



# Market Profile

Town Center Shops at Jensen Beach  
 4420 NW Federal Hwy, Jensen Beach, Florida, 34957  
 Rings: 1, 3, 5 mile radii

Prepared by Esri  
 Latitude: 27.25940  
 Longitude: -80.28150

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	3,627	30,785	79,522
2010 Total Population	4,705	37,709	99,942
2017 Total Population	5,525	41,380	107,567
2017 Group Quarters	10	508	777
2022 Total Population	5,958	44,325	114,089
2017-2022 Annual Rate	1.52%	1.38%	1.18%
2017 Total Daytime Population	5,765	45,173	108,167
Workers	2,465	20,840	44,655
Residents	3,300	24,333	63,512
<b>Household Summary</b>			
2000 Households	1,555	12,755	34,128
2000 Average Household Size	2.32	2.37	2.31
2010 Households	2,102	16,152	43,452
2010 Average Household Size	2.23	2.30	2.28
2017 Households	2,473	17,624	46,431
2017 Average Household Size	2.23	2.32	2.30
2022 Households	2,657	18,809	49,032
2022 Average Household Size	2.24	2.33	2.31
2017-2022 Annual Rate	1.45%	1.31%	1.10%
2010 Families	1,354	10,452	28,158
2010 Average Family Size	2.71	2.78	2.77
2017 Families	1,576	11,311	29,864
2017 Average Family Size	2.71	2.81	2.80
2022 Families	1,687	12,027	31,442
2022 Average Family Size	2.73	2.82	2.81
2017-2022 Annual Rate	1.37%	1.24%	1.04%
<b>Housing Unit Summary</b>			
2000 Housing Units	1,734	14,699	40,650
Owner Occupied Housing Units	74.9%	65.3%	68.2%
Renter Occupied Housing Units	14.9%	21.5%	15.8%
Vacant Housing Units	10.3%	13.2%	16.0%
2010 Housing Units	2,441	19,309	55,459
Owner Occupied Housing Units	65.3%	60.6%	60.7%
Renter Occupied Housing Units	20.9%	23.1%	17.7%
Vacant Housing Units	13.9%	16.3%	21.7%
2017 Housing Units	2,843	20,903	58,612
Owner Occupied Housing Units	62.1%	57.4%	58.1%
Renter Occupied Housing Units	24.9%	26.9%	21.1%
Vacant Housing Units	13.0%	15.7%	20.8%
2022 Housing Units	3,048	22,278	61,797
Owner Occupied Housing Units	61.6%	57.1%	57.9%
Renter Occupied Housing Units	25.6%	27.4%	21.5%
Vacant Housing Units	12.8%	15.6%	20.7%
<b>Median Household Income</b>			
2017	\$49,915	\$47,026	\$48,572
2022	\$55,669	\$52,783	\$54,421
<b>Median Home Value</b>			
2017	\$225,437	\$186,434	\$176,900
2022	\$292,288	\$261,336	\$240,779
<b>Per Capita Income</b>			
2017	\$31,793	\$29,112	\$30,209
2022	\$36,098	\$32,839	\$34,237
<b>Median Age</b>			
2010	49.1	46.8	48.5
2017	52.1	49.2	51.4
2022	53.4	49.8	52.7

**Data Note:** Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.



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<b>2017 Households by Income</b>			
Household Income Base	2,473	17,624	46,431
<\$15,000	11.9%	10.5%	10.0%
\$15,000 - \$24,999	11.0%	12.2%	12.2%
\$25,000 - \$34,999	12.7%	12.8%	12.0%
\$35,000 - \$49,999	14.5%	17.2%	17.0%
\$50,000 - \$74,999	19.2%	19.0%	18.8%
\$75,000 - \$99,999	10.6%	10.2%	11.1%
\$100,000 - \$149,999	11.6%	11.3%	11.4%
\$150,000 - \$199,999	4.5%	3.7%	3.8%
\$200,000+	4.0%	3.2%	3.7%
Average Household Income	\$71,181	\$67,609	\$69,631
<b>2022 Households by Income</b>			
Household Income Base	2,657	18,809	49,032
<\$15,000	11.1%	9.9%	9.5%
\$15,000 - \$24,999	9.8%	11.0%	11.0%
\$25,000 - \$34,999	10.9%	11.1%	10.4%
\$35,000 - \$49,999	12.5%	15.0%	14.6%
\$50,000 - \$74,999	18.7%	18.6%	18.4%
\$75,000 - \$99,999	12.9%	12.6%	13.5%
\$100,000 - \$149,999	14.2%	13.7%	13.9%
\$150,000 - \$199,999	5.5%	4.4%	4.6%
\$200,000+	4.3%	3.5%	4.2%
Average Household Income	\$81,155	\$76,754	\$79,396
<b>2017 Owner Occupied Housing Units by Value</b>			
Total	1,766	12,005	34,046
<\$50,000	4.4%	5.9%	9.6%
\$50,000 - \$99,999	13.0%	17.0%	17.1%
\$100,000 - \$149,999	10.0%	15.9%	15.6%
\$150,000 - \$199,999	16.1%	15.4%	14.3%
\$200,000 - \$249,999	13.0%	11.4%	11.3%
\$250,000 - \$299,999	13.4%	10.2%	8.2%
\$300,000 - \$399,999	16.7%	12.7%	10.1%
\$400,000 - \$499,999	7.6%	4.5%	4.9%
\$500,000 - \$749,999	3.6%	3.4%	5.0%
\$750,000 - \$999,999	0.5%	1.5%	1.6%
\$1,000,000 +	1.7%	2.0%	2.3%
Average Home Value	\$258,853	\$239,382	\$239,037
<b>2022 Owner Occupied Housing Units by Value</b>			
Total	1,878	12,712	35,754
<\$50,000	1.7%	3.1%	6.8%
\$50,000 - \$99,999	5.5%	9.8%	10.7%
\$100,000 - \$149,999	5.8%	10.6%	11.0%
\$150,000 - \$199,999	11.9%	12.4%	12.2%
\$200,000 - \$249,999	11.9%	11.0%	11.4%
\$250,000 - \$299,999	15.7%	13.6%	11.1%
\$300,000 - \$399,999	24.1%	20.9%	15.7%
\$400,000 - \$499,999	12.8%	7.3%	7.4%
\$500,000 - \$749,999	6.6%	5.7%	7.8%
\$750,000 - \$999,999	1.0%	2.4%	2.5%
\$1,000,000 +	3.0%	3.1%	3.4%
Average Home Value	\$332,619	\$307,424	\$302,240

**Data Note:** Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

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<b>2010 Population by Age</b>			
Total	4,704	37,706	99,939
0 - 4	3.8%	4.6%	4.3%
5 - 9	4.5%	5.0%	4.7%
10 - 14	5.4%	5.7%	5.6%
15 - 24	10.2%	10.8%	10.1%
25 - 34	8.4%	9.9%	9.0%
35 - 44	11.5%	11.4%	11.0%
45 - 54	15.2%	15.3%	15.1%
55 - 64	14.9%	13.8%	14.3%
65 - 74	13.3%	11.5%	12.9%
75 - 84	9.1%	8.3%	9.3%
85 +	3.7%	3.8%	3.7%
18 +	82.7%	81.0%	81.7%
<b>2017 Population by Age</b>			
Total	5,524	41,381	107,567
0 - 4	3.6%	4.3%	4.0%
5 - 9	3.9%	4.5%	4.3%
10 - 14	4.5%	5.0%	4.8%
15 - 24	9.8%	10.4%	9.6%
25 - 34	9.9%	10.8%	9.9%
35 - 44	9.3%	10.0%	9.7%
45 - 54	13.4%	13.2%	12.9%
55 - 64	16.5%	15.4%	15.7%
65 - 74	15.3%	13.4%	14.9%
75 - 84	9.6%	8.5%	9.7%
85 +	4.3%	4.5%	4.6%
18 +	85.3%	83.3%	83.9%
<b>2022 Population by Age</b>			
Total	5,959	44,327	114,088
0 - 4	3.6%	4.3%	4.0%
5 - 9	3.8%	4.5%	4.3%
10 - 14	4.4%	5.0%	4.8%
15 - 24	8.9%	9.6%	8.6%
25 - 34	10.4%	11.2%	10.1%
35 - 44	9.7%	10.5%	10.0%
45 - 54	11.2%	11.3%	11.1%
55 - 64	16.6%	15.2%	15.4%
65 - 74	16.7%	15.0%	16.4%
75 - 84	10.5%	9.3%	10.8%
85 +	4.2%	4.3%	4.6%
18 +	85.6%	83.3%	84.2%
<b>2010 Population by Sex</b>			
Males	2,265	18,049	48,293
Females	2,440	19,660	51,649
<b>2017 Population by Sex</b>			
Males	2,666	19,846	52,112
Females	2,858	21,534	55,455
<b>2022 Population by Sex</b>			
Males	2,882	21,314	55,388
Females	3,076	23,011	58,700

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<b>2010 Population by Race/Ethnicity</b>			
Total	4,705	37,710	99,941
White Alone	86.3%	83.4%	84.5%
Black Alone	6.9%	9.4%	9.0%
American Indian Alone	0.3%	0.3%	0.3%
Asian Alone	1.8%	1.8%	1.5%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	2.4%	2.6%	2.4%
Two or More Races	2.3%	2.4%	2.2%
Hispanic Origin	11.1%	12.6%	11.7%
Diversity Index	39.9	45.1	42.8
<b>2017 Population by Race/Ethnicity</b>			
Total	5,525	41,381	107,567
White Alone	84.6%	81.3%	82.5%
Black Alone	7.4%	10.2%	9.8%
American Indian Alone	0.3%	0.3%	0.3%
Asian Alone	2.2%	2.2%	1.8%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	2.6%	3.0%	2.8%
Two or More Races	2.8%	2.9%	2.7%
Hispanic Origin	12.6%	14.5%	13.5%
Diversity Index	43.7	49.4	47.1
<b>2022 Population by Race/Ethnicity</b>			
Total	5,958	44,326	114,088
White Alone	82.9%	79.4%	80.7%
Black Alone	8.0%	11.1%	10.6%
American Indian Alone	0.3%	0.3%	0.3%
Asian Alone	2.6%	2.6%	2.1%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	3.0%	3.3%	3.1%
Two or More Races	3.2%	3.2%	3.1%
Hispanic Origin	13.9%	15.7%	14.7%
Diversity Index	47.2	52.7	50.3
<b>2010 Population by Relationship and Household Type</b>			
Total	4,705	37,709	99,942
In Households	99.8%	98.7%	99.2%
In Family Households	80.1%	79.6%	80.4%
Householder	28.7%	27.6%	28.1%
Spouse	22.4%	20.5%	21.7%
Child	23.5%	25.3%	24.7%
Other relative	3.3%	3.7%	3.6%
Nonrelative	2.1%	2.4%	2.3%
In Nonfamily Households	19.7%	19.1%	18.8%
In Group Quarters	0.2%	1.3%	0.8%
Institutionalized Population	0.1%	0.7%	0.4%
Noninstitutionalized Population	0.1%	0.7%	0.4%

**Data Note:** Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

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<b>2017 Population 25+ by Educational Attainment</b>			
Total	4,324	31,387	83,165
Less than 9th Grade	1.1%	2.8%	3.5%
9th - 12th Grade, No Diploma	4.9%	6.1%	6.1%
High School Graduate	23.7%	26.1%	26.1%
GED/Alternative Credential	6.1%	5.3%	5.2%
Some College, No Degree	26.9%	24.2%	22.2%
Associate Degree	9.2%	10.5%	10.6%
Bachelor's Degree	18.2%	16.2%	16.7%
Graduate/Professional Degree	9.9%	8.9%	9.7%
<b>2017 Population 15+ by Marital Status</b>			
Total	4,863	35,692	93,443
Never Married	23.6%	26.7%	24.6%
Married	52.7%	48.1%	50.7%
Widowed	10.3%	9.6%	9.4%
Divorced	13.4%	15.7%	15.3%
<b>2017 Civilian Population 16+ in Labor Force</b>			
Civilian Employed	94.7%	92.7%	93.0%
Civilian Unemployed (Unemployment Rate)	5.3%	7.3%	7.0%
<b>2017 Employed Population 16+ by Industry</b>			
Total	2,265	17,374	44,888
Agriculture/Mining	0.4%	0.8%	0.5%
Construction	5.3%	6.2%	7.1%
Manufacturing	5.9%	5.5%	5.5%
Wholesale Trade	3.3%	2.5%	2.3%
Retail Trade	13.8%	14.7%	14.8%
Transportation/Utilities	6.4%	5.9%	5.7%
Information	1.8%	1.9%	1.3%
Finance/Insurance/Real Estate	7.2%	5.4%	6.3%
Services	50.9%	53.4%	53.0%
Public Administration	5.0%	3.8%	3.5%
<b>2017 Employed Population 16+ by Occupation</b>			
Total	2,264	17,374	44,887
White Collar	71.8%	61.7%	60.8%
Management/Business/Financial	20.3%	12.8%	13.1%
Professional	14.8%	18.4%	19.4%
Sales	14.5%	15.2%	14.1%
Administrative Support	22.3%	15.3%	14.2%
Services	18.1%	21.6%	21.2%
Blue Collar	10.1%	16.7%	18.0%
Farming/Forestry/Fishing	0.2%	0.5%	0.2%
Construction/Extraction	2.6%	4.9%	4.9%
Installation/Maintenance/Repair	2.3%	3.9%	3.9%
Production	2.6%	3.2%	3.7%
Transportation/Material Moving	2.3%	4.1%	5.2%
<b>2010 Population By Urban/ Rural Status</b>			
Total Population	4,705	37,709	99,942
Population Inside Urbanized Area	100.0%	100.0%	99.8%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.0%	0.2%

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<b>2010 Households by Type</b>			
Total	2,102	16,152	43,452
Households with 1 Person	28.6%	27.7%	28.4%
Households with 2+ People	71.4%	72.3%	71.6%
Family Households	64.4%	64.7%	64.8%
Husband-wife Families	50.4%	48.0%	50.1%
With Related Children	13.8%	14.9%	14.9%
Other Family (No Spouse Present)	14.0%	16.7%	14.7%
Other Family with Male Householder	3.7%	4.7%	4.4%
With Related Children	2.0%	2.5%	2.4%
Other Family with Female Householder	10.3%	12.0%	10.3%
With Related Children	6.3%	7.6%	6.2%
Nonfamily Households	7.0%	7.6%	6.8%
All Households with Children	22.4%	25.5%	23.9%
Multigenerational Households	2.6%	3.3%	3.3%
Unmarried Partner Households	7.2%	7.9%	7.1%
Male-female	6.6%	7.2%	6.4%
Same-sex	0.6%	0.7%	0.8%
<b>2010 Households by Size</b>			
Total	2,104	16,151	43,452
1 Person Household	28.6%	27.7%	28.4%
2 Person Household	42.5%	40.5%	41.4%
3 Person Household	13.9%	14.9%	13.6%
4 Person Household	9.6%	10.2%	9.9%
5 Person Household	3.7%	4.4%	4.3%
6 Person Household	1.0%	1.4%	1.6%
7 + Person Household	0.8%	0.8%	0.9%
<b>2010 Households by Tenure and Mortgage Status</b>			
Total	2,102	16,152	43,452
Owner Occupied	75.8%	72.4%	77.4%
Owned with a Mortgage/Loan	48.1%	47.3%	47.8%
Owned Free and Clear	27.7%	25.1%	29.6%
Renter Occupied	24.2%	27.6%	22.6%
<b>2010 Housing Units By Urban/ Rural Status</b>			
Total Housing Units	2,441	19,309	55,459
Housing Units Inside Urbanized Area	100.0%	100.0%	99.9%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.0%	0.1%

**Data Note:** Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

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<b>Top 3 Tapestry Segments</b>			
<b>1.</b>	Silver & Gold (9A)	Silver & Gold (9A)	The Elders (9C)
<b>2.</b>	Heartland Communities	Midlife Constants (5E)	Silver & Gold (9A)
<b>3.</b>	Old and Newcomers (8F)	Old and Newcomers (8F)	Senior Escapes (9D)
<b>2017 Consumer Spending</b>			
Apparel & Services: Total \$	\$4,510,724	\$31,135,131	\$83,811,950
Average Spent	\$1,823.99	\$1,766.63	\$1,805.09
Spending Potential Index	84	82	84
Education: Total \$	\$2,838,697	\$19,674,724	\$51,429,488
Average Spent	\$1,147.88	\$1,116.36	\$1,107.65
Spending Potential Index	79	77	76
Entertainment/Recreation: Total \$	\$6,986,591	\$46,864,158	\$127,374,668
Average Spent	\$2,825.15	\$2,659.11	\$2,743.31
Spending Potential Index	91	85	88
Food at Home: Total \$	\$11,231,043	\$75,634,999	\$203,598,303
Average Spent	\$4,541.47	\$4,291.59	\$4,384.96
Spending Potential Index	90	85	87
Food Away from Home: Total \$	\$7,203,479	\$49,110,453	\$132,755,339
Average Spent	\$2,912.85	\$2,786.57	\$2,859.20
Spending Potential Index	87	84	86
Health Care: Total \$	\$13,318,934	\$87,649,439	\$242,917,740
Average Spent	\$5,385.74	\$4,973.30	\$5,231.80
Spending Potential Index	96	89	94
HH Furnishings & Equipment: Total \$	\$4,361,962	\$29,282,419	\$79,811,440
Average Spent	\$1,763.83	\$1,661.51	\$1,718.93
Spending Potential Index	91	85	88
Personal Care Products & Services: Total \$	\$1,759,864	\$11,919,299	\$32,609,466
Average Spent	\$711.63	\$676.31	\$702.32
Spending Potential Index	89	85	88
Shelter: Total \$	\$34,307,782	\$236,762,824	\$640,564,087
Average Spent	\$13,872.94	\$13,434.11	\$13,796.04
Spending Potential Index	85	83	85
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$5,510,244	\$36,570,731	\$102,212,322
Average Spent	\$2,228.16	\$2,075.05	\$2,201.38
Spending Potential Index	95	89	94
Travel: Total \$	\$4,509,062	\$30,519,809	\$83,915,210
Average Spent	\$1,823.32	\$1,731.72	\$1,807.31
Spending Potential Index	88	84	87
Vehicle Maintenance & Repairs: Total \$	\$2,442,508	\$16,334,585	\$44,366,886
Average Spent	\$987.67	\$926.84	\$955.54
Spending Potential Index	92	86	89

**Data Note:** Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

**Source:** Consumer Spending data are derived from the 2013 and 2014 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.