THE SQUARE

10401 U.S. Highway 441, Leesburg, FL 34788

THUR RETAIL
Thur & Associates
Commercial Real Estate Brokerage

PROPERTY HIGHLIGHTS

- AVAILABLE NOW: LAST ANCHOR SPACE LEFT - UP TO 68,450SF
- GLA: 558,785 SF
- Multimillion-dollars in renovations and improvements, many new retailers opened and more opening soon
- Located along the bustling 441 corridor, 100% growth in Lake County over the past 7 years

POPULATION	CARS PER DAY	AV. HH INCOME	EMPLOYEES
10 Min 28,322	U.S. Hwy 441: 36,000	10 Min $56,621	10 Min 11,616
20 Min 95,906	Radio Road: 9,000	20 Min $56,718	20 Min 48,860
30 Min 194,461		30 Min $64,985	30 Min 68,806

amc · PETSMART · belk (MODERN. SOUTHERN. STYLE.) · VIA ENTERTAINMENT (ARCADE · BOWLING · RESTAURANT)

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202-359-3469
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THE SQUARE

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LOCATION HIGHLIGHTS

- 100% population growth over the past 7 years
- The city of Leesburg is going through massive transformation to make it even more appealing
- The Villages is the fastest-growing city in the U.S.
- The Villages are expanding in Leesburg - 2,800 villas added in the next year

AN OUTDOOR HEAVEN

- 38 Golf Courses in Lake County and 43 in The Villages
- 2 Zones for hunting - longer hunting seasons
- Over 1,000 fresh water lakes
- Multiple national fishing tournaments every year.

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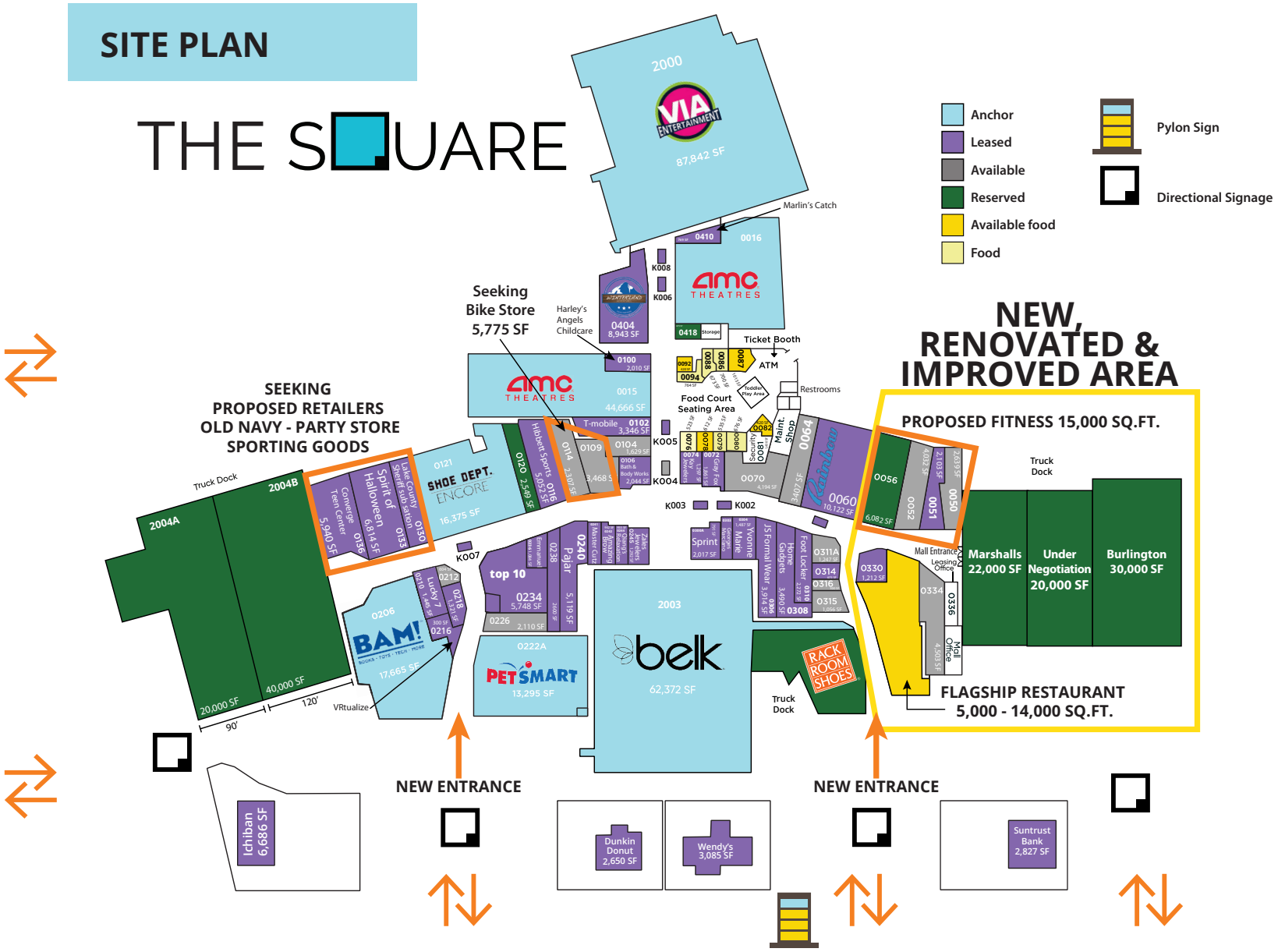
SITE PLAN



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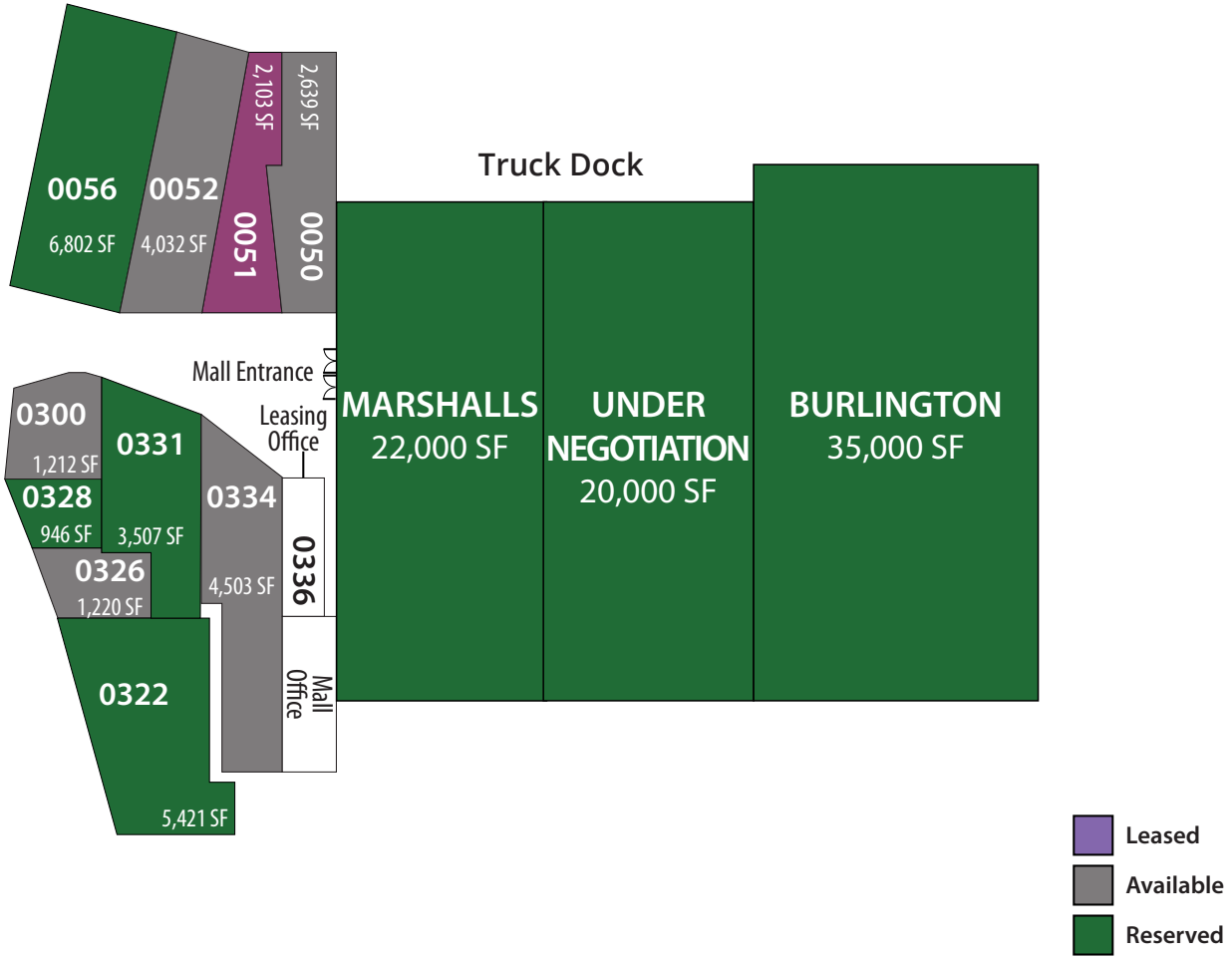
NEW, RENOVATED & IMPROVED AREA



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Tenant	Suite	SF	Category
Anchor			
Via Entertainment/Adrenaline Rush	2000	87,842	Entertainment Center
Sears	2004	68,450	Department Store
Belk	2003	62,372	Department Store
Tenants			
AMC 12 - Plex Theatre West	0015		Cinema
AMC 12 - Plex Theatre East	0016		Cinema
Community Room	0050	2,639	
Lake Square Nail & Spa	0051	2,103	Nail Salon
Available	0052	4,032	Can be combined
Reserved	0056	6,082	
Rainbow Apparel	0060	10,122	Apparel
Available	0064	3,407	Can be combined
Available	0070	4,194	Can be combined
Gray Fox	0072	1,861	Jewelry
Kay Jewelers	0074	1,297	Jewelry
Harley's Angels Childcare	0100	2,010	Childcare &Learning Center
T-Mobile	0102	3,346	Mobile
Available	0104	1,629	
Bath & Body Works	0106	2,044	Beauty
Available	0109	3,468	Can be combined
Available	0114	3,139	Can be combined
Hibbett Sports	0116	5,052	Sporting Goods
Emmanuel for Women	0120	2,549	Clothing
Shoe Dept. Encore	0121	16,375	Shoe Store
Lake County Sheriff Sub Station	0130	3,409	Service
Spirit of Halloween	0133	6,814	Halloween Store
Converge Teen Center/ Milestone Community School	0136	5,940	Office
Books-A-Million	0206	17,665	Bookstore
Joe Mugg's Cafe	0206		
Lucky Seven	0210	2,627	Apparel - Casual Men's and Women's

Tenant	Suite	SF	Category
Available	0212	604	
VRtualize	0216	300	Virtual Reality
Razor Sharp Cutz	0213	1,321	Barber Shop
PetSmart	0222A	13,295	Pet Supply
TOP 10	0234	5,748	Clothing
Emmanuel	0236	1,084	Clothing
Pajar	0238	5,119	Clothing
Mastercuts	0241	1,004	Barber Shop
Amazing Brow	0242	942	Eyebrows
Qiang's Relaxation	0244	955	Massage
Zales Jewelry	0245	1,292	Jewelry
Sprint	0300A	2,017	Mobile
Georges Marciano Ranch	0303	791	Apparel - Men's
Yvonne Marie	0304	1,487	Apparel - Ladies
JS Formal Wear	0306	3,914	Formal Wear
Home Gadgets	0308	3,490	Specialty Store
Foot Locker	0310	2,272	Shoe Store
Parfums	0314	675	Perfumes
Reserved	0322	5,421	Restaurant
Reserved	0331	3,507	
Available	0334	4,503	Former Optical
Leasing Office	0336	1,493	Office
Lake Sumter State College Lounge	0418	650	

Updated September 2019

Tenant	Suite	SF	Category
Winterland Adventure	0404	8,943	Entertainment
Marlin's Big Catch	0410	769	Entertainment
Food Court			
Yo Belle's	0076	523	Frozen Yogurt
F1 Available	0078	612	
Mamma's Pizzeria	0079	535	Pizza
China Max	0080	676	Chinese Food
Security Office	0081	1,430	Office
F3 Available	0082	420	
Tono's Tacos	0086	700	Tacos
F4 Available	0087	1,015	
Nature's Table	0088	673	
F5 Available	0092	420	
Hershey's Ice Cream	0094	764	Ice Cream
Kiosk			
Gold Center	K001		Jewelry
Piercing Pagoda	K002		Ear Piercing/Jewelry
Wireless Unlimited	K003		Cellular
Available	K004		
Sweet Amanda's	K005		
Animals of Oz	K006		
Sprint	K007		
Outparcel			
Dunkin Donuts	3201	2,650	Donuts/Coffee/Bagel
Ichiban	3202	6,686	Restaurant - Japanese
Wendy's	3203	3,085	Fastfood
Suntrust Bank	3204	3,827	Bank

- Anchor
- Restaurant
- Restaurant Available
- Reserved
- Available
- Leased
- Available soon
- Outparcel

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THE SQUARE

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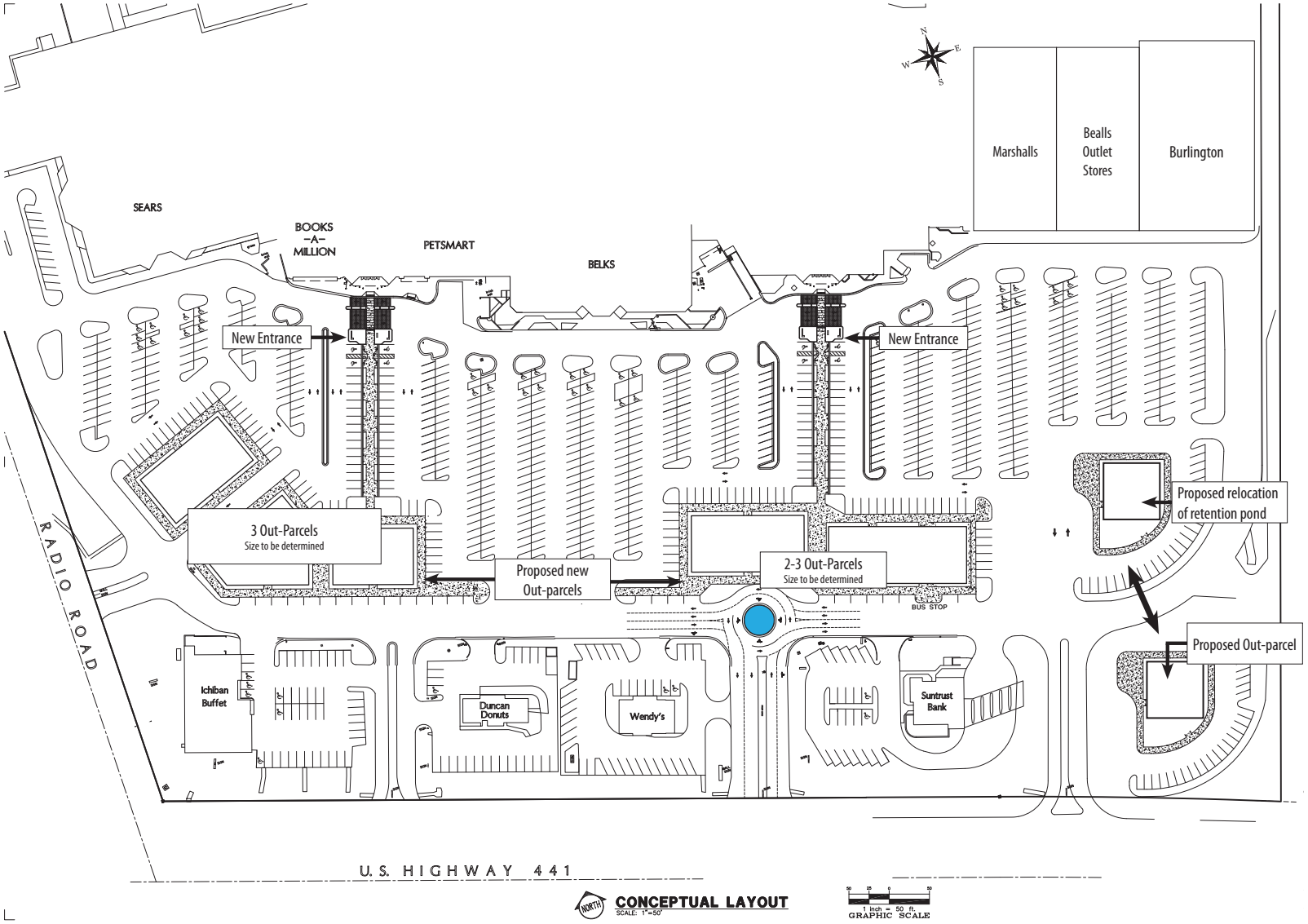

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01 - ELEVATION 1/16"= 1'-0"

02 - ELEVATION ENlarged 3/32" = 1'-0"

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NEW ENTRANCES

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THE SQUARE

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MALL VIDEOS

LAKE SQUARE

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COMPLETE PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups

Prepared by Shary Thur

Lat/Lon: 28.8255/-81.7845

THUR RETAIL
Thur & Associates
Commercial Real Estate Brokerage

RFULL9

The Square **10401 U.S. Hwy 441, Leesburg, FL 34788**	**10 min drivetime**		**20 min drivetime**		**30 min drivetime**	
Population						
Estimated Population (2019)	28,322		95,906		194,461	
Projected Population (2024)	32,825		111,948		224,849	
Census Population (2010)	25,353		84,188		157,530	
Census Population (2000)	21,185		73,026		128,318	
Projected Annual Growth (2019-2024)	4,503	*3.2%*	16,042	*3.3%*	30,388	*3.1%*
Historical Annual Growth (2010-2019)	2,969	*1.2%*	11,718	*1.4%*	36,931	*2.1%*
Historical Annual Growth (2000-2010)	4,168	*2.0%*	11,162	*1.5%*	29,212	*2.3%*
Estimated Population Density (2019)	1,164	*psm*	928	*psm*	588	*psm*
Trade Area Size	24.3	*sq mi*	103.4	*sq mi*	330.8	*sq mi*
Households						
Estimated Households (2019)	13,233		43,366		86,971	
Projected Households (2024)	14,244		46,957		94,334	
Census Households (2010)	11,429		36,687		68,478	
Census Households (2000)	9,985		32,592		56,181	
Projected Annual Growth (2019-2024)	1,011	*1.5%*	3,591	*1.7%*	7,363	*1.7%*
Historical Annual Change (2000-2019)	3,248	*1.7%*	10,774	*1.7%*	30,790	*2.9%*
Average Household Income						
Estimated Average Household Income (2019)	$56,621		$56,718		$64,985	
Projected Average Household Income (2024)	$62,907		$62,587		$71,677	
Census Average Household Income (2010)	$53,180		$50,409		$53,445	
Census Average Household Income (2000)	$41,941		$42,505		$45,169	
Projected Annual Change (2019-2024)	$6,286	*2.2%*	$5,870	*2.1%*	$6,693	*2.1%*
Historical Annual Change (2000-2019)	$14,680	*1.8%*	$14,213	*1.8%*	$19,815	*2.3%*
Median Household Income						
Estimated Median Household Income (2019)	$44,911		$46,408		$52,821	
Projected Median Household Income (2024)	$52,394		$54,099		$61,449	
Census Median Household Income (2010)	$41,246		$40,026		$42,666	
Census Median Household Income (2000)	$34,545		$33,092		$34,975	
Projected Annual Change (2019-2024)	$7,483	*3.3%*	$7,692	*3.3%*	$8,629	*3.3%*
Historical Annual Change (2000-2019)	$10,367	*1.6%*	$13,316	*2.1%*	$17,846	*2.7%*
Per Capita Income						
Estimated Per Capita Income (2019)	$26,887		$25,828		$29,176	
Projected Per Capita Income (2024)	$27,670		$26,408		$30,169	
Census Per Capita Income (2010)	$23,973		$21,967		$23,232	
Census Per Capita Income (2000)	$19,892		$18,964		$19,731	
Projected Annual Change (2019-2024)	$782	*0.6%*	$580	*0.4%*	$993	*0.7%*
Historical Annual Change (2000-2019)	$6,995	*1.9%*	$6,864	*1.9%*	$9,445	*2.5%*
Estimated Average Household Net Worth (2019)	$322,292		$315,196		$387,085	

Demographic Source: Applied Geographic Solutions 4/2019, TIGER Geography

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COMPLETE PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups

Prepared by Shary Thur

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RFULL9

The Square **10401 U.S. Hwy 441, Leesburg, FL 34788**	**10 min drivetime**		**20 min drivetime**		**30 min drivetime**	
Race and Ethnicity						
Total Population (2019)	28,322		95,906		194,461	
White (2019)	23,915	*84.4%*	74,041	*77.2%*	157,322	*80.9%*
Black or African American (2019)	2,607	*9.2%*	14,492	*15.1%*	23,329	*12.0%*
American Indian or Alaska Native (2019)	98	*0.3%*	380	*0.4%*	813	*0.4%*
Asian (2019)	651	*2.3%*	1,888	*2.0%*	3,495	*1.8%*
Hawaiian or Pacific Islander (2019)	25	-	75	-	141	-
Other Race (2019)	502	*1.8%*	2,802	*2.9%*	5,292	*2.7%*
Two or More Races (2019)	523	*1.8%*	2,229	*2.3%*	4,068	*2.1%*
Population < 18 (2019)	4,181	*14.8%*	17,293	*18.0%*	32,929	*16.9%*
White Not Hispanic	2,502	*59.9%*	8,761	*50.7%*	18,326	*55.7%*
Black or African American	696	*16.6%*	4,287	*24.8%*	6,556	*19.9%*
Asian	142	*3.4%*	400	*2.3%*	712	*2.2%*
Other Race Not Hispanic	148	*3.5%*	743	*4.3%*	1,412	*4.3%*
Hispanic	692	*16.6%*	3,101	*17.9%*	5,924	*18.0%*
Not Hispanic or Latino Population (2019)	25,871	*91.3%*	85,041	*88.7%*	173,637	*89.3%*
Not Hispanic White	22,321	*86.3%*	67,547	*79.4%*	144,355	*83.1%*
Not Hispanic Black or African American	2,482	*9.6%*	13,809	*16.2%*	22,293	*12.8%*
Not Hispanic American Indian or Alaska Native	84	*0.3%*	303	*0.4%*	573	*0.3%*
Not Hispanic Asian	624	*2.4%*	1,786	*2.1%*	3,339	*1.9%*
Not Hispanic Hawaiian or Pacific Islander	25	-	73	-	136	-
Not Hispanic Other Race	2	-	18	-	87	-
Not Hispanic Two or More Races	333	*1.3%*	1,505	*1.8%*	2,854	*1.6%*
Hispanic or Latino Population (2019)	2,451	*8.7%*	10,865	*11.3%*	20,824	*10.7%*
Hispanic White	1,594	*65.0%*	6,494	*59.8%*	12,967	*62.3%*
Hispanic Black or African American	125	*5.1%*	683	*6.3%*	1,036	*5.0%*
Hispanic American Indian or Alaska Native	14	*0.6%*	77	*0.7%*	240	*1.2%*
Hispanic Asian	28	*1.1%*	101	*0.9%*	156	*0.8%*
Hispanic Hawaiian or Pacific Islander	-	-	2	-	6	-
Hispanic Other Race	500	*20.4%*	2,785	*25.6%*	5,205	*25.0%*
Hispanic Two or More Races	189	*7.7%*	723	*6.7%*	1,214	*5.8%*
Not Hispanic or Latino Population (2010)	23,900	*94.3%*	77,258	*91.8%*	144,498	*91.7%*
Hispanic or Latino Population (2010)	1,453	*5.7%*	6,930	*8.2%*	13,032	*8.3%*
Not Hispanic or Latino Population (2000)	20,676	*97.6%*	70,149	*96.1%*	122,823	*95.7%*
Hispanic or Latino Population (2000)	509	*2.4%*	2,877	*3.9%*	5,495	*4.3%*
Not Hispanic or Latino Population (2024)	29,873	*91.0%*	98,985	*88.4%*	200,105	*89.0%*
Hispanic or Latino Population (2024)	2,953	*9.0%*	12,963	*11.6%*	24,744	*11.0%*
Projected Annual Growth (2019-2024)	502	-	2,098	-	3,920	-
Historical Annual Growth (2000-2010)	943	*18.5%*	4,053	*14.1%*	7,536	*13.7%*

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The Square 10401 U.S. Hwy 441, Leesburg, FL 34788	10 min drivetime		20 min drivetime		30 min drivetime	
Total Age Distribution (2019)						
Total Population	28,322		95,906		194,461	
Age Under 5 Years	1,131	*4.0%*	4,868	*5.1%*	8,951	*4.6%*
Age 5 to 9 Years	1,158	*4.1%*	4,690	*4.9%*	8,906	*4.6%*
Age 10 to 14 Years	1,177	*4.2%*	4,808	*5.0%*	9,415	*4.8%*
Age 15 to 19 Years	1,258	*4.4%*	4,842	*5.0%*	9,206	*4.7%*
Age 20 to 24 Years	1,311	*4.6%*	4,896	*5.1%*	8,777	*4.5%*
Age 25 to 29 Years	1,373	*4.8%*	5,462	*5.7%*	9,817	*5.0%*
Age 30 to 34 Years	1,267	*4.5%*	4,835	*5.0%*	9,064	*4.7%*
Age 35 to 39 Years	1,261	*4.5%*	4,665	*4.9%*	8,860	*4.6%*
Age 40 to 44 Years	1,204	*4.3%*	4,384	*4.6%*	8,625	*4.4%*
Age 45 to 49 Years	1,335	*4.7%*	5,052	*5.3%*	10,088	*5.2%*
Age 50 to 54 Years	1,553	*5.5%*	5,579	*5.8%*	11,288	*5.8%*
Age 55 to 59 Years	1,854	*6.5%*	6,453	*6.7%*	13,211	*6.8%*
Age 60 to 64 Years	2,055	*7.3%*	6,417	*6.7%*	13,907	*7.2%*
Age 65 to 69 Years	2,370	*8.4%*	6,675	*7.0%*	15,492	*8.0%*
Age 70 to 74 Years	2,646	*9.3%*	7,105	*7.4%*	16,776	*8.6%*
Age 75 to 79 Years	2,348	*8.3%*	5,988	*6.2%*	13,726	*7.1%*
Age 80 to 84 Years	1,665	*5.9%*	4,464	*4.7%*	9,491	*4.9%*
Age 85 Years or Over	1,358	*4.8%*	4,722	*4.9%*	8,863	*4.6%*
Median Age	52.5		47.8		50.2	
Age 19 Years or Less	4,724	*16.7%*	19,208	*20.0%*	36,477	*18.8%*
Age 20 to 64 Years	13,212	*46.7%*	47,745	*49.8%*	93,636	*48.2%*
Age 65 Years or Over	10,386	*36.7%*	28,953	*30.2%*	64,348	*33.1%*
Female Age Distribution (2019)						
Female Population	14,673	*51.8%*	50,536	*52.7%*	101,667	*52.3%*
Age Under 5 Years	540	*3.7%*	2,379	*4.7%*	4,362	*4.3%*
Age 5 to 9 Years	571	*3.9%*	2,271	*4.5%*	4,324	*4.3%*
Age 10 to 14 Years	584	*4.0%*	2,339	*4.6%*	4,632	*4.6%*
Age 15 to 19 Years	607	*4.1%*	2,391	*4.7%*	4,493	*4.4%*
Age 20 to 24 Years	623	*4.2%*	2,417	*4.8%*	4,292	*4.2%*
Age 25 to 29 Years	681	*4.6%*	2,827	*5.6%*	5,052	*5.0%*
Age 30 to 34 Years	638	*4.3%*	2,466	*4.9%*	4,647	*4.6%*
Age 35 to 39 Years	617	*4.2%*	2,367	*4.7%*	4,549	*4.5%*
Age 40 to 44 Years	610	*4.2%*	2,203	*4.4%*	4,368	*4.3%*
Age 45 to 49 Years	636	*4.3%*	2,588	*5.1%*	5,198	*5.1%*
Age 50 to 54 Years	826	*5.6%*	3,042	*6.0%*	6,083	*6.0%*
Age 55 to 59 Years	984	*6.7%*	3,477	*6.9%*	7,131	*7.0%*
Age 60 to 64 Years	1,143	*7.8%*	3,537	*7.0%*	7,660	*7.5%*
Age 65 to 69 Years	1,280	*8.7%*	3,638	*7.2%*	8,339	*8.2%*
Age 70 to 74 Years	1,363	*9.3%*	3,763	*7.4%*	8,745	*8.6%*
Age 75 to 79 Years	1,251	*8.5%*	3,224	*6.4%*	7,072	*7.0%*
Age 80 to 84 Years	895	*6.1%*	2,585	*5.1%*	5,226	*5.1%*
Age 85 Years or Over	823	*5.6%*	3,021	*6.0%*	5,494	*5.4%*
Female Median Age	54.0		49.8		51.5	
Age 19 Years or Less	2,302	*15.7%*	9,379	*18.6%*	17,811	*17.5%*
Age 20 to 64 Years	6,759	*46.1%*	24,925	*49.3%*	48,980	*48.2%*
Age 65 Years or Over	5,613	*38.3%*	16,233	*32.1%*	34,876	*34.3%*

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Calculated using Weighted Block Centroid from Block Groups

Prepared by Shary Thur

Lat/Lon: 28.8255/-81.7845

THUR RETAIL
Thur & Associates
Commercial Real Estate Brokerage

RFULL9

The Square **10401 U.S. Hwy 441, Leesburg, FL 34788**	**10 min drivetime**		**20 min drivetime**		**30 min drivetime**	
Male Age Distribution (2019)						
Male Population	13,649	*48.2%*	45,370	*47.3%*	92,794	*47.7%*
Age Under 5 Years	591	*4.3%*	2,489	*5.5%*	4,589	*4.9%*
Age 5 to 9 Years	587	*4.3%*	2,419	*5.3%*	4,582	*4.9%*
Age 10 to 14 Years	593	*4.3%*	2,470	*5.4%*	4,783	*5.2%*
Age 15 to 19 Years	651	*4.8%*	2,451	*5.4%*	4,713	*5.1%*
Age 20 to 24 Years	688	*5.0%*	2,479	*5.5%*	4,485	*4.8%*
Age 25 to 29 Years	691	*5.1%*	2,635	*5.8%*	4,764	*5.1%*
Age 30 to 34 Years	629	*4.6%*	2,370	*5.2%*	4,417	*4.8%*
Age 35 to 39 Years	644	*4.7%*	2,298	*5.1%*	4,311	*4.6%*
Age 40 to 44 Years	594	*4.4%*	2,181	*4.8%*	4,257	*4.6%*
Age 45 to 49 Years	699	*5.1%*	2,464	*5.4%*	4,890	*5.3%*
Age 50 to 54 Years	728	*5.3%*	2,537	*5.6%*	5,205	*5.6%*
Age 55 to 59 Years	870	*6.4%*	2,977	*6.6%*	6,080	*6.6%*
Age 60 to 64 Years	911	*6.7%*	2,880	*6.3%*	6,248	*6.7%*
Age 65 to 69 Years	1,090	*8.0%*	3,036	*6.7%*	7,153	*7.7%*
Age 70 to 74 Years	1,283	*9.4%*	3,341	*7.4%*	8,030	*8.7%*
Age 75 to 79 Years	1,096	*8.0%*	2,764	*6.1%*	6,655	*7.2%*
Age 80 to 84 Years	769	*5.6%*	1,878	*4.1%*	4,265	*4.6%*
Age 85 Years or Over	535	*3.9%*	1,700	*3.7%*	3,369	*3.6%*
Male Median Age	51.1		45.7		48.8	
Age 19 Years or Less	2,422	*17.7%*	9,829	*21.7%*	18,666	*20.1%*
Age 20 to 64 Years	6,454	*47.3%*	22,820	*50.3%*	44,656	*48.1%*
Age 65 Years or Over	4,773	*35.0%*	12,720	*28.0%*	29,472	*31.8%*
Males per 100 Females (2019)						
Overall Comparison						
Age Under 5 Years	110	*52.3%*	105	*51.1%*	105	*51.3%*
Age 5 to 9 Years	103	*50.7%*	107	*51.6%*	106	*51.4%*
Age 10 to 14 Years	102	*50.4%*	106	*51.4%*	103	*51.4%*
Age 15 to 19 Years	107	*51.7%*	103	*50.6%*	105	*51.2%*
Age 20 to 24 Years	110	*52.5%*	103	*50.6%*	104	*51.1%*
Age 25 to 29 Years	101	*50.4%*	93	*48.2%*	94	*48.5%*
Age 30 to 34 Years	99	*49.6%*	96	*49.0%*	95	*48.7%*
Age 35 to 39 Years	104	*51.1%*	97	*49.3%*	95	*48.7%*
Age 40 to 44 Years	97	*49.3%*	99	*49.7%*	97	*49.4%*
Age 45 to 49 Years	110	*52.4%*	95	*48.8%*	94	*48.5%*
Age 50 to 54 Years	88	*46.8%*	83	*45.5%*	86	*46.1%*
Age 55 to 59 Years	88	*46.9%*	86	*46.1%*	85	*46.0%*
Age 60 to 64 Years	80	*44.3%*	81	*44.9%*	82	*44.9%*
Age 65 to 69 Years	85	*46.0%*	83	*45.5%*	86	*46.2%*
Age 70 to 74 Years	94	*48.5%*	89	*47.0%*	92	*47.9%*
Age 75 to 79 Years	88	*46.7%*	86	*46.2%*	94	*48.5%*
Age 80 to 84 Years	86	*46.2%*	73	*42.1%*	82	*44.9%*
Age 85 Years or Over	65	*39.4%*	56	*36.0%*	61	*38.0%*
Age 19 Years or Less	105	*51.3%*	105	*51.2%*	105	*51.2%*
Age 20 to 39 Years	104	*50.9%*	97	*49.3%*	97	*49.2%*
Age 40 to 64 Years	91	*47.5%*	88	*46.8%*	88	*46.7%*
Age 65 Years or Over	85	*46.0%*	78	*43.9%*	85	*45.8%*

Demographic Source: Applied Geographic Solutions 4/2019, TIGER Geography

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Prepared by Shary Thur

The Square

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Lake Square Mall **10401 U.S. Hwy 441, Leesburg, FL 34788**	**10 min drivetime**		**20 min drivetime**		**30 min drivetime**	
Household Type (2019)						
Total Households	13,233		43,366		86,971	
Households with Children	2,414	*18.2%*	9,723	*22.4%*	18,406	*21.2%*
Average Household Size	2.1		2.2		2.2	
Household Density per Square Mile	544		419		263	
Population Family	21,432	*75.7%*	73,701	*76.8%*	155,298	*79.9%*
Population Non-Family	5,978	*21.1%*	20,302	*21.2%*	36,804	*18.9%*
Population Group Quarters	913	*3.2%*	1,903	*2.0%*	2,359	*1.2%*
Family Households	8,080	*61.1%*	26,145	*60.3%*	55,777	*64.1%*
Married Couple Households	6,449	*79.8%*	19,296	*73.8%*	43,751	*78.4%*
Other Family Households with Children	1,631	*20.2%*	6,849	*26.2%*	12,027	*21.6%*
Family Households with Children	2,394	*29.6%*	9,595	*36.7%*	18,161	*32.6%*
Married Couple with Children	1,409	*58.9%*	5,241	*54.6%*	10,758	*59.2%*
Other Family Households with Children	985	*41.1%*	4,354	*45.4%*	7,402	*40.8%*
Family Households No Children	5,686	*70.4%*	16,551	*63.3%*	37,617	*67.4%*
Married Couple No Children	5,040	*88.6%*	14,055	*84.9%*	32,992	*87.7%*
Other Family Households No Children	646	*11.4%*	2,496	*15.1%*	4,624	*12.3%*
Non-Family Households	5,153	*38.9%*	17,221	*39.7%*	31,194	*35.9%*
Non-Family Households with Children	20	*0.4%*	128	*0.7%*	245	*0.8%*
Non-Family Households No Children	5,133	*99.6%*	17,093	*99.3%*	30,949	*99.2%*
Average Family Household Size	2.7		2.8		2.8	
Average Family Income	$64,299		$67,434		$76,954	
Median Family Income	$57,644		$59,361		$65,760	
Average Non-Family Household Size	1.2		1.2		1.2	
Marital Status (2019)						
Population Age 15 Years or Over	24,856		81,540		167,190	
Never Married	4,889	*19.7%*	19,084	*23.4%*	34,505	*20.6%*
Currently Married	11,852	*47.7%*	36,452	*44.7%*	85,034	*50.9%*
Previously Married	8,115	*32.6%*	26,004	*31.9%*	47,650	*28.5%*
Separated	1,012	*12.5%*	3,928	*15.1%*	7,114	*14.9%*
Widowed	2,848	*35.1%*	8,691	*33.4%*	16,428	*34.5%*
Divorced	4,254	*52.4%*	13,385	*51.5%*	24,109	*50.6%*
Educational Attainment (2019)						
Adult Population Age 25 Years or Over	22,287		71,801		149,207	
Elementary (Grade Level 0 to 8)	543	*2.4%*	2,217	*3.1%*	4,599	*3.1%*
Some High School (Grade Level 9 to 11)	1,548	*6.9%*	6,200	*8.6%*	11,831	*7.9%*
High School Graduate	8,254	*37.0%*	25,555	*35.6%*	49,600	*33.2%*
Some College	5,160	*23.2%*	15,426	*21.5%*	31,735	*21.3%*
Associate Degree Only	2,380	*10.7%*	7,642	*10.6%*	16,096	*10.8%*
Bachelor Degree Only	2,995	*13.4%*	9,712	*13.5%*	21,901	*14.7%*
Graduate Degree	1,407	*6.3%*	5,050	*7.0%*	13,446	*9.0%*
Any College (Some College or Higher)	11,942	*53.6%*	37,830	*52.7%*	83,176	*55.7%*
College Degree + (Bachelor Degree or Higher)	4,402	*19.8%*	14,762	*20.6%*	35,346	*23.7%*

Demographic Source: Applied Geographic Solutions 4/2019, TIGER Geography

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The Square **10401 U.S. Hwy 441, Leesburg, FL 34788**	**10 min drivetime**		**20 min drivetime**		**30 min drivetime**	
Housing						
Total Housing Units (2019)	14,910		47,914		95,189	
Total Housing Units (2010)	13,785		44,776		82,620	
Historical Annual Growth (2010-2019)	1,126	*0.9%*	3,138	*0.8%*	12,569	*1.7%*
Housing Units Occupied (2019)	13,233	*88.8%*	43,366	*90.5%*	86,971	*91.4%*
Housing Units Owner-Occupied	10,605	*80.1%*	30,372	*70.0%*	66,474	*76.4%*
Housing Units Renter-Occupied	2,628	*19.9%*	12,994	*30.0%*	20,497	*23.6%*
Housing Units Vacant (2019)	1,677	*12.7%*	4,548	*10.5%*	8,218	*9.4%*
Household Size (2019)						
Total Households	13,233		43,366		86,971	
1 Person Households	4,400	*33.2%*	14,651	*33.8%*	26,338	*30.3%*
2 Person Households	5,956	*45.0%*	17,486	*40.3%*	38,023	*43.7%*
3 Person Households	1,380	*10.4%*	4,945	*11.4%*	9,790	*11.3%*
4 Person Households	836	*6.3%*	3,414	*7.9%*	7,148	*8.2%*
5 Person Households	416	*3.1%*	1,730	*4.0%*	3,448	*4.0%*
6 Person Households	161	*1.2%*	675	*1.6%*	1,325	*1.5%*
7 or More Person Households	85	*0.6%*	465	*1.1%*	898	*1.0%*
Household Income Distribution (2019)						
HH Income $200,000 or More	302	*2.3%*	994	*2.3%*	2,965	*3.4%*
HH Income $150,000 to $199,999	467	*3.5%*	1,269	*2.9%*	3,360	*3.9%*
HH Income $125,000 to $149,999	368	*2.8%*	1,337	*3.1%*	3,711	*4.3%*
HH Income $100,000 to $124,999	784	*5.9%*	2,594	*6.0%*	5,942	*6.8%*
HH Income $75,000 to $99,999	1,565	*11.8%*	5,398	*12.4%*	11,501	*13.2%*
HH Income $50,000 to $74,999	2,264	*17.1%*	7,966	*18.4%*	16,208	*18.6%*
HH Income $35,000 to $49,999	2,451	*18.5%*	7,036	*16.2%*	14,281	*16.4%*
HH Income $25,000 to $34,999	1,423	*10.8%*	4,775	*11.0%*	8,971	*10.3%*
HH Income $15,000 to $24,999	2,116	*16.0%*	6,393	*14.7%*	10,577	*12.2%*
HH Income $10,000 to $14,999	945	*7.1%*	2,950	*6.8%*	4,982	*5.7%*
HH Income Under $10,000	549	*4.1%*	2,654	*6.1%*	4,473	*5.1%*
Household Vehicles (2019)						
Households 0 Vehicles Available	682	*5.2%*	3,526	*8.1%*	5,084	*5.8%*
Households 1 Vehicle Available	7,017	*53.0%*	20,358	*46.9%*	39,802	*45.8%*
Households 2 Vehicles Available	4,421	*33.4%*	14,771	*34.1%*	30,715	*35.3%*
Households 3 or More Vehicles Available	1,114	*8.4%*	4,711	*10.9%*	11,370	*13.1%*
Total Vehicles Available	19,564		65,840		139,832	
Average Vehicles per Household	1.5		1.5		1.6	
Owner-Occupied Household Vehicles	15,961	*81.6%*	49,209	*74.7%*	112,150	*80.2%*
Average Vehicles per Owner-Occupied Household	1.5		1.6		1.7	
Renter-Occupied Household Vehicles	3,603	*18.4%*	16,631	*25.3%*	27,682	*19.8%*
Average Vehicles per Renter-Occupied Household	1.4		1.3		1.4	
Travel Time (2019)						
Worker Base Age 16 years or Over	11,957		40,480		79,836	
Travel to Work in 14 Minutes or Less	2,738	*22.9%*	10,606	*26.2%*	19,115	*23.9%*
Travel to Work in 15 to 29 Minutes	3,565	*29.8%*	11,352	*28.0%*	23,595	*29.6%*
Travel to Work in 30 to 59 Minutes	2,239	*18.7%*	9,780	*24.2%*	20,849	*26.1%*
Travel to Work in 60 Minutes or More	1,082	*9.1%*	3,709	*9.2%*	7,152	*9.0%*
Work at Home	654	*5.5%*	1,851	*4.6%*	4,786	*6.0%*
Average Minutes Travel to Work	21.0		21.8		23.5	

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Transportation To Work (2019)						
Worker Base Age 16 years or Over	11,957		40,480		79,836	
Drive to Work Alone	9,851	*82.4%*	33,339	*82.4%*	64,097	*80.3%*
Drive to Work in Carpool	1,057	*8.8%*	3,968	*9.8%*	8,320	*10.4%*
Travel to Work by Public Transportation	29	*0.2%*	300	*0.7%*	513	*0.6%*
Drive to Work on Motorcycle	83	*0.7%*	145	*0.4%*	218	*0.3%*
Bicycle to Work	3	-	101	*0.2%*	123	*0.2%*
Walk to Work	168	*1.4%*	472	*1.2%*	878	*1.1%*
Other Means	112	*0.9%*	303	*0.7%*	899	*1.1%*
Work at Home	654	*5.5%*	1,851	*4.6%*	4,786	*6.0%*
Daytime Demographics (2019)						
Total Businesses	1,255		5,475		7,913	
Total Employees	11,616		48,860		68,806	
Company Headquarter Businesses	4	*0.3%*	19	*0.4%*	27	*0.3%*
Company Headquarter Employees	368	*3.2%*	3,597	*7.4%*	4,213	*6.1%*
Employee Population per Business	9.3	to 1	8.9	to 1	8.7	to 1
Residential Population per Business	22.6	to 1	17.5	to 1	24.6	to 1
Adj. Daytime Demographics Age 16 Years or Over	26,037		92,272		158,743	
Labor Force						
Labor Population Age 16 Years or Over (2019)	24,622		80,587		165,301	
Labor Force Total Males (2019)	11,761	*47.8%*	37,513	*46.5%*	77,891	*47.1%*
Male Civilian Employed	5,071	*43.1%*	18,560	*49.5%*	38,309	*49.2%*
Male Civilian Unemployed	191	*1.6%*	650	*1.7%*	1,231	*1.6%*
Males in Armed Forces	-	-	20	-	28	-
Males Not in Labor Force	6,499	*55.3%*	18,284	*48.7%*	38,324	*49.2%*
Labor Force Total Females (2019)	12,861	*52.2%*	43,074	*53.5%*	87,409	*52.9%*
Female Civilian Employed	5,130	*39.9%*	18,595	*43.2%*	37,023	*42.4%*
Female Civilian Unemployed	209	*1.6%*	700	*1.6%*	1,416	*1.6%*
Females in Armed Forces	-	-	-	-	5	-
Females Not in Labor Force	7,522	*58.5%*	23,778	*55.2%*	48,966	*56.0%*
Unemployment Rate	400	*1.6%*	1,350	*1.7%*	2,647	*1.6%*
Occupation (2019)						
Occupation Population Age 16 Years or Over	10,201		37,155		75,332	
Occupation Total Males	5,071	*49.7%*	18,560	*50.0%*	38,309	*50.9%*
Occupation Total Females	5,130	50.3%	18,595	50.0%	37,023	49.1%
Management, Business, Financial Operations	1,337	13.1%	4,258	11.5%	9,373	12.4%
Professional, Related	1,629	16.0%	6,275	16.9%	12,785	17.0%
Service	2,697	*26.4%*	9,251	*24.9%*	17,832	*23.7%*
Sales, Office	2,684	*26.3%*	10,177	*27.4%*	20,582	*27.3%*
Farming, Fishing, Forestry	32	*0.3%*	239	*0.6%*	716	*1.0%*
Construction, Extraction, Maintenance	863	*8.5%*	2,865	*7.7%*	6,238	*8.3%*
Production, Transport, Material Moving	959	*9.4%*	4,090	*11.0%*	7,804	*10.4%*
White Collar Workers	5,650	*55.4%*	20,710	*55.7%*	42,741	*56.7%*
Blue Collar Workers	4,552	*44.6%*	16,445	*44.3%*	32,591	*43.3%*

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Units In Structure (2019)						
Total Units	11,429		36,687		68,478	
1 Detached Unit	7,458	*65.3%*	25,592	*69.8%*	58,746	*85.8%*
1 Attached Unit	289	*2.5%*	1,210	*3.3%*	2,068	*3.0%*
2 Units	193	*1.7%*	1,044	*2.8%*	1,595	*2.3%*
3 to 4 Units	418	*3.7%*	2,042	*5.6%*	2,992	*4.4%*
5 to 9 Units	224	*2.0%*	1,152	*3.1%*	1,598	*2.3%*
10 to 19 Units	219	*1.9%*	1,341	*3.7%*	1,963	*2.9%*
20 to 49 Units	207	*1.8%*	1,074	*2.9%*	1,476	*2.2%*
50 or More Units	66	*0.6%*	1,033	*2.8%*	1,294	*1.9%*
Mobile Home or Trailer	4,125	*36.1%*	8,652	*23.6%*	14,913	*21.8%*
Other Structure	35	*0.3%*	226	*0.6%*	326	*0.5%*
Homes Built By Year (2019)						
Homes Built 2014 or later	599	*4.0%*	1,526	*3.2%*	4,433	*4.7%*
Homes Built 2010 to 2013	236	*1.6%*	786	*1.6%*	4,581	*4.8%*
Homes Built 2000 to 2009	2,396	*16.1%*	7,977	*16.6%*	19,591	*20.6%*
Homes Built 1990 to 1999	2,444	*16.4%*	7,092	*14.8%*	15,202	*16.0%*
Homes Built 1980 to 1989	3,190	*21.4%*	9,491	*19.8%*	15,885	*16.7%*
Homes Built 1970 to 1979	2,127	*14.3%*	7,015	*14.6%*	12,087	*12.7%*
Homes Built 1960 to 1969	1,148	*7.7%*	3,634	*7.6%*	5,780	*6.1%*
Homes Built 1950 to 1959	717	*4.8%*	3,023	*6.3%*	4,604	*4.8%*
Homes Built 1940 to 1949	90	*0.6%*	992	*2.1%*	1,663	*1.7%*
Homes Built Before 1939	287	*1.9%*	1,831	*3.8%*	3,144	*3.3%*
Median Age of Homes	29.7	*yrs*	32.3	*yrs*	29.3	*yrs*
Home Values (2019)						
Owner Specified Housing Units	9,122		25,866		51,777	
Home Values $1,000,000 or More	14	*0.2%*	41	*0.2%*	139	*0.3%*
Home Values $750,000 to $999,999	22	*0.2%*	103	*0.4%*	357	*0.7%*
Home Values $500,000 to $749,999	295	*3.2%*	988	*3.8%*	2,753	*5.3%*
Home Values $400,000 to $499,999	190	*2.1%*	770	*3.0%*	2,525	*4.9%*
Home Values $300,000 to $399,999	462	*5.1%*	1,652	*6.4%*	5,756	*11.1%*
Home Values $250,000 to $299,999	926	*10.2%*	2,549	*9.9%*	7,586	*14.7%*
Home Values $200,000 to $249,999	1,095	*12.0%*	3,558	*13.8%*	9,647	*18.6%*
Home Values $175,000 to $199,999	863	*9.5%*	2,490	*9.6%*	4,895	*9.5%*
Home Values $150,000 to $174,999	1,078	*11.8%*	3,299	*12.8%*	6,946	*13.4%*
Home Values $125,000 to $149,999	564	*6.2%*	1,706	*6.6%*	3,425	*6.6%*
Home Values $100,000 to $124,999	727	*8.0%*	1,952	*7.5%*	4,051	*7.8%*
Home Values $90,000 to $99,999	280	*3.1%*	805	*3.1%*	1,551	*3.0%*
Home Values $80,000 to $89,999	348	*3.8%*	1,157	*4.5%*	2,025	*3.9%*
Home Values $70,000 to $79,999	322	*3.5%*	1,066	*4.1%*	1,690	*3.3%*
Home Values $60,000 to $69,999	350	*3.8%*	968	*3.7%*	1,700	*3.3%*
Home Values $50,000 to $59,999	345	*3.8%*	998	*3.9%*	1,835	*3.5%*
Home Values $35,000 to $49,999	469	*5.1%*	1,176	*4.5%*	2,141	*4.1%*
Home Values $25,000 to $34,999	870	*9.5%*	1,669	*6.5%*	2,645	*5.1%*
Home Values $10,000 to $24,999	863	*9.5%*	1,927	*7.5%*	2,658	*5.1%*
Home Values Under $10,000	455	*5.0%*	1,320	*5.1%*	1,901	*3.7%*
Owner-Occupied Median Home Value	$121,824		$136,913		$164,879	
Renter-Occupied Median Rent	$804		$787		$815	

Demographic Source: Applied Geographic Solutions 4/2019, TIGER Geography

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

COMPLETE PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups

Prepared by Shary Thur

Lat/Lon: 28.8255/-81.7845

THUR RETAIL
Thur & Associates
Commercial Real Estate Brokerage

RFULL9

The Square **10401 U.S. Hwy 441, Leesburg, FL 34788**	**10 min drivetime**		**20 min drivetime**		**30 min drivetime**	
Total Annual Consumer Expenditure (2019)						
Total Household Expenditure	$628.38 M		$2.06 B		$4.52 B	
Total Non-Retail Expenditure	$331.65 M		$1.09 B		$2.38 B	
Total Retail Expenditure	$296.73 M		$971.29 M		$2.14 B	
Apparel	$21.37 M		$70.42 M		$155.07 M	
Contributions	$20.3 M		$65.5 M		$146.54 M	
Education	$16.47 M		$54.58 M		$122.33 M	
Entertainment	$34.73 M		$113.49 M		$251.85 M	
Food and Beverages	$93.16 M		$305.87 M		$668.77 M	
Furnishings and Equipment	$21.67 M		$70.75 M		$157.09 M	
Gifts	$14.61 M		$47.81 M		$107.18 M	
Health Care	$56.51 M		$182.93 M		$400.76 M	
Household Operations	$24.77 M		$80.47 M		$177.8 M	
Miscellaneous Expenses	$11.95 M		$38.95 M		$85.83 M	
Personal Care	$8.46 M		$27.65 M		$60.8 M	
Personal Insurance	$4.26 M		$13.79 M		$31.11 M	
Reading	$1.41 M		$4.57 M		$10.09 M	
Shelter	$131.53 M		$433.58 M		$945.66 M	
Tobacco	$4.23 M		$13.97 M		$29.44 M	
Transportation	$113.74 M		$372.59 M		$821.34 M	
Utilities	$49.19 M		$160.58 M		$347.67 M	
Monthly Household Consumer Expenditure (2019)						
Total Household Expenditure	$3,957		$3,954		$4,330	
Total Non-Retail Expenditure	$2,089	*52.8%*	$2,087	*52.8%*	$2,283	*52.7%*
Total Retail Expenditures	$1,869	*47.2%*	$1,866	*47.2%*	$2,047	*47.3%*
Apparel	$135	*3.4%*	$135	*3.4%*	$149	*3.4%*
Contributions	$128	*3.2%*	$126	*3.2%*	$140	*3.2%*
Education	$104	*2.6%*	$105	*2.7%*	$117	*2.7%*
Entertainment	$219	*5.5%*	$218	*5.5%*	$241	*5.6%*
Food and Beverages	$587	*14.8%*	$588	*14.9%*	$641	*14.8%*
Furnishings and Equipment	$136	*3.4%*	$136	*3.4%*	$151	*3.5%*
Gifts	$92	*2.3%*	$92	*2.3%*	$103	*2.4%*
Health Care	$356	*9.0%*	$352	*8.9%*	$384	*8.9%*
Household Operations	$156	*3.9%*	$155	*3.9%*	$170	*3.9%*
Miscellaneous Expenses	$75	*1.9%*	$75	*1.9%*	$82	*1.9%*
Personal Care	$53	*1.3%*	$53	*1.3%*	$58	*1.3%*
Personal Insurance	$27	*0.7%*	$26	*0.7%*	$30	*0.7%*
Reading	$9	*0.2%*	$9	*0.2%*	$10	*0.2%*
Shelter	$828	*20.9%*	$833	*21.1%*	$906	*20.9%*
Tobacco	$27	*0.7%*	$27	*0.7%*	$28	*0.7%*
Transportation	$716	*18.1%*	$716	*18.1%*	$787	*18.2%*
Utilities	$310	*7.8%*	$309	*7.8%*	$333	*7.7%*

Demographic Source: Applied Geographic Solutions 4/2019, TIGER Geography

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