

Demographic Detail Report

Village Lakes Shopping Center

21503-21703 State Road 54, Land O Lakes, FL 34637

Building Type: **Shopping Center** Total Available: **33,413 SF**
 Center Type: **Community Center** % Leased: **90.34%**
 Center GLA: **196,455 SF** Rent/SF/Yr: **\$18.96**
 Year Built: **1987**



Radius	3 Mile		5 Mile		10 Mile	
Population						
2021 Projection	38,030		85,531		386,090	
2016 Estimate	36,189		81,010		366,607	
2010 Census	35,182		76,030		341,208	
Growth 2016 - 2021	5.09%		5.58%		5.31%	
Growth 2010 - 2016	2.86%		6.55%		7.44%	
2016 Population by Age						
	36,189		81,010		366,607	
Age 0 - 4	1,878	5.19%	4,549	5.62%	24,004	6.55%
Age 5 - 9	2,097	5.79%	5,085	6.28%	23,202	6.33%
Age 10 - 14	2,429	6.71%	5,768	7.12%	23,487	6.41%
Age 15 - 19	2,515	6.95%	5,797	7.16%	23,932	6.53%
Age 20 - 24	2,222	6.14%	5,050	6.23%	25,756	7.03%
Age 25 - 29	1,860	5.14%	4,309	5.32%	27,237	7.43%
Age 30 - 34	1,788	4.94%	4,324	5.34%	25,973	7.08%
Age 35 - 39	2,014	5.57%	4,904	6.05%	24,139	6.58%
Age 40 - 44	2,496	6.90%	5,896	7.28%	24,964	6.81%
Age 45 - 49	2,815	7.78%	6,369	7.86%	25,425	6.94%
Age 50 - 54	3,012	8.32%	6,540	8.07%	25,997	7.09%
Age 55 - 59	2,877	7.95%	6,074	7.50%	24,331	6.64%
Age 60 - 64	2,508	6.93%	5,187	6.40%	20,948	5.71%
Age 65 - 69	2,152	5.95%	4,322	5.34%	17,380	4.74%
Age 70 - 74	1,561	4.31%	3,033	3.74%	12,204	3.33%
Age 75 - 79	967	2.67%	1,847	2.28%	7,708	2.10%
Age 80 - 84	552	1.53%	1,064	1.31%	4,838	1.32%
Age 85+	447	1.24%	890	1.10%	5,082	1.39%
Age 65+	5,679	15.69%	11,156	13.77%	47,212	12.88%
Median Age	42.60		40.60		37.00	
Average Age	40.10		38.70		37.40	

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Radius	3 Mile		5 Mile		10 Mile	
2016 Population By Race	36,189		81,010		366,607	
White	31,740	87.71%	69,517	85.81%	284,672	77.65%
Black	2,203	6.09%	5,626	6.94%	49,163	13.41%
Am. Indian & Alaskan	115	0.32%	308	0.38%	1,692	0.46%
Asian	1,306	3.61%	3,568	4.40%	21,042	5.74%
Hawaiian & Pacific Island	50	0.14%	107	0.13%	477	0.13%
Other	775	2.14%	1,884	2.33%	9,560	2.61%
Population by Hispanic Origin	36,189		81,010		366,607	
Non-Hispanic Origin	30,413	84.04%	66,223	81.75%	286,977	78.28%
Hispanic Origin	5,776	15.96%	14,788	18.25%	79,630	21.72%
2016 Median Age, Male	41.70		39.70		35.90	
2016 Average Age, Male	39.50		38.10		36.50	
2016 Median Age, Female	43.40		41.40		38.00	
2016 Average Age, Female	40.80		39.30		38.20	
2016 Population by Occupation Classification	29,277		64,446		291,112	
Civilian Employed	18,866	64.44%	42,401	65.79%	186,238	63.97%
Civilian Unemployed	884	3.02%	1,659	2.57%	8,747	3.00%
Civilian Non-Labor Force	9,481	32.38%	20,288	31.48%	95,589	32.84%
Armed Forces	46	0.16%	98	0.15%	538	0.18%
Households by Marital Status						
Married	8,286		18,413		68,627	
Married No Children	4,620		9,664		37,132	
Married w/Children	3,666		8,749		31,495	
2016 Population by Education	26,835		58,797		265,841	
Some High School, No Diploma	1,805	6.73%	3,279	5.58%	20,511	7.72%
High School Grad (Incl Equivalency)	6,009	22.39%	12,403	21.09%	56,535	21.27%
Some College, No Degree	8,532	31.79%	18,292	31.11%	76,406	28.74%
Associate Degree	1,788	6.66%	4,036	6.86%	19,615	7.38%
Bachelor Degree	5,526	20.59%	13,447	22.87%	58,142	21.87%
Advanced Degree	3,175	11.83%	7,340	12.48%	34,632	13.03%

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Radius	3 Mile		5 Mile		10 Mile	
2016 Population by Occupation	35,106		78,617		345,298	
Real Estate & Finance	2,082	5.93%	4,691	5.97%	20,846	6.04%
Professional & Management	10,790	30.74%	25,330	32.22%	106,145	30.74%
Public Administration	906	2.58%	1,950	2.48%	7,123	2.06%
Education & Health	4,534	12.92%	10,345	13.16%	45,671	13.23%
Services	3,101	8.83%	6,364	8.09%	30,682	8.89%
Information	602	1.71%	1,315	1.67%	5,371	1.56%
Sales	5,127	14.60%	11,377	14.47%	51,393	14.88%
Transportation	49	0.14%	97	0.12%	2,562	0.74%
Retail	2,435	6.94%	4,771	6.07%	21,801	6.31%
Wholesale	667	1.90%	1,260	1.60%	4,766	1.38%
Manufacturing	899	2.56%	2,200	2.80%	8,803	2.55%
Production	1,060	3.02%	2,310	2.94%	11,555	3.35%
Construction	1,197	3.41%	2,766	3.52%	11,899	3.45%
Utilities	838	2.39%	1,813	2.31%	7,086	2.05%
Agriculture & Mining	81	0.23%	124	0.16%	567	0.16%
Farming, Fishing, Forestry	6	0.02%	39	0.05%	373	0.11%
Other Services	732	2.09%	1,865	2.37%	8,655	2.51%
2016 Worker Travel Time to Job	17,394		39,200		174,153	
<30 Minutes	7,665	44.07%	16,951	43.24%	87,810	50.42%
30-60 Minutes	8,149	46.85%	18,708	47.72%	72,049	41.37%
60+ Minutes	1,580	9.08%	3,541	9.03%	14,294	8.21%
2010 Households by HH Size	12,996		27,201		130,492	
1-Person Households	2,333	17.95%	4,445	16.34%	32,673	25.04%
2-Person Households	4,657	35.83%	9,388	34.51%	43,104	33.03%
3-Person Households	2,422	18.64%	5,228	19.22%	23,057	17.67%
4-Person Households	2,280	17.54%	5,109	18.78%	19,701	15.10%
5-Person Households	908	6.99%	2,115	7.78%	8,023	6.15%
6-Person Households	278	2.14%	657	2.42%	2,674	2.05%
7 or more Person Households	118	0.91%	259	0.95%	1,260	0.97%
2016 Average Household Size	2.70		2.80		2.50	
Households						
2021 Projection	13,929		30,341		147,541	
2016 Estimate	13,269		28,769		140,107	
2010 Census	12,996		27,201		130,494	
Growth 2016 - 2021	4.97%		5.46%		5.31%	
Growth 2010 - 2016	2.10%		5.76%		7.37%	

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Radius	3 Mile		5 Mile		10 Mile	
2016 Households by HH Income	13,269		28,769		140,106	
<\$25,000	1,509	11.37%	2,741	9.53%	28,046	20.02%
\$25,000 - \$50,000	2,864	21.58%	5,894	20.49%	31,581	22.54%
\$50,000 - \$75,000	2,603	19.62%	5,667	19.70%	24,539	17.51%
\$75,000 - \$100,000	1,706	12.86%	4,248	14.77%	17,376	12.40%
\$100,000 - \$125,000	1,871	14.10%	3,986	13.86%	13,321	9.51%
\$125,000 - \$150,000	1,167	8.79%	2,525	8.78%	8,688	6.20%
\$150,000 - \$200,000	700	5.28%	1,641	5.70%	7,546	5.39%
\$200,000+	849	6.40%	2,067	7.18%	9,009	6.43%
2016 Avg Household Income	\$90,542		\$94,388		\$81,522	
2016 Med Household Income	\$71,806		\$75,486		\$59,908	
2016 Occupied Housing	13,270		28,769		140,106	
Owner Occupied	11,267	84.91%	24,463	85.03%	87,229	62.26%
Renter Occupied	2,003	15.09%	4,306	14.97%	52,877	37.74%
2010 Housing Units	13,761		29,445		146,970	
1 Unit	12,844	93.34%	27,449	93.22%	98,468	67.00%
2 - 4 Units	195	1.42%	392	1.33%	8,769	5.97%
5 - 19 Units	421	3.06%	922	3.13%	22,845	15.54%
20+ Units	301	2.19%	682	2.32%	16,888	11.49%
2016 Housing Value	11,266		24,463		87,229	
<\$100,000	1,182	10.49%	2,363	9.66%	11,130	12.76%
\$100,000 - \$200,000	4,175	37.06%	9,280	37.93%	30,297	34.73%
\$200,000 - \$300,000	3,162	28.07%	7,061	28.86%	23,945	27.45%
\$300,000 - \$400,000	1,695	15.05%	3,245	13.26%	11,594	13.29%
\$400,000 - \$500,000	529	4.70%	1,205	4.93%	4,706	5.39%
\$500,000 - \$1,000,000	451	4.00%	1,093	4.47%	4,551	5.22%
\$1,000,000+	72	0.64%	216	0.88%	1,006	1.15%
2016 Median Home Value	\$208,729		\$208,334		\$209,135	
2016 Housing Units by Yr Built	14,823		31,305		153,204	
Built 2010+	550	3.71%	1,615	5.16%	7,436	4.85%
Built 2000 - 2010	5,920	39.94%	13,569	43.34%	49,040	32.01%
Built 1990 - 1999	3,212	21.67%	6,098	19.48%	30,201	19.71%
Built 1980 - 1989	2,566	17.31%	4,959	15.84%	33,172	21.65%
Built 1970 - 1979	1,680	11.33%	3,147	10.05%	20,890	13.64%
Built 1960 - 1969	531	3.58%	1,128	3.60%	7,328	4.78%
Built 1950 - 1959	229	1.54%	468	1.49%	3,580	2.34%
Built <1949	135	0.91%	321	1.03%	1,557	1.02%
2016 Median Year Built	1996		1998		1992	