

# New Retail and Restaurant Space ADJACENT TO The Avenue Viera Viera (Melbourne), FL



**LOCATION:** Lake Andrew Drive adjacent to The Avenue Viera.

**MARKET:** Adjacent retailers include Kohl's, Belk, Books-A-Million, Bed Bath & Beyond, Sports Authority, Old Navy, Michaels, Chico's, Coldwater Creek, World Market, Office Depot. Nearby retailers include Target, Wal-Mart, PETCO, Pier One, Ross & Hobby Lobby.

## Contacts:



**Myles H. Wilkinson**  
P: (321) 951-1500  
mhw@corporatepropertygroup.com

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**Joseph P. Poirier**  
P: (321) 537-7996  
joe@jmrealestate.com

2011 Drive Time DEMOGRAPHICS	10 Mins	15 Mins	25 Mins
Population	67,175	150,474	412,926
Households	28,075	64,242	174,565
Average HH Income	\$83,847	\$69,687	\$68,223
Median HH Income	\$71,563	\$57,569	\$54,537

[www.corporatepropertygroup.com](http://www.corporatepropertygroup.com)

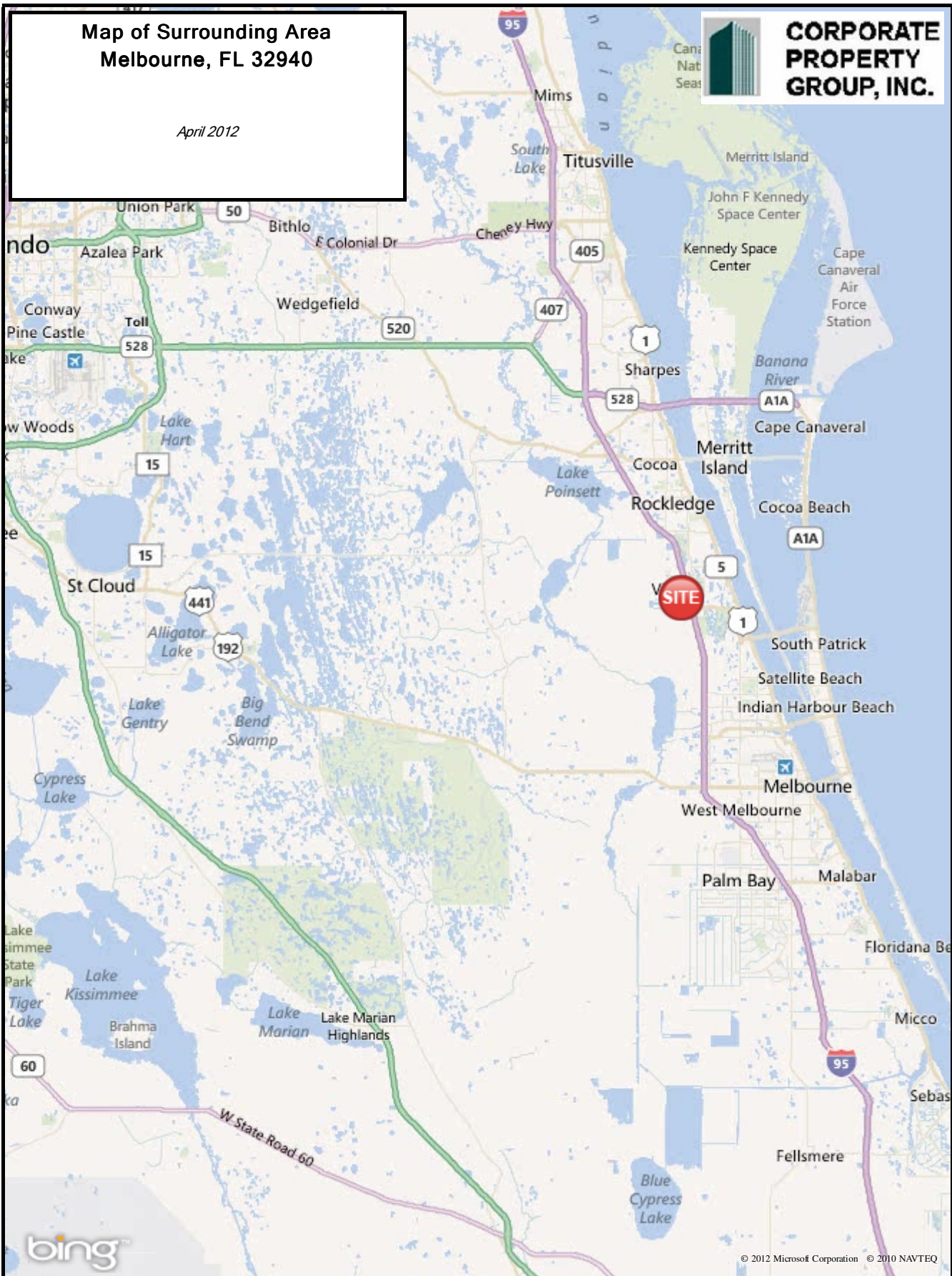




**CORPORATE  
PROPERTY  
GROUP, INC.**







Lat: 28.2022 Lon: -80.9249 Zoom: 55.5949 mi

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Lat: 28.2376 Lon: -80.7207 Zoom: 1.7369 mi

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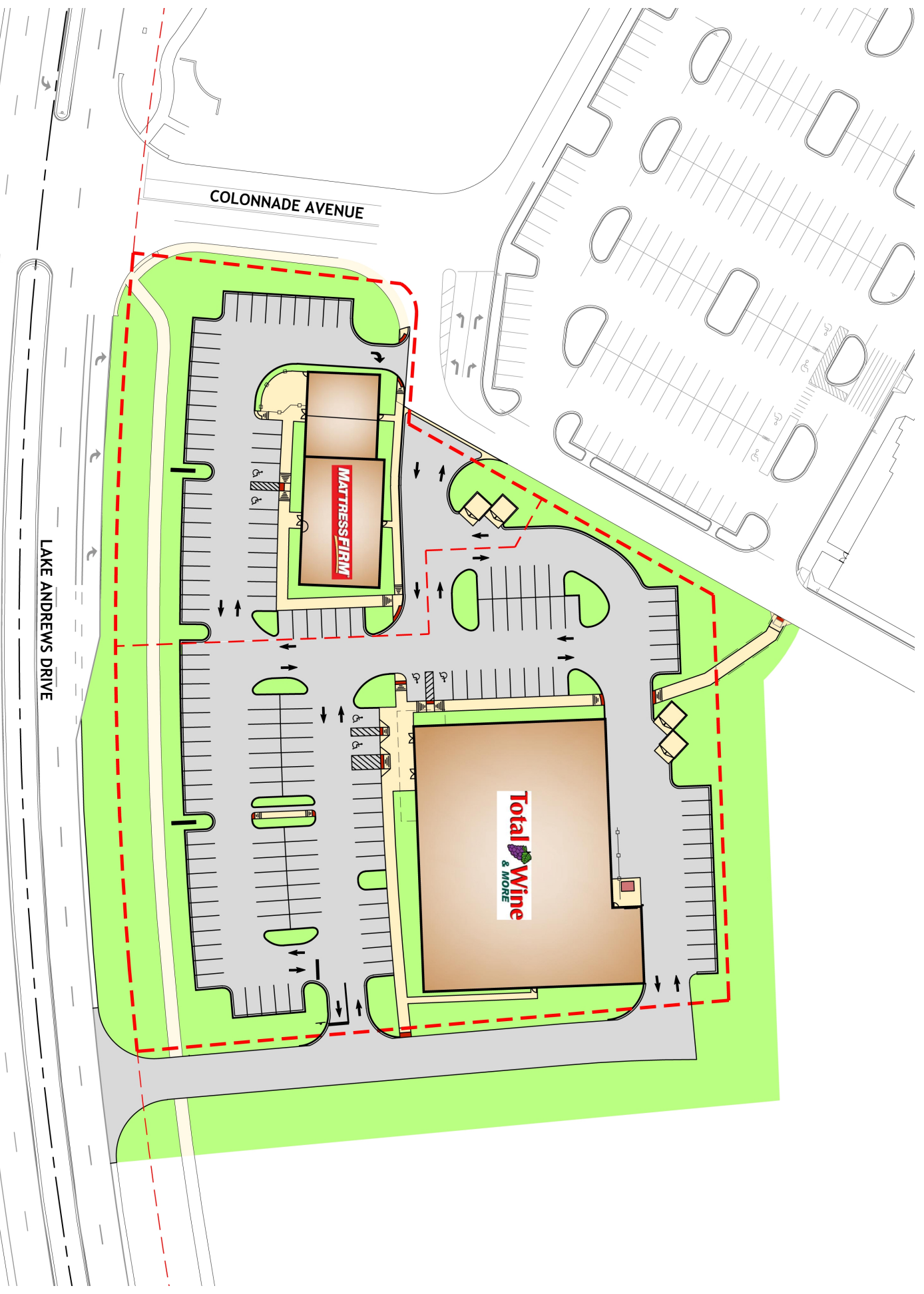


COLONNADE AVENUE

LAKE ANDREWS DRIVE

MATTRESS FIRM

Total Wine  
& MORE



# FULL PROFILE

1990-2010 Census, 2011 Estimates with 2016 Projections

Calculated using Proportional Block Groups

6889 Lake Andrew Dr

Melbourne, FL 32940

Lat/Lon: 28.2389/-80.7283



**CORPORATE  
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RF1

Shops at Viera		10 min drivetime	15 min drivetime	25 min drivetime
Report				
POPULATION	2011 Estimated Population	62,014	142,189	401,899
	2016 Projected Population	64,264	146,582	414,220
	2010 Census Population	61,386	141,079	398,956
	2000 Census Population	41,378	120,656	359,422
	Projected Annual Growth 2011 to 2016	0.7%	0.6%	0.6%
	Historical Annual Growth 2000 to 2011	4.5%	1.6%	1.1%
HOUSEHOLDS	2011 Estimated Households	25,928	60,642	169,803
	2016 Projected Households	27,116	63,065	176,785
	2010 Census Households	25,541	60,062	168,112
	2000 Census Households	16,749	50,247	148,645
	Projected Annual Growth 2011 to 2016	0.9%	0.8%	0.8%
	Historical Annual Growth 2000 to 2011	5.0%	1.9%	1.3%
AGE	2011 Est. Population Under 10 Years	11.1%	10.7%	10.6%
	2011 Est. Population 10 to 19 Years	12.5%	12.0%	12.0%
	2011 Est. Population 20 to 29 Years	11.3%	11.1%	11.3%
	2011 Est. Population 30 to 44 Years	16.3%	16.8%	17.1%
	2011 Est. Population 45 to 59 Years	21.2%	22.4%	22.6%
	2011 Est. Population 60 to 74 Years	16.6%	16.2%	15.8%
	2011 Est. Population 75 Years or Over	11.1%	10.6%	10.6%
	2011 Est. Median Age	42.9	43.2	43.0
MARITAL STATUS & GENDER	2011 Est. Male Population	48.4%	48.3%	49.2%
	2011 Est. Female Population	51.6%	51.7%	50.8%
	2011 Est. Never Married	13.4%	18.6%	20.5%
	2011 Est. Now Married	69.8%	59.6%	55.6%
	2011 Est. Separated or Divorced	10.4%	14.5%	16.3%
	2011 Est. Widowed	6.4%	7.3%	7.7%
INCOME	2011 Est. HH Income \$200,000 or More	4.3%	3.1%	3.1%
	2011 Est. HH Income \$150,000 to \$199,999	5.9%	3.9%	3.8%
	2011 Est. HH Income \$100,000 to \$149,999	19.1%	13.7%	12.1%
	2011 Est. HH Income \$75,000 to \$99,999	18.2%	14.2%	12.9%
	2011 Est. HH Income \$50,000 to \$74,999	19.7%	19.9%	20.0%
	2011 Est. HH Income \$35,000 to \$49,999	13.7%	14.9%	15.4%
	2011 Est. HH Income \$25,000 to \$34,999	8.2%	10.6%	11.2%
	2011 Est. HH Income \$15,000 to \$24,999	6.6%	10.3%	10.8%
	2011 Est. HH Income Under \$15,000	4.2%	9.4%	10.7%
	2011 Est. Average Household Income	\$84,404	\$70,480	\$68,381
	2011 Est. Median Household Income	\$72,522	\$58,185	\$54,673
	2011 Est. Per Capita Income	\$35,917	\$30,550	\$29,716
	2011 Est. Total Businesses	2,040	6,127	16,425
	2011 Est. Total Employees	20,965	57,973	163,482

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<b>RACE</b>	2011 Est. White	86.4%	81.7%	82.4%
	2011 Est. Black	6.3%	10.4%	10.1%
	2011 Est. Asian or Pacific Islander	3.2%	2.8%	2.4%
	2011 Est. American Indian or Alaska Native	0.2%	0.3%	0.4%
	2011 Est. Other Races	3.8%	4.7%	4.6%
<b>HISPANIC</b>	2011 Est. Hispanic Population	5,036	12,395	36,583
	2011 Est. Hispanic Population	8.1%	8.7%	9.1%
	2016 Proj. Hispanic Population	10.2%	10.9%	11.4%
	2010 Hispanic Population	7.5%	8.2%	8.5%
<b>EDUCATION (Adults 25 or Older)</b>	2011 Est. Adult Population (25 Years or Over)	43,679	101,745	287,417
	2011 Est. Elementary (Grade Level 0 to 8)	1.1%	1.9%	2.2%
	2011 Est. Some High School (Grade Level 9 to 11)	4.4%	6.3%	6.5%
	2011 Est. High School Graduate	25.0%	28.9%	29.3%
	2011 Est. Some College	21.2%	21.7%	22.7%
	2011 Est. Associate Degree Only	11.6%	11.2%	11.2%
	2011 Est. Bachelor Degree Only	22.6%	18.9%	17.7%
	2011 Est. Graduate Degree	14.2%	11.2%	10.5%
<b>HOUSING</b>	2011 Est. Total Housing Units	28,312	67,839	197,399
	2011 Est. Owner-Occupied	76.5%	67.4%	64.1%
	2011 Est. Renter-Occupied	15.1%	22.0%	22.0%
	2011 Est. Vacant Housing	8.4%	10.6%	14.0%
<b>HOMES BUILT BY YEAR</b>	2000 Homes Built 1999 to 2000	6.9%	3.3%	2.3%
	2000 Homes Built 1995 to 1998	21.8%	11.8%	7.9%
	2000 Homes Built 1990 to 1994	24.0%	15.3%	11.7%
	2000 Homes Built 1980 to 1989	29.1%	26.4%	30.3%
	2000 Homes Built 1970 to 1979	8.1%	13.4%	17.4%
	2000 Homes Built 1960 to 1969	7.6%	17.5%	19.2%
	2000 Homes Built 1950 to 1959	1.7%	9.1%	8.7%
	2000 Homes Built Before 1949	0.7%	3.1%	2.5%
<b>HOME VALUES</b>	2000 Home Value \$1,000,000 or More	0.1%	0.1%	0.1%
	2000 Home Value \$500,000 to \$999,999	0.7%	0.6%	0.6%
	2000 Home Value \$400,000 to \$499,999	1.0%	0.8%	0.8%
	2000 Home Value \$300,000 to \$399,999	1.8%	1.5%	1.5%
	2000 Home Value \$200,000 to \$299,999	11.5%	7.5%	6.6%
	2000 Home Value \$150,000 to \$199,999	23.9%	14.9%	11.8%
	2000 Home Value \$100,000 to \$149,999	34.1%	26.9%	24.9%
	2000 Home Value \$50,000 to \$99,999	25.8%	41.2%	47.7%
	2000 Home Value \$25,000 to \$49,999	1.0%	5.8%	5.5%
	2000 Home Value Under \$25,000	0.2%	0.7%	0.4%
	2000 Median Home Value	\$135,659	\$112,857	\$108,546
	2000 Median Rent	\$702	\$540	\$513

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<b>LABOR FORCE</b>	2011 Est. Labor Population Age 16 Years or Over	50,509	116,763	331,296
	2011 Est. Civilian Employed	51.1%	52.7%	52.9%
	2011 Est. Civilian Unemployed	4.0%	5.2%	5.7%
	2011 Est. in Armed Forces	0.7%	0.5%	0.5%
	2011 Est. not in Labor Force	44.2%	41.5%	41.0%
	2011 Labor Force Males	47.8%	47.8%	48.9%
	2011 Labor Force Females	52.2%	52.2%	51.1%
<b>OCCUPATION</b>	2000 Occupation: Population Age 16 Years or Over	17,677	53,679	158,686
	2000 Mgmt, Business, & Financial Operations	17.4%	13.0%	12.4%
	2000 Professional, Related	28.8%	22.9%	23.0%
	2000 Service	12.7%	16.1%	16.6%
	2000 Sales, Office	26.7%	27.7%	27.1%
	2000 Farming, Fishing, Forestry	0.1%	0.3%	0.3%
	2000 Construction, Extraction, Maintenance	5.3%	9.2%	10.1%
	2000 Production, Transport, Material Moving	8.9%	10.8%	10.6%
	2000 White Collar Workers	73.0%	63.6%	62.5%
	2000 Blue Collar Workers	27.0%	36.4%	37.5%
<b>TRANSPORTATION TO WORK</b>	2000 Drive to Work Alone	87.0%	85.4%	83.6%
	2000 Drive to Work in Carpool	7.2%	9.6%	10.4%
	2000 Travel to Work by Public Transportation	0.1%	0.2%	0.3%
	2000 Drive to Work on Motorcycle	0.2%	0.3%	0.4%
	2000 Walk or Bicycle to Work	1.1%	1.5%	2.0%
	2000 Other Means	0.5%	0.6%	0.7%
	2000 Work at Home	3.8%	2.4%	2.7%
<b>TRAVEL TIME</b>	2000 Travel to Work in 14 Minutes or Less	24.1%	28.9%	28.8%
	2000 Travel to Work in 15 to 29 Minutes	43.3%	44.1%	42.9%
	2000 Travel to Work in 30 to 59 Minutes	26.9%	21.6%	22.6%
	2000 Travel to Work in 60 Minutes or More	5.7%	5.5%	5.7%
	2000 Average Travel Time to Work	23.7	22.4	22.8
<b>CONSUMER EXPENDITURE</b>	2011 Est. Total Household Expenditure	\$1.63 B	\$3.34 B	\$9.14 B
	2011 Est. Apparel	\$77.5 M	\$159 M	\$435 M
	2011 Est. Contributions, Gifts	\$108 M	\$214 M	\$586 M
	2011 Est. Education, Reading	\$45.7 M	\$90.4 M	\$246 M
	2011 Est. Entertainment	\$91.9 M	\$187 M	\$511 M
	2011 Est. Food, Beverages, Tobacco	\$255 M	\$530 M	\$1.46 B
	2011 Est. Furnishings, Equipment	\$74.2 M	\$148 M	\$403 M
	2011 Est. Health Care, Insurance	\$115 M	\$239 M	\$659 M
	2011 Est. Household Operations, Shelter, Utilities	\$485 M	\$995 M	\$2.73 B
	2011 Est. Miscellaneous Expenses	\$26.8 M	\$55.8 M	\$153 M
2011 Est. Personal Care	\$23.5 M	\$48.3 M	\$132 M	
2011 Est. Transportation	\$327 M	\$670 M	\$1.83 B	

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