

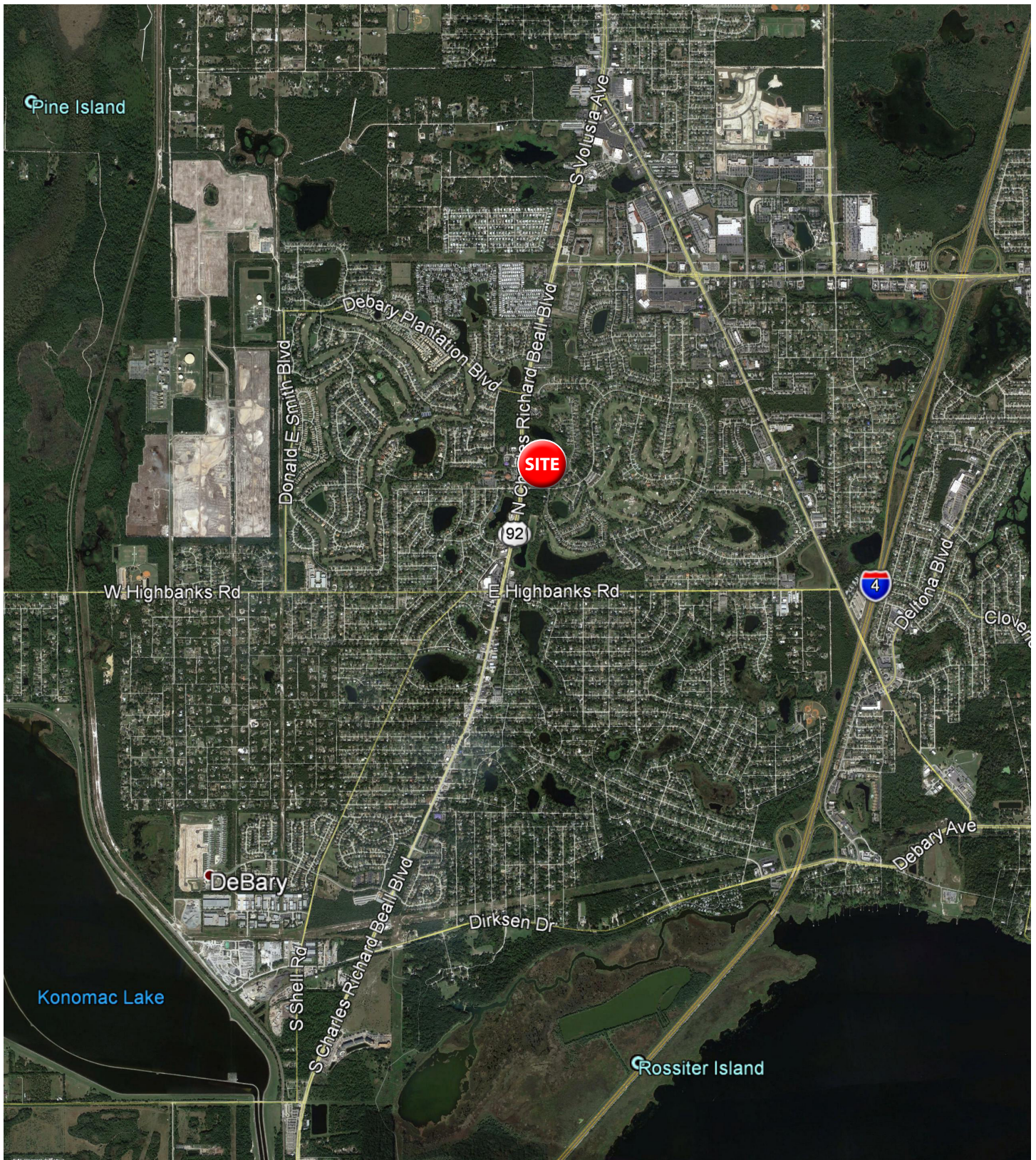
SHOPS AT PINE MEADOW

185 N. CHARLES RICHARD
BEALL BLVD.
DEBARY, FL 32713



Mary Dufour, Outparcels
803.644.2831
mdufour@wrsrealty.com

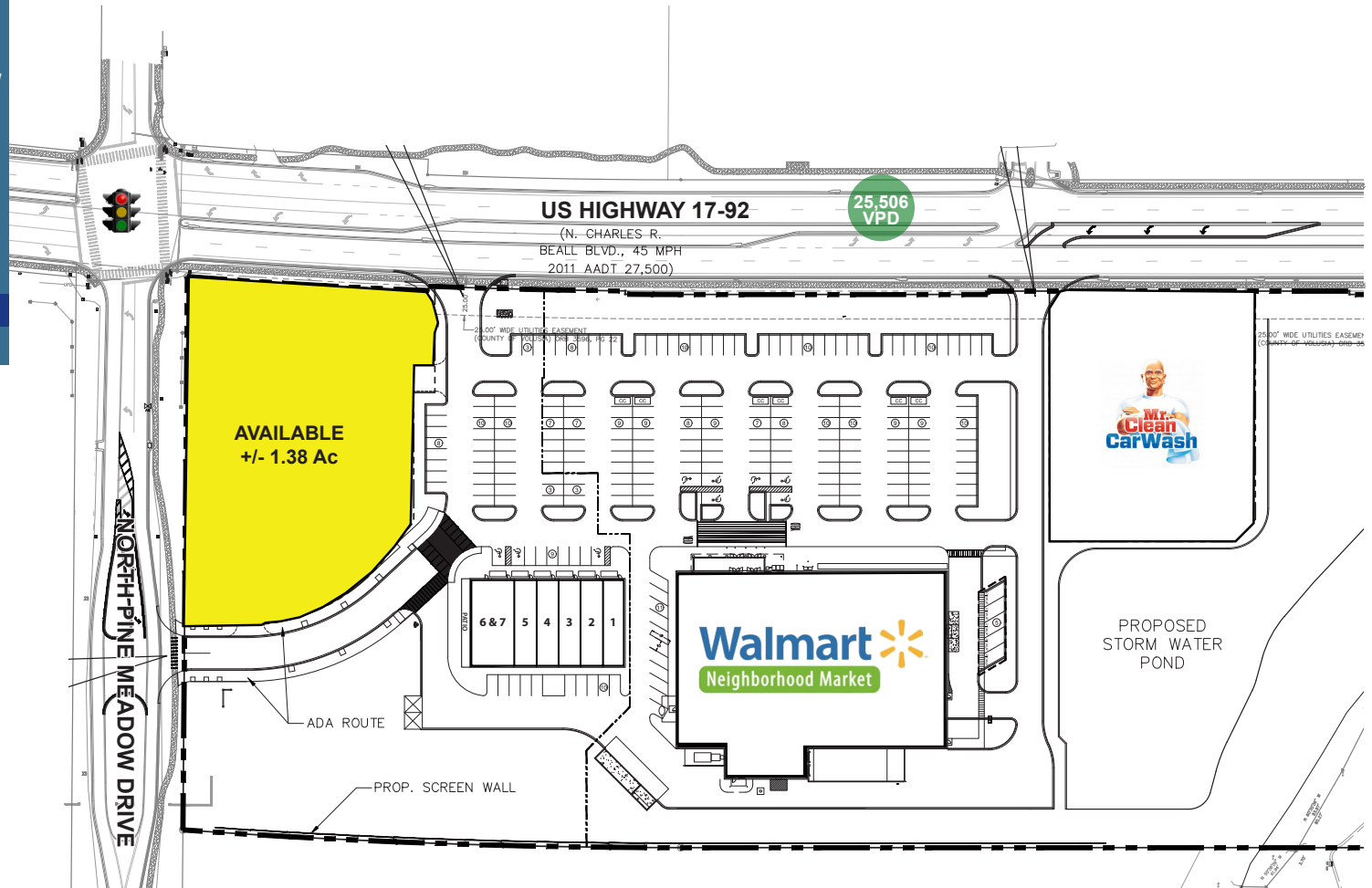
LOCATION





OUTPARCELS AVAILABLE

Space	Tenant
1	MetroPCS
2	Coldwell Banker Coast Realty
3	Nail Salon
4	Vacant
5	Paul Mitchell Hair Salon
6 & 7	Urgent Care
Outparcels	Tenant
1	AVAILABLE 1.38 Acres
2	Mr. Clean Car Wash



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WRS Inc. | 410 Mill Street, Bldg. 1, Suite 200 | Mount Pleasant, SC 29464 | main 843.654.7888 | fax 843.654.7889



TRADE AREA SNAPSHOT



**Estimated
Population**
43,969



**Estimated
Households**
17,639



**Average HH
Income**
\$97,644



**Median HH
Income**
\$71,624



**Total
Businesses**
2,423



**Total
Employees**
14,982



TRADE AREA DEMOGRAPHICS

Lat/Lon: 28.8754/-81.3103

Trade Area	Trade Area
Population	
2023 Estimated Population	43,969
2028 Projected Population	48,005
2020 Census Population	42,318
2010 Census Population	37,746
Projected Annual Growth 2023 to 2028	1.8%
Historical Annual Growth 2010 to 2023	1.3%
Households	
2023 Estimated Households	17,639
2028 Projected Households	19,438
2020 Census Households	16,814
2010 Census Households	15,064
Projected Annual Growth 2023 to 2028	2.0%
Historical Annual Growth 2010 to 2023	1.3%
Age	
2023 Est. Population Under 10 Years	10.8%
2023 Est. Population 10 to 19 Years	11.1%
2023 Est. Population 20 to 29 Years	10.1%
2023 Est. Population 30 to 44 Years	18.9%
2023 Est. Population 45 to 59 Years	19.4%
2023 Est. Population 60 to 74 Years	20.9%
2023 Est. Population 75 Years or Over	8.7%
2023 Est. Median Age	43.5
Marital Status & Gender	
2023 Est. Male Population	48.2%
2023 Est. Female Population	51.8%
2023 Est. Never Married	27.5%
2023 Est. Now Married	49.0%
2023 Est. Separated or Divorced	16.9%
2023 Est. Widowed	6.6%
Income	
2023 Est. HH Income \$200,000 or More	6.0%
2023 Est. HH Income \$150,000 to \$199,999	9.0%
2023 Est. HH Income \$100,000 to \$149,999	16.5%
2023 Est. HH Income \$75,000 to \$99,999	14.0%
2023 Est. HH Income \$50,000 to \$74,999	18.7%
2023 Est. HH Income \$35,000 to \$49,999	11.1%
2023 Est. HH Income \$25,000 to \$34,999	7.6%
2023 Est. HH Income \$15,000 to \$24,999	7.8%
2023 Est. HH Income Under \$15,000	9.2%
2023 Est. Average Household Income	\$97,644
2023 Est. Median Household Income	\$71,624
2023 Est. Per Capita Income	\$39,245
2023 Est. Total Businesses	2,423
2023 Est. Total Employees	14,982

TRADE AREA DEMOGRAPHICS

Lat/Lon: 28.8754/-81.3103

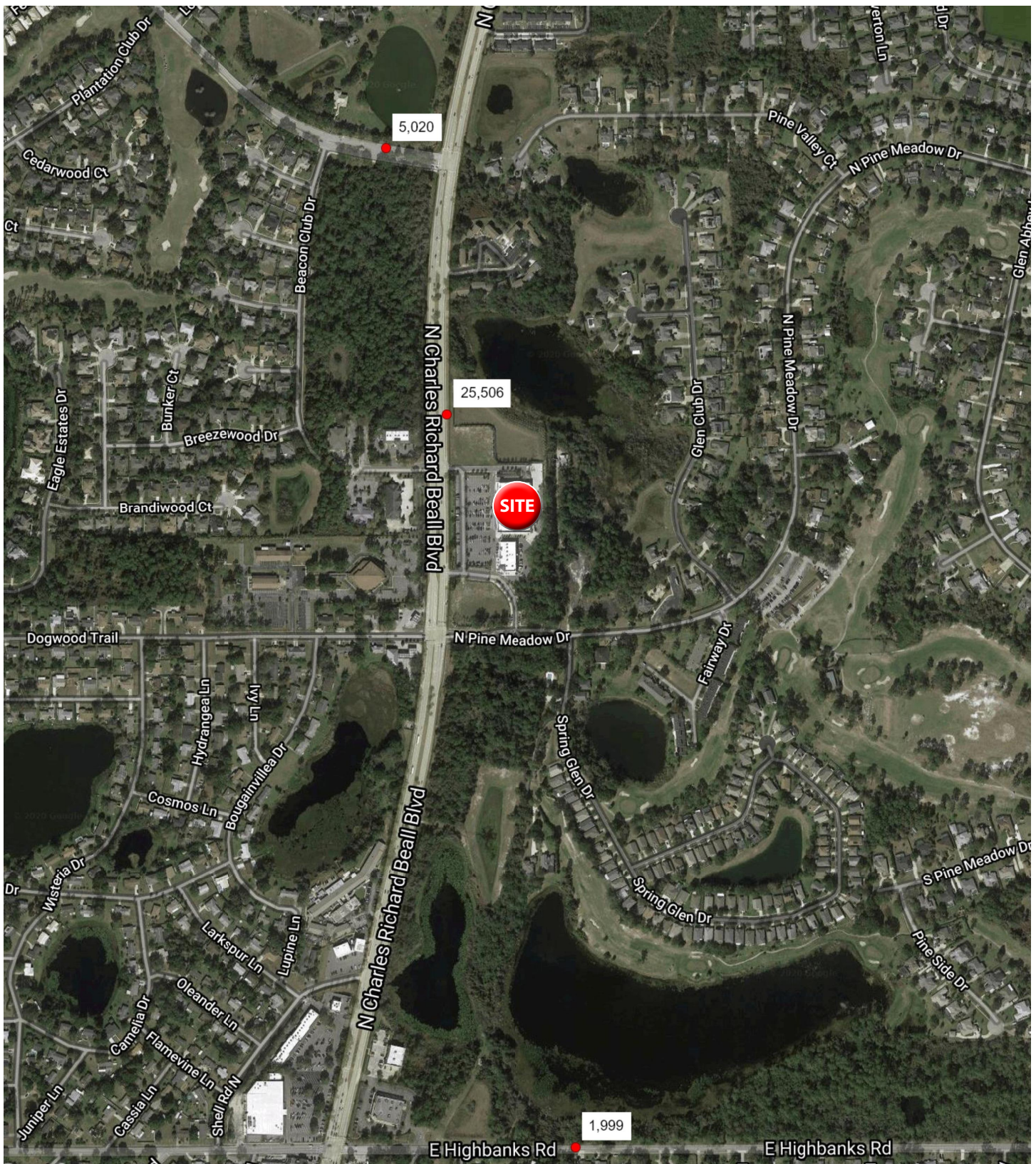
Trade Area	Trade Area
Race	
2023 Est. White	67.4%
2023 Est. Black	12.6%
2023 Est. Asian or Pacific Islander	2.3%
2023 Est. American Indian or Alaska Native	0.3%
2023 Est. Other Races	17.4%
Hispanic	
2023 Est. Hispanic Population	9,555
2023 Est. Hispanic Population	21.7%
2028 Proj. Hispanic Population	21.7%
2020 Hispanic Population	26.0%
Education (Adults 25 & Older)	
2023 Est. Adult Population (25 Years or Over)	32,322
2023 Est. Elementary (Grade Level 0 to 8)	2.7%
2023 Est. Some High School (Grade Level 9 to 11)	4.9%
2023 Est. High School Graduate	31.4%
2023 Est. Some College	22.3%
2023 Est. Associate Degree Only	13.0%
2023 Est. Bachelor Degree Only	18.6%
2023 Est. Graduate Degree	7.1%
Housing	
2023 Est. Total Housing Units	19,685
2023 Est. Owner-Occupied	70.8%
2023 Est. Renter-Occupied	18.8%
2023 Est. Vacant Housing	10.4%
Homes Built by Year	
2023 Homes Built 2010 or later	6.9%
2023 Homes Built 2000 to 2009	20.9%
2023 Homes Built 1990 to 1999	13.8%
2023 Homes Built 1980 to 1989	20.5%
2023 Homes Built 1970 to 1979	12.8%
2023 Homes Built 1960 to 1969	5.1%
2023 Homes Built 1950 to 1959	7.2%
2023 Homes Built Before 1949	2.4%
Home Values	
2023 Home Value \$1,000,000 or More	0.2%
2023 Home Value \$500,000 to \$999,999	4.3%
2023 Home Value \$400,000 to \$499,999	6.6%
2023 Home Value \$300,000 to \$399,999	17.9%
2023 Home Value \$200,000 to \$299,999	41.9%
2023 Home Value \$150,000 to \$199,999	12.9%
2023 Home Value \$100,000 to \$149,999	8.1%
2023 Home Value \$50,000 to \$99,999	4.0%
2023 Home Value \$25,000 to \$49,999	1.6%
2023 Home Value Under \$25,000	2.4%
2023 Median Home Value	\$255,735
2023 Median Rent	\$1,059

TRADE AREA DEMOGRAPHICS

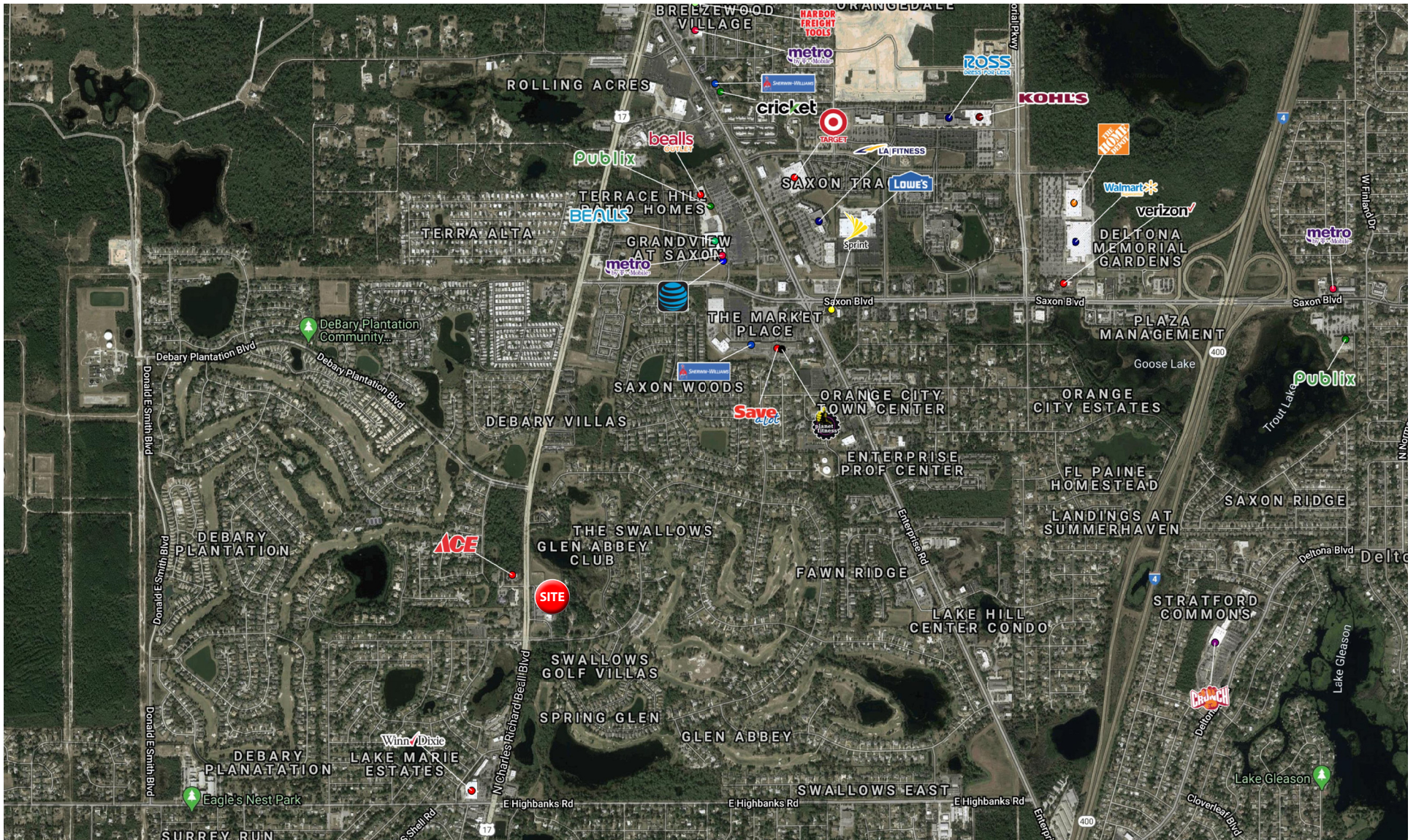
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Trade Area	Trade Area
Labor Force	
2023 Est. Labor Population Age 16 Years or Over	36,067
2023 Est. Civilian Employed	58.7%
2023 Est. Civilian Unemployed	1.4%
2023 Est. in Armed Forces	-
2023 Est. not in Labor Force	39.8%
2023 Labor Force Males	47.7%
2023 Labor Force Females	52.3%
Occupation	
2023 Occupation: Population Age 16 Years or Over	21,163
2023 Mgmt, Business, & Financial Operations	18.4%
2023 Professional, Related	18.5%
2023 Service	18.1%
2023 Sales, Office	27.7%
2023 Farming, Fishing, Forestry	0.3%
2023 Construction, Extraction, Maintenance	6.8%
2023 Production, Transport, Material Moving	10.2%
2023 White Collar Workers	64.6%
2023 Blue Collar Workers	35.4%
Transportation to Work	
2023 Drive to Work Alone	69.2%
2023 Drive to Work in Carpool	6.9%
2023 Travel to Work by Public Transportation	0.5%
2023 Drive to Work on Motorcycle	-
2023 Walk or Bicycle to Work	0.8%
2023 Other Means	1.4%
2023 Work at Home	21.1%
Travel Time	
2023 Travel to Work in 14 Minutes or Less	19.6%
2023 Travel to Work in 15 to 29 Minutes	38.3%
2023 Travel to Work in 30 to 59 Minutes	30.5%
2023 Travel to Work in 60 Minutes or More	11.6%
2023 Average Travel Time to Work	25.6
Consumer Expenditure	
2023 Est. Total Household Expenditure	\$1.22 B
2023 Est. Apparel	\$42.58 M
2023 Est. Contributions, Gifts	\$69.67 M
2023 Est. Education, Reading	\$38.68 M
2023 Est. Entertainment	\$69.15 M
2023 Est. Food, Beverages, Tobacco	\$185.95 M
2023 Est. Furnishings, Equipment	\$43 M
2023 Est. Health Care, Insurance	\$112.92 M
2023 Est. Household Operations, Shelter, Utilities	\$392.06 M
2023 Est. Miscellaneous Expenses	\$23.07 M
2023 Est. Personal Care	\$16.35 M
2023 Est. Transportation	\$222.13 M

TRAFFIC COUNTS



COMMERCIAL AERIAL





WRSINC
REAL ESTATE INVESTMENTS

410 Mill Street, Bldg. 1, Suite 200
Mount Pleasant, SC 29464
843.654.7888 Office
843.654.7889 Fax
www.wrsrealstate.com