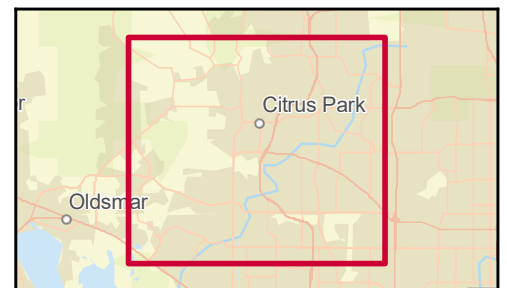
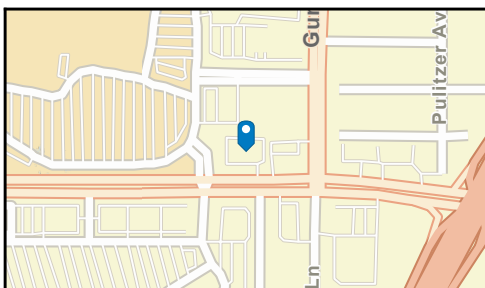
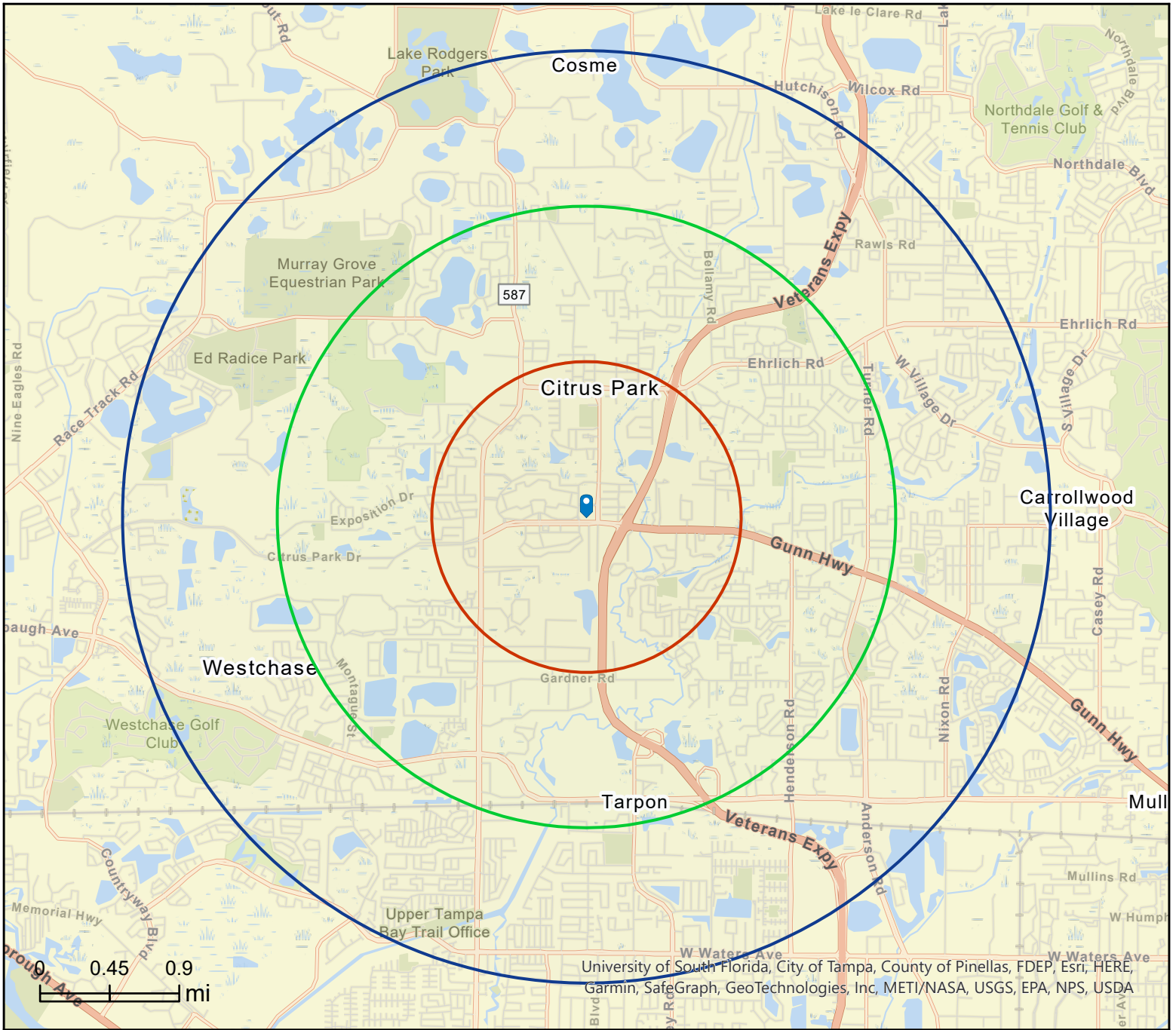


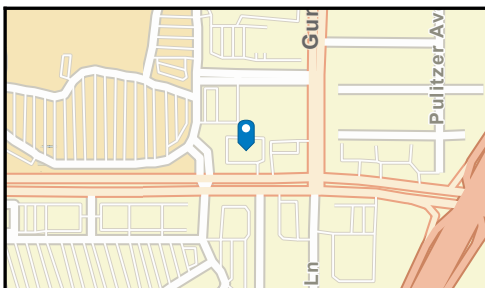
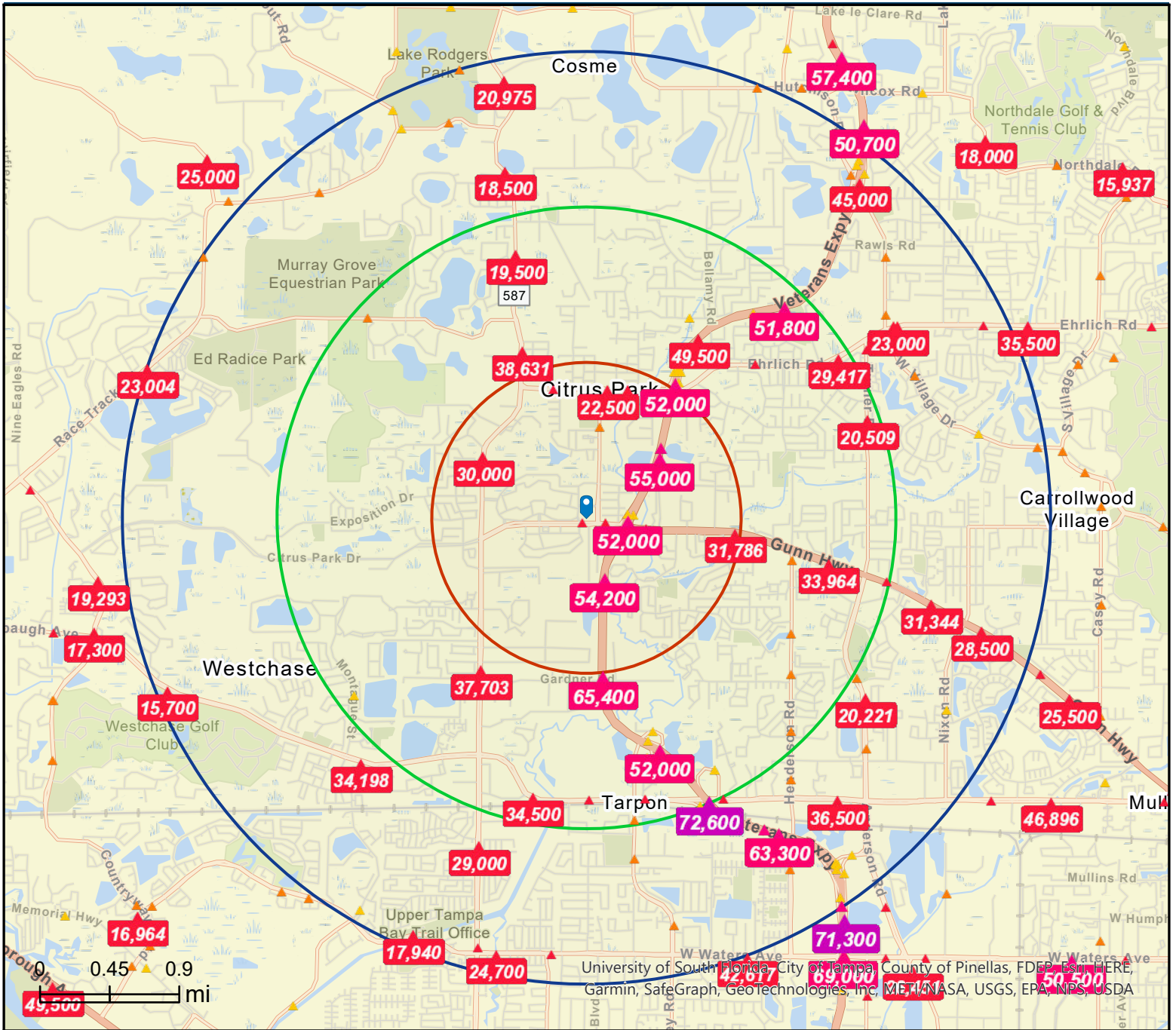
Citrus Park Plaza  
8009 Citrus Park Dr, Tampa, Florida, 33625  
Rings: 1, 2, 3 mile radii

Prepared by Esri  
Latitude: 28.06667  
Longitude: -82.57145

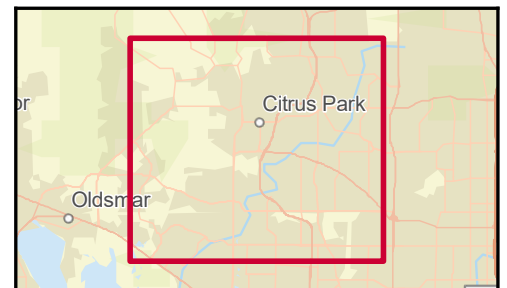


Citrus Park Plaza  
 8009 Citrus Park Dr, Tampa, Florida, 33625  
 Rings: 1, 2, 3 mile radii

Prepared by Esri  
 Latitude: 28.06667  
 Longitude: -82.57145



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2022 Kalibrate Technologies (Q1 2022).

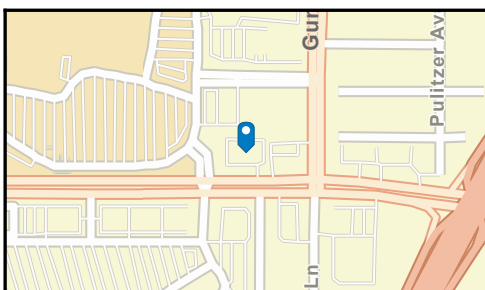
March 25, 2022

Citrus Park Plaza  
 8009 Citrus Park Dr, Tampa, Florida, 33625  
 Rings: 1, 2, 3 mile radii

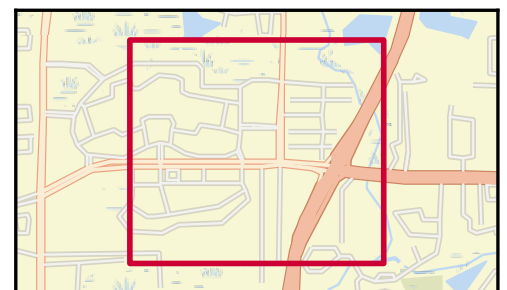
Prepared by Esri  
 Latitude: 28.06667  
 Longitude: -82.57145



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- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2022 Kalibrate Technologies (Q1 2022).



# Traffic Count Profile

Citrus Park Plaza  
8009 Citrus Park Dr, Tampa, Florida, 33625  
Rings: 1, 2, 3 mile radii

Prepared by Esri  
Latitude: 28.06667  
Longitude: -82.57145

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.04	Citrus Park Dr	Citrus Plz Dr (0.02 miles W)	2015	22,414
0.13	Gunn Hwy	Conkle Dr (0.02 miles E)	2017	33,907
0.23		Gunn Hwy (0.06 miles NE)	2020	3,100
0.26	Veterans Expy	Gunn Hwy (0.06 miles N)	2018	4,000
0.26		Gunn Hwy (0.09 miles N)	2020	3,100
0.27		Gunn Hwy (0.06 miles S)	2020	3,100
0.27	Veterans Expy	Gunn Hwy (0.04 miles SW)	2012	52,000
0.31		Gunn Hwy (0.09 miles SW)	2020	3,100
0.39	Gunn Highway	Holloway Rd (0.08 miles W)	2020	26,000
0.41	Veterans Expy	Gunn Hwy (0.36000001 miles N)	2016	54,200
0.59	Gunn Hwy	Arlington Grove Cir (0.07 miles S)	2017	11,987
0.61	Veterans Expressway	Woodbrook Dr (0.14 miles NW)	2020	55,000
0.66	Veterans Expy	Veterans (0.08 miles N)	2016	56,000
0.76	Sheldon Rd	Fawn Creek Dr (0.1 miles N)	2015	27,200
0.78	Sheldon Road	Citrus PkDr (0.08 miles S)	2020	30,000
0.84	Ehrlich Rd	Banberry Ave (0.02 miles W)	2016	22,500
0.86	Gunn Hwy	Citrus Pointe Dr (0.04 miles E)	2017	29,916
0.87	Ehrlich Rd	del Valle Rd (0.07 miles E)	2017	31,378
0.88		Ehrlich Rd (0.06 miles NE)	2020	5,100
0.91		Ehrlich Rd (0.11 miles N)	2020	5,100
0.96	Gunn Hwy	Normandie Rd (0.12 miles E)	2017	31,786
0.96	Veterans	Veterans Expy (0.25999999 miles S)	2016	4,700
1.03	Veterans Expressway	Veterans Expy (0.03 miles S)	2020	65,400
1.04	Veterans Expy	Ehrlich Rd (0.04 miles S)	2012	52,000
1.05		(0.0 miles )	2016	2,200
1.09		Ehrlich Rd (0.07 miles S)	2020	1,700
1.12	FL 589 Toll Express Lane	Tom Fuller Rd (0.13 miles SE)	2020	2,900
1.12		Tom Fuller Rd (0.11 miles S)	2020	1,700
1.15	Gunn Hwy	Beaty Grove Dr (0.04 miles S)	2017	38,631
1.16	Veterans Expy	Gardner Rd (0.1 miles N)	2015	57,200

**Data Note:**The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2020 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

**Source:** ©2022 Kalibrate Technologies (Q1 2022).



# Executive Summary

Citrus Park Plaza  
8009 Citrus Park Dr, Tampa, Florida, 33625  
Rings: 1, 2, 3 mile radii

Prepared by Esri  
Latitude: 28.06667  
Longitude: -82.57145

	1 mile	2 miles	3 miles
<b>Population</b>			
2000 Population	5,396	23,501	59,750
2010 Population	6,541	30,836	72,699
2021 Population	9,263	39,209	85,665
2026 Population	10,361	43,293	92,418
2000-2010 Annual Rate	1.94%	2.75%	1.98%
2010-2021 Annual Rate	3.14%	2.16%	1.47%
2021-2026 Annual Rate	2.27%	2.00%	1.53%
2021 Male Population	48.1%	48.1%	47.9%
2021 Female Population	51.9%	51.9%	52.1%
2021 Median Age	38.0	38.8	40.1

In the identified area, the current year population is 85,665. In 2010, the Census count in the area was 72,699. The rate of change since 2010 was 1.47% annually. The five-year projection for the population in the area is 92,418 representing a change of 1.53% annually from 2021 to 2026. Currently, the population is 47.9% male and 52.1% female.

### Median Age

The median age in this area is 38.0, compared to U.S. median age of 38.5.

### Race and Ethnicity

2021 White Alone	75.3%	74.3%	75.1%
2021 Black Alone	8.7%	8.9%	8.3%
2021 American Indian/Alaska Native Alone	0.5%	0.4%	0.3%
2021 Asian Alone	5.2%	6.6%	6.5%
2021 Pacific Islander Alone	0.1%	0.1%	0.1%
2021 Other Race	6.1%	5.3%	5.4%
2021 Two or More Races	4.2%	4.4%	4.3%
2021 Hispanic Origin (Any Race)	44.8%	40.9%	39.8%

Persons of Hispanic origin represent 39.8% of the population in the identified area compared to 18.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 70.0 in the identified area, compared to 65.4 for the U.S. as a whole.

### Households

2021 Wealth Index	69	93	102
2000 Households	1,928	8,598	22,531
2010 Households	2,527	11,745	27,809
2021 Total Households	3,562	14,858	32,607
2026 Total Households	3,956	16,328	35,020
2000-2010 Annual Rate	2.74%	3.17%	2.13%
2010-2021 Annual Rate	3.10%	2.11%	1.42%
2021-2026 Annual Rate	2.12%	1.90%	1.44%
2021 Average Household Size	2.60	2.63	2.62

The household count in this area has changed from 27,809 in 2010 to 32,607 in the current year, a change of 1.42% annually. The five-year projection of households is 35,020, a change of 1.44% annually from the current year total. Average household size is currently 2.62, compared to 2.61 in the year 2010. The number of families in the current year is 22,365 in the specified area.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.



# Executive Summary

Citrus Park Plaza  
 8009 Citrus Park Dr, Tampa, Florida, 33625  
 Rings: 1, 2, 3 mile radii

Prepared by Esri  
 Latitude: 28.06667  
 Longitude: -82.57145

	1 mile	2 miles	3 miles
<b>Mortgage Income</b>			
2021 Percent of Income for Mortgage	19.0%	17.5%	16.5%
<b>Median Household Income</b>			
2021 Median Household Income	\$61,570	\$69,981	\$70,604
2026 Median Household Income	\$71,574	\$79,652	\$79,580
2021-2026 Annual Rate	3.06%	2.62%	2.42%
<b>Average Household Income</b>			
2021 Average Household Income	\$78,708	\$90,330	\$95,715
2026 Average Household Income	\$89,993	\$102,364	\$108,334
2021-2026 Annual Rate	2.72%	2.53%	2.51%
<b>Per Capita Income</b>			
2021 Per Capita Income	\$30,655	\$33,909	\$36,406
2026 Per Capita Income	\$34,829	\$38,262	\$41,030
2021-2026 Annual Rate	2.59%	2.44%	2.42%

### Households by Income

Current median household income is \$70,604 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$79,580 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$95,715 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$108,334 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$36,406 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$41,030 in five years, compared to \$39,378 for all U.S. households

<b>Housing</b>			
2021 Housing Affordability Index	122	131	138
2000 Total Housing Units	2,149	9,472	24,060
2000 Owner Occupied Housing Units	1,376	6,972	17,863
2000 Renter Occupied Housing Units	552	1,626	4,669
2000 Vacant Housing Units	221	874	1,528
2010 Total Housing Units	2,718	12,721	29,994
2010 Owner Occupied Housing Units	1,353	8,050	19,900
2010 Renter Occupied Housing Units	1,174	3,695	7,909
2010 Vacant Housing Units	191	976	2,185
2021 Total Housing Units	3,646	15,485	34,036
2021 Owner Occupied Housing Units	1,864	9,931	22,389
2021 Renter Occupied Housing Units	1,697	4,927	10,217
2021 Vacant Housing Units	84	627	1,429
2026 Total Housing Units	4,037	16,966	36,440
2026 Owner Occupied Housing Units	2,140	11,071	24,416
2026 Renter Occupied Housing Units	1,816	5,257	10,603
2026 Vacant Housing Units	81	638	1,420

Currently, 65.8% of the 34,036 housing units in the area are owner occupied; 30.0%, renter occupied; and 4.2% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 29,994 housing units in the area - 66.3% owner occupied, 26.4% renter occupied, and 7.3% vacant. The annual rate of change in housing units since 2010 is 5.78%. Median home value in the area is \$277,791, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 1.79% annually to \$303,574.

**Data Note:** Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026. Esri converted Census 2000 data into 2010 geography.



# Demographic and Income Profile

Citrus Park Plaza  
 8009 Citrus Park Dr, Tampa, Florida, 33625  
 Ring: 1 mile radius

Prepared by Esri  
 Latitude: 28.06667  
 Longitude: -82.57145

Summary	Census 2010	2021	2026
Population	6,541	9,263	10,361
Households	2,527	3,562	3,956
Families	1,657	2,324	2,584
Average Household Size	2.59	2.60	2.62
Owner Occupied Housing Units	1,353	1,864	2,140
Renter Occupied Housing Units	1,174	1,697	1,816
Median Age	36.3	38.0	38.8
Trends: 2021-2026 Annual Rate	Area	State	National
Population	2.27%	1.31%	0.71%
Households	2.12%	1.27%	0.71%
Families	2.14%	1.22%	0.64%
Owner HHs	2.80%	1.45%	0.91%
Median Household Income	3.06%	2.38%	2.41%

Households by Income	2021		2026	
	Number	Percent	Number	Percent
<\$15,000	411	11.5%	368	9.3%
\$15,000 - \$24,999	275	7.7%	266	6.7%
\$25,000 - \$34,999	323	9.1%	305	7.7%
\$35,000 - \$49,999	371	10.4%	362	9.2%
\$50,000 - \$74,999	712	20.0%	752	19.0%
\$75,000 - \$99,999	537	15.1%	681	17.2%
\$100,000 - \$149,999	543	15.2%	690	17.4%
\$150,000 - \$199,999	220	6.2%	312	7.9%
\$200,000+	169	4.7%	221	5.6%
Median Household Income	\$61,570		\$71,574	
Average Household Income	\$78,708		\$89,993	
Per Capita Income	\$30,655		\$34,829	

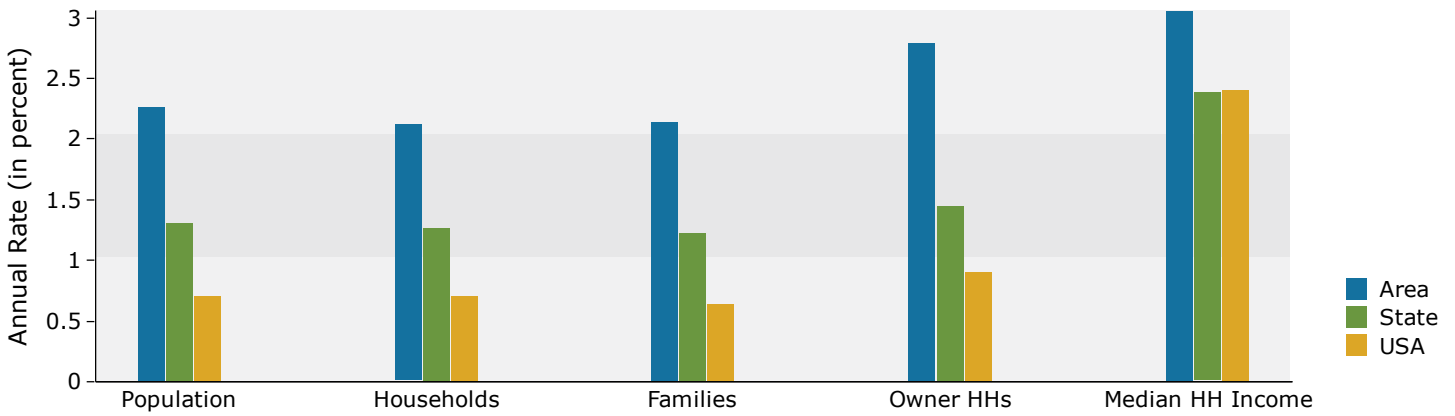
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	382	5.8%	506	5.5%	572	5.5%
5 - 9	407	6.2%	523	5.6%	577	5.6%
10 - 14	451	6.9%	530	5.7%	611	5.9%
15 - 19	493	7.5%	522	5.6%	571	5.5%
20 - 24	428	6.5%	585	6.3%	591	5.7%
25 - 34	986	15.1%	1,542	16.6%	1,655	16.0%
35 - 44	1,008	15.4%	1,310	14.1%	1,530	14.8%
45 - 54	1,040	15.9%	1,212	13.1%	1,274	12.3%
55 - 64	701	10.7%	1,231	13.3%	1,281	12.4%
65 - 74	355	5.4%	818	8.8%	1,013	9.8%
75 - 84	210	3.2%	347	3.7%	529	5.1%
85+	81	1.2%	136	1.5%	156	1.5%

Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	5,160	78.9%	6,972	75.3%	7,656	73.9%
Black Alone	535	8.2%	805	8.7%	916	8.8%
American Indian Alone	28	0.4%	44	0.5%	51	0.5%
Asian Alone	269	4.1%	480	5.2%	592	5.7%
Pacific Islander Alone	6	0.1%	10	0.1%	11	0.1%
Some Other Race Alone	321	4.9%	566	6.1%	676	6.5%
Two or More Races	222	3.4%	386	4.2%	460	4.4%
Hispanic Origin (Any Race)	2,315	35.4%	4,148	44.8%	5,077	49.0%

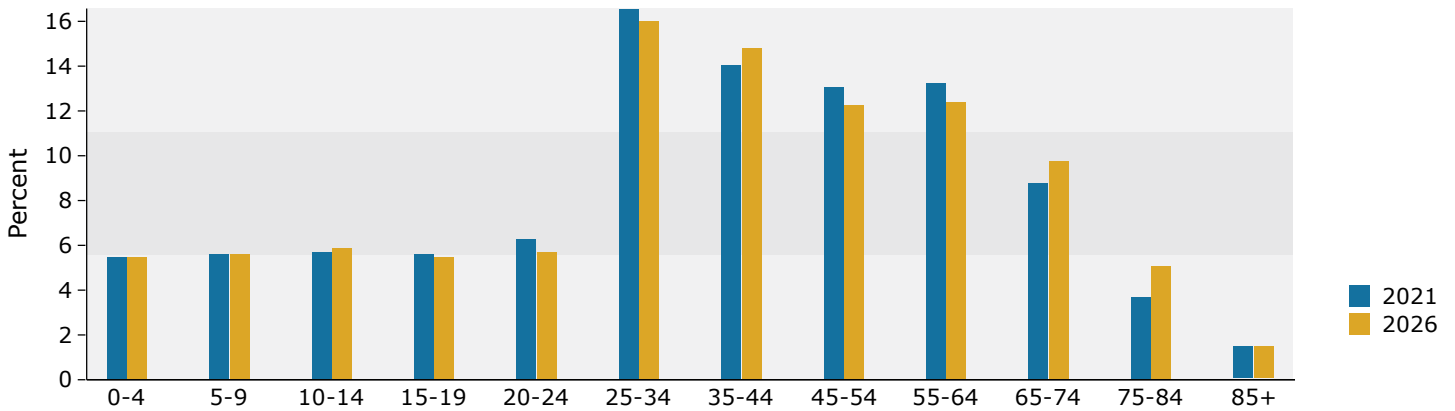
**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

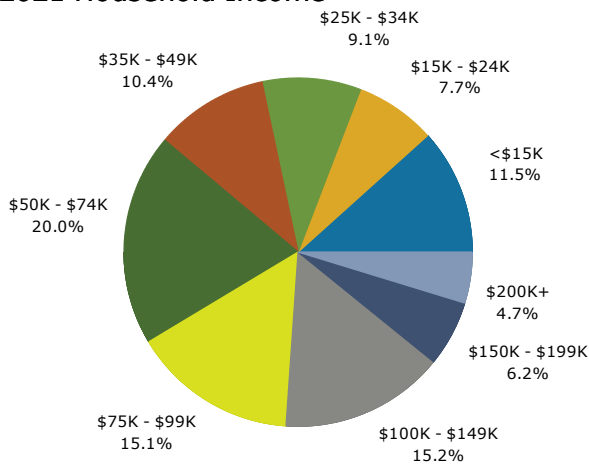
## Trends 2021-2026



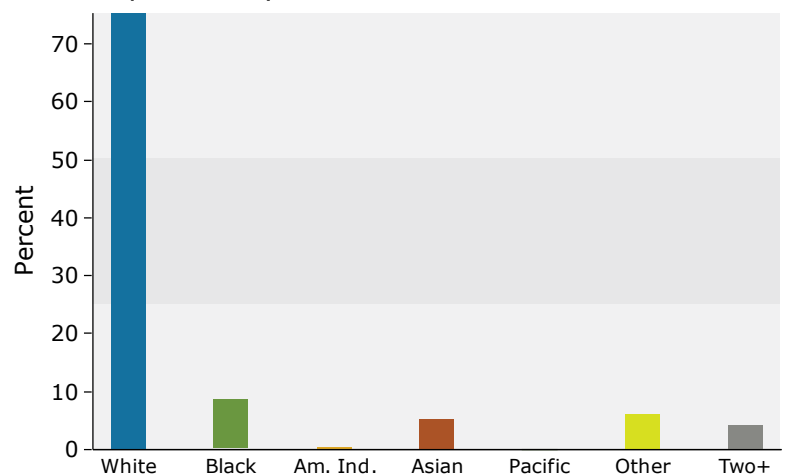
## Population by Age



## 2021 Household Income



## 2021 Population by Race



2021 Percent Hispanic Origin: 44.8%





# Demographic and Income Profile

Citrus Park Plaza  
8009 Citrus Park Dr, Tampa, Florida, 33625  
Ring: 2 mile radius

Prepared by Esri  
Latitude: 28.06667  
Longitude: -82.57145

Summary	Census 2010	2021	2026
Population	30,836	39,209	43,293
Households	11,745	14,858	16,328
Families	8,276	10,343	11,364
Average Household Size	2.62	2.63	2.65
Owner Occupied Housing Units	8,050	9,931	11,071
Renter Occupied Housing Units	3,695	4,927	5,257
Median Age	37.3	38.8	39.2
Trends: 2021-2026 Annual Rate	Area	State	National
Population	2.00%	1.31%	0.71%
Households	1.90%	1.27%	0.71%
Families	1.90%	1.22%	0.64%
Owner HHs	2.20%	1.45%	0.91%
Median Household Income	2.62%	2.38%	2.41%

Households by Income	2021		2026	
	Number	Percent	Number	Percent
<\$15,000	1,119	7.5%	981	6.0%
\$15,000 - \$24,999	1,093	7.4%	950	5.8%
\$25,000 - \$34,999	1,167	7.9%	1,139	7.0%
\$35,000 - \$49,999	1,704	11.5%	1,684	10.3%
\$50,000 - \$74,999	2,755	18.5%	2,820	17.3%
\$75,000 - \$99,999	2,097	14.1%	2,481	15.2%
\$100,000 - \$149,999	2,920	19.7%	3,645	22.3%
\$150,000 - \$199,999	914	6.2%	1,239	7.6%
\$200,000+	1,090	7.3%	1,388	8.5%
Median Household Income	\$69,981		\$79,652	
Average Household Income	\$90,330		\$102,364	
Per Capita Income	\$33,909		\$38,262	

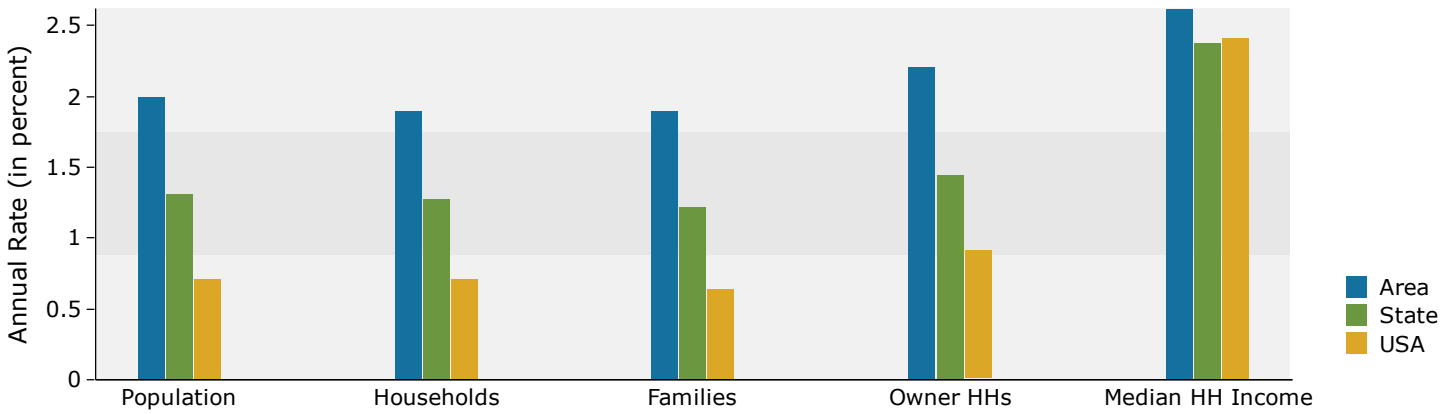
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,899	6.2%	2,183	5.6%	2,451	5.7%
5 - 9	2,116	6.9%	2,304	5.9%	2,486	5.7%
10 - 14	2,143	6.9%	2,421	6.2%	2,648	6.1%
15 - 19	2,156	7.0%	2,370	6.0%	2,495	5.8%
20 - 24	1,780	5.8%	2,250	5.7%	2,388	5.5%
25 - 34	4,222	13.7%	5,931	15.1%	6,360	14.7%
35 - 44	4,932	16.0%	5,421	13.8%	6,367	14.7%
45 - 54	5,115	16.6%	5,368	13.7%	5,441	12.6%
55 - 64	3,452	11.2%	5,374	13.7%	5,516	12.7%
65 - 74	1,762	5.7%	3,527	9.0%	4,288	9.9%
75 - 84	930	3.0%	1,527	3.9%	2,221	5.1%
85+	328	1.1%	531	1.4%	634	1.5%

Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	23,996	77.8%	29,135	74.3%	31,522	72.8%
Black Alone	2,581	8.4%	3,472	8.9%	3,905	9.0%
American Indian Alone	108	0.4%	151	0.4%	176	0.4%
Asian Alone	1,678	5.4%	2,597	6.6%	3,144	7.3%
Pacific Islander Alone	22	0.1%	31	0.1%	35	0.1%
Some Other Race Alone	1,328	4.3%	2,082	5.3%	2,458	5.7%
Two or More Races	1,124	3.6%	1,740	4.4%	2,054	4.7%
Hispanic Origin (Any Race)	10,083	32.7%	16,047	40.9%	19,422	44.9%

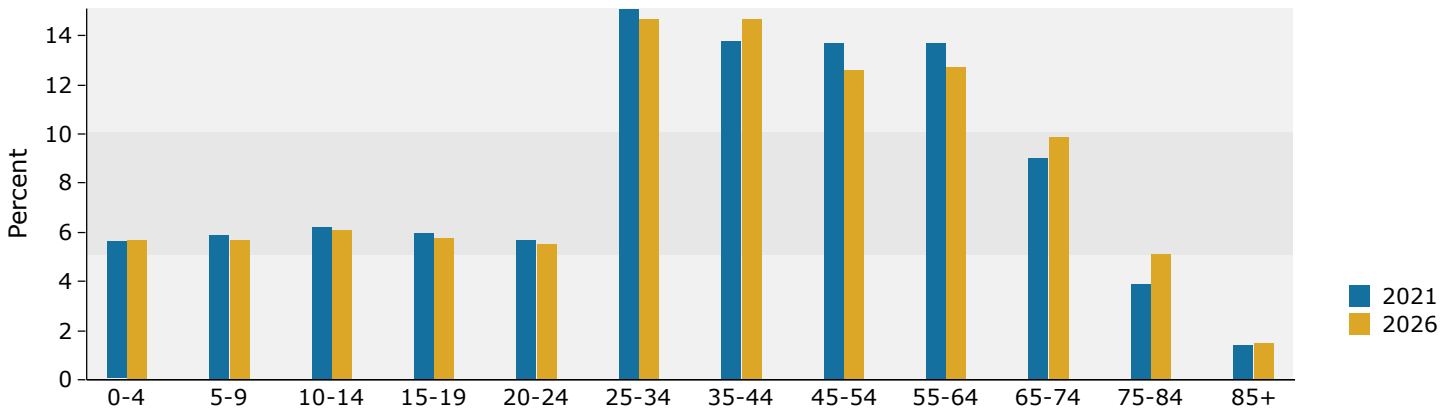
**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

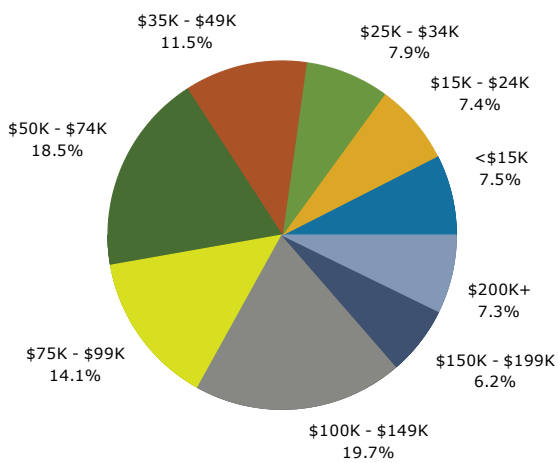
## Trends 2021-2026



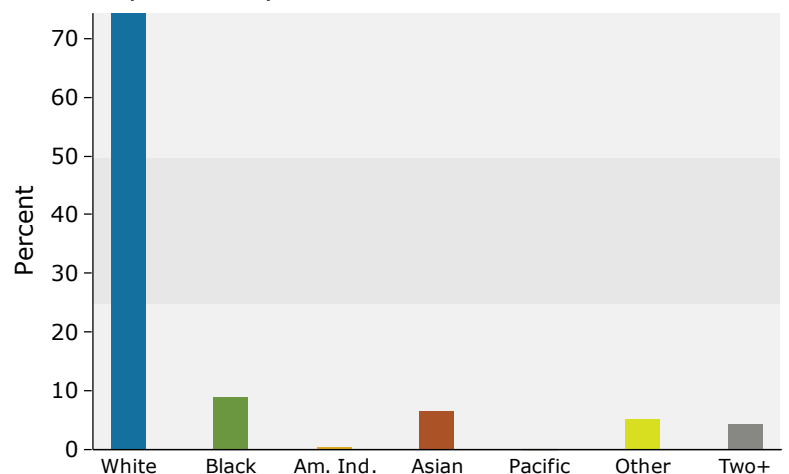
## Population by Age



## 2021 Household Income



## 2021 Population by Race



2021 Percent Hispanic Origin: 40.9%



# Demographic and Income Profile

Citrus Park Plaza  
 8009 Citrus Park Dr, Tampa, Florida, 33625  
 Ring: 3 mile radius

Prepared by Esri  
 Latitude: 28.06667  
 Longitude: -82.57145

Summary	Census 2010	2021	2026
Population	72,699	85,665	92,418
Households	27,809	32,607	35,020
Families	19,339	22,365	24,008
Average Household Size	2.61	2.62	2.63
Owner Occupied Housing Units	19,900	22,389	24,416
Renter Occupied Housing Units	7,909	10,217	10,603
Median Age	38.2	40.1	40.3
Trends: 2021-2026 Annual Rate	Area	State	National
Population	1.53%	1.31%	0.71%
Households	1.44%	1.27%	0.71%
Families	1.43%	1.22%	0.64%
Owner HHs	1.75%	1.45%	0.91%
Median Household Income	2.42%	2.38%	2.41%

Households by Income	2021		2026	
	Number	Percent	Number	Percent
<\$15,000	2,525	7.7%	2,212	6.3%
\$15,000 - \$24,999	2,382	7.3%	2,031	5.8%
\$25,000 - \$34,999	2,671	8.2%	2,495	7.1%
\$35,000 - \$49,999	3,554	10.9%	3,410	9.7%
\$50,000 - \$74,999	5,939	18.2%	6,125	17.5%
\$75,000 - \$99,999	4,589	14.1%	5,287	15.1%
\$100,000 - \$149,999	5,783	17.7%	6,940	19.8%
\$150,000 - \$199,999	2,025	6.2%	2,639	7.5%
\$200,000+	3,139	9.6%	3,881	11.1%
Median Household Income	\$70,604		\$79,580	
Average Household Income	\$95,715		\$108,334	
Per Capita Income	\$36,406		\$41,030	

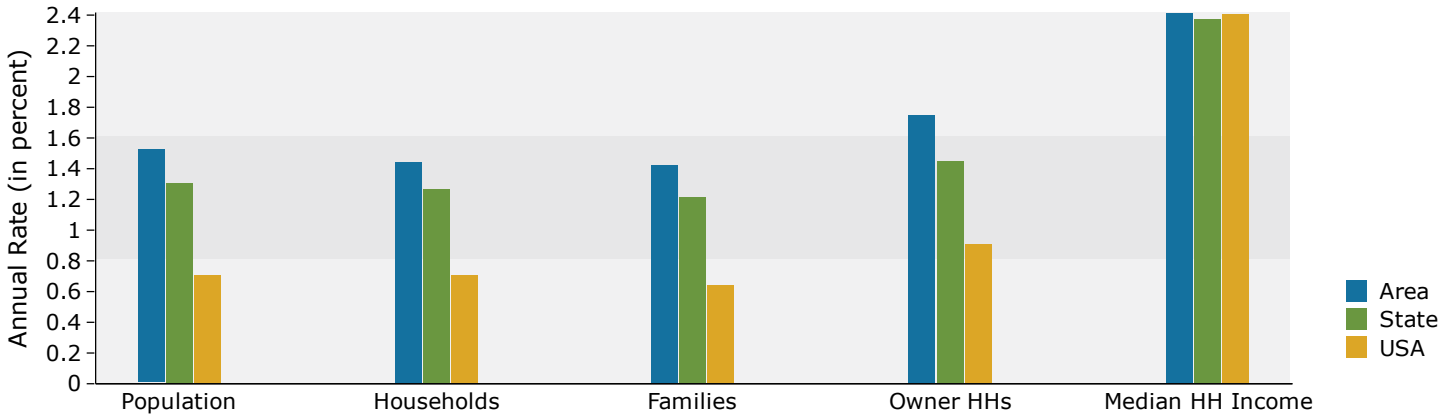
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,330	6.0%	4,505	5.3%	4,991	5.4%
5 - 9	4,905	6.7%	4,892	5.7%	5,202	5.6%
10 - 14	5,266	7.2%	5,233	6.1%	5,532	6.0%
15 - 19	4,877	6.7%	5,067	5.9%	5,224	5.7%
20 - 24	3,992	5.5%	4,843	5.7%	4,717	5.1%
25 - 34	9,293	12.8%	12,203	14.2%	13,107	14.2%
35 - 44	11,820	16.3%	11,531	13.5%	13,499	14.6%
45 - 54	12,072	16.6%	12,151	14.2%	11,656	12.6%
55 - 64	8,525	11.7%	12,045	14.1%	12,267	13.3%
65 - 74	4,473	6.2%	8,242	9.6%	9,530	10.3%
75 - 84	2,336	3.2%	3,702	4.3%	5,220	5.6%
85+	812	1.1%	1,252	1.5%	1,474	1.6%

Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	57,109	78.6%	64,376	75.1%	68,077	73.7%
Black Alone	5,717	7.9%	7,119	8.3%	7,831	8.5%
American Indian Alone	225	0.3%	291	0.3%	328	0.4%
Asian Alone	3,788	5.2%	5,527	6.5%	6,577	7.1%
Pacific Islander Alone	46	0.1%	59	0.1%	64	0.1%
Some Other Race Alone	3,254	4.5%	4,602	5.4%	5,264	5.7%
Two or More Races	2,561	3.5%	3,691	4.3%	4,277	4.6%
Hispanic Origin (Any Race)	23,434	32.2%	34,081	39.8%	40,169	43.5%

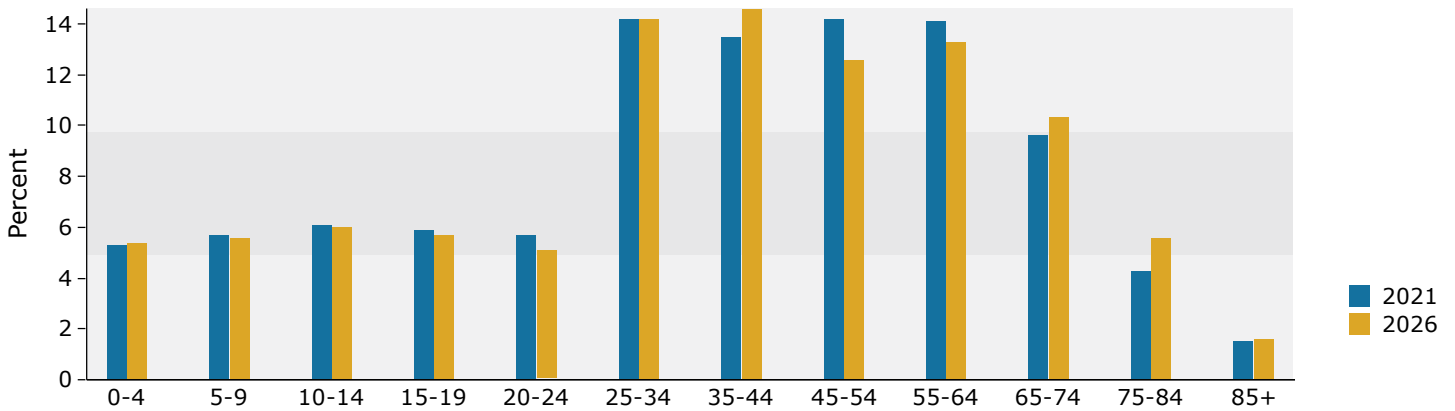
**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

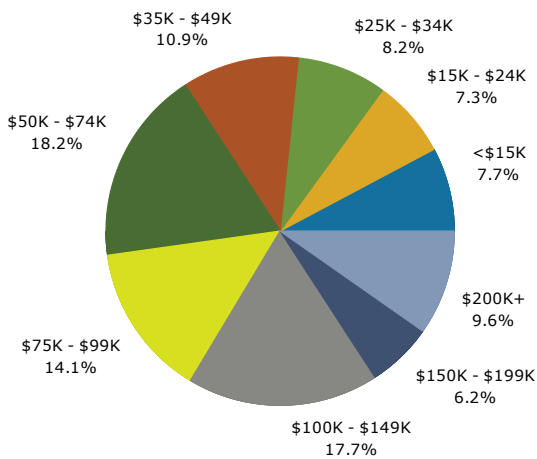
## Trends 2021-2026



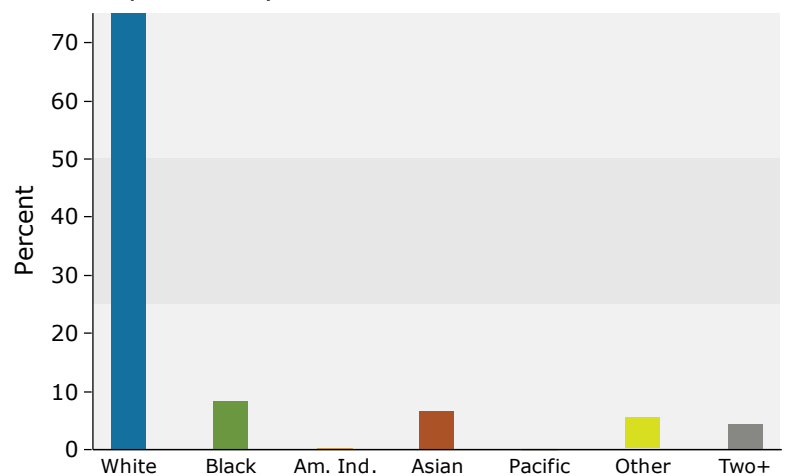
## Population by Age



## 2021 Household Income



## 2021 Population by Race



2021 Percent Hispanic Origin: 39.8%