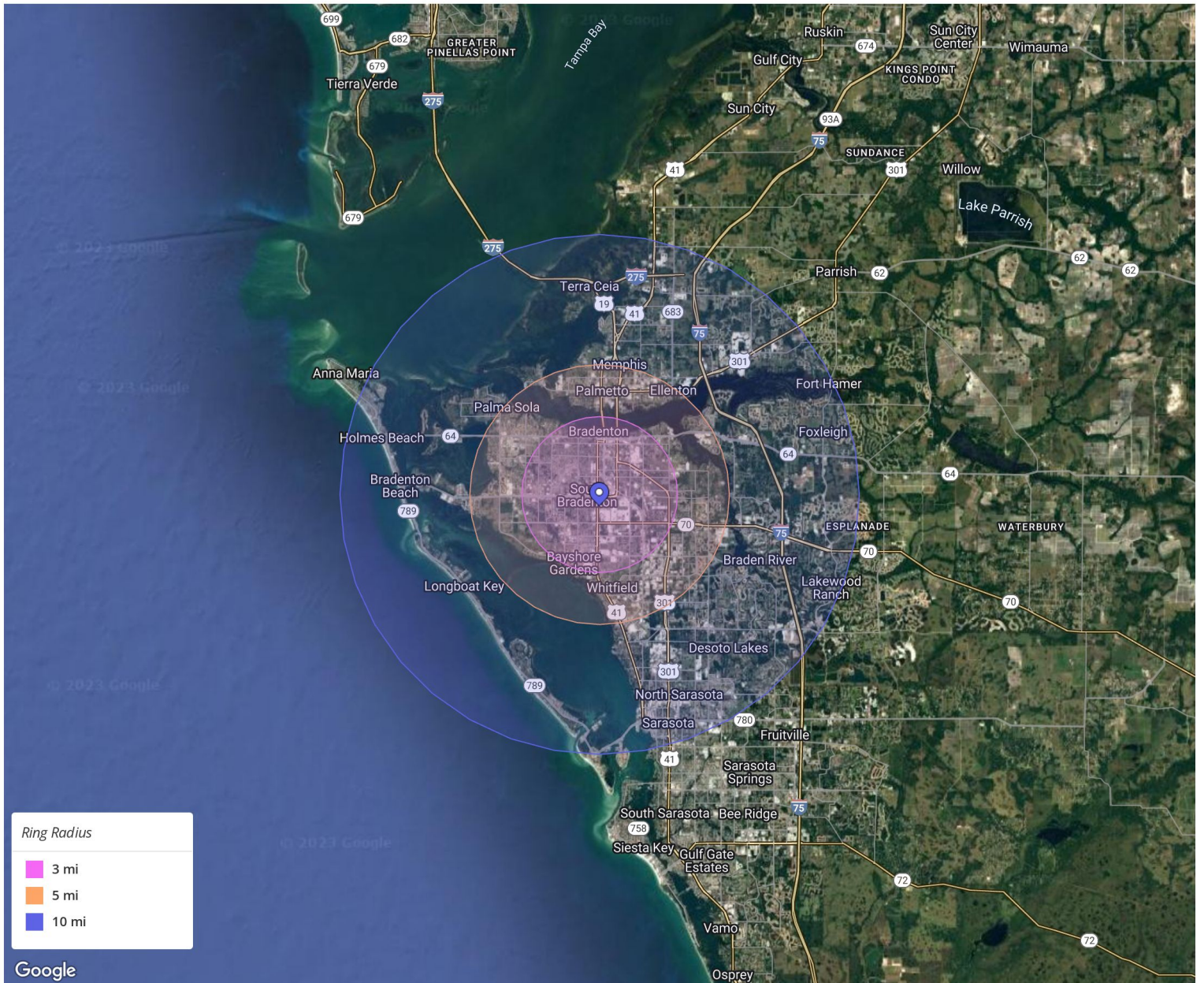


Demographics (Cortez Road)

Jun 1, 2022 - May 31, 2023

Cortez Road Shopping Center / 4301 14th St W, Bradenton, FL 34205



Demographics (Cortez Road)

Jun 1, 2022 - May 31, 2023



Cortez Road Shopping Center

4301 14th St W, Bradenton, FL 34205

Benchmark: Nationwide



Overview

	3 Mile	5 Mile	10 Mile
Population	118,431	206,754	402,596
Pop density (per sq mile)	3,120	2,279	1,226
Area (based on blockgroups) sq mi	37.96	90.72	328.49

Households

	3 Mile	5 Mile	10 Mile
Households	43,270	76,656	159,240
Family Households	24,672 (57%)	46,530 (60.7%)	96,915 (60.9%)
Non-Family Households	18,598 (43%)	30,126 (39.3%)	62,325 (39.1%)
Persons per Household	2.74	2.7	2.53

Gender

	3 Mile	5 Mile	10 Mile
Male	55,897 (47.2%)	98,532 (47.7%)	192,907 (47.9%)
Female	62,534 (52.8%)	108,222 (52.3%)	209,689 (52.1%)

Age

	3 Mile	5 Mile	10 Mile
Median Age	41.41	45.2	48.85
0-4	7,537 (6.4%)	11,560 (5.6%)	18,449 (4.6%)
5-14	13,306 (11.2%)	22,346 (10.8%)	38,148 (9.5%)

Calculated using Weighted Centroid from Block Groups | DataSet: Census 2019 (ACS)

Demographics (Cortez Road)

Jun 1, 2022 - May 31, 2023



Cortez Road Shopping Center

4301 14th St W, Bradenton, FL 34205

Benchmark: Nationwide

	● 3 Mile		● 5 Mile		● 10 Mile				
15-17	4,077	(3.4%)	89	6,937	(3.4%)	87	12,462	(3.1%)	8
18-21	5,784	(4.9%)	90	8,610	(4.2%)	7	15,454	(3.8%)	71
22-24	4,374	(3.7%)	92	6,866	(3.3%)	83	12,475	(3.1%)	7
25-29	8,097	(6.8%)	96	13,118	(6.3%)	89	22,384	(5.6%)	7
30-34	7,043	(5.9%)	88	11,969	(5.8%)	86	21,486	(5.3%)	7
35-39	6,749	(5.7%)	88	10,968	(5.3%)	8	19,345	(4.8%)	74
40-44	6,399	(5.4%)	88	10,447	(5.1%)	8	20,131	(5%)	8
45-49	6,245	(5.3%)	83	11,127	(5.4%)	84	21,800	(5.4%)	85
50-54	6,539	(5.5%)	84	12,675	(6.1%)	93	25,008	(6.2%)	94
55-59	7,861	(6.6%)	100	14,330	(6.9%)	104	29,282	(7.3%)	109
60-64	7,587	(6.4%)	103	14,263	(6.9%)	111	30,319	(7.5%)	122
65-69	7,173	(6.1%)	117	13,225	(6.4%)	123	31,152	(7.7%)	149
70-74	6,790	(5.7%)	147	13,344	(6.5%)	165	28,534	(7.1%)	181
75-79	5,059	(4.3%)	156	10,034	(4.9%)	177	23,744	(5.9%)	215
80-84	3,648	(3.1%)	165	7,047	(3.4%)	183	15,699	(3.9%)	209
85+	4,163	(3.5%)	182	7,888	(3.8%)	198	16,724	(4.2%)	215

Calculated using Weighted Centroid from Block Groups | DataSet: Census 2019 (ACS)

Demographics (Cortez Road)

Jun 1, 2022 - May 31, 2023



Cortez Road Shopping Center

4301 14th St W, Bradenton, FL 34205

Benchmark: Nationwide



Age - Male

Age Group	3 Mile	5 Mile	10 Mile
Median Age	38.77	42.43	47.39
0-4	3,605 (6.4%)	5,796 (5.9%)	9,549 (5%)
5-14	6,653 (11.9%)	11,251 (11.4%)	19,327 (10%)
15-17	2,107 (3.8%)	3,504 (3.6%)	6,413 (3.3%)
18-21	3,151 (5.6%)	4,357 (4.4%)	7,672 (4%)
22-24	2,192 (3.9%)	3,774 (3.8%)	6,362 (3.3%)
25-29	3,550 (6.4%)	6,024 (6.1%)	10,889 (5.6%)
30-34	3,618 (6.5%)	5,994 (6.1%)	10,792 (5.6%)
35-39	3,262 (5.8%)	5,738 (5.8%)	9,617 (5%)
40-44	2,973 (5.3%)	4,663 (4.7%)	9,436 (4.9%)
45-49	2,976 (5.3%)	5,373 (5.5%)	10,708 (5.6%)
50-54	3,186 (5.7%)	6,038 (6.1%)	12,052 (6.2%)
55-59	3,674 (6.6%)	6,745 (6.8%)	13,808 (7.2%)
60-64	3,267 (5.8%)	6,347 (6.4%)	13,873 (7.2%)
65-69	2,937 (5.3%)	5,638 (5.7%)	13,772 (7.1%)

Calculated using Weighted Centroid from Block Groups | DataSet: Census 2019 (ACS)

Demographics (Cortez Road)

Jun 1, 2022 - May 31, 2023



Cortez Road Shopping Center

4301 14th St W, Bradenton, FL 34205

Benchmark: Nationwide

	● 3 Mile		● 5 Mile		● 10 Mile				
70-74	3,301	(5.9%)	161	6,350	(6.4%)	176	13,416	(7%)	190
75-79	2,281	(4.1%)	164	4,639	(4.7%)	189	11,345	(5.9%)	236
80-84	1,684	(3%)	190	3,207	(3.3%)	205	7,205	(3.7%)	236
85+	1,480	(2.6%)	193	3,094	(3.1%)	228	6,671	(3.5%)	252

Age - Female

Median Age	42.85		111	46.66		121	51.07		133
0-4	3,932	(6.3%)	107	5,764	(5.3%)	91	8,900	(4.2%)	72
5-14	6,653	(10.6%)	87	11,095	(10.3%)	84	18,821	(9%)	74
15-17	1,970	(3.2%)	84	3,433	(3.2%)	85	6,049	(2.9%)	7
18-21	2,633	(4.2%)	8	4,253	(3.9%)	75	7,782	(3.7%)	71
22-24	2,182	(3.5%)	91	3,092	(2.9%)	74	6,113	(2.9%)	74
25-29	4,547	(7.3%)	106	7,094	(6.6%)	95	11,495	(5.5%)	8
30-34	3,425	(5.5%)	83	5,975	(5.5%)	84	10,694	(5.1%)	7
35-39	3,487	(5.6%)	87	5,230	(4.8%)	75	9,728	(4.6%)	72
40-44	3,426	(5.5%)	90	5,784	(5.3%)	88	10,695	(5.1%)	84
45-49	3,269	(5.2%)	8	5,754	(5.3%)	84	11,092	(5.3%)	83

Calculated using Weighted Centroid from Block Groups | DataSet: Census 2019 (ACS)

Demographics (Cortez Road)

Jun 1, 2022 - May 31, 2023



Cortez Road Shopping Center

4301 14th St W, Bradenton, FL 34205

Benchmark: Nationwide

	3 Mile		5 Mile		10 Mile				
50-54	3,353	(5.4%)	8	6,637	(6.1%)	93	12,956	(6.2%)	94
55-59	4,187	(6.7%)	99	7,585	(7%)	104	15,474	(7.4%)	109
60-64	4,320	(6.9%)	109	7,916	(7.3%)	115	16,446	(7.8%)	123
65-69	4,236	(6.8%)	126	7,587	(7%)	130	17,380	(8.3%)	154
70-74	3,489	(5.6%)	134	6,994	(6.5%)	156	15,118	(7.2%)	174
75-79	2,778	(4.4%)	149	5,395	(5%)	167	12,399	(5.9%)	198
80-84	1,964	(3.1%)	147	3,840	(3.5%)	166	8,494	(4.1%)	189
85+	2,683	(4.3%)	174	4,794	(4.4%)	179	10,053	(4.8%)	194

Population by Generation

Gen Alpha	20,843	(17.6%)	94	33,906	(16.4%)	88	56,597	(14.1%)	74
Gen Z	14,235	(12%)	90	22,413	(10.8%)	8	40,391	(10%)	75
Millennials	21,889	(18.5%)	91	36,055	(17.4%)	86	63,215	(15.7%)	7
Gen X	19,183	(16.2%)	85	34,249	(16.6%)	87	66,939	(16.6%)	87
Baby Boomers	29,411	(24.8%)	113	55,162	(26.7%)	122	119,287	(29.6%)	135
Silent & Greatest	12,870	(10.9%)	166	24,969	(12.1%)	185	56,167	(14%)	213

Calculated using Weighted Centroid from Block Groups | DataSet: Census 2019 (ACS)

Demographics (Cortez Road)

Jun 1, 2022 - May 31, 2023



Cortez Road Shopping Center

4301 14th St W, Bradenton, FL 34205

Benchmark: Nationwide



Ethnicity	3 Mile	5 Mile	10 Mile
White	65,405 (55.2%)	129,241 (62.5%)	275,412 (68.4%)
Hispanic or Latino	33,372 (28.2%)	45,716 (22.1%)	70,413 (17.5%)
Black	16,214 (13.7%)	25,107 (12.1%)	41,579 (10.3%)
Two or more races	1,606 (1.4%)	2,907 (1.4%)	6,097 (1.5%)
Asian	1,448 (1.2%)	3,196 (1.5%)	7,322 (1.8%)
American Indian and Alaska Native	260 (<0.5%)	429 (<0.5%)	835 (<0.5%)
Other	96 (<0.5%)	128 (<0.5%)	831 (<0.5%)
Native Hawaiian and Other Pacific Islander	30 (<0.5%)	30 (<0.5%)	107 (<0.5%)

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Demographics (Cortez Road)

Jun 1, 2022 - May 31, 2023



Cortez Road Shopping Center

4301 14th St W, Bradenton, FL 34205

Benchmark: Nationwide



Hispanic or Latino

Race	3 Mile	5 Mile	10 Mile
White	29,143 (87.3%)	39,916 (87.3%)	61,092 (86.8%)
Other	3,209 (9.6%)	4,340 (9.5%)	6,212 (8.8%)
Two or more races	579 (1.7%)	866 (1.9%)	1,679 (2.4%)
Black	372 (1.1%)	487 (1.1%)	1,198 (1.7%)
Native Hawaiian and Other Pacific Islander	60 (<0.5%)	60 (<0.5%)	60 (<0.5%)
American Indian and Alaska Native	9 (<0.5%)	39 (<0.5%)	113 (<0.5%)
Asian		8 (<0.5%)	59 (<0.5%)

Household Income

Income Category	3 Mile	5 Mile	10 Mile
Household Average Income	\$53,847.06	\$63,573.33	\$78,256.5
Average Income per Person	\$22,409.59	\$26,228.8	\$33,352.59
Household Median Income	\$41,915.46	\$47,282.93	\$54,666.87
<\$10K	3,217 (7.4%)	4,695 (6.1%)	8,415 (5.3%)
\$10K - \$15K	2,394 (5.5%)	3,652 (4.8%)	6,686 (4.2%)
\$15K - \$20K	3,392 (7.8%)	4,864 (6.3%)	8,128 (5.1%)
\$20K - \$25K	2,760 (6.4%)	4,590 (6%)	8,323 (5.2%)

Calculated using Weighted Centroid from Block Groups | DataSet: Census 2019 (ACS)

Demographics (Cortez Road)

Jun 1, 2022 - May 31, 2023



Cortez Road Shopping Center

4301 14th St W, Bradenton, FL 34205

Benchmark: Nationwide

	3 Mile		5 Mile		10 Mile				
\$25K - \$30K	2,797	(6.5%)	148	4,375	(5.7%)	130	8,237	(5.2%)	118
\$30K - \$35K	3,183	(7.4%)	161	5,416	(7.1%)	155	9,686	(6.1%)	133
\$35K - \$40K	2,809	(6.5%)	154	4,458	(5.8%)	138	8,004	(5%)	119
\$40K - \$45K	2,827	(6.5%)	155	4,406	(5.7%)	137	8,862	(5.6%)	132
\$45K - \$50K	2,631	(6.1%)	158	4,100	(5.3%)	139	7,164	(4.5%)	117
\$50K - \$60K	3,936	(9.1%)	121	6,596	(8.6%)	114	13,103	(8.2%)	109
\$60K - \$75K	4,713	(10.9%)	112	8,686	(11.3%)	117	16,690	(10.5%)	108
\$75K - \$100K	3,761	(8.7%)	68	8,575	(11.2%)	88	19,262	(12.1%)	95
\$100K - \$125K	2,079	(4.8%)	53	4,858	(6.3%)	69	12,010	(7.5%)	83
\$125K - \$150K	1,329	(3.1%)	51	3,062	(4%)	66	8,513	(5.3%)	89
\$150K - \$200K	857	(2%)	29	2,340	(3.1%)	45	7,758	(4.9%)	72
>\$200K	585	(1.4%)	18	1,983	(2.6%)	34	8,399	(5.3%)	69

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Demographics (Cortez Road)

Jun 1, 2022 - May 31, 2023



Cortez Road Shopping Center

4301 14th St W, Bradenton, FL 34205

Benchmark: Nationwide

● 3 Mile ● 5 Mile ● 10 Mile

Family Size

Family Size	Count	Percentage	3 Mile	5 Mile	Percentage	10 Mile
2 Persons	12,600	(51.1%)	117	25,978	(55.8%)	128
3 Persons	4,860	(19.7%)	87	8,565	(18.4%)	8
4 Persons	3,849	(15.6%)	8	6,809	(14.6%)	76
5 Persons	1,936	(7.8%)	87	2,865	(6.2%)	69
6 Persons	845	(3.4%)	99	1,406	(3%)	87
7+ Persons	582	(2.4%)	109	907	(1.9%)	90

Education

Education	Count	Percentage	3 Mile	5 Mile	Percentage	10 Mile
Elementary	15,377	(18.4%)	154	22,673	(15.1%)	126
High School Graduate	30,911	(37.1%)	138	51,713	(34.4%)	128
College / Associate Degree	23,073	(27.7%)	96	43,252	(28.8%)	99
Bachelor Degree	9,064	(10.9%)	55	20,786	(13.8%)	70
Advanced Degree	4,928	(5.9%)	48	12,011	(8%)	65

Labor Force

Labor Force	Count	Percentage	3 Mile	5 Mile	Percentage	10 Mile
Employed	49,211	(92.9%)	98	86,702	(93%)	98
Unemployed	3,747	(7.1%)	133	6,478	(7%)	130

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Demographics (Cortez Road)

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Cortez Road Shopping Center

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Benchmark: Nationwide



Marital Status

Marital Status	Count	Percentage	3 Mile	Count	Percentage	5 Mile	Count	Percentage	10 Mile
Married	38,282	(39.2%)	74	78,096	(45.2%)	90	170,383	(49.2%)	99
Never Married	33,289	(34.1%)	102	51,617	(29.9%)	89	94,965	(27.4%)	8
Divorced	17,703	(18.1%)	167	28,201	(16.3%)	150	51,019	(14.7%)	136
Widowed	8,314	(8.5%)	147	14,934	(8.6%)	149	29,632	(8.6%)	148

Family Households

Family Household Type	Count	Percentage	3 Mile	Count	Percentage	5 Mile	Count	Percentage	10 Mile
Married-couple Family	15,740	(63.8%)	87	33,063	(71.1%)	97	74,147	(76.5%)	104
Female Householder	6,353	(25.7%)	136	9,922	(21.3%)	112	16,726	(17.3%)	91
Male Householder	2,579	(10.5%)	140	3,545	(7.6%)	102	6,042	(6.2%)	84

Calculated using Weighted Centroid from Block Groups | DataSet: Census 2019 (ACS)

Demographics (Cortez Road)

Jun 1, 2022 - May 31, 2023



Cortez Road Shopping Center

4301 14th St W, Bradenton, FL 34205

Benchmark: Nationwide



Transport to Work

Mode	Count	Percentage	3 Mile	Count	Percentage	5 Mile	Count	Percentage	10 Mile
Drove alone	36,515	(75.6%)	99	65,745	(77.2%)	101	130,211	(78%)	102
Carpooled	6,920	(14.3%)	159	11,043	(13%)	144	16,987	(10.2%)	113
Worked from home	1,684	(3.5%)	67	3,594	(4.2%)	8	11,806	(7.1%)	137
Walked	785	(1.6%)	61	1,246	(1.5%)	55	2,160	(1.3%)	49
Public transportation	766	(1.6%)	32	1,016	(1.2%)	24	1,765	(1.1%)	21
Bicycle	706	(1.5%)	267	979	(1.1%)	210	1,393	(0.8%)	152
Other	540	(1.1%)	121	1,088	(1.3%)	139	1,672	(1%)	109
Motorcycle	180	(<0.5%)	235	255	(<0.5%)	189	582	(<0.5%)	220
Taxicab	180	(<0.5%)	199	187	(<0.5%)	117	319	(<0.5%)	102

Travel Time to Work

Travel Time	Count	Percentage	3 Mile	Count	Percentage	5 Mile	Count	Percentage	10 Mile
Median travel time to work	21		93	21		94	22		97
Less than 10 minutes	5,015	(10.8%)	88	8,600	(10.5%)	86	15,017	(9.7%)	7
10-15 minutes	6,701	(14.4%)	108	11,750	(14.4%)	109	21,240	(13.7%)	103
15-20 minutes	9,558	(20.5%)	135	15,806	(19.4%)	128	27,330	(17.6%)	116
20-25 minutes	8,589	(18.4%)	128	14,953	(18.3%)	128	30,236	(19.5%)	136

Calculated using Weighted Centroid from Block Groups | DataSet: Census 2019 (ACS)

Demographics (Cortez Road)

Jun 1, 2022 - May 31, 2023



Cortez Road Shopping Center

4301 14th St W, Bradenton, FL 34205

Benchmark: Nationwide

	● 3 Mile		● 5 Mile		● 10 Mile				
25-30 minutes	2,410	(5.2%)	8	4,597	(5.6%)	87	9,364	(6%)	93
30-35 minutes	6,523	(14%)	102	11,988	(14.7%)	107	25,122	(16.2%)	118
35-45 minutes	2,732	(5.9%)	83	4,809	(5.9%)	84	9,094	(5.9%)	83
45-60 minutes	2,272	(4.9%)	58	4,306	(5.3%)	63	8,719	(5.6%)	67
60 or more minutes	2,792	(6%)	64	4,750	(5.8%)	62	8,967	(5.8%)	62

Housing Units

Occupied	43,270	(76.9%)	88	76,656	(78%)	89	159,240	(75.2%)	86
Vacant	12,983	(23.1%)	190	21,658	(22%)	182	52,467	(24.8%)	204

Occupied Housing Units

Owner occupied	24,554	(56.7%)	89	49,282	(64.3%)	100	108,935	(68.4%)	107
Renter occupied	18,716	(43.3%)	120	27,374	(35.7%)	99	50,305	(31.6%)	88

Calculated using Weighted Centroid from Block Groups | DataSet: Census 2019 (ACS)

Demographics (Cortez Road)

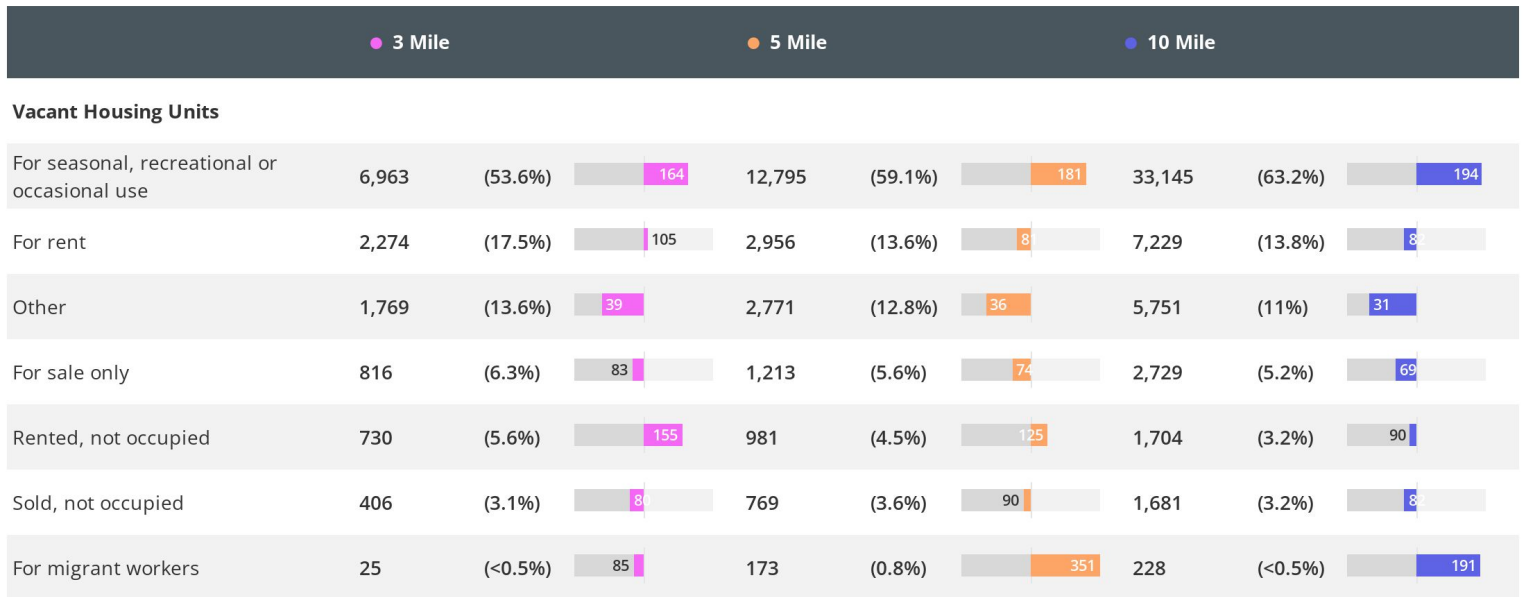
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Cortez Road Shopping Center

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Benchmark: Nationwide



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Demographics (Cortez Road)

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Cortez Road Shopping Center

4301 14th St W, Bradenton, FL 34205

Benchmark: Nationwide



Value of Owner-Occupied Housing Units

	3 Mile	5 Mile	10 Mile
Median house value	\$116,929.98	\$164,151.35	\$217,626.3
<\$100K	10,353 (42.2%)	14,735 (29.9%)	23,319 (21.4%)
\$100K - \$200K	9,433 (38.4%)	15,630 (31.7%)	26,855 (24.7%)
\$200K - \$300K	3,005 (12.2%)	10,609 (21.5%)	23,924 (22%)
\$300K - \$400K	870 (3.5%)	5,042 (10.2%)	14,863 (13.6%)
\$400K - \$500K	186 (0.8%)	1,217 (2.5%)	6,440 (5.9%)
\$500K - \$1000K	625 (2.5%)	1,575 (3.2%)	10,104 (9.3%)
>\$1000K	82 (<0.5%)	474 (1%)	3,430 (3.1%)

Types of Housing Units Structure

Single Unit	24,008 (42.7%)	50,661 (51.5%)	113,624 (53.7%)
Multi-unit	21,347 (37.9%)	30,655 (31.2%)	66,840 (31.6%)
Mobile home	10,858 (19.3%)	16,898 (17.2%)	30,923 (14.6%)
Boat, RV, van, etc.	40 (<0.5%)	100 (<0.5%)	320 (<0.5%)

Health Insurance

Employer based health insurance only	31,371 (26.7%)	60,519 (29.5%)	125,778 (31.5%)
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Calculated using Weighted Centroid from Block Groups | DataSet: Census 2019 (ACS)

Demographics (Cortez Road)

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Cortez Road Shopping Center

4301 14th St W, Bradenton, FL 34205

Benchmark: Nationwide

	● 3 Mile		● 5 Mile		● 10 Mile				
Medicaid/means-tested public coverage only	24,375	(20.7%)	138	34,181	(16.7%)	111	48,045	(12%)	8
No health insurance coverage	20,345	(17.3%)	196	31,689	(15.4%)	175	54,858	(13.8%)	156
Medicare coverage only	11,361	(9.7%)	185	20,517	(10%)	192	40,702	(10.2%)	196
Direct purchase health insurance only	8,359	(7.1%)	108	16,894	(8.2%)	125	36,486	(9.1%)	138
Other coverage combinations	6,836	(5.8%)	104	13,610	(6.6%)	118	30,071	(7.5%)	134
Employer based and medicare coverage	4,633	(3.9%)	127	8,931	(4.4%)	141	20,236	(5.1%)	164
With direct purchase and medicare coverage	4,252	(3.6%)	114	8,697	(4.2%)	134	23,229	(5.8%)	184
Medicare and medicaid/means-tested public coverage	3,384	(2.9%)	128	4,804	(2.3%)	104	8,884	(2.2%)	99
Other public only combinations	1,048	(0.9%)	187	1,803	(0.9%)	185	3,689	(0.9%)	194
Employer based and direct purchase coverage	970	(0.8%)	61	1,773	(0.9%)	64	3,256	(0.8%)	60
VA Health Care only	324	(<0.5%)	100	704	(<0.5%)	125	1,151	(<0.5%)	105
TRICARE/military health coverage only	244	(<0.5%)	21	864	(<0.5%)	43	1,976	(<0.5%)	50
Other private only combinations	23	(<0.5%)	5	136	(<0.5%)	17	568	(<0.5%)	36

SNAP Households

Non-snap Households	35,422	(81.9%)	93	65,836	(85.9%)	97	142,853	(89.7%)	102
Snap Households	7,848	(18.1%)	155	10,820	(14.1%)	120	16,387	(10.3%)	88

Calculated using Weighted Centroid from Block Groups | DataSet: Census 2019 (ACS)