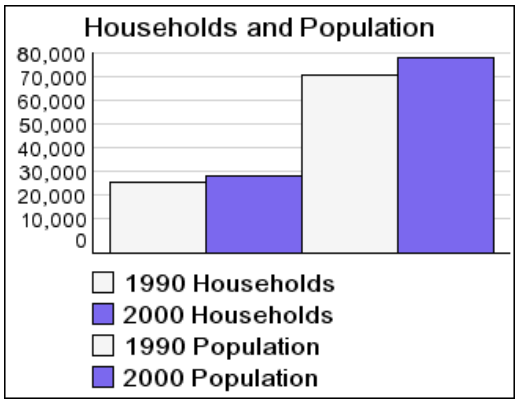
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Date: September 9, 2004
Current Geography Selection: 1, 3, 5 mile radii: 1603 3RD ST SE, WINTER HAVEN, FL 33880

Latitude: 28.005783 ***Long***
City: Winter Haven city ***Po***
County: Polk County ***Pop***
Zip: 33880 Winter Haven

Executive Summary Report with Charts

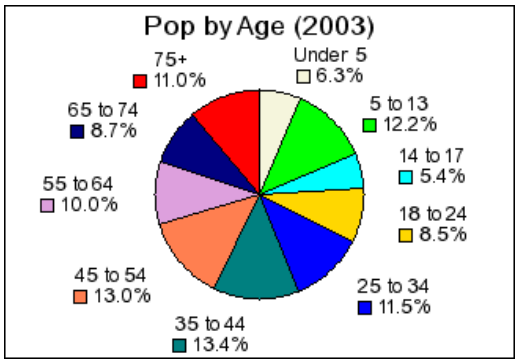
Population Demographics



The number of households in the study area in 1990 was **28,707** and changed to **31,087** in 2000, representing a change of **8%**. The household count in 2003 was **32,379** and the household projection for 2008 is **34,451**, a change of **6%**. The population in the study area in 1990 was **71,230** and in 2000 it was **78,254**, roughly a **10%** change. The population in 2003 was **81,140** and the projection for 2008 is **85,781** representing a change of **6%**.

	1990 Census	2000 Census	2003 Estimate	2008 Projection	Percent Change 1990 to 2000	Percent Change 2003 to 2008
Total Population	71,230	78,254	81,140	85,781	9.9%	5.7%
Total Households	28,707	31,087	32,379	34,451	8.3%	6.4%

Population by Age



In 1990, the median age of the total population in the study area was **38.0**, and in 2000, it was **39.1**. The median age in 2003 is **39.8** and it is predicted to change in five years to **40.4** years.

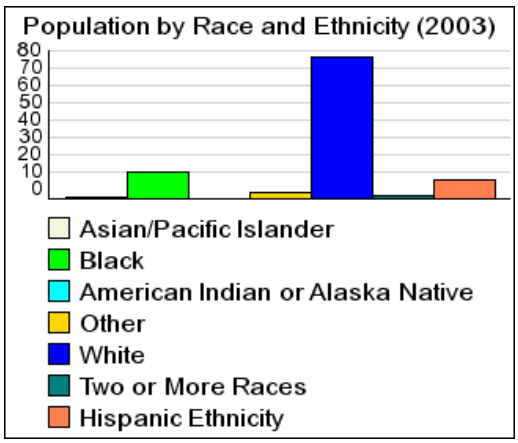
In 2003, females represented **52.3**% of the population with a median age of **41.5** and males represented **47.7%** of the population with a median age of **37.9** years.

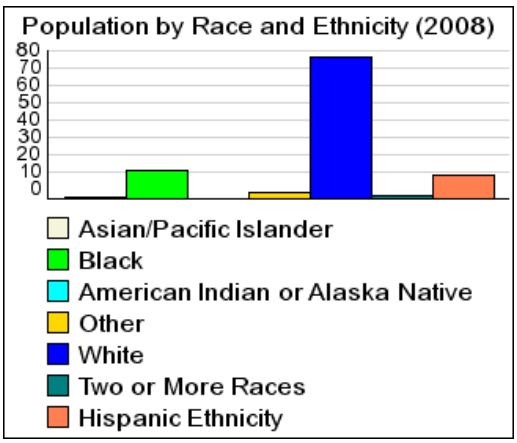
In 2003, the most prominent age group in this geography is **35 to 44** years. The age group least represented in this geography is **14 to 17** years.

Age Groups

	1990 Census		2000 Census		2003 Estimate		2008 Projection		Percent Change 1990 to 2000	Percent Change 2003 to 2008
0 to 4	4,820	6.8%	5,112	6.5%	5,110	6.3%	5,325	6.2%	6.1%	4.2%
5 to 13	7,994	11.2%	9,924	12.7%	9,905	12.2%	9,901	11.5%	24.1%	−0.0%
14 to 17	3,457	4.9%	4,278	5.5%	4,359	5.4%	4,526	5.3%	23.8%	3.8%
18 to 24	6,254	8.8%	6,023	7.7%	6,912	8.5%	7,693	9.0%	−3.7%	11.3%
25 to 34	10,184	14.3%	9,376	12.0%	9,319	11.5%	10,057	11.7%	−7.9%	7.9%
35 to 44	9,223	12.9%	10,959	14.0%	10,875	13.4%	10,548	12.3%	18.8%	−3.0%
45 to 54	7,357	10.3%	9,772	12.5%	10,514	13.0%	11,654	13.6%	32.8%	10.8%
55 to 64	7,368	10.3%	7,651	9.8%	8,130	10.0%	9,100	10.6%	3.8%	11.9%
65 to 74	8,368	11.7%	7,351	9.4%	7,094	8.7%	7,128	8.3%	−12.2%	0.5%
75 +	6,206	8.7%	7,807	10.0%	8,923	11.0%	9,849	11.5%	25.8%	10.4%

Population by Race/Ethnicity





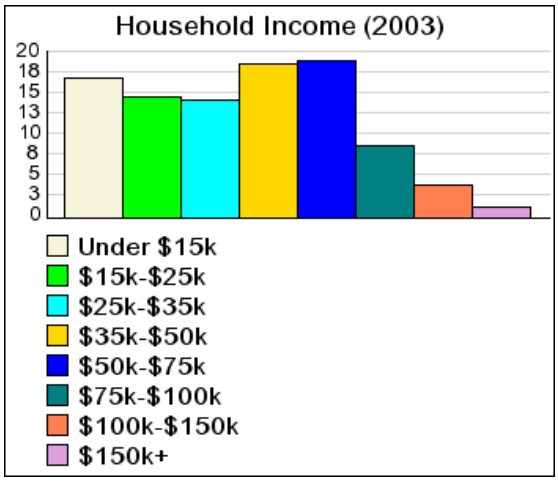
In 2003, the predominant race/ethnicity category in this study area is **White**. The race ethnicity category least represented in this geography is **American Indian, Ala**.

Race Ethnicity

	1990 Census		2000 Census		2003 Estimate		2008 Projection		Percent Change 1990 to 2000	Percent Change 2003 to 2008
White	60,268	84.6%	60,380	77.2%	62,610	77.2%	66,176	77.1%	0.2%	5.7%
Black	9,201	12.9%	11,937	15.3%	12,423	15.3%	13,197	15.4%	29.7%	6.2%
Am Indian or Alaska Native	146	0.2%	226	0.3%	229	0.3%	239	0.3%	55.4%	4.1%
Asian/Pacific Islander	553	0.8%	946	1.2%	996	1.2%	1,071	1.2%	71.0%	7.5%
Other	1,061	1.5%	3,140	4.0%	3,208	4.0%	3,343	3.9%	196.0%	4.2%
Two or More Races	N/A	N/A	1,625	2.1%	1,674	2.1%	1,755	2.0%	N/A	4.9%
Hispanic Ethnicity	3,038	4.3%	7,125	9.1%	8,620	10.6%	11,134	13.0%	134.5%	29.2%

Households by Income

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In 2003 the predominant household income category in this study area is **$50K − $75K**, and the income group that is least represented in this geography is **$150K +**.

HH Income Categories

	1990 Census		2000 Census		2003 Estimate		2008 Projection		Percent Change 1990 to 2000	Percent Change 2003 to 2008
$0 − $14,999	7,871	27.4%	5,570	17.9%	5,485	16.9%	5,212	15.1%	−29.2%	−5.0%
$15,000 − $24,999	5,952	20.7%	5,008	16.1%	4,761	14.7%	4,396	12.8%	−15.9%	−7.7%
$25,000 − $34,999	5,150	17.9%	4,757	15.3%	4,626	14.3%	4,495	13.0%	−7.6%	−2.8%
$35,000 − $49,999	4,906	17.1%	5,735	18.4%	5,999	18.5%	8,297	24.1%	16.9%	38.3%

$50,000 − $74,999	2,631	9.2%	5,593	18.0%	6,151	19.0%	6,662	19.3%	112.5%	8.3%
$75,000 − $99,999	964	3.4%	2,438	7.8%	2,844	8.8%	3,562	10.3%	152.9%	25.3%
$100,000 − $149,999	477	1.8%	936	3.9%	1,226	5.4%	2,809	5.6%	156.9%	60.8%
$150,000 +	408	1.4%	760	2.6%	766	2.4%	1,140	3.3%	86.3%	50.1%
Average Hhld Income	$34,003		$46,468		$49,624		$55,951		36.7%	12.8%
Median Hhld Income	$26,064		$35,453		$37,873		$42,419		36.0%	12.0%
Per Capita Income	$13,956		$18,502		$20,046		$22,653		32.6%	13.0%

Current year data is for the year **2003**, 5 year projected data is for the year **2008**.
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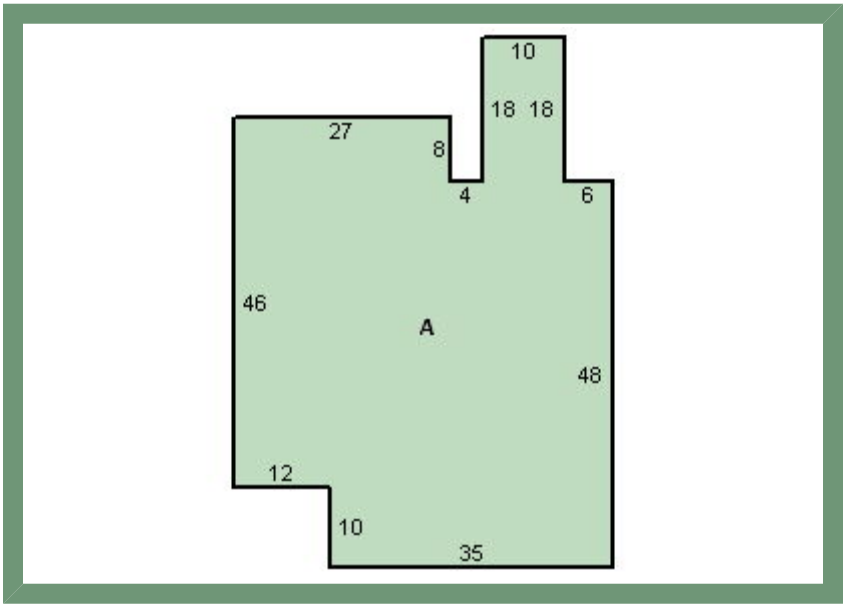
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Building Layout

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HUNSAKER VERNON S ET AL **1603 3RD ST SW**

1 of 1



Legend

A MAIN, 2532 Sq. Ft,

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Tax Data

262832646500000082

HUNSAKER VERNON S ET AL **1603 3RD ST SW**

Owner

1 of 3

Owner Name	HUNSAKER VERNON S ET AL
Mailing Address	PO BOX 23294
City	LEXINGTON
State	KY
Zip Code	40523 3294
Postal Code	
Country	

Parcel

Location Address	1603 3RD ST
City	WINTER HAVEN
Zip Code	33884
Section	32
Township	28
Range	26
Subdivision	646500
Parcel	000082
County/City Tax district	20410
DOR Use Code	2200
DOR Description	Fast Foods & Drive-Ins
Neighborhood	62100010

Short Description

HOBBS & JENKINS SUB PB 3 PG 42
LOT 8 LYING E OF C/L OF FORMER SCL RR LESS
HWY & LESS ADD R/W FOR HWY

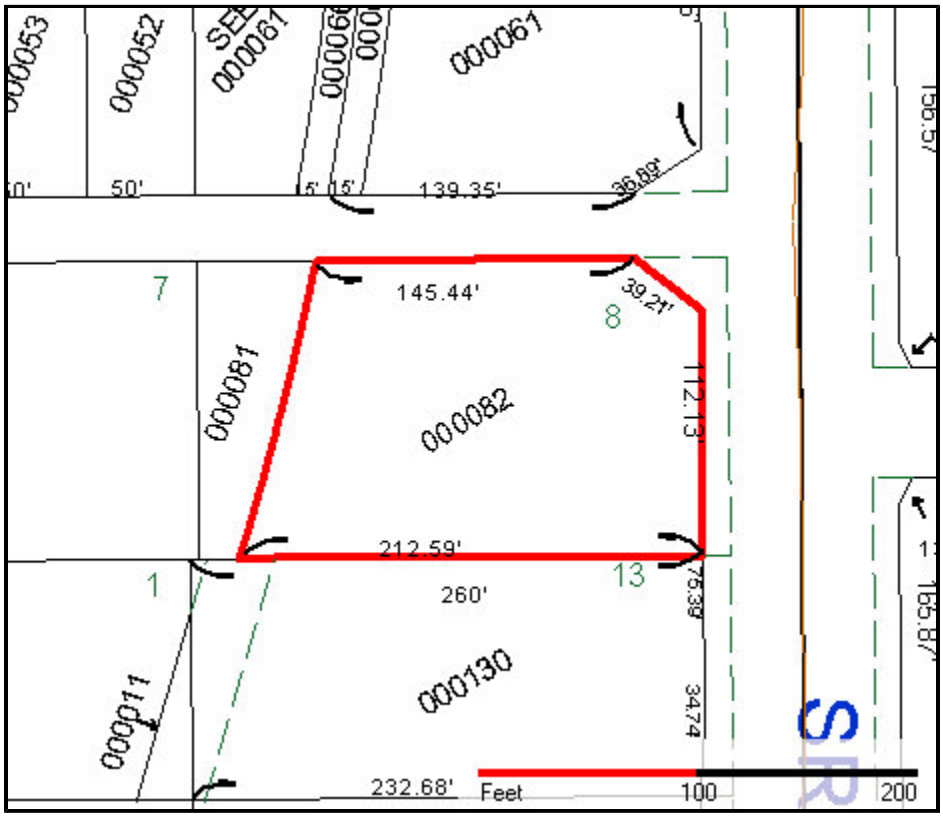
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HUNSAKER VERNON S ET AL **1603 3RD ST SW**



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HUNSAKER VERNON S ET AL **1603 3RD ST SW**

Building

1 of 1

Account Number	262832646500000082
Card Number	1
Building Number	1

Structure

Year Built	1974
Effective Year Built	1990
Units	1
Structure Description	Restaurants - Fast Food
Wall Height	10
Stories	1
Substructure	SLAB
Frame	WOOD FRAME
Roof	GABLE-SHINGLES
Floors	HARD TILE
Interior Walls	DRYWALL
Structure Description	Restaurants - Fast Food
Base Area	2532

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HUNSAKER VERNON S ET AL **1603 3RD ST SW**

Land

1 of 1

Account Number	262832646500000082
Effective Frontage	159
Frontage	159
Depth	195
Units	31005
Unit Type	Square Foot
Value	$186,030.00
Ag	No

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