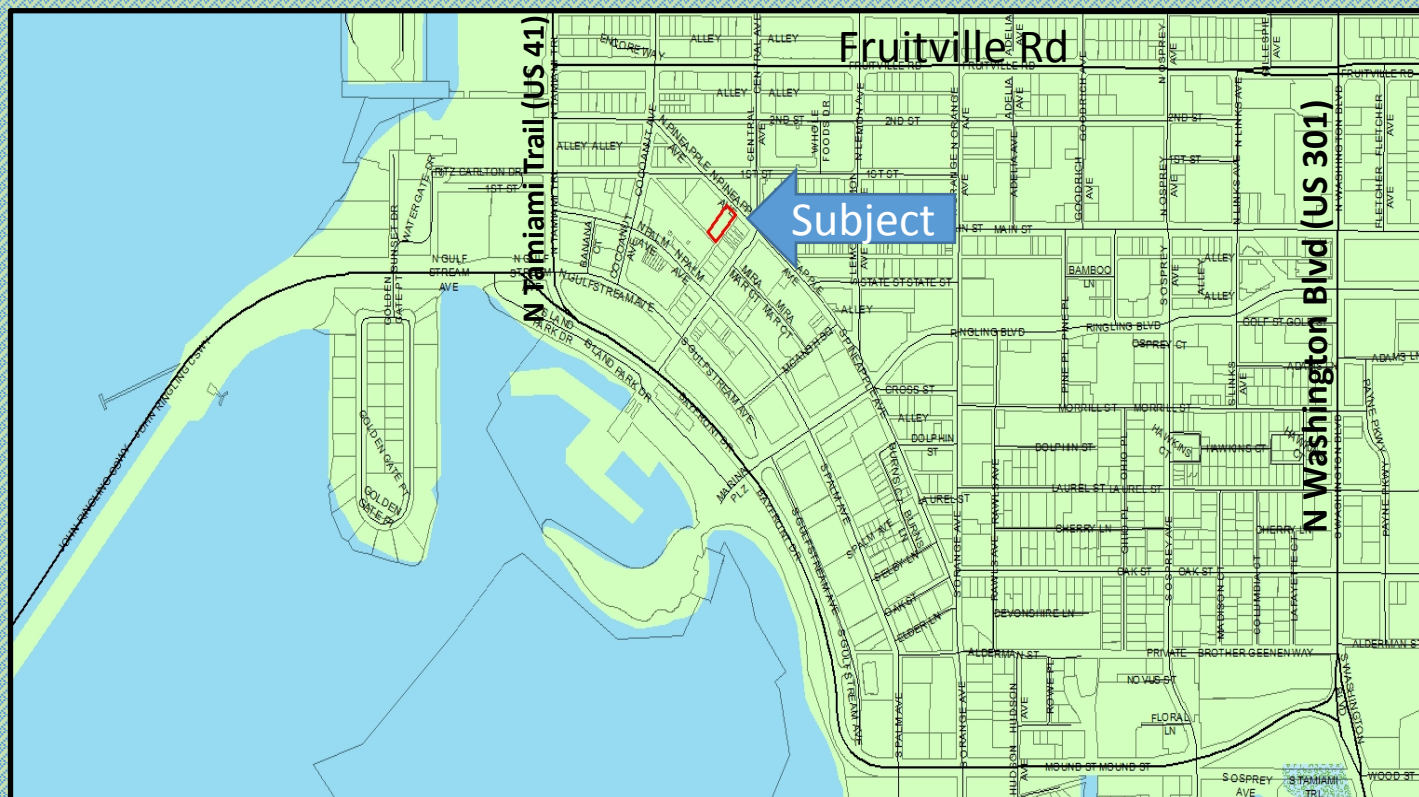




**For Lease**  
**27 N Pineapple Ave**



**Contact:**  
John B. Harshman, Broker  
Phone: 941-951-2002 Fax: 941-366-5818  
1575 Main St., Sarasota, FL 34236  
Email: [jbh@harshmanrealestate.com](mailto:jbh@harshmanrealestate.com)  
[www.harshmanrealestate.com](http://www.harshmanrealestate.com)



# **27 N Pineapple Ave**

## **CONTENTS**

### **Property Information**

- **Property Summary**
- **Property Photo**
- **Aerial Photo**
- **Floor Plans**

### **Appendices**

- **Demographics**
- **Demographics with walk times**

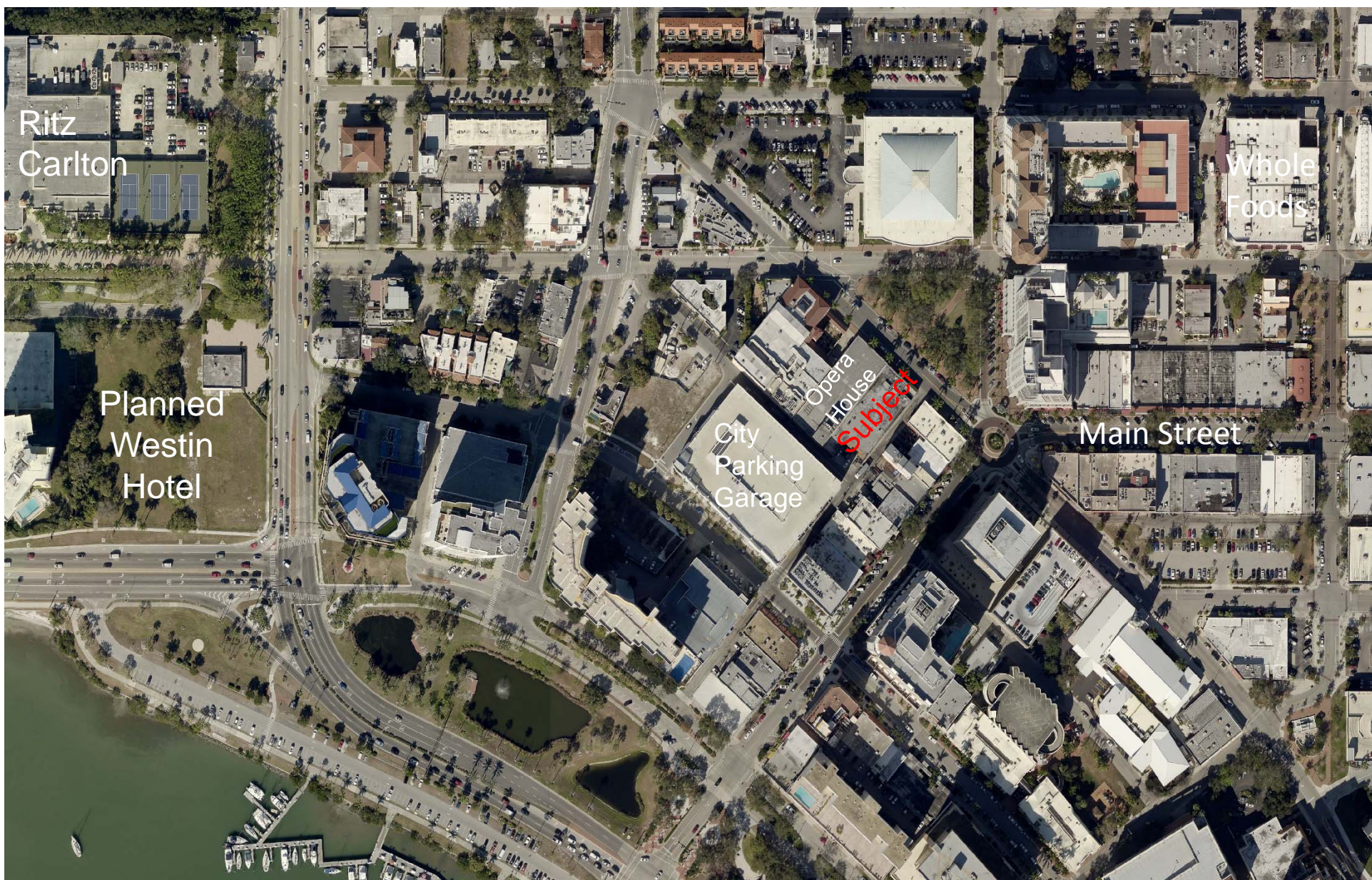
## **27 N Pineapple Avenue Property Summary**

|                            |  |
|----------------------------|--|
| <b>Subject:</b>            | This is a very unique and dramatic downtown Sarasota retail space with 16' to 18' ceiling heights, exposed wood under-roof deck, partial terrazzo floor and 2,250 sq ft floor area. Unit dimensions are approximately 93' x 24'.   |
| <b>Location:</b>           | The subject property is extremely well located in the heart of downtown adjacent to the famous Sarasota Opera House, City Parking Garage (approximately 700 parking spaces) and fronting on Five Points Park. There are approximately 3,100 new residential units planned or under construction in the immediate area as well as approximately 1,100 planned hotel rooms. This is an excellent location for all retail businesses.   |
| <b>Existing Structure:</b> | The existing structure was built by Morton's Cafeteria in the early 1950's. The Golden Apple Dinner Theater purchased the property in 1972 and operated a dinner theatre until 2012. The interior has been demolished to unfinished walls and to the exposed wood under-roof deck. Portions of the original terrazzo floor remains and was, in most places, covered by carpet for over 40 years. The new storefront has been added providing architectural consistency with the adjacent Sarasota Opera. Rarely offered downtown is the 18'5" to wood under-roof deck. |
| <b>Delivery of Space:</b>  | This unit is delivered in "vanilla shell" condition complete with high efficiency new roof obviating the need for drop ceiling or under deck insulation; construction finished walls provide tenant separation, electric to the panel, new a/c unit is set with tenant responsible for air distribution, fire suppression sprinkler system and one restroom.   |
| <b>Utilities:</b>          | City of Sarasota Water/Sewer, FPL electric, Peoples Gas  |
| <b>Floor Plans:</b>        | One retail space consisting of 2,250 sq ft is available  |
| <b>Lease Rate:</b>         | Lease rate is \$29 per square foot NNN   |
| <b>Tenant Expenses:</b>    | Tenant pass thru expenses (CAM and taxes) are estimated at \$6.70 per square which includes real estate taxes, insurance and management.   |
| <b>Neighbors:</b>          | Flanking the subject is Massimo Meda, a high-end Italian art gallery and Offrs.com a professional office creating business from data analytics.  |









Ritz  
Carlton

Planned  
Westin  
Hotel

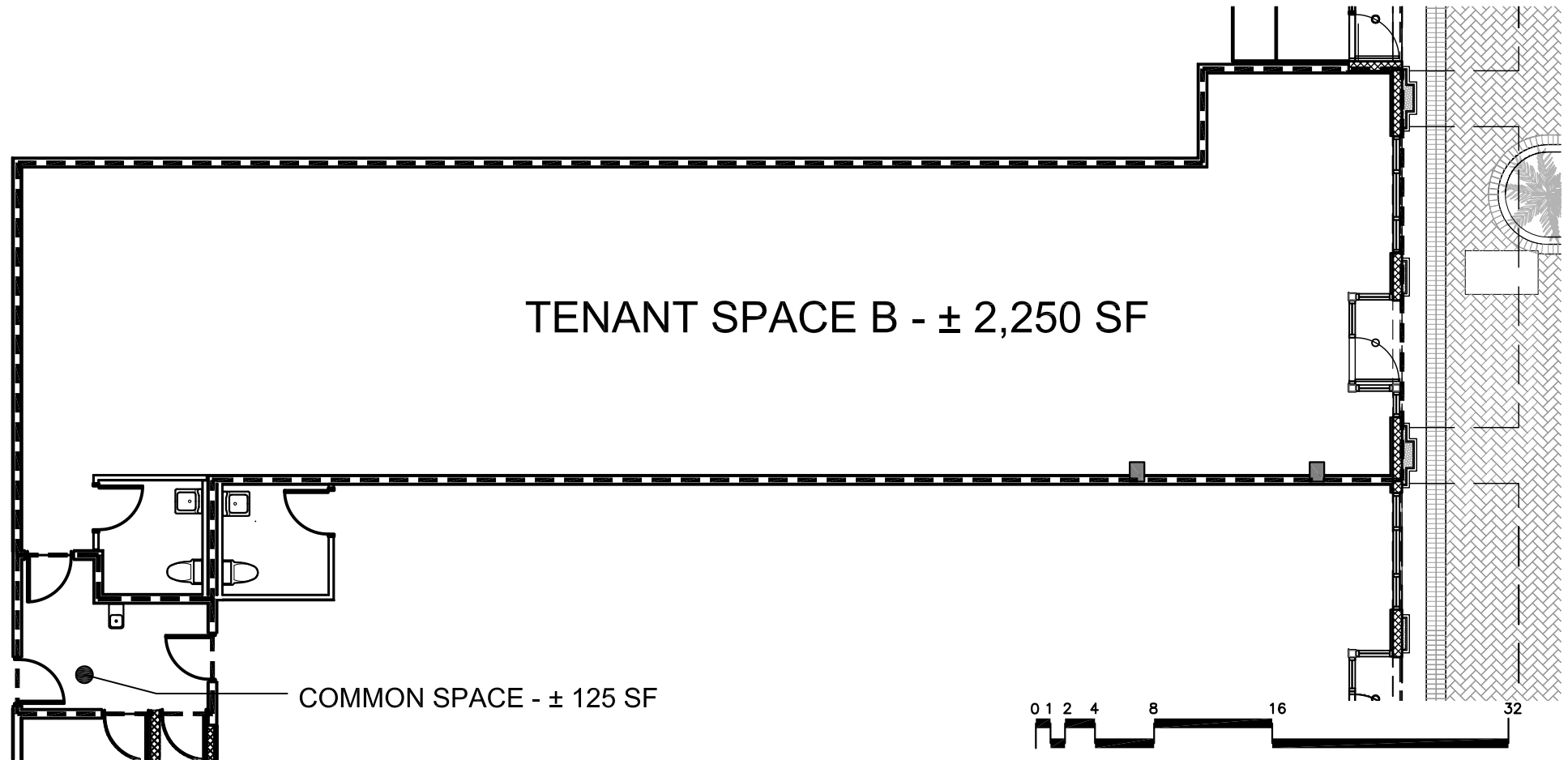
City  
Parking  
Garage

Opera  
House  
Subject

Whole  
Foods

Main Street





0 1 2 4 8 16 32  
SCALE:  $\frac{3}{32}$ " = 1'-0"

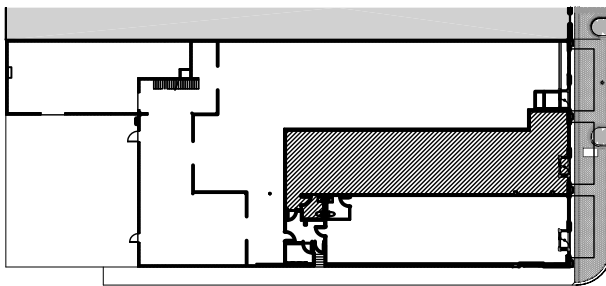
#### BOMA - GROSS LEASABLE AREA (GLA):

- At exterior enclosures, the measure line on the exterior face of the enclosure.
- At walls separating adjacent occupants, the centerline of the wall.
- At common areas, the lease line.

#### BOMA - COMMON AREAS

- At exterior enclosures, the measure line on the exterior face of the enclosure.
- At adjacent gross leasable areas, the boundary established in GLA.

**LEASE LINE** - A line forming a perimeter that encompasses all the constructed elements of a given occupant space; normally the center line of party walls or the exterior face of any walls that form the exterior enclosure.

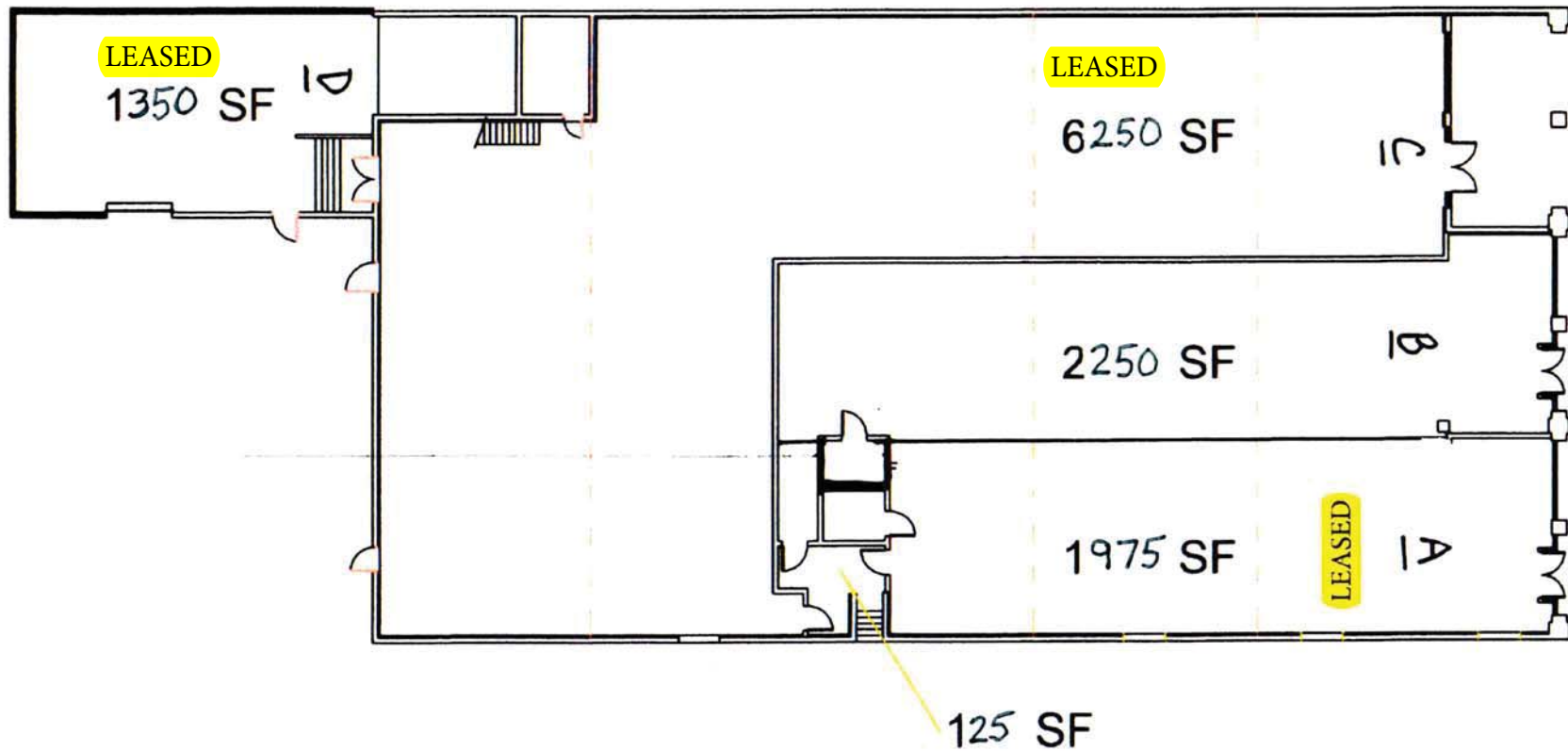


KEY PLAN

Drawing Title: TENANT SPACE B  
Project file: -  
Scale:  $\frac{3}{32}$ " = 1'-0"  
Date: DECEMBER 04, 2015

## 25 NORTH PINEAPPLE AVENUE

SARASOTA, FLORIDA



## 25 NORTH PINEAPPLE AVENUE

HOYT ARCHITECTS, SARASOTA, FLORIDA

11/18/2013



# Demographics, Labor/Workforce, and Consumer Expenditures

27 N Pineapple Avenue, Sarasota, FL

**Harshman & Company, Inc.**  
COMMERCIAL REAL ESTATE BROKER



**Disclaimer:** While we believe this information (via GeoLytics) to be reliable, we have not checked its accuracy and make no guarantee as to its validity. By using the information provided on this page, the user acknowledges that the data may contain errors or other nonconformities. You and/or your client should diligently and independently verify the specifics of the information that you are using.

## Population

| Radius:          | 1 mile | 3 miles | 5 miles |
|------------------|--------|---------|---------|
| 2023 Projection  | 14,497 | 87,161  | 180,187 |
| 2018 Estimate    | 13,614 | 81,380  | 170,355 |
| 2015 Estimate    | 13,011 | 77,547  | 163,267 |
| 2010 Census      | 12,257 | 73,035  | 154,073 |
| Growth 2018-2023 | 6.49%  | 7.1%    | 5.77%   |
| Growth 2015-2018 | 4.63%  | 4.94%   | 4.34%   |
| Growth 2010-2015 | 6.15%  | 6.18%   | 5.97%   |

## Population (Male)

| Radius:          | 1 mile | 3 miles | 5 miles |
|------------------|--------|---------|---------|
| 2023 Projection  | 7,413  | 42,052  | 85,834  |
| 2018 Estimate    | 6,966  | 39,152  | 80,889  |
| 2015 Estimate    | 6,670  | 37,230  | 77,321  |
| 2010 Census      | 6,289  | 35,368  | 73,842  |
| Growth 2018-2023 | 6.42%  | 7.41%   | 6.11%   |
| Growth 2015-2018 | 4.44%  | 5.16%   | 4.61%   |
| Growth 2010-2015 | 6.06%  | 5.26%   | 4.71%   |

## Population (Female)

| Radius:          | 1 mile | 3 miles | 5 miles |
|------------------|--------|---------|---------|
| 2023 Projection  | 7,084  | 45,109  | 94,353  |
| 2018 Estimate    | 6,648  | 42,228  | 89,466  |
| 2015 Estimate    | 6,341  | 40,317  | 85,946  |
| 2010 Census      | 5,968  | 37,667  | 80,231  |
| Growth 2018-2023 | 6.56%  | 6.82%   | 5.46%   |
| Growth 2015-2018 | 4.84%  | 4.74%   | 4.1%    |
| Growth 2010-2015 | 6.25%  | 7.04%   | 7.12%   |

## Population by Age (2018 Estimate)

| Radius:          | 1 mile | 3 miles | 5 miles | Radius:         | 1 mile | 3 miles | 5 miles |
|------------------|--------|---------|---------|-----------------|--------|---------|---------|
| Age 0 to 5       | 737    | 4,857   | 8,994   | Age 0 to 5      | 5%     | 6%      | 5%      |
| Age 5 to 10      | 650    | 4,461   | 8,325   | Age 5 to 10     | 5%     | 5%      | 5%      |
| Age 10 to 15     | 562    | 4,217   | 7,955   | Age 10 to 15    | 4%     | 5%      | 5%      |
| Age 15 to 20     | 452    | 3,977   | 7,640   | Age 15 to 20    | 3%     | 5%      | 4%      |
| Age 20 to 25     | 448    | 3,889   | 7,676   | Age 20 to 25    | 3%     | 5%      | 5%      |
| Age 25 to 30     | 543    | 3,969   | 7,943   | Age 25 to 30    | 4%     | 5%      | 5%      |
| Age 30 to 35     | 671    | 4,094   | 8,134   | Age 30 to 35    | 5%     | 5%      | 5%      |
| Age 35 to 40     | 829    | 4,340   | 8,465   | Age 35 to 40    | 6%     | 5%      | 5%      |
| Age 40 to 45     | 926    | 4,564   | 8,956   | Age 40 to 45    | 7%     | 6%      | 5%      |
| Age 45 to 50     | 981    | 4,833   | 9,805   | Age 45 to 50    | 7%     | 6%      | 6%      |
| Age 50 to 55     | 967    | 5,043   | 10,458  | Age 50 to 55    | 7%     | 6%      | 6%      |
| Age 55 to 60     | 961    | 5,135   | 10,914  | Age 55 to 60    | 7%     | 6%      | 6%      |
| Age 60 to 65     | 910    | 5,020   | 10,999  | Age 60 to 65    | 7%     | 6%      | 6%      |
| Age 65 and over  | 3,977  | 22,981  | 54,091  | Age 65 and over | 29%    | 28%     | 32%     |
| Total Population | 13,614 | 81,380  | 170,355 |                 |        |         |         |
| Median Age       | 52.09  | 48.16   | 50.79   |                 |        |         |         |

## Median Age (Male)

| Radius:     | 1 mile | 3 miles | 5 miles |
|-------------|--------|---------|---------|
| 2010 Census | 46.89  | 43.45   | 46.62   |

## Median Age (Female)

| Radius:     | 1 mile | 3 miles | 5 miles |
|-------------|--------|---------|---------|
| 2010 Census | 50.51  | 46.99   | 49.62   |

## High School Graduates Age 25+ by Educational Attainment (2018 Estimate)

| Radius:                             | 1 mile | 3 miles | 5 miles | Radius:                        | 1 mile | 3 miles | 5 miles |
|-------------------------------------|--------|---------|---------|--------------------------------|--------|---------|---------|
| High School Graduate (or GED)       | 2,470  | 16,968  | 36,384  | High School Graduate (or GED)  | 38%    | 44%     | 42%     |
| Some College, No Degree             | 2,210  | 12,753  | 29,148  | Some College, No Degree        | 34%    | 33%     | 33%     |
| Associate or Bachelor's Degree      | 501    | 3,415   | 8,243   | Associate or Bachelor's Degree | 8%     | 9%      | 9%      |
| Master's Degree                     | 711    | 3,082   | 8,269   | Master's Degree                | 11%    | 8%      | 9%      |
| Professional School Degree          | 222    | 1,435   | 3,502   | Professional School Degree     | 3%     | 4%      | 4%      |
| Doctorate Degree                    | 308    | 921     | 1,696   | Doctorate Degree               | 5%     | 2%      | 2%      |
| Total High School Graduates Age 25+ | 6,422  | 38,574  | 87,242  |                                |        |         |         |

## Households








































| Radius:          | 1 mile | 3 miles | 5 miles |
|------------------|--------|---------|---------|
| 2023 Projection  | 6,753  | 38,238  | 81,749  |
| 2018 Estimate    | 6,432  | 35,998  | 77,886  |
| 2015 Estimate    | 6,205  | 34,487  | 75,000  |
| 2010 Census      | 5,850  | 32,597  | 71,001  |
| Growth 2018-2023 | 4.99%  | 6.22%   | 4.96%   |
| Growth 2015-2018 | 3.66%  | 4.38%   | 3.85%   |
| Growth 2010-2015 | 6.07%  | 5.8%    | 5.63%   |

## Average Household Size

| Radius:          | 1 mile | 3 miles | 5 miles |
|------------------|--------|---------|---------|
| 2023 Projection  | 1.96   | 2.23    | 2.18    |
| 2018 Estimate    | 1.96   | 2.23    | 2.18    |
| 2015 Estimate    | 1.92   | 2.21    | 2.16    |
| 2010 Census      | 1.93   | 2.2     | 2.16    |
| Growth 2018-2023 | -0.05% | 0%      | 0%      |
| Growth 2015-2018 | 1.73%  | 0.7%    | 0.53%   |
| Growth 2010-2015 | -0.29% | 0.38%   | 0.41%   |



## Households by Household Type and Size and Presence of Children (2018 Estimate)

| Radius:                                | 1 mile | 3 miles | 5 miles | Radius:                                | 1 mile  | 3 miles   | 5 miles   |
|--|--------|---------|---------|--|---|---|---|
| Family Households                      | 2,495  | 19,141  | 43,312  | Family Households                      |    | 39%    | 56%    |
| Married-couple family                  | 1,804  | 12,681  | 31,491  | Married-couple family                  |    | 28%    | 40%    |
| With own children under 18 years       | 382    | 3,534   | 8,039   | With own children under 18 years       |    | 6%     | 10%    |
| No own children under 18 years         | 1,422  | 9,147   | 23,452  | No own children under 18 years         |    | 22%    | 30%    |
| Male Householder: no wife present      | 244    | 1,641   | 3,216   | Male Householder: no wife present      |    | 4%     | 4%     |
| With own children under 18 years       | 85     | 724     | 1,476   | With own children under 18 years       |    | 1%     | 2%     |
| No own children under 18 years         | 159    | 917     | 1,740   | No own children under 18 years         |    | 2%     | 2%     |
| Female Householder: no husband present | 447    | 4,819   | 8,605   | Female Householder: no husband present |   | 7%    | 11%   |
| With own children under 18 years       | 262    | 2,595   | 4,386   | With own children under 18 years       |  | 4%   | 6%   |
| No own children under 18 years         | 185    | 2,224   | 4,219   | No own children under 18 years         |  | 3%   | 5%   |
| Nonfamily Households                   | 3,937  | 16,857  | 34,574  | Nonfamily Households                   |  | 61%  | 44%  |
| 1 Person households                    | 3,328  | 13,480  | 27,738  | 1 Person households                    |  | 52%  | 36%  |
| 2+ Unrelated people                    | 609    | 3,377   | 6,836   | 2+ Unrelated people                    |  | 9%   | 9%   |
| Total Households                       | 6,432  | 35,998  | 77,886  |  |   |   |   |

## Households by Household Income (2018 Estimate)

| Radius:                  | 1 mile      | 3 miles     | 5 miles     |
|--------------------------|-------------|-------------|-------------|
| Less than \$25,000       | 2,130       | 10,637      | 18,857      |
| \$25,000 to \$49,999     | 1,545       | 10,521      | 21,647      |
| \$50,000 to \$74,999     | 1,036       | 6,239       | 14,710      |
| \$75,000 to \$99,999     | 426         | 2,951       | 8,299       |
| \$100,000 to \$124,999   | 396         | 2,093       | 5,268       |
| \$125,000 to \$149,999   | 183         | 912         | 2,569       |
| \$150,000 to \$199,999   | 224         | 1,083       | 2,829       |
| \$200,000 or more        | 492         | 1,562       | 3,707       |
| Total Households         | 6,432       | 35,998      | 77,886      |
| Average Household Income | \$58,912.85 | \$55,906.94 | \$63,421.47 |
| Median Household Income  | \$41,418.06 | \$46,213.41 | \$53,152.68 |

| Radius:                | 1 mile | 3 miles | 5 miles |
|------------------------|--------|---------|---------|
| Less than \$25,000     | 33%    | 30%     | 24%     |
| \$25,000 to \$49,999   | 24%    | 29%     | 28%     |
| \$50,000 to \$74,999   | 16%    | 17%     | 19%     |
| \$75,000 to \$99,999   | 7%     | 8%      | 11%     |
| \$100,000 to \$124,999 | 6%     | 6%      | 7%      |
| \$125,000 to \$149,999 | 3%     | 3%      | 3%      |
| \$150,000 to \$199,999 | 3%     | 3%      | 4%      |
| \$200,000 or more      | 8%     | 4%      | 5%      |

## Households by Household Income (2023 Projection)

| Radius:                  | 1 mile      | 3 miles     | 5 miles     |
|--------------------------|-------------|-------------|-------------|
| Less than \$25,000       | 2,261       | 11,411      | 19,943      |
| \$25,000 to \$49,999     | 1,639       | 11,268      | 22,869      |
| \$50,000 to \$74,999     | 1,084       | 6,636       | 15,534      |
| \$75,000 to \$99,999     | 433         | 3,116       | 8,707       |
| \$100,000 to \$124,999   | 412         | 2,193       | 5,478       |
| \$125,000 to \$149,999   | 194         | 943         | 2,619       |
| \$150,000 to \$199,999   | 228         | 1,102       | 2,897       |
| \$200,000 or more        | 502         | 1,569       | 3,702       |
| Total Households         | 6,753       | 38,238      | 81,749      |
| Average Household Income | \$59,115.36 | \$55,909.68 | \$63,398.39 |
| Median Household Income  | \$41,169.09 | \$46,569.42 | \$53,757.43 |

| Radius:                | 1 mile | 3 miles | 5 miles |
|------------------------|--------|---------|---------|
| Less than \$25,000     | 33%    | 30%     | 24%     |
| \$25,000 to \$49,999   | 24%    | 29%     | 28%     |
| \$50,000 to \$74,999   | 16%    | 17%     | 19%     |
| \$75,000 to \$99,999   | 6%     | 8%      | 11%     |
| \$100,000 to \$124,999 | 6%     | 6%      | 7%      |
| \$125,000 to \$149,999 | 3%     | 2%      | 3%      |
| \$150,000 to \$199,999 | 3%     | 3%      | 4%      |
| \$200,000 or more      | 7%     | 4%      | 5%      |

## Per Capita Income

| Radius:          | 1 mile      | 3 miles     | 5 miles     |
|------------------|-------------|-------------|-------------|
| 2018 Estimate    | \$30,581.92 | \$25,759.31 | \$29,694.37 |
| 2015 Estimate    | \$30,567.69 | \$26,118.70 | \$29,893.60 |
| Growth 2015-2018 | 0.05%       | -1.38%      | -0.67%      |

## Unemployment Rate

| Radius:          | 1 mile  | 3 miles | 5 miles |
|------------------|---------|---------|---------|
| 2018 Estimate    | 7.42%   | 4.63%   | 3.75%   |
| 2015 Estimate    | 16.16%  | 9.96%   | 9.35%   |
| Growth 2015-2018 | -54.11% | -53.58% | -59.88% |

## Population Age 16+ By Employment Status (2018 Estimate)

| Radius:                     | 1 mile | 3 miles | 5 miles | Radius:                 | 1 mile                     | 3 miles                    | 5 miles                    |
|-----------------------------|--------|---------|---------|-------------------------|----------------------------|----------------------------|----------------------------|
| Labor Force                 | 4,922  | 37,599  | 80,168  | Labor Force             | <div><div></div></div> 43% | <div><div></div></div> 56% | <div><div></div></div> 56% |
| Civilian,<br>Employed       | 4,554  | 35,939  | 77,225  | Civilian,<br>Employed   | <div><div></div></div> 39% | <div><div></div></div> 54% | <div><div></div></div> 54% |
| Civilian,<br>Unemployed     | 368    | 1,660   | 2,943   | Civilian,<br>Unemployed | <div><div></div></div> 3%  | <div><div></div></div> 2%  | <div><div></div></div> 2%  |
| Not in Labor Force          | 6,633  | 29,325  | 63,143  | Not in Labor Force      | <div><div></div></div> 57% | <div><div></div></div> 44% | <div><div></div></div> 44% |
| Total Population Age<br>16+ | 11,555 | 66,924  | 143,311 |                         |                            |                            |                            |

## Employed Civilian Population Age 16+ by Industry (2018 Estimate)

| Radius:  | 1 mile | 3 miles | 5 miles | Radius:  | 1 mile                     | 3 miles                    | 5 miles                    |
|--|--------|---------|---------|--|----------------------------|----------------------------|----------------------------|
| Agriculture, forestry,<br>fishing and hunting,<br>mining and<br>construction | 542    | 3,573   | 7,407   | Agriculture, forestry,<br>fishing and hunting,<br>mining and<br>construction | <div><div></div></div> 12% | <div><div></div></div> 10% | <div><div></div></div> 10% |
| Manufacturing  | 172    | 2,336   | 4,831   | Manufacturing  | <div><div></div></div> 4%  | <div><div></div></div> 6%  | <div><div></div></div> 6%  |
| Wholesale & retail<br>trade  | 625    | 5,490   | 12,143  | Wholesale & retail<br>trade  | <div><div></div></div> 14% | <div><div></div></div> 15% | <div><div></div></div> 16% |
| Transportation and<br>warehousing, and<br>utilities                          | 146    | 893     | 1,978   | Transportation and<br>warehousing, and<br>utilities                          | <div><div></div></div> 3%  | <div><div></div></div> 2%  | <div><div></div></div> 3%  |
| Information  | 149    | 705     | 1,463   | Information  | <div><div></div></div> 3%  | <div><div></div></div> 2%  | <div><div></div></div> 2%  |
| Finance, insurance,<br>real estate and<br>rental and leasing                 | 208    | 1,213   | 3,605   | Finance, insurance,<br>real estate and<br>rental and leasing                 | <div><div></div></div> 5%  | <div><div></div></div> 3%  | <div><div></div></div> 5%  |
| Professional,<br>scientific, and<br>technical services                       | 587    | 3,975   | 9,556   | Professional,<br>scientific, and<br>technical services                       | <div><div></div></div> 13% | <div><div></div></div> 11% | <div><div></div></div> 12% |
| Educational, health<br>and social services                                   | 730    | 7,839   | 16,209  | Educational, health<br>and social services                                   | <div><div></div></div> 16% | <div><div></div></div> 22% | <div><div></div></div> 21% |
| Arts, entertainment,<br>recreation,<br>accommodation and<br>food services    | 838    | 5,513   | 10,268  | Arts, entertainment,<br>recreation,<br>accommodation and<br>food services    | <div><div></div></div> 18% | <div><div></div></div> 15% | <div><div></div></div> 13% |
| Other services<br>(except public<br>administration)                          | 497    | 3,436   | 7,262   | Other services<br>(except public<br>administration)                          | <div><div></div></div> 11% | <div><div></div></div> 10% | <div><div></div></div> 9%  |
| Public<br>Administration   | 60     | 966     | 2,503   | Public<br>Administration   | <div><div></div></div> 1%  | <div><div></div></div> 3%  | <div><div></div></div> 3%  |
| Total Employed<br>Civilian Population<br>Age 16+                             | 4,554  | 35,939  | 77,225  |  |                            |                            |                            |

## Housing Units by Tenure (2018 Estimate)

| Radius:                   | 1 mile | 3 miles | 5 miles | Radius:                   | 1 mile                     | 3 miles                    | 5 miles                    |
|---------------------------|--------|---------|---------|---------------------------|----------------------------|----------------------------|----------------------------|
| Vacant Housing<br>Units   | 1,475  | 9,606   | 20,577  | Vacant Housing<br>Units   | <div><div></div></div> 19% | <div><div></div></div> 21% | <div><div></div></div> 21% |
| Occupied Housing<br>Units | 6,432  | 35,998  | 77,886  | Occupied Housing<br>Units | <div><div></div></div> 81% | <div><div></div></div> 79% | <div><div></div></div> 79% |
| Owner-<br>Occupied        | 3,116  | 22,213  | 52,595  | Owner-<br>Occupied        | <div><div></div></div> 39% | <div><div></div></div> 49% | <div><div></div></div> 53% |
| Renter-<br>Occupied       | 3,316  | 13,785  | 25,291  | Renter-<br>Occupied       | <div><div></div></div> 42% | <div><div></div></div> 30% | <div><div></div></div> 26% |
| Total Housing Units       | 7,907  | 45,604  | 98,463  |                           |                            |                            |                            |





## Demographic and Income Comparison Profile

25 N Pineapple Ave, Sarasota, Florida, 34236

Walk Times: 5, 10, 15 minute radii

Prepared by Esri

Latitude: 27.33679

Longitude: -82.54319

|                                      | 5 minutes | 10 minutes | 15 minutes |
|--------------------------------------|-----------|------------|------------|
| <b>Census 2010 Summary</b>           |           |            |            |
| Population                           | 774       | 3,323      | 5,790      |
| Households                           | 511       | 2,093      | 3,391      |
| Families                             | 173       | 701        | 1,138      |
| Average Household Size               | 1.39      | 1.42       | 1.47       |
| Owner Occupied Housing Units         | 289       | 1,127      | 1,653      |
| Renter Occupied Housing Units        | 222       | 966        | 1,738      |
| Median Age                           | 64.5      | 63.4       | 57.7       |
| <b>2015 Summary</b>                  |           |            |            |
| Population                           | 794       | 3,429      | 5,933      |
| Households                           | 523       | 2,164      | 3,510      |
| Families                             | 174       | 710        | 1,152      |
| Average Household Size               | 1.40      | 1.43       | 1.46       |
| Owner Occupied Housing Units         | 272       | 1,065      | 1,554      |
| Renter Occupied Housing Units        | 251       | 1,099      | 1,956      |
| Median Age                           | 65.5      | 64.4       | 59.4       |
| Median Household Income              | \$41,504  | \$40,423   | \$38,829   |
| Average Household Income             | \$78,428  | \$75,511   | \$70,371   |
| <b>2020 Summary</b>                  |           |            |            |
| Population                           | 820       | 3,562      | 6,131      |
| Households                           | 542       | 2,259      | 3,666      |
| Families                             | 178       | 732        | 1,187      |
| Average Household Size               | 1.39      | 1.42       | 1.46       |
| Owner Occupied Housing Units         | 279       | 1,096      | 1,600      |
| Renter Occupied Housing Units        | 263       | 1,162      | 2,066      |
| Median Age                           | 66.9      | 65.9       | 61.0       |
| Median Household Income              | \$49,859  | \$49,568   | \$46,943   |
| Average Household Income             | \$91,653  | \$88,574   | \$82,173   |
| <b>Trends: 2015-2020 Annual Rate</b> |           |            |            |
| Population                           | 0.65%     | 0.76%      | 0.66%      |
| Households                           | 0.72%     | 0.86%      | 0.87%      |
| Families                             | 0.46%     | 0.61%      | 0.60%      |
| Owner Households                     | 0.51%     | 0.58%      | 0.59%      |
| Median Household Income              | 3.74%     | 4.16%      | 3.87%      |

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

December 17, 2015



## Demographic and Income Comparison Profile

25 N Pineapple Ave, Sarasota, Florida, 34236

Walk Times: 5, 10, 15 minute radii

Prepared by Esri

Latitude: 27.33679

Longitude: -82.54319

| 2015 Households by Income | 5 minutes |         | 10 minutes |         | 15 minutes |         |
|---------------------------|-----------|---------|------------|---------|------------|---------|
|                           | Number    | Percent | Number     | Percent | Number     | Percent |
| <\$15,000                 | 126       | 24.1%   | 536        | 24.8%   | 867        | 24.7%   |
| \$15,000 - \$24,999       | 59        | 11.3%   | 254        | 11.7%   | 428        | 12.2%   |
| \$25,000 - \$34,999       | 45        | 8.6%    | 183        | 8.5%    | 323        | 9.2%    |
| \$35,000 - \$49,999       | 63        | 12.0%   | 253        | 11.7%   | 432        | 12.3%   |
| \$50,000 - \$74,999       | 55        | 10.5%   | 240        | 11.1%   | 423        | 12.1%   |
| \$75,000 - \$99,999       | 60        | 11.5%   | 246        | 11.4%   | 371        | 10.6%   |
| \$100,000 - \$149,999     | 51        | 9.8%    | 206        | 9.5%    | 318        | 9.1%    |
| \$150,000 - \$199,999     | 22        | 4.2%    | 82         | 3.8%    | 120        | 3.4%    |
| \$200,000+                | 43        | 8.2%    | 165        | 7.6%    | 229        | 6.5%    |
| Median Household Income   | \$41,504  |         | \$40,423   |         | \$38,829   |         |
| Average Household Income  | \$78,428  |         | \$75,511   |         | \$70,371   |         |
| Per Capita Income         | \$50,735  |         | \$48,086   |         | \$40,865   |         |

| 2020 Households by Income | Number   | Percent | Number   | Percent | Number   | Percent |
|---------------------------|----------|---------|----------|---------|----------|---------|
|                           |          |         |          |         |          |         |
| <\$15,000                 | 118      | 21.8%   | 507      | 22.4%   | 827      | 22.6%   |
| \$15,000 - \$24,999       | 42       | 7.7%    | 186      | 8.2%    | 327      | 8.9%    |
| \$25,000 - \$34,999       | 41       | 7.6%    | 167      | 7.4%    | 295      | 8.0%    |
| \$35,000 - \$49,999       | 71       | 13.1%   | 275      | 12.2%   | 458      | 12.5%   |
| \$50,000 - \$74,999       | 69       | 12.7%   | 293      | 13.0%   | 515      | 14.0%   |
| \$75,000 - \$99,999       | 62       | 11.4%   | 267      | 11.8%   | 414      | 11.3%   |
| \$100,000 - \$149,999     | 57       | 10.5%   | 242      | 10.7%   | 377      | 10.3%   |
| \$150,000 - \$199,999     | 28       | 5.2%    | 106      | 4.7%    | 156      | 4.3%    |
| \$200,000+                | 55       | 10.1%   | 215      | 9.5%    | 298      | 8.1%    |
| Median Household Income   | \$49,859 |         | \$49,568 |         | \$46,943 |         |
| Average Household Income  | \$91,653 |         | \$88,574 |         | \$82,173 |         |
| Per Capita Income         | \$59,588 |         | \$56,672 |         | \$47,957 |         |

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

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

December 17, 2015



## Demographic and Income Comparison Profile

25 N Pineapple Ave, Sarasota, Florida, 34236

Walk Times: 5, 10, 15 minute radii

Prepared by Esri

Latitude: 27.33679

Longitude: -82.54319

| 2010 Population by Age | 5 minutes |         | 10 minutes |         | 15 minutes |         |
|------------------------|-----------|---------|------------|---------|------------|---------|
|                        | Number    | Percent | Number     | Percent | Number     | Percent |
| Age 0 - 4              | 8         | 1.0%    | 38         | 1.1%    | 125        | 2.2%    |
| Age 5 - 9              | 9         | 1.2%    | 37         | 1.1%    | 102        | 1.8%    |
| Age 10 - 14            | 8         | 1.0%    | 34         | 1.0%    | 89         | 1.5%    |
| Age 15 - 19            | 8         | 1.0%    | 49         | 1.5%    | 142        | 2.5%    |
| Age 20 - 24            | 23        | 3.0%    | 122        | 3.7%    | 314        | 5.4%    |
| Age 25 - 34            | 55        | 7.1%    | 280        | 8.4%    | 657        | 11.3%   |
| Age 35 - 44            | 52        | 6.7%    | 250        | 7.5%    | 545        | 9.4%    |
| Age 45 - 54            | 86        | 11.1%   | 367        | 11.1%   | 684        | 11.8%   |
| Age 55 - 64            | 146       | 18.9%   | 589        | 17.8%   | 929        | 16.0%   |
| Age 65 - 74            | 182       | 23.5%   | 743        | 22.4%   | 1,040      | 18.0%   |
| Age 75 - 84            | 144       | 18.6%   | 583        | 17.6%   | 809        | 14.0%   |
| Age 85+                | 53        | 6.9%    | 233        | 7.0%    | 354        | 6.1%    |

| 2015 Population by Age | Number  |       | Percent |       | Number  |       |
|------------------------|---------|-------|---------|-------|---------|-------|
|                        | Percent |       | Number  |       | Percent |       |
| Age 0 - 4              | 7       | 0.9%  | 37      | 1.1%  | 122     | 2.1%  |
| Age 5 - 9              | 9       | 1.1%  | 43      | 1.3%  | 123     | 2.1%  |
| Age 10 - 14            | 8       | 1.0%  | 34      | 1.0%  | 93      | 1.6%  |
| Age 15 - 19            | 8       | 1.0%  | 43      | 1.3%  | 121     | 2.0%  |
| Age 20 - 24            | 13      | 1.6%  | 83      | 2.4%  | 243     | 4.1%  |
| Age 25 - 34            | 59      | 7.4%  | 298     | 8.7%  | 689     | 11.6% |
| Age 35 - 44            | 56      | 7.0%  | 265     | 7.7%  | 552     | 9.3%  |
| Age 45 - 54            | 77      | 9.7%  | 343     | 10.0% | 648     | 10.9% |
| Age 55 - 64            | 151     | 19.0% | 607     | 17.7% | 959     | 16.2% |
| Age 65 - 74            | 191     | 24.0% | 784     | 22.9% | 1,126   | 19.0% |
| Age 75 - 84            | 149     | 18.7% | 604     | 17.6% | 834     | 14.1% |
| Age 85+                | 67      | 8.4%  | 286     | 8.3%  | 422     | 7.1%  |

| 2020 Population by Age | Number  |       | Percent |       | Number  |       |
|------------------------|---------|-------|---------|-------|---------|-------|
|                        | Percent |       | Number  |       | Percent |       |
| Age 0 - 4              | 8       | 1.0%  | 42      | 1.2%  | 130     | 2.1%  |
| Age 5 - 9              | 10      | 1.2%  | 46      | 1.3%  | 130     | 2.1%  |
| Age 10 - 14            | 10      | 1.2%  | 48      | 1.3%  | 121     | 2.0%  |
| Age 15 - 19            | 8       | 1.0%  | 47      | 1.3%  | 127     | 2.1%  |
| Age 20 - 24            | 13      | 1.6%  | 80      | 2.2%  | 226     | 3.7%  |
| Age 25 - 34            | 46      | 5.6%  | 244     | 6.9%  | 608     | 9.9%  |
| Age 35 - 44            | 66      | 8.0%  | 317     | 8.9%  | 637     | 10.4% |
| Age 45 - 54            | 74      | 9.0%  | 333     | 9.4%  | 628     | 10.2% |
| Age 55 - 64            | 132     | 16.1% | 544     | 15.3% | 867     | 14.1% |
| Age 65 - 74            | 220     | 26.8% | 884     | 24.8% | 1,282   | 20.9% |
| Age 75 - 84            | 164     | 20.0% | 682     | 19.2% | 948     | 15.5% |
| Age 85+                | 70      | 8.5%  | 294     | 8.3%  | 428     | 7.0%  |

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

December 17, 2015





## Demographic and Income Comparison Profile

25 N Pineapple Ave, Sarasota, Florida, 34236

Walk Times: 5, 10, 15 minute radii

Prepared by Esri

Latitude: 27.33679

Longitude: -82.54319

| 2010 Race and Ethnicity    | 5 minutes |         | 10 minutes |         | 15 minutes |         |
|----------------------------|-----------|---------|------------|---------|------------|---------|
|                            | Number    | Percent | Number     | Percent | Number     | Percent |
| White Alone                | 717       | 92.6%   | 3,050      | 91.8%   | 5,083      | 87.8%   |
| Black Alone                | 35        | 4.5%    | 169        | 5.1%    | 400        | 6.9%    |
| American Indian Alone      | 3         | 0.4%    | 10         | 0.3%    | 16         | 0.3%    |
| Asian Alone                | 9         | 1.2%    | 36         | 1.1%    | 57         | 1.0%    |
| Pacific Islander Alone     | 0         | 0.0%    | 2          | 0.1%    | 3          | 0.1%    |
| Some Other Race Alone      | 3         | 0.4%    | 20         | 0.6%    | 148        | 2.6%    |
| Two or More Races          | 7         | 0.9%    | 36         | 1.1%    | 83         | 1.4%    |
| Hispanic Origin (Any Race) | 38        | 4.9%    | 178        | 5.4%    | 611        | 10.6%   |

| 2015 Race and Ethnicity    | Number |         | Percent |         | Number |         |
|----------------------------|--------|---------|---------|---------|--------|---------|
|                            | Number | Percent | Number  | Percent | Number | Percent |
| White Alone                | 730    | 91.9%   | 3,122   | 91.0%   | 5,166  | 87.1%   |
| Black Alone                | 38     | 4.8%    | 182     | 5.3%    | 421    | 7.1%    |
| American Indian Alone      | 2      | 0.3%    | 9       | 0.3%    | 14     | 0.2%    |
| Asian Alone                | 11     | 1.4%    | 46      | 1.3%    | 71     | 1.2%    |
| Pacific Islander Alone     | 0      | 0.0%    | 2       | 0.1%    | 3      | 0.1%    |
| Some Other Race Alone      | 4      | 0.5%    | 24      | 0.7%    | 159    | 2.7%    |
| Two or More Races          | 9      | 1.1%    | 44      | 1.3%    | 100    | 1.7%    |
| Hispanic Origin (Any Race) | 45     | 5.7%    | 214     | 6.2%    | 685    | 11.5%   |

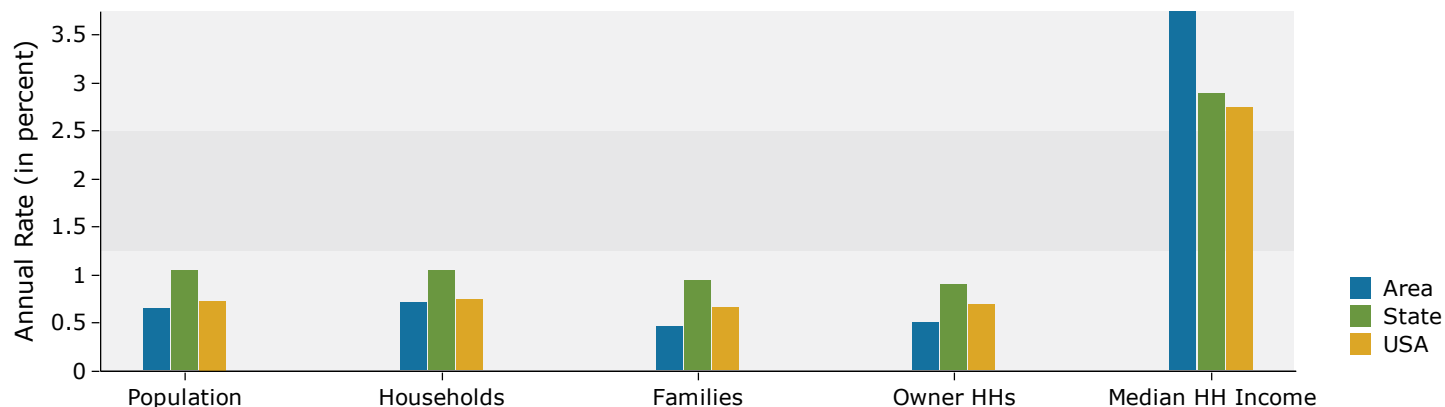
| 2020 Race and Ethnicity    | Number |         | Percent |         | Number |         |
|----------------------------|--------|---------|---------|---------|--------|---------|
|                            | Number | Percent | Number  | Percent | Number | Percent |
| White Alone                | 747    | 91.1%   | 3,209   | 90.1%   | 5,278  | 86.1%   |
| Black Alone                | 40     | 4.9%    | 198     | 5.6%    | 448    | 7.3%    |
| American Indian Alone      | 2      | 0.2%    | 8       | 0.2%    | 13     | 0.2%    |
| Asian Alone                | 14     | 1.7%    | 59      | 1.7%    | 90     | 1.5%    |
| Pacific Islander Alone     | 0      | 0.0%    | 2       | 0.1%    | 4      | 0.1%    |
| Some Other Race Alone      | 5      | 0.6%    | 29      | 0.8%    | 177    | 2.9%    |
| Two or More Races          | 12     | 1.5%    | 56      | 1.6%    | 120    | 2.0%    |
| Hispanic Origin (Any Race) | 56     | 6.8%    | 265     | 7.4%    | 797    | 13.0%   |

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

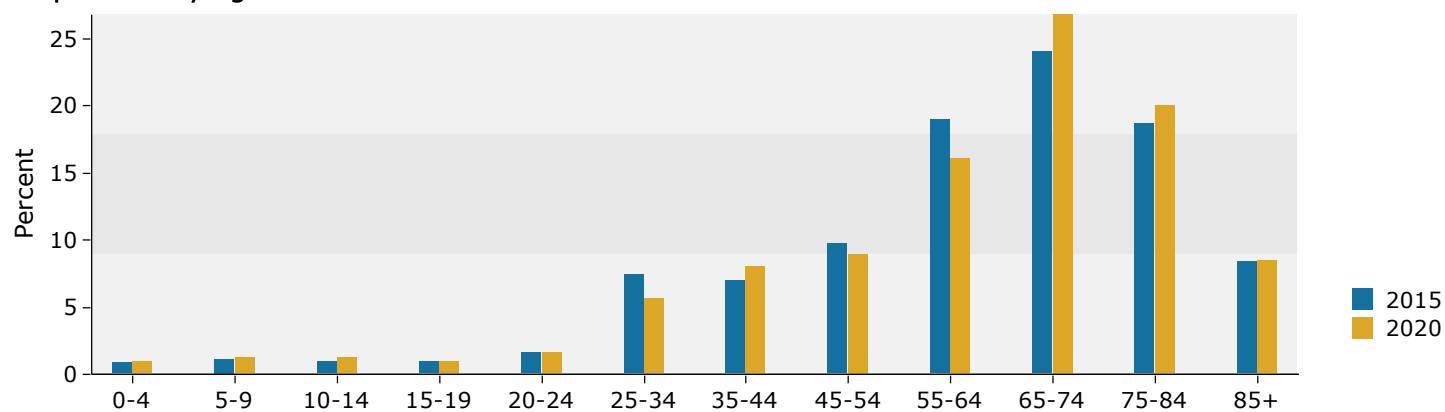
December 17, 2015

## 5 minutes

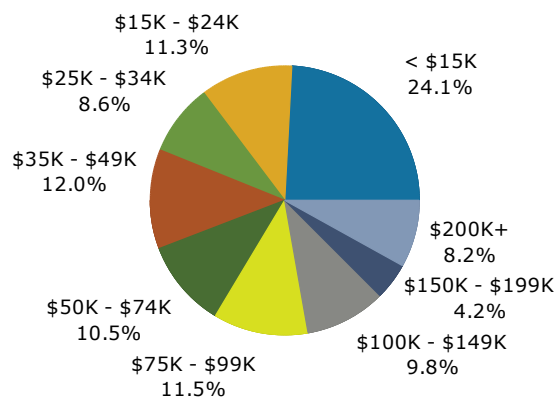
### Trends 2015-2020



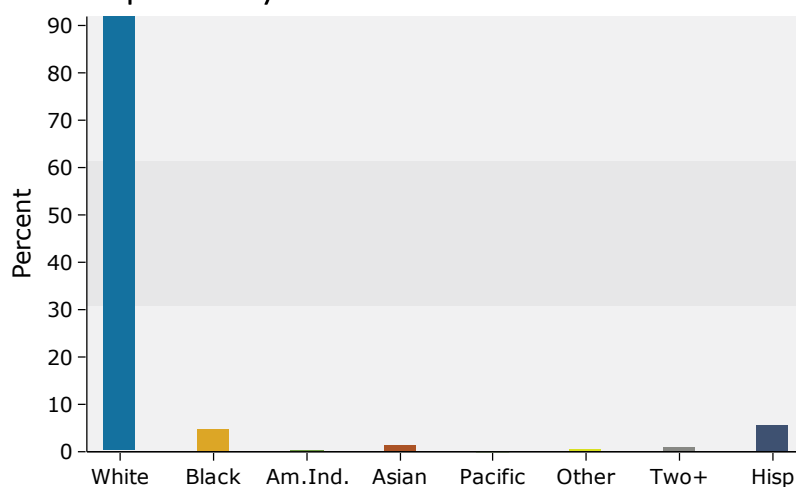
### Population by Age



### 2015 Household Income

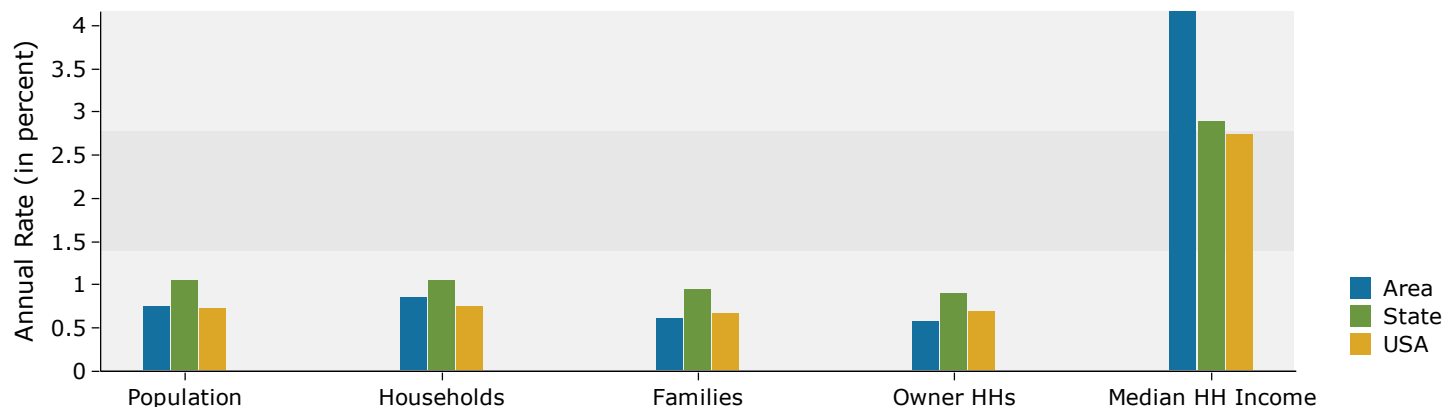


### 2015 Population by Race

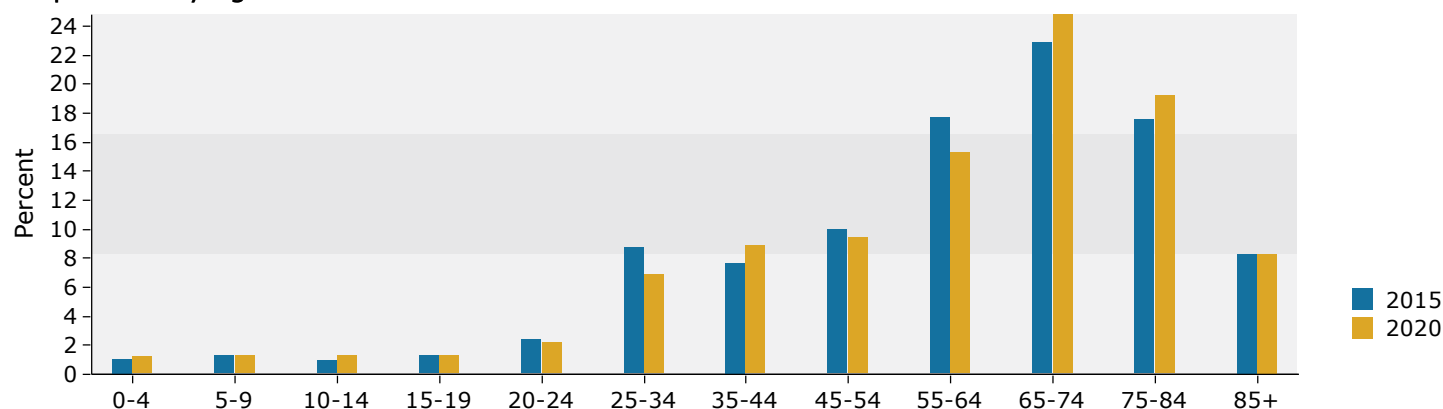


## 10 minutes

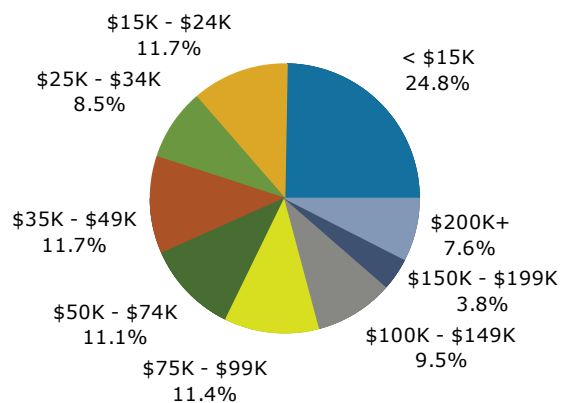
### Trends 2015-2020



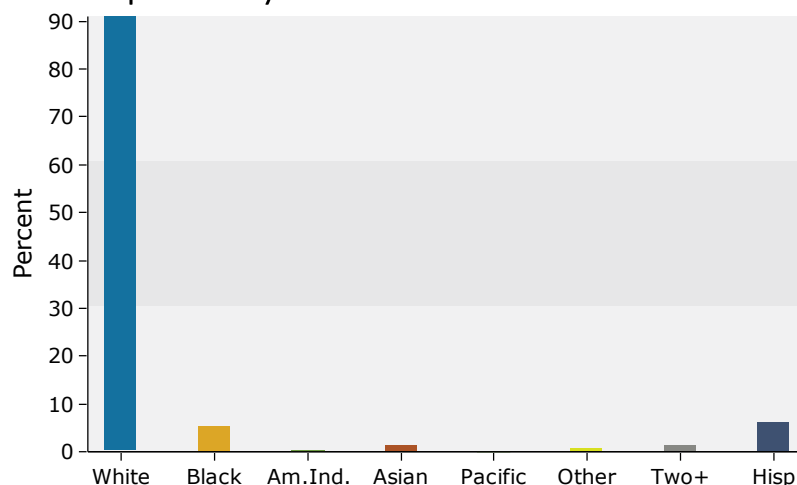
### Population by Age



### 2015 Household Income



### 2015 Population by Race





# Demographic and Income Comparison Profile

25 N Pineapple Ave, Sarasota, Florida, 34236

Walk Times: 5, 10, 15 minute radii

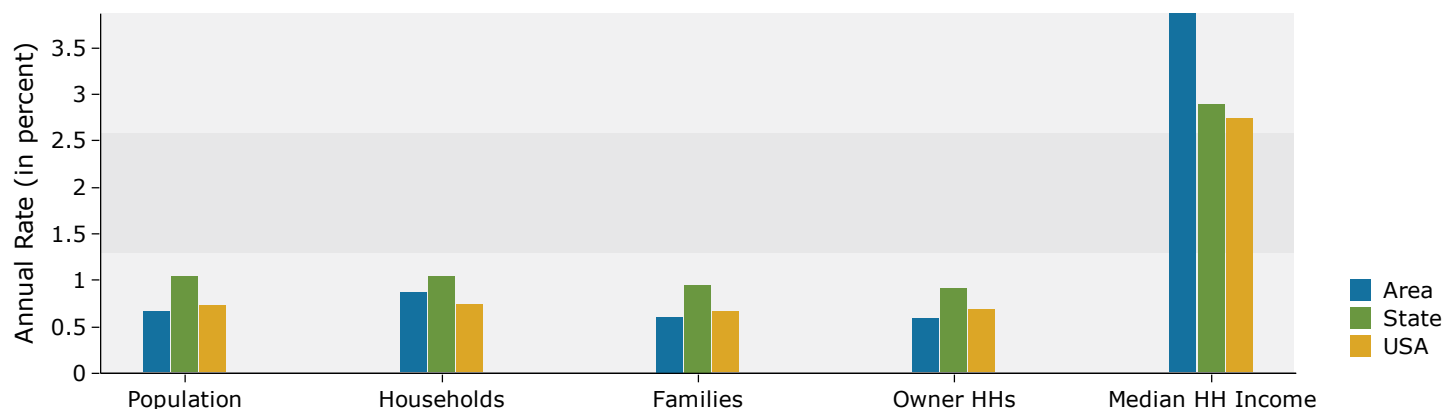
Prepared by Esri

Latitude: 27.33679

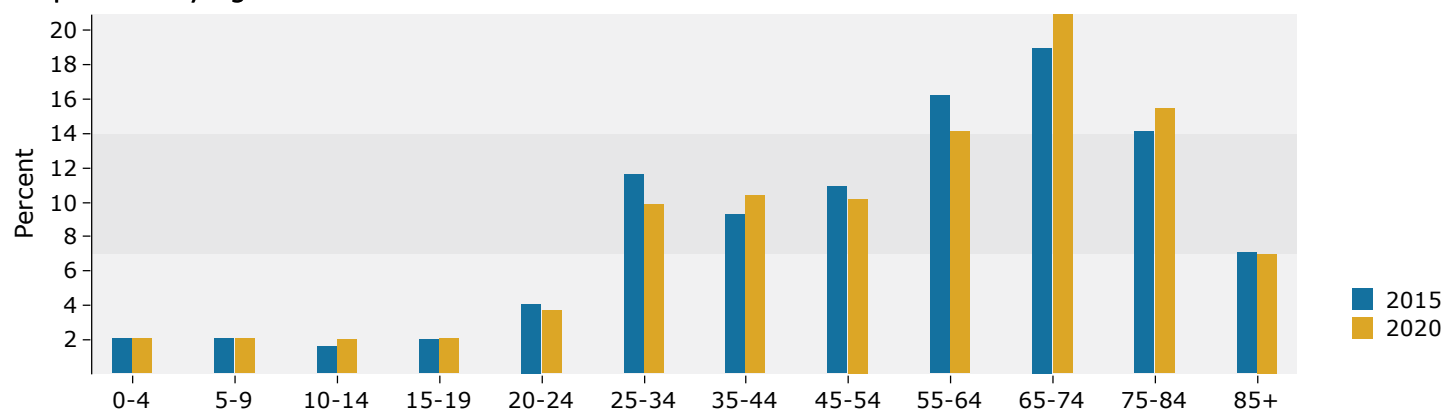
Longitude: -82.54319

## 15 minutes

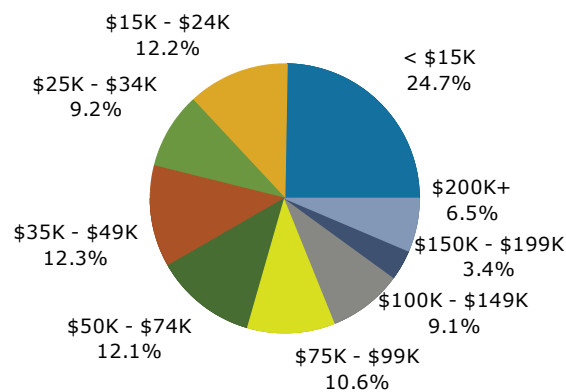
### Trends 2015-2020



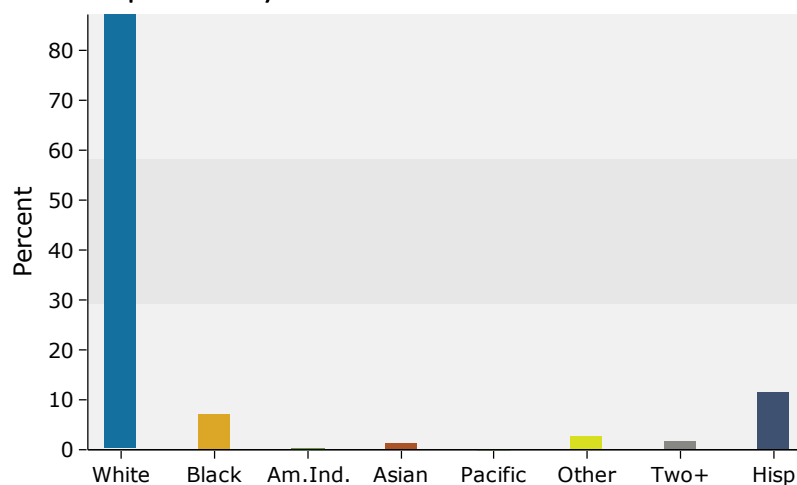
### Population by Age



### 2015 Household Income



### 2015 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

December 17, 2015