Population and Household Growth Trends

Nock Group Summery Method: <u>Boundary Area Weighted</u>	1990 Census	2000 Census	2005 Estimate**	2010 Projection**	
				"	
Mile Riverview Towncentre Population Change (# Numerical) Change (% Percent) Annual Change (# Numerical) Annual Change (% Percent)	18,689	28,294 9,605 51.4% 961 5.1%	37,206 8,912 31.5% 1,782 6.3%	45,815 8,609 23.1% 1,722 4.6% 16,960 3,141 22.7% 628 4.5% 38.2 2.69 \$62,907 \$76,623 \$166,894	
Households Change (# Numerical) Change (% Percent) Annual Change (# Numerical) Annual Change (% Percent)	6,937	10,543 3,606 52.0% 361 5.2%	13,820 3,277 31.1% 655 6.2%		
Median Age Average Household Size Median Household Income Average Household Income Median Home Value (\$)	34.7 0.00 \$29,664 \$34,993 \$0	36.8 2.67 \$47,858 \$56,312 \$94,354	37.4 2.68 \$55,122 \$66,639 \$136,559		
Owner Occupied Housing Units Renter Occupied Housing Units	5,461 78.7% 1,476 21.3%	8,187 77.7% 2,356 22.3%	3,151 22.8%	3,911 23.1%	
Households w/ 1 Person Households w/ 2 Persons Households w/ 3-5 Persons Households w/ 6+ Persons		2,051 19.5% 3,806 36.1% 4,325 41.0% 361 3.4%	2,705 19.6% 4,914 35.6% 5,704 41.3% 496 3.6%	3,359 19.8% 5,943 35.0% 7,008 41.3% 650 3.8%	
Tampa Population Change (# Numerical) Change (% Percent) Annual Change (# Numerical) Annual Change (% Percent)	2,161, 4 74	2,514,082 352,608 16.3% 35,261 1.6%	2,722,426 208,344 8.3% 41,669 1.7%	2,945,565 223,139 8.2% 44,628 1.6%	
Households Change (# Numerical) Change (% Percent) Annual Change (# Numerical) Annual Change (% Percent)	910,054	1,061,950 151,896 16.7% 15,190 1.7%	1,148,572 86,622 8.2% 17,324 1.6%	1,240,958 92,386 8.0% 18,477 1.6%	
Median Age Average Household Size Median Household Income Average Household Income Median Home Value (\$)	41.4 0.00 \$27,424 \$33,460 \$0	41.7 2.32 \$40,085 \$50,508 \$92,795	41.9 2.32 \$46,117 \$58,160 \$136,116	43.2 2.33 \$52,267 \$66,070 \$167,775 895,084 72.1%	
Owner Occupied Housing Units Renter Occupied Housing Units	636,259 69.9% 273,795 3 0.1%	759,415 71.5% 302,535 28.5%	825,401 71.9% 323,171 28.1%	345,874 27.9%	
Households w/ 1 Person Households w/ 2 Persons Households w/ 3-5 Persons Households w/ 6+ Persons	And the second s	313,684 29.5% 404,467 38.1% 317,437 29.9% 26,362 2.5%	340,330 29.6% 433,419 37.7% 346,004 30.1% 28,819 2.5%	369,249 29.8% 464,185 37.4% 375,620 30.3% 31,904 2.6%	
TMA Market Share		3 357	1.4%	1.6%	
Population Households	0.9% 0.8%	1.1%	1.2%	1.4%	

**Source: Claritas

TAMPA Residential Survey (2005)

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Age Distribution of Population

ck Group	<u>1990 Census</u>		2000 Census Population %		2005 Estimate** Population %		2010 Projection** Population %		
mmary Method: <u>Boundary Area Weighted</u>	Population %		Population %		Population %		ropulation /		
	<u>. </u>	"							
Mile Riverview Towncentre	l								
opulation By Age Group	İ								
0-24	6,328	33.9%	9,720	34.4%	13,375	35.9%	16,507	36.0%	
25-34	3,311	17.7%	4,002	14.1%	4,332	11.6%	4,833	10.5%	
35-44	2,906	15.6%	5,056	17.9%	6,110	16.4%	6,538	14.3%	
45-54	2,106	11.3%	4,482	15.8%	5,364	14.4%	6,970	15.2%	
55-59	828	4.4%	1,373	4.9%	2,158	5.8%	2,821	6.2%	
60-64	881	4.7%	1,141	4.0%	1,702	4.6%	2,563	5.6%	
65-74	1,539	8.2%	1,860	6.6%	2,467	6.6%	3,312	7.2%	
75+	790	4.2%	1,275	4.5%	1,696	4.6%	2,271	5.0%	
Total	18,689	100.0%	28,294	100.0%	37,206	100.0%	45,815	100.0%	
Annual Change									
_			339	5.4%	731	7.5%	626	4.7%	
0-24 25-34			69	2.1%	56	1.6%	100	2.3%	
35-44		-1 2 manual	215	7.4%	211	4.2%	86	1,4%	
45-54			238	11.3%	176	3.9%	321	6.0%	
45-54 55-59			55	6.6%	157	11.4%	132	6.19	
60-64			26	2.9%	112	9.8%	172	10.19	
65-74			32	2.1%	121	6.5%	169	6.89	
75+	NAME OF THE OWNER, WHEN THE OW	·····	48	6.1%	84	6.6%	115	6.89	
Total			961	5.1%	1,782	6.3%	1,722	4.69	
Median Age	34.	.7	36	.8	37.	4	38	.2	
	34.	.7	36	.8	37.	4 	38	.2	
- Fampa	34.	.7	36	.8	37.	4	38	.2	
Fampa Population By Age Group						_	38 876,990	29.89	
Fampa Population By Age Group 0-24	622.037	28.8%	730,046	29.0%	820,566	30.1%			
Fampa Population By Age Group 0-24 25-34	622,037 336,094	28.8% 15.5%	730,046 315,280	29.0% 12.5%	820,566 315,420	_	876,990	29.8° 10.9°	
ampa Population By Age Group 0-24 25-34 35-44	622,037 336,094 295,857	28.8% 15.5% 13.7%	730,046 315,280 385,652	29.0% 12.5% 15.3%	820,566	30.1% 11.6%	876,990 321,355	29.8° 10.9° 12.7°	
Tampa Population By Age Group 0-24 25-34 35-44 45-54	622,037 336,094 295,857 211,310	28.8% 15.5% 13.7% 9.8%	730,046 315,280	29.0% 12.5%	820,566 315,420 385,533	30.1% 11.6% 14.2% 14.0% 6.0%	876,990 321,355 372,811 420,940 188,035	29.8 10.9 12.7 14.3 6.4	
ampa Population By Age Group 0-24 25-34 35-44 45-54 55-59	622,037 336,094 295,857 211,310 98,832	28.8% 15.5% 13.7% 9.8% 4.6%	730,046 315,280 385,652 354,349 133,089	29.0% 12.5% 15.3% 14.1%	820,566 315,420 385,533 381,044	30.1% 11.6% 14.2% 14.0%	876,990 321,355 372,811 420,940	29.8° 10.9° 12.7° 14.3° 6.4°	
ampa Population By Age Group 0-24 25-34 35-44 45-54 55-59 60-64	622,037 336,094 295,857 211,310 98,832 122,389	28.8% 15.5% 13.7% 9.8% 4.6% 5.7%	730,046 315,280 385,652 354,349 133,089 118,788	29.0% 12.5% 15.3% 14.1% 5.3% 4.7%	820,566 315,420 385,533 381,044 163,665	30.1% 11.6% 14.2% 14.0% 6.0%	876,990 321,355 372,811 420,940 188,035	29.8° 10.9° 12.7° 14.3° 6.4°	
ampa Population By Age Group 0-24 25-34 35-44 45-54 55-59 60-64 65-74	622,037 336,094 295,857 211,310 98,832	28.8% 15.5% 13.7% 9.8% 4.6%	730,046 315,280 385,652 354,349 133,089	29.0% 12.5% 15.3% 14.1% 5.3%	820,566 315,420 385,533 381,044 163,665 143,699	30.1% 11.6% 14.2% 14.0% 6.0% 5.3%	876,990 321,355 372,811 420,940 188,035 176,979	29.6' 10.9' 12.7' 14.3' 6.4 6.0 9.9	
Fampa Population By Age Group 0-24 25-34 35-44 45-54 55-59 60-64 65-74 75+	622,037 336,094 295,857 211,310 98,832 122,389 269,820	28.8% 15.5% 13.7% 9.8% 4.6% 5.7% 12.5% 9.5%	730,046 315,280 385,652 354,349 133,089 118,788 246,893	29.0% 12.5% 15.3% 14.1% 5.3% 4.7% 9.8% 10.0%	820,566 315,420 385,533 381,044 163,665 143,699 248,293	30.1% 11.6% 14.2% 14.0% 6.0% 5.3% 9.1%	876,990 321,355 372,811 420,940 188,035 176,979 292,514	29.6° 10.9° 12.7° 14.3° 6.4° 6.0° 9.9°	
Fampa Population By Age Group 0-24 25-34 35-44 45-54 55-59 60-64 65-74 75+ Total	622.037 336,094 295,857 211,310 98,832 122,389 269,820 205,135	28.8% 15.5% 13.7% 9.8% 4.6% 5.7% 12.5% 9.5%	730,046 315,280 385,652 354,349 133,089 118,788 246,893 251,109	29.0% 12.5% 15.3% 14.1% 5.3% 4.7% 9.8% 10.0%	820,566 315,420 385,533 381,044 163,665 143,699 248,293 264,206	30.1% 11.6% 14.2% 14.0% 6.0% 5.3% 9.1% 9.7%	876,990 321,355 372,811 420,940 188,035 176,979 292,514 295,941 2,945,565	29.85 10.95 12.75 14.35 6.46 6.00 9.99 10.00	
Fampa Population By Age Group 0-24 25-34 35-44 45-54 55-59 60-64 65-74 75+ Total Annual Change	622.037 336,094 295,857 211,310 98,832 122,389 269,820 205,135	28.8% 15.5% 13.7% 9.8% 4.6% 5.7% 12.5% 9.5%	730,046 315,280 385,652 354,349 133,089 118,788 246,893 251,109	29.0% 12.5% 15.3% 14.1% 5.3% 4.7% 9.8% 10.0%	820,566 315,420 385,533 381,044 163,665 143,699 248,293 264,206	30.1% 11.6% 14.2% 14.0% 6.0% 5.3% 9.1% 9.7% 100.0%	876,990 321,355 372,811 420,940 188,035 176,979 292,514 295,941 2,945,565	29.8° 10.9° 12.7° 14.3° 6.4° 6.0° 9.9° 10.0° 1.44	
Fampa Population By Age Group 0-24 25-34 35-44 45-54 55-59 60-64 65-74 75+ Total Annual Change 0-24	622.037 336,094 295,857 211,310 98,832 122,389 269,820 205,135	28.8% 15.5% 13.7% 9.8% 4.6% 5.7% 12.5% 9.5%	730,046 315,280 385,652 354,349 133,089 118,788 246,893 251,109 2,514,082	29.0% 12.5% 15.3% 14.1% 5.3% 4.7% 9.8% 10.0%	820,566 315,420 385,533 381,044 163,665 143,699 248,293 264,206 2,722,426	30.1% 11.6% 14.2% 14.0% 6.0% 5.3% 9.1% 9.7% 100.0%	876,990 321,355 372,811 420,940 188,035 176,979 292,514 295,941 2,945,565 111,285 1,187	29.8° 10.9° 12.7° 14.3° 6.4° 6.0° 9.9° 10.0° 1.44° 0.4°	
Fampa Population By Age Group 0-24 25-34 35-44 45-54 55-59 60-64 65-74 75+ Total Annual Change 0-24 25-34	622.037 336,094 295,857 211,310 98,832 122,389 269,820 205,135	28.8% 15.5% 13.7% 9.8% 4.6% 5.7% 12.5% 9.5%	730,046 315,280 385,652 354,349 133,089 118,788 246,893 251,109 2,514,082	29.0% 12.5% 15.3% 14.1% 5.3% 4.7% 9.8% 10.0% 100.0%	820,566 315,420 385,533 381,044 163,665 143,699 248,293 264,206 2,722,426	30.1% 11.6% 14.2% 14.0% 6.0% 5.3% 9.1% 9.7% 100.0% 2.5% 0.0%	876,990 321,355 372,811 420,940 188,035 176,979 292,514 295,941 2,945,565 11,285 1,187	29.8 ⁴ 10.9 ⁴ 12.7 ⁴ 14.3 ³ 6.4 ⁴ 6.0 ⁰ 9.9 ⁴ 10.0 100.0 ⁴ 1.4 -0.7	
Fampa Population By Age Group 0-24 25-34 35-44 45-54 55-59 60-64 65-74 75+ Total Annual Change 0-24 25-34 35-44	622.037 336,094 295,857 211,310 98,832 122,389 269,820 205,135	28.8% 15.5% 13.7% 9.8% 4.6% 5.7% 12.5% 9.5%	730,046 315,280 385,652 354,349 133,089 118,788 246,893 251,109 2,514,082	29.0% 12.5% 15.3% 14.1% 5.3% 4.7% 9.8% 10.0% 100.0%	820,566 315,420 385,533 381,044 163,665 143,699 248,293 264,206 2,722,426 18,104 28 -24 5,339	30.1% 11.6% 14.2% 14.0% 6.0% 5.3% 9.1% 9.7% 100.0% 2.5% 0.0% 0.0%	876,990 321,355 372,811 420,940 188,035 176,979 292,514 295,941 2,945,565 11,285 1,187 -2,544 7,979	29.8 ⁴ 10.9 ⁴ 12.7 ⁴ 14.3 ⁴ 6.0 ⁴ 9.9 ⁴ 10.0 100.0 ⁴ 1.4 -0.7 2.1	
Fampa Population By Age Group 0-24 25-34 35-44 45-54 55-59 60-64 65-74 75+ Total Annual Change 0-24 25-34 35-44 45-54	622.037 336,094 295,857 211,310 98,832 122,389 269,820 205,135	28.8% 15.5% 13.7% 9.8% 4.6% 5.7% 12.5% 9.5%	730,046 315,280 385,652 354,349 133,089 118,788 246,893 251,109 2,514,082 10,801 -2,081 8,980	29.0% 12.5% 15.3% 14.1% 5.3% 4.7% 9.8% 10.0% 100.0% 1.7% -0.6% 3.0% 6.8% 3.5%	820,566 315,420 385,533 381,044 163,665 143,699 248,293 264,206 2,722,426 18,104 28 -24 5,339 6,115	30.1% 11.6% 14.2% 14.0% 6.0% 5.3% 9.1% 9.7% 100.0% 2.5% 0.0% 0.0% 4.6%	876,990 321,355 372,811 420,940 188,035 176,979 292,514 295,941 2,945,565 11,285 1,187 -2,544 7,979 4,874	29.8° 10.9° 12.7° 14.3° 6.4° 6.0° 9.9° 10.0° 1.4° -0.7° 2.1° 3.0°	
Fampa Population By Age Group 0-24 25-34 35-44 45-54 55-59 60-64 65-74 75+ Total Annual Change 0-24 25-34 35-44 45-54 55-59	622.037 336,094 295,857 211,310 98,832 122,389 269,820 205,135	28.8% 15.5% 13.7% 9.8% 4.6% 5.7% 12.5% 9.5%	730,046 315,280 385,652 354,349 133,089 118,788 246,893 251,109 2,514,082 10,801 -2,081 8,980 14,304	29.0% 12.5% 15.3% 14.1% 5.3% 4.7% 9.8% 10.0% 100.0% -0.6% 3.0% 6.8% 3.5% -0.3%	820,566 315,420 385,533 381,044 163,665 143,699 248,293 264,206 2,722,426 18,104 28 -24 5,339 6,115 4,982	30.1% 11.6% 14.2% 14.0% 6.0% 5.3% 9.1% 9.7% 100.0% 2.5% 0.0% 0.0% 4.6% 4.2%	876,990 321,355 372,811 420,940 188,035 176,979 292,514 295,941 2,945,565 11,285 1,187 -2,544 7,979 4,874 6,656	29.86 10.99 12.75 14.33 6.46 6.00 9.99 10.00 100.00 1.46 -0.7 2.1 3.00 4.66	
Fampa Population By Age Group 0-24 25-34 35-44 45-54 55-59 60-64 65-74 75+ Total Annual Change 0-24 25-34 35-44 45-54 55-59 60-64	622.037 336,094 295,857 211,310 98,832 122,389 269,820 205,135	28.8% 15.5% 13.7% 9.8% 4.6% 5.7% 12.5% 9.5%	730,046 315,280 385,652 354,349 133,089 118,788 246,893 251,109 2,514,082 10,801 -2,081 8,980 14,304 3,426	29.0% 12.5% 15.3% 14.1% 5.3% 4.7% 9.8% 10.0% 100.0% 1.7% -0.6% 3.0% 6.8% 3.5% -0.3% -0.8%	820,566 315,420 385,533 381,044 163,665 143,699 248,293 264,206 2,722,426 18,104 28 -24 5,339 6,115 4,982 280	30.1% 11.6% 14.2% 6.0% 5.3% 9.1% 9.7% 100.0% 2.5% 0.0% 0.0% 4.6% 4.2% 0.1%	876,990 321,355 372,811 420,940 188,035 176,979 292,514 295,941 2,945,565 11,285 1,187 -2,544 7,979 4,874 6,656 8,844	29.89 10.99 12.79 14.39 6.49 6.09 9.99 10.00 100.09 1.44 -0.7 2.1 3.0 4.6 3.6	
Fampa Population By Age Group 0-24 25-34 35-44 45-54 55-59 60-64 65-74 75+ Total Annual Change 0-24 25-34 35-44 45-54 55-59 60-64 65-74	622.037 336,094 295,857 211,310 98,832 122,389 269,820 205,135	28.8% 15.5% 13.7% 9.8% 4.6% 5.7% 12.5% 9.5%	730,046 315,280 385,652 354,349 133,089 118,788 246,893 251,109 2,514,082 10,801 -2,081 8,980 14,304 3,426 -360	29.0% 12.5% 15.3% 14.1% 5.3% 4.7% 9.8% 10.0% 100.0% 1.7% -0.6% 3.0% 6.8% 3.5% -0.3% -0.8%	820,566 315,420 385,533 381,044 163,665 143,699 248,293 264,206 2,722,426 18,104 28 -24 5,339 6,115 4,982	30.1% 11.6% 14.2% 14.0% 6.0% 5.3% 9.1% 9.7% 100.0% 2.5% 0.0% 0.0% 4.6% 4.2%	876,990 321,355 372,811 420,940 188,035 176,979 292,514 295,941 2,945,565 11,285 1,187 -2,544 7,979 4,874 6,656 8,844 6,347	29.6° 10.9° 12.7° 14.3° 6.4° 6.0° 9.9° 10.0° 1.4° -0.7° 2.1° 3.0° 4.6° 3.6° 2.4°	
Fampa Population By Age Group 0-24 25-34 35-44 45-54 55-59 60-64 65-74 75+ Total Annual Change 0-24 25-34 35-44 45-54 55-59 60-64	622.037 336,094 295,857 211,310 98,832 122,389 269,820 205,135	28.8% 15.5% 13.7% 9.8% 4.6% 5.7% 12.5% 9.5%	730,046 315,280 385,652 354,349 133,089 118,788 246,893 251,109 2,514,082 10,801 -2,081 8,980 14,304 3,426 -360 -2,293	29.0% 12.5% 15.3% 14.1% 5.3% 4.7% 9.8% 10.0% 100.0% 1.7% -0.6% 3.0% 6.8% 3.5% -0.3% -0.8% 2.2%	820,566 315,420 385,533 381,044 163,665 143,699 248,293 264,206 2,722,426 18,104 28 -24 5,339 6,115 4,982 280	30.1% 11.6% 14.2% 14.0% 6.0% 5.3% 9.1% 9.7% 100.0% 2.5% 0.0% 0.0% 1.5% 4.6% 4.2% 0.1% 1.0%	876,990 321,355 372,811 420,940 188,035 176,979 292,514 295,941 2,945,565 11,285 1,187 -2,544 7,979 4,874 6,656 8,844	29.86 10.99 12.7° 14.3 6.4' 6.0' 9.99 10.00 100.0° 1.4 -0.7 2.1 3.0 4.6 3.6 2.4	

Income Distribution of Households

	1990 Census		<u> 2000 Census</u>		2005 Estimate**		2010 Projection**	
Household	ls %	Household	is %	Household	s %	Households	%	
				"				
3,037	43.8%	2,441	23.1%	2,743	19.9%		17.0%	
1,186	17.1%	1,407	13.3%	1,449	10.5%	1,537	9.1%	
1,259	18.1%	1,966	18.6%	2,346	17.0%	2,577	15.2%	
1,009	14.5%	2,183	20.7%	3,041	22.0%	3,636	21.4%	
355	5.1%	1,332	12.6%	1,715	12.4%	#. 1 1 	13.4%	
59	0.9%	817		1,715			15.5%	
48	0.7%	410	3.9%	811	5.9%	1,417	8.4%	
6,937	100.0%	10,543	100.0%	13,820	100.0%	16,960	100.0%	
				!				
1		-60	-2.0%	61	2.5%	27	1.0%	
		22	1.9%	8	0.6%	18	1.2%	
	**************************************	71	5.6%	76	3.9%	46	2.0%	
		117	11.6%	172	ALLERA SERVICE CONTRACTOR		3.9%	
**************************************		98	27.5%				6.6%	
			AMERICAN TON			·····	10.8%	
		36				 -	15.0%	
		361	5.2%	655	6.2%	628	4.5%	
\$29,664		\$47,858		\$55,122		\$62,907		
\$34,993		\$56,312		\$66,639		\$76,623		
	3,037 1,186 1,259 1,009 355 59 48 6,937	3,037 43.8% 1,186 17.1% 1,259 18.1% 1,009 14.5% 355 5.1% 59 0.9% 48 0.7% 6,937 100.0%	3.037 43.8% 2.441 1.186 17.1% 1,407 1.259 18.1% 1,966 1.009 14.5% 2,183 355 5.1% 1,332 59 0.9% 817 48 0.7% 410 6,937 100.0% 10,543 -60 22 71 117 98 76 36 361 \$29,664 \$47,	Households	Households	Households	Households Hou	

Median Household Income Average Household Income	\$27,424 \$33,460		\$40,085 \$50,508		\$46,117 \$58,160		\$52,267 \$66,070	
Total			15,190	1.7%	17,324	1.6%		
\$150,000 and Over						4.00/	18,477	1.6
\$100,000-\$149,999					ļ.			
\$75,000-\$99,999			ļ		1			
\$50,000-\$74,999			1					
\$35,000-\$49,999								
\$25,000-\$34,999					l I			
Less than \$25,000			Ì				ŀ	
Annual Change								
Total	910,054	100.0%	1,061,950	100.0%	1,148,572	100.0%	1,240,958	100.07
\$150,000 and Over	9,844	1.1%	37,204	3.5%	54,838	4.8%	82,155	100.09
\$100,000-\$149,999	16,898	1.9%	60,531	5.7%	95,841	8.3%	132,865	10.79 6.69
\$75,000-\$99,999	31,564	3.5%	85,849	8.1%	111,943	9,7%	135,629	10.99
\$50,000-\$74,999	103,824	11.4%	190,562	17.9%	216,783	18.9%	238,790	19.29
\$35,000-\$49,999	151,474	16.6%	188,873	17.8%	200,424	17.4%	208,238	16.89
\$25,000-\$34,999	156,900	17.27B						***************************************
Less than \$25,000	440,935 156,966	17.2%	160,252	15.1%	158,451	13.8%	153,388	12.49
louseholds By Annual Income	440.025	48.5%	339 ,182	31.9%	310,292	27.0%	289,893	23.49
ampa								

**Source: Claritas

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