



# Demographic and Income Profile

Prepared by James Doran Company

Winter Springs Town Center

Latitude: 28.6968

Longitude: -81.2624

Site Type: Radius

Radius: 3.0 miles

Summary	2000	2005	2010
Population	34,828	39,043	43,267
Households	12,331	13,901	15,459
Families	9,782	10,900	11,983
Average Household Size	2.82	2.80	2.79
Owner Occupied HUs	10,704	12,292	13,797
Renter Occupied HUs	1,627	1,610	1,662
Median Age	37.6	40.0	41.1

Trends: 2005-2010 Annual Rate	Area	State	National
Population	2.08%	2.2%	1.22%
Households	2.15%	2.3%	1.27%
Families	1.91%	2.19%	1.00%
Owner HHs	2.34%	2.65%	1.46%
Median Household Income	3.02%	3.05 %	3.25%

Households by Income	2000		2005		2010	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	657	5.3%	567	4.1%	498	3.2%
\$15,000 - \$24,999	949	7.7%	794	5.7%	632	4.1%
\$25,000 - \$34,999	1,283	10.4%	1,208	8.7%	934	6.0%
\$35,000 - \$49,999	2,199	17.8%	2,021	14.5%	1,966	12.7%
\$50,000 - \$74,999	2,394	19.3%	2,853	20.5%	3,093	20.0%
\$75,000 - \$99,999	2,011	16.3%	2,021	14.5%	2,163	14.0%
\$100,000 - \$149,999	1,886	15.2%	2,851	20.5%	3,451	22.3%
\$150,000 - \$199,000	592	4.8%	820	5.9%	1,492	9.7%
\$200,000+	402	3.2%	767	5.5%	1,230	8.0%
Median Household Income	\$60,141		\$69,469		\$80,627	
Average Household Income	\$74,724		\$88,889		\$105,224	
Per Capita Income	\$26,721		\$31,814		\$37,782	

Population by Age	2000		2005		2010	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,076	6.0%	2,310	5.9%	2,579	6.0%
5 - 14	5,780	16.6%	5,731	14.7%	5,764	13.3%
15 - 19	2,683	7.7%	2,983	7.6%	3,194	7.4%
20 - 24	1,473	4.2%	1,986	5.1%	2,236	5.2%
25 - 34	3,742	10.7%	3,732	9.6%	4,455	10.3%
35 - 44	6,558	18.8%	6,511	16.7%	6,276	14.5%
45 - 54	5,846	16.8%	6,986	17.9%	8,074	18.7%
55 - 64	3,032	8.7%	4,486	11.5%	5,661	13.1%
65 - 74	2,074	6.0%	2,381	6.1%	2,838	6.6%
75 - 84	1,288	3.7%	1,504	3.9%	1,613	3.7%
85+	274	0.8%	438	1.1%	579	1.3%

Race and Ethnicity	2000		2005		2010	
	Number	Percent	Number	Percent	Number	Percent
White Alone	30,920	88.8%	33,835	86.7%	36,546	84.5%
Black Alone	1,475	4.2%	1,895	4.9%	2,359	5.5%
American Indian Alone	60	0.2%	72	0.2%	85	0.2%
Asian Alone	805	2.3%	1,106	2.8%	1,459	3.4%
Pacific Islander Alone	21	0.1%	28	0.1%	36	0.1%
Some Other Race Alone	866	2.5%	1,224	3.1%	1,670	3.9%
Two or More Races	681	2.0%	883	2.3%	1,113	2.6%
Hispanic Origin (Any Race)	3,622	10.4%	5,199	13.3%	7,165	16.6%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2005 and 2010.



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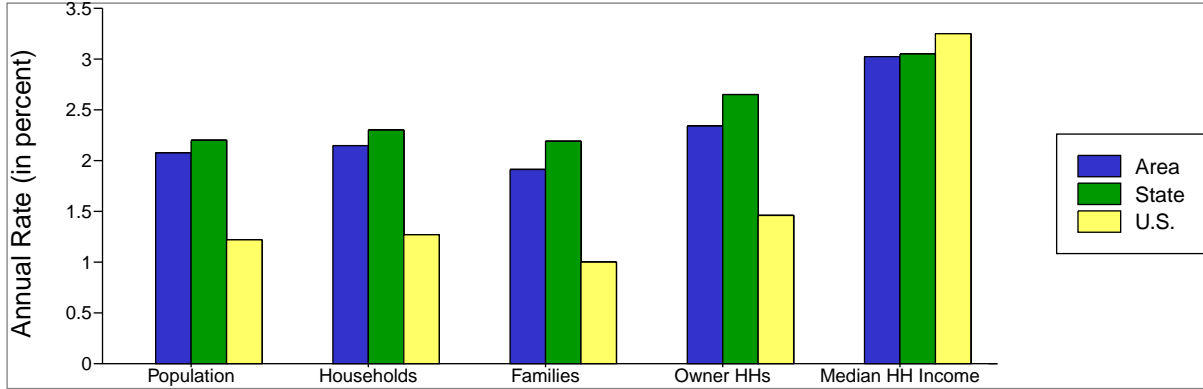
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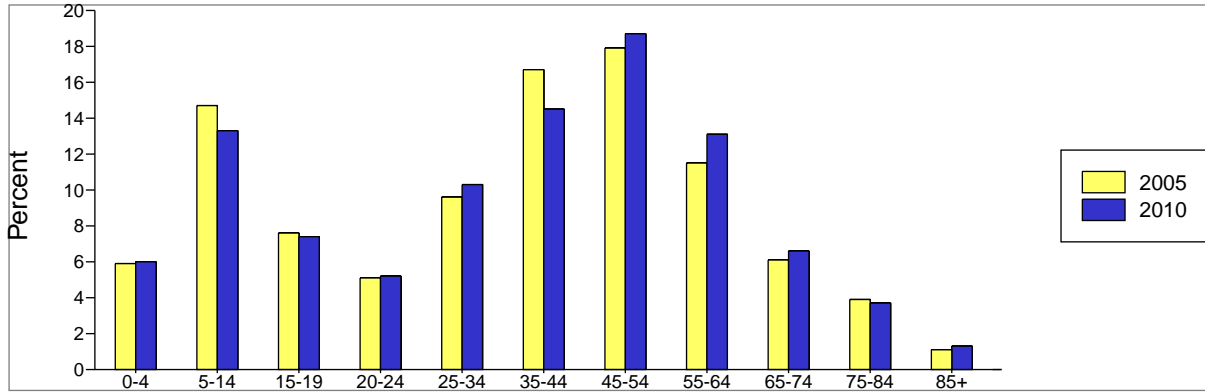
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Radius: 3.0 miles

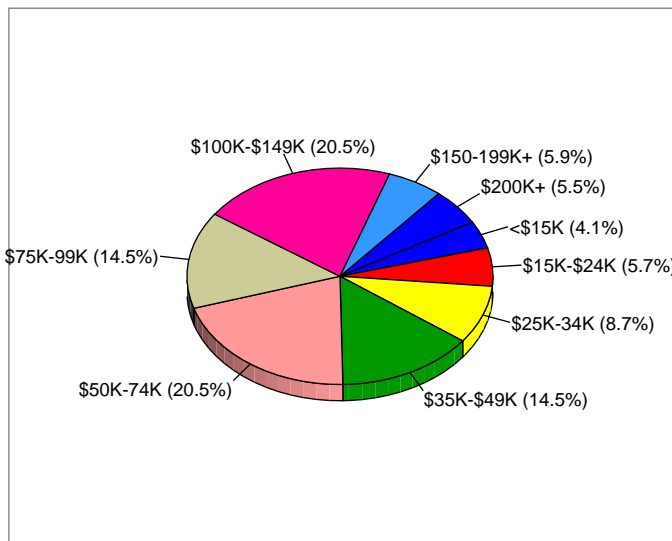
Trends 2005-2010



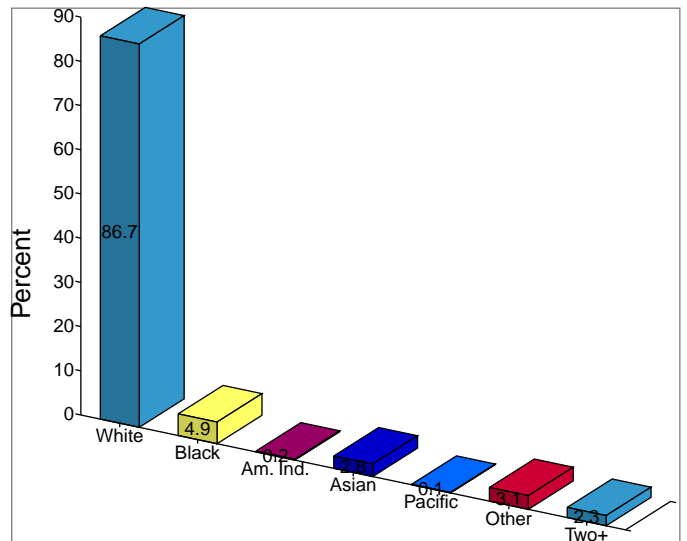
Population by Age



2005 Household Income



2005 Population by Race



2005 Percent Hispanic Origin: 13.3%



# Demographic and Income Profile

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Winter Springs Town Center

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Site Type: Radius

Radius: 5.0 miles

Summary	2000	2005	2010
Population	108,959	121,836	134,542
Households	39,378	44,359	49,233
Families	29,112	32,175	35,171
Average Household Size	2.72	2.70	2.69
Owner Occupied HUs	30,939	35,773	40,239
Renter Occupied HUs	8,439	8,586	8,995
Median Age	36.6	38.4	39.5

Trends: 2005-2010 Annual Rate	Area	State	National
Population	2%	2.2%	1.22%
Households	2.11%	2.3%	1.27%
Families	1.8%	2.19%	1.00%
Owner HHs	2.38%	2.65%	1.46%
Median Household Income	2.98%	3.05%	3.25%

Households by Income	2000		2005		2010	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	3,262	8.3%	2,894	6.5%	2,569	5.2%
\$15,000 - \$24,999	3,776	9.6%	3,370	7.6%	2,773	5.6%
\$25,000 - \$34,999	4,610	11.7%	4,268	9.6%	3,777	7.7%
\$35,000 - \$49,999	7,709	19.6%	7,349	16.6%	6,936	14.1%
\$50,000 - \$74,999	8,169	20.8%	9,798	22.1%	10,630	21.6%
\$75,000 - \$99,999	5,182	13.2%	6,033	13.6%	6,951	14.1%
\$100,000 - \$149,999	4,485	11.4%	6,982	15.7%	9,285	18.9%
\$150,000 - \$199,000	1,153	2.9%	1,963	4.4%	3,454	7.0%
\$200,000+	956	2.4%	1,701	3.8%	2,862	5.8%
Median Household Income	\$50,667		\$59,336		\$68,724	
Average Household Income	\$64,243		\$76,818		\$90,726	
Per Capita Income	\$23,555		\$28,377		\$33,638	

Population by Age	2000		2005		2010	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	6,650	6.1%	7,378	6.1%	8,195	6.1%
5 - 14	16,770	15.4%	16,762	13.8%	16,897	12.6%
15 - 19	7,755	7.1%	8,577	7.0%	9,145	6.8%
20 - 24	6,008	5.5%	7,305	6.0%	8,132	6.0%
25 - 34	14,216	13.0%	14,855	12.2%	17,134	12.7%
35 - 44	20,132	18.5%	20,015	16.4%	19,475	14.5%
45 - 54	16,964	15.6%	20,316	16.7%	23,297	17.3%
55 - 64	9,220	8.5%	13,234	10.9%	16,880	12.5%
65 - 74	6,278	5.8%	7,131	5.9%	8,355	6.2%
75 - 84	3,898	3.6%	4,662	3.8%	5,066	3.8%
85+	1,069	1.0%	1,601	1.3%	1,968	1.5%

Race and Ethnicity	2000		2005		2010	
	Number	Percent	Number	Percent	Number	Percent
White Alone	94,353	86.6%	102,425	84.1%	109,765	81.6%
Black Alone	6,140	5.6%	7,982	6.6%	9,888	7.3%
American Indian Alone	281	0.3%	336	0.3%	395	0.3%
Asian Alone	2,518	2.3%	3,413	2.8%	4,452	3.3%
Pacific Islander Alone	50	0.0%	64	0.1%	77	0.1%
Some Other Race Alone	3,184	2.9%	4,493	3.7%	6,073	4.5%
Two or More Races	2,432	2.2%	3,124	2.6%	3,892	2.9%
Hispanic Origin (Any Race)	12,421	11.4%	17,808	14.6%	24,351	18.1%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2005 and 2010.



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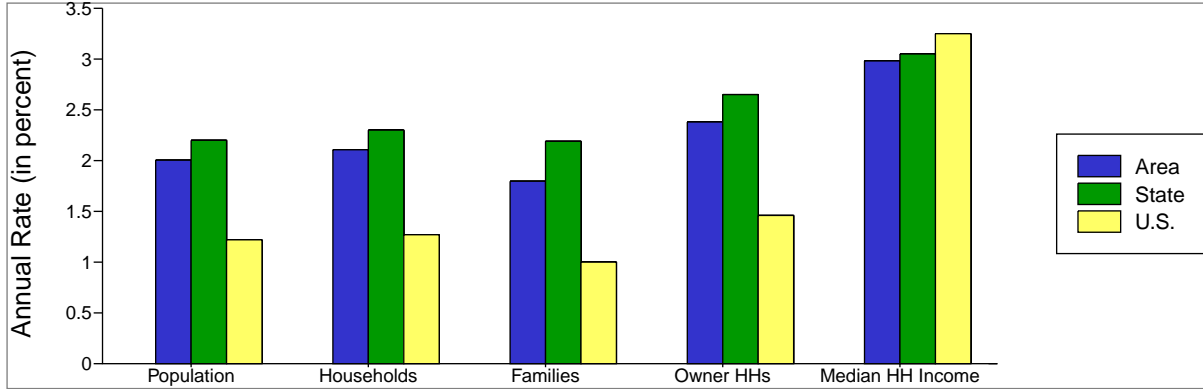
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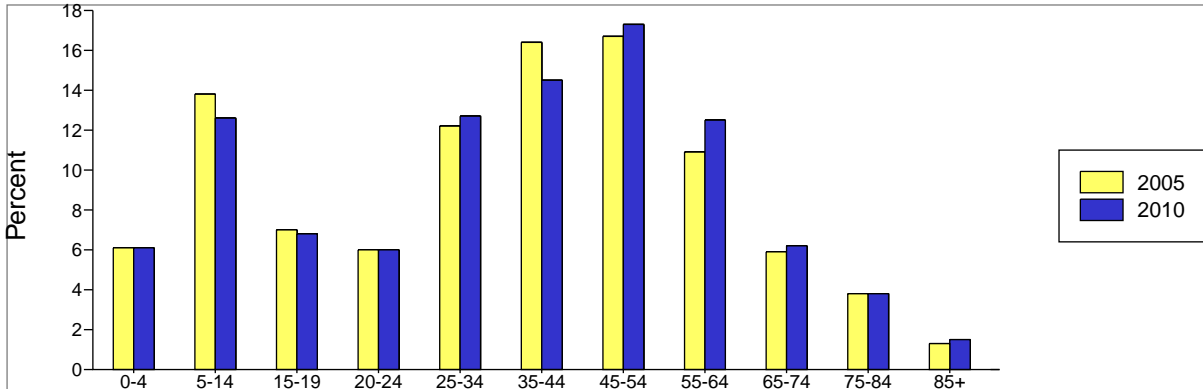
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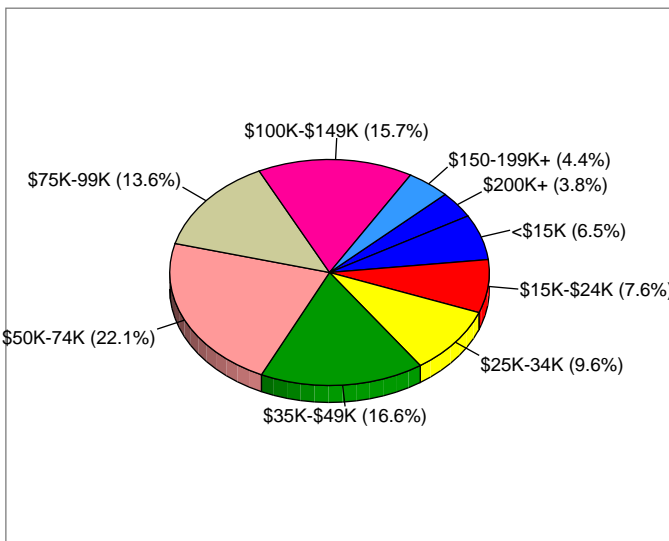
Trends 2005-2010



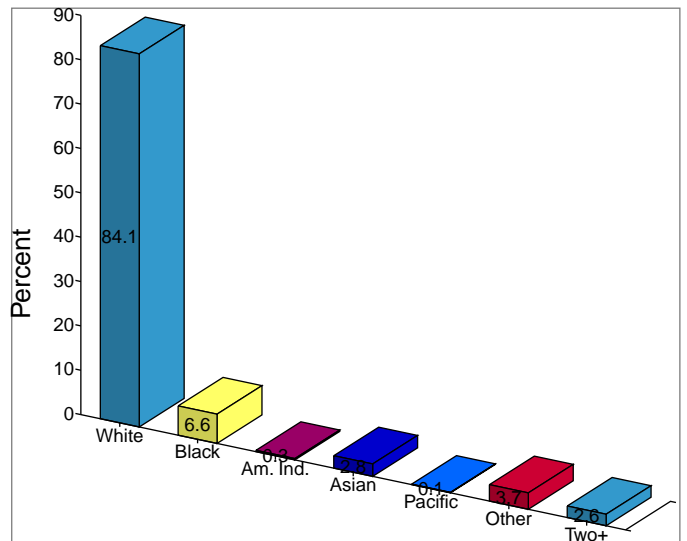
Population by Age



2005 Household Income



2005 Population by Race



2005 Percent Hispanic Origin: 14.6%



# Demographic and Income Profile

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Winter Springs Town Center

Latitude: 28.6968  
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 Radius: 10.0 miles

Site Type: Radius

Summary	2000	2005	2010
Population	473,667	533,534	597,849
Households	183,038	206,604	232,155
Families	120,284	132,952	146,469
Average Household Size	2.54	2.54	2.54
Owner Occupied HUs	118,315	139,279	158,393
Renter Occupied HUs	64,723	67,325	73,762
Median Age	34.6	35.6	36.2

Trends: 2005-2010 Annual Rate	Area	State	National
Population	2.3%	2.2%	1.22%
Households	2.36%	2.3%	1.27%
Families	1.96%	2.19%	1.00%
Owner HHs	2.61%	2.65%	1.46%
Median Household Income	2.93%	3.05%	3.25%

Households by Income	2000		2005		2010	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	21,222	11.6%	19,585	9.5%	18,356	7.9%
\$15,000 - \$24,999	20,874	11.4%	19,089	9.2%	16,621	7.2%
\$25,000 - \$34,999	23,722	13.0%	22,593	10.9%	20,809	9.0%
\$35,000 - \$49,999	33,400	18.2%	33,603	16.3%	34,360	14.8%
\$50,000 - \$74,999	37,476	20.5%	43,826	21.2%	46,509	20.0%
\$75,000 - \$99,999	20,283	11.1%	25,652	12.4%	31,275	13.5%
\$100,000 - \$149,999	16,291	8.9%	26,309	12.7%	37,575	16.2%
\$150,000 - \$199,000	4,529	2.5%	7,403	3.6%	12,908	5.6%
\$200,000+	5,230	2.9%	8,545	4.1%	13,742	5.9%
Median Household Income	\$46,119		\$53,879		\$62,263	
Average Household Income	\$61,342		\$73,331		\$87,807	
Per Capita Income	\$23,948		\$28,597		\$34,282	

Population by Age	2000		2005		2010	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	29,363	6.2%	33,246	6.2%	37,699	6.3%
5 - 14	66,071	13.9%	68,741	12.9%	70,956	11.9%
15 - 19	35,216	7.4%	39,930	7.5%	42,588	7.1%
20 - 24	38,571	8.1%	44,474	8.3%	52,681	8.8%
25 - 34	70,276	14.8%	75,778	14.2%	85,764	14.3%
35 - 44	80,036	16.9%	82,580	15.5%	83,467	14.0%
45 - 54	65,041	13.7%	77,032	14.4%	90,188	15.1%
55 - 64	38,160	8.1%	52,417	9.8%	66,046	11.0%
65 - 74	27,179	5.7%	30,127	5.6%	35,238	5.9%
75 - 84	17,876	3.8%	21,178	4.0%	23,141	3.9%
85+	5,876	1.2%	8,030	1.5%	10,083	1.7%

Race and Ethnicity	2000		2005		2010	
	Number	Percent	Number	Percent	Number	Percent
White Alone	381,817	80.6%	414,630	77.7%	447,945	74.9%
Black Alone	46,542	9.8%	57,929	10.9%	70,126	11.7%
American Indian Alone	1,384	0.3%	1,667	0.3%	1,935	0.3%
Asian Alone	13,408	2.8%	18,085	3.4%	23,675	4.0%
Pacific Islander Alone	265	0.1%	340	0.1%	426	0.1%
Some Other Race Alone	18,720	4.0%	26,160	4.9%	35,355	5.9%
Two or More Races	11,532	2.4%	14,724	2.8%	18,387	3.1%
Hispanic Origin (Any Race)	63,848	13.5%	90,523	17.0%	123,726	20.7%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2005 and 2010.



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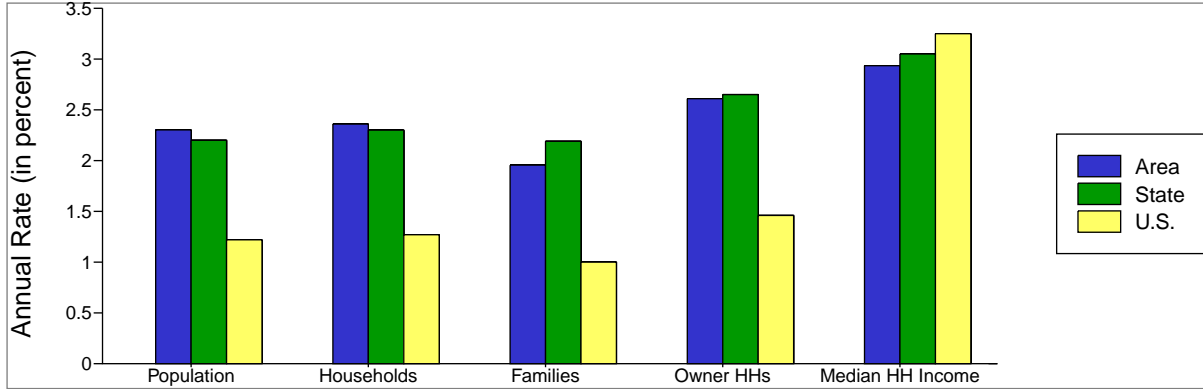
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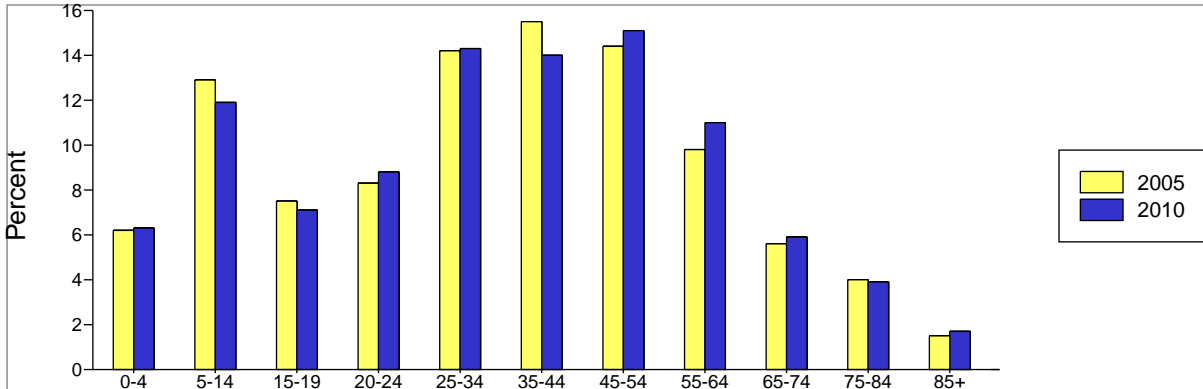
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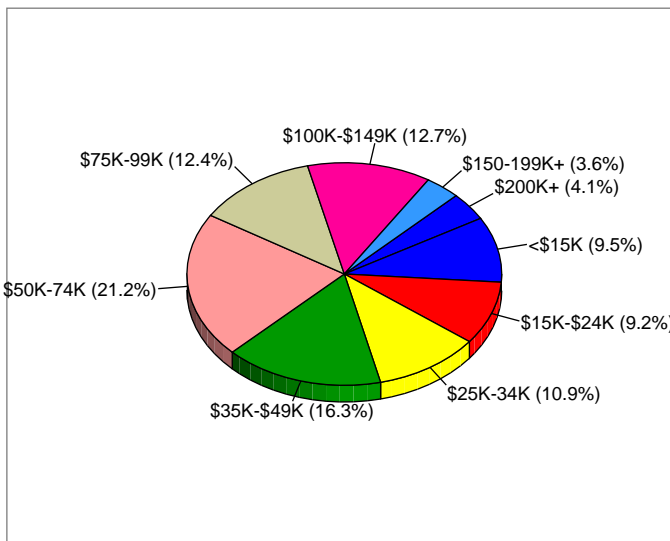
Trends 2005-2010



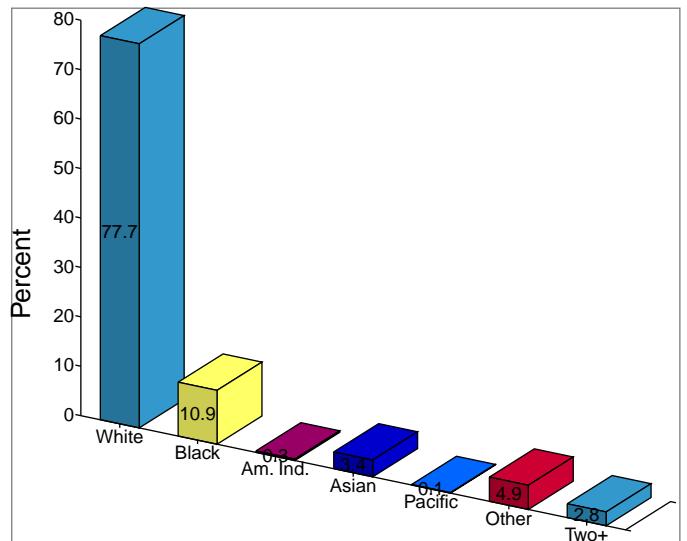
Population by Age



2005 Household Income



2005 Population by Race



2005 Percent Hispanic Origin: 17.0%