



EQUITY ONE SHOPPING CENTER DEMOGRAPHICS WITHIN A 3 MILE RADIUS

Property Name	City	State	GLA	AMR	2009 Estimated Population	3/10 Postal Count - Active Population	2009	2009	2009	Estimated Growth Rate 2009-2014
							Estimated Number of Households	Estimated Average Household Income	Estimated Median Household Income	
Alafaya Commons	Orlando	FL	126,333	\$ 1,573,795	86,111	74,904	30,172	59,033	54,520	1.53%
Alafaya Village	Orlando	FL	38,118	\$ 773,199	86,306	75,283	30,244	58,964	54,486	1.53%
Ambassador Row	Lafayette	LA	193,978	\$ 1,641,777	54,515	65,907	23,066	79,173	59,377	0.32%
Ambassador Row Courtyards	Lafayette	LA	146,697	\$ 1,417,955	54,515	65,907	23,066	79,173	59,377	0.32%
Atlantic Village	Atlantic Beach	FL	100,559	\$ 1,002,468	50,494	56,982	21,521	71,997	60,385	-0.20%
Bay Point Plaza	St. Petersburg	FL	103,986	\$ 1,019,034	68,443	79,629	27,494	50,982	40,941	-1.44%
Beaulerc Village	Jacksonville	FL	68,846	\$ 589,288	54,993	61,029	23,805	72,499	62,825	1.04%
Belfair Towne Village	Bluffton	SC	166,639	\$ 2,153,976	16,000	22,043	7,080	72,012	65,602	4.52%
Bird Ludlum	Miami	FL	192,282	\$ 3,329,020	151,240	177,606	55,351	80,527	64,391	-1.84%
Bluebonnet Village	Baton Rouge	LA	101,623	\$ 1,119,871	57,581	68,292	24,781	74,626	65,199	0.24%
Bluffs Square Shoppes	Jupiter	FL	132,395	\$ 1,355,036	33,725	44,728	15,193	122,290	83,351	-0.10%
Boulevard	Lafayette	LA	68,012	\$ 536,831	69,594	82,426	29,793	70,690	51,664	0.02%
Boynton Plaza	Boynton Beach	FL	99,324	\$ 1,242,229	98,498	119,867	43,947	64,005	55,319	-0.75%
Brawley Commons	Moorestville	NC	119,189	\$ 1,058,154	24,362	28,060	9,899	83,480	77,212	6.64%
BridgeMill Market	Canton	GA	89,102	\$ 1,231,916	28,451	31,597	9,943	84,112	85,333	3.76%
Brookside Plaza	Enfield	CT	213,274	\$ 2,221,505	37,143	39,091	14,508	71,591	65,627	-0.77%
Buckhead Station	Atlanta	GA	233,739	\$ 4,762,751	117,123	123,351	49,884	125,084	90,547	3.40%
Butler Creek	Acworth	GA	95,597	\$ 870,314	42,314	46,392	14,596	84,262	82,814	0.81%
Carolina Pavilion	Charlotte	NC	731,678	\$ 6,952,335	60,642	63,940	26,222	74,208	65,595	2.49%
Carrollwood Center	Tampa	FL	94,203	\$ 1,214,022	103,502	115,222	42,781	64,058	51,438	0.04%
Cashmere Corners	Port St. Lucie	FL	92,734	\$ 687,978	49,676	66,948	18,201	59,931	50,964	2.73%
Centre Point Plaza	Smithfield	NC	163,642	\$ 857,402	14,875	17,717	5,566	42,398	34,625	0.98%
Chapel Trail Plaza	Pembroke Pines	FL	56,378	\$ 1,210,634	68,607	76,623	18,980	106,254	98,212	-1.06%
Charlotte Square	Port Charlotte	FL	96,188	\$ 548,595	38,547	47,519	17,358	54,113	42,360	-2.80%
Chastain Square	Atlanta	GA	91,637	\$ 1,586,564	86,845	90,989	36,163	144,272	103,283	1.48%
Chelsea Place	New Port Richey	FL	81,144	\$ 926,693	49,529	55,391	18,895	67,044	53,567	1.51%
Chestnut Square	Brevard	NC	34,260	\$ 477,933	10,061	13,942	4,531	54,322	45,556	-0.60%
Commerce Crossing	Commerce	GA	100,668	\$ 141,810	6,967	7,580	2,723	58,025	43,143	2.55%
Conway Crossing	Orlando	FL	76,321	\$ 733,664	77,791	88,251	31,281	64,058	52,509	0.35%
Copps Hill Plaza	Ridgefield	CT	184,528	\$ 2,424,487	19,690	21,824	7,070	203,226	142,374	-1.04%
Coral Reef Shopping Center	Palmetto Bay	FL	76,632	\$ 1,842,804	91,318	109,946	30,679	112,441	90,532	-1.47%
Country Club Plaza	Slidell	LA	64,686	\$ 406,503	36,895	45,503	14,393	69,045	61,970	-2.82%
Countryside Shops	Cooper City	FL	179,561	\$ 2,273,862	85,934	88,926	28,666	91,233	80,181	-1.11%
Crossroads Square	Pembroke Pines	FL	84,387	\$ 1,246,637	161,322	181,073	51,223	61,852	56,026	-1.18%
CVS Plaza	Miami	FL	18,214	\$ 491,665	122,656	135,717	37,066	69,546	63,230	-1.05%
Daniel Village	Augusta	GA	171,932	\$ 1,262,439	67,048	78,896	25,885	53,037	40,610	0.96%
Dolphin Village	St. Pete Beach	FL	136,224	\$ 1,413,301	32,013	42,438	16,759	71,398	51,163	-0.64%
Douglas Commons	Douglasville	GA	97,027	\$ 1,042,000	38,577	41,869	11,366	59,323	59,906	2.89%
Dublin Village	Dublin	GA	98,540	\$ 633,223	17,030	23,264	6,069	53,472	40,561	-0.28%
El Novillo	North Bay Village	FL	10,000	\$ 231,525	120,277	146,978	51,069	64,769	46,006	-1.81%
Elmwood Oaks Shopping Center	Harahan	LA	133,995	\$ 1,282,330	77,108	100,442	33,199	70,446	51,848	-1.91%
Eustis Village	Eustis	FL	156,927	\$ 1,751,256	29,555	31,950	12,803	60,251	40,927	2.50%
Fairview Oaks	Ellenwood	GA	77,052	\$ 829,789	33,589	36,630	10,803	70,106	73,177	2.25%
Forest Village	Tallahassee	FL	71,526	\$ 849,073	20,595	22,756	6,691	48,870	34,409	5.93%
Freehome Village	Canton	GA	74,340	\$ 672,302	8,897	9,442	3,227	75,178	73,832	3.93%
Ft. Caroline	Jacksonville	FL	71,816	\$ 414,165	62,185	65,691	25,190	57,034	50,719	1.55%
Gateway Plaza at Aventura	Aventura	FL	29,800	\$ 426,314	153,976	182,633	72,572	64,766	46,851	-0.47%
Glengary Shoppes	Sarasota	FL	99,182	\$ 1,749,652	66,373	79,349	30,129	74,176	56,435	-0.13%
Golden Park Village	Buford	GA	68,738	\$ 615,783	22,471	21,515	7,300	73,882	71,677	2.90%
Governors Town Square	Acworth	GA	68,658	\$ 1,056,337	14,883	15,554	5,565	77,673	75,472	2.46%
Grand Marche	Lafayette	LA	200,585	\$ 31,500	66,715	79,845	28,711	75,262	55,351	0.36%
Grassland Crossing	Alpharetta	GA	90,906	\$ 994,991	31,623	33,778	10,362	124,842	105,166	4.89%
Grayson Village Shopping Ctr	Loganville	GA	83,155	\$ 730,680	35,345	38,290	10,654	74,835	82,427	2.77%
Greensboro Village Shopping Ct	Gallatin	TN	70,203	\$ 948,368	18,158	23,769	6,519	60,236	57,131	4.15%
Greenwood Shopping Centre	Palm Springs	FL	132,325	\$ 1,521,121	126,076	142,853	47,617	50,633	44,619	-1.60%
Hairston Center	Decatur	GA	13,000	\$ 56,400	88,756	91,074	28,185	62,010	64,836	1.18%
Hamilton Ridge	Buford	GA	90,996	\$ 883,101	35,180	34,477	10,704	85,153	87,190	3.19%
Hammocks Town Center	Miami	FL	172,810	\$ 2,206,256	134,392	153,791	44,499	67,012	62,161	-1.29%
Hunter's Creek	Orlando	FL	73,204	\$ 986,707	60,206	71,557	20,685	73,159	61,631	5.53%
Keith Bridge Commons	Cumming	GA	94,886	\$ 1,037,542	16,396	16,670	5,861	81,106	75,379	3.73%
Kirkman Shoppes	Orlando	FL	88,820	\$ 1,556,914	95,364	104,737	34,822	64,618	55,950	4.33%



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Lake Mary Centre	Lake Mary	FL	340,434	\$ 4,269,394	50,103	56,253	17,362	98,283	84,345	0.43%
Lake St. Charles	Riverview	FL	57,015	\$ 590,764	67,978	71,453	25,655	72,613	64,270	1.87%
Lancaster Plaza	Lancaster	SC	77,400	\$ 157,200	17,244	21,043	6,567	46,408	38,349	0.41%
Lancaster Shopping Center	Lancaster	SC	29,047	\$ 62,831	19,031	23,276	7,258	46,116	38,262	0.26%
Lantana Village Square	Lantana	FL	181,780	\$ 1,334,438	69,211	90,118	27,989	59,996	50,113	-0.82%
Loganville Town Center	Loganville	GA	77,661	\$ 980,586	26,291	29,865	8,049	74,728	75,743	3.58%
Lutz Lake Crossing	Lutz	FL	64,985	\$ 838,935	26,741	30,989	9,869	97,156	76,942	1.39%
Mableton Crossing	Mableton	GA	86,819	\$ 950,570	59,482	62,847	21,818	71,551	68,945	1.64%
Macland Pointe	Marietta	GA	79,699	\$ 786,359	65,250	65,650	21,983	77,295	72,431	0.96%
Madison Centre	Madison	AL	64,837	\$ 625,942	22,931	30,180	9,000	73,811	71,093	3.56%
Magnolia Shoppes	Coral Springs	FL	114,118	\$ 1,075,257	102,664	107,210	31,423	105,122	85,862	-2.17%
Mandarin Landing	Jacksonville	FL	139,580	\$ 1,652,215	52,714	58,988	22,152	78,492	69,272	0.88%
Marco Town Center	Marco Island	FL	109,830	\$ 1,596,131	15,347	30,895	6,708	116,105	75,063	-0.72%
Mariners Crossing	Spring Hill	FL	97,812	\$ 921,361	52,433	55,047	19,856	54,773	41,295	1.55%
Market Place	Norcross	GA	77,706	\$ 870,957	71,793	80,208	23,876	93,537	86,836	0.57%
McAlpin Square	Savannah	GA	173,952	\$ 1,254,569	81,810	90,504	31,216	55,993	37,472	1.40%
Medical and Merchants	Jacksonville	FL	156,153	\$ 1,852,218	65,586	73,216	28,501	82,842	68,789	0.46%
Middle Beach Shopping Center	Panama City Beach	FL	69,277	\$ 562,157	13,471	23,038	6,681	72,804	51,267	7.73%
Midpoint Center	Cape Coral	FL	75,386	\$ 895,872	73,744	83,942	26,320	59,935	54,553	2.66%
Milestone Plaza	Greenville	SC	89,721	\$ 1,296,034	47,442	49,733	19,245	91,205	80,847	3.90%
North Village Center	N. Myrtle Beach	SC	60,356	\$ 161,097	9,538	13,810	4,599	61,596	48,922	3.61%
NSB Regional	New Smyrna Beach	FL	118,451	\$ 1,407,819	19,674	23,120	8,281	53,161	40,376	-0.02%
Oak Hill Village	Jacksonville	FL	78,492	\$ 607,441	70,478	80,723	26,834	54,547	49,619	0.24%
Oaktree Plaza	North Palm Beach	FL	23,745	\$ 294,018	49,492	59,419	22,516	90,942	70,667	-1.20%
Old Kings Commons	North Palm Coast	FL	84,759	\$ 636,236	28,907	45,035	11,295	53,849	51,622	0.58%
Park Promenade	Orlando	FL	128,848	\$ 663,505	109,230	122,716	34,842	57,615	50,481	0.80%
Parkwest Crossing	Durham	NC	85,602	\$ 870,018	33,491	38,914	13,908	72,749	76,909	4.45%
Paulding Commons	Hiram	GA	192,391	\$ 1,472,226	26,266	28,008	9,878	64,827	66,656	6.57%
Pavilion	Naples	FL	167,745	\$ 2,034,150	40,671	60,888	16,699	128,669	81,745	-0.17%
Piedmont Peachtree Crossing	Atlanta	GA	152,239	\$ 2,275,486	117,201	123,588	50,664	124,355	89,171	3.47%
Pine Island	Davie	FL	254,907	\$ 2,744,718	94,484	102,516	36,111	83,858	66,070	-2.17%
Pine Ridge Square	Coral Springs	FL	117,399	\$ 1,520,720	121,153	130,831	38,036	95,270	79,144	-2.17%
Plaza Acadienne	Eunice	LA	105,419	\$ 257,457	12,784	15,573	4,534	42,986	29,061	-1.05%
Plaza Alegre	Miami	FL	91,611	\$ 1,453,151	126,144	140,777	38,221	69,278	63,020	-1.07%
Point Royale Shopping Center	Cutler Bay	FL	216,760	\$ 1,703,549	120,863	145,054	39,179	61,674	53,588	-0.33%
Powers Ferry Plaza	Marietta	GA	86,473	\$ 781,225	80,944	82,934	35,885	82,319	71,516	1.01%
Prosperity Centre	Palm Beach Gardens	FL	122,014	\$ 1,965,550	57,000	67,881	25,308	90,928	71,456	-1.15%
Publix at Seven Hills	Spring Hill	FL	72,590	\$ 631,622	35,917	35,380	13,565	57,903	45,477	1.48%
Publix at Woodruff	Greenville	SC	68,055	\$ 713,777	42,838	46,128	16,744	89,822	84,882	3.83%
Regency Crossing	Port Richey	FL	85,864	\$ 779,479	67,754	67,447	27,558	45,454	34,907	1.04%
Ridge Plaza	Davie	FL	155,204	\$ 1,618,133	93,111	101,964	35,609	84,975	66,844	-2.13%
Riverside Square	Coral Springs	FL	104,241	\$ 1,144,702	122,313	134,623	39,995	87,951	73,649	-2.18%
Riverview Shopping Center	Durham	NC	128,498	\$ 948,884	38,660	40,340	15,152	54,393	56,893	4.94%
Ross Plaza	Tampa	FL	90,826	\$ 1,075,354	69,385	73,933	27,571	68,056	54,818	-0.06%
Ryanwood Square	Vero Beach	FL	114,925	\$ 1,234,023	30,765	40,388	11,860	59,492	48,700	0.27%
Salem Road Station	Covington	GA	67,270	\$ 672,370	30,910	32,899	10,018	62,770	66,843	4.09%
Salerno Village Square	Stuart	FL	82,477	\$ 784,839	34,426	41,631	15,737	87,207	54,660	-0.31%
Salisbury Marketplace	Salisbury	NC	79,732	\$ 653,889	22,659	25,334	9,131	63,272	47,033	0.56%
Sawgrass Promenade	Deerfield Beach	FL	107,092	\$ 1,002,626	120,155	135,269	48,727	66,265	52,486	-1.83%
Shaw's at Medford	Medford	MA	62,656	\$ 1,500,292	324,561	334,193	134,568	72,765	60,946	0.50%
Shaw's at Plymouth	Plymouth	MA	59,726	\$ 1,061,226	13,347	14,428	4,487	87,317	76,592	-0.09%
Shaw's at West Roxbury	West Roxbury	MA	76,316	\$ 1,730,978	130,629	134,726	44,453	93,826	75,868	1.38%
Sheridan Plaza	Hollywood	FL	508,455	\$ 7,520,909	133,712	148,140	48,477	58,931	48,133	-1.57%
Sherwood South	Baton Rouge	LA	77,107	\$ 406,146	81,261	90,577	36,072	63,318	58,668	1.49%
Shipyards Plaza	Pascagoula	MS	66,857	\$ 483,327	31,453	37,369	12,721	46,129	40,492	-2.25%
Shoppes at Andros Isle	West Palm Beach	FL	79,420	\$ 900,399	41,631	50,440	15,861	72,220	63,259	-0.20%
Shoppes at Lago Mar	Miami	FL	82,613	\$ 1,076,300	152,429	163,146	49,222	65,306	60,839	-1.19%
Shoppes of Eastwood	Orlando	FL	69,037	\$ 870,104	52,886	57,908	17,341	76,904	72,283	1.50%
Shoppes of Jonathan's Landing	Jupiter	FL	26,820	\$ 318,549	47,083	61,951	20,121	109,886	77,588	-0.39%
Shoppes of North Port	North Port	FL	84,705	\$ 829,240	29,459	34,626	11,659	47,521	44,981	2.97%
Shoppes of Oakbrook	Palm Beach Gardens	FL	199,633	\$ 2,759,301	48,863	58,787	22,271	90,873	70,548	-1.21%



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Shoppes of Silver Lakes	Pembroke Pines	FL	126,788	\$ 1,833,154	69,599	78,366	19,269	106,281	98,264	-0.98%
Shops at Skylake	North Miami Beach	FL	287,816	\$ 4,680,920	184,379	218,662	75,423	60,263	45,837	-0.61%
Siegen Village	Baton Rouge	LA	170,416	\$ 1,570,867	61,765	69,720	26,880	73,086	68,185	1.16%
Smyth Valley Crossing	Marion	VA	126,841	\$ 757,101	6,356	9,424	2,835	47,116	36,167	-0.99%
South Beach Regional	Jacksonville Beach	FL	303,048	\$ 3,522,795	24,675	34,758	11,368	90,946	69,984	0.04%
South Plaza Shopping Center	California	MD	92,335	\$ 1,560,812	15,356	21,166	5,883	93,563	77,956	2.53%
South Point	Vero Beach	FL	64,790	\$ 885,671	33,752	37,815	11,819	65,609	54,392	0.87%
Spalding Village	Griffin	GA	235,318	\$ 1,135,243	23,155	25,309	8,874	43,333	37,601	0.32%
Stanley Marketplace	Stanley	NC	53,228	\$ 490,927	11,461	12,737	4,429	50,198	55,789	2.16%
Star's at Cambridge	Cambridge	MA	66,108	\$ 1,777,835	357,897	358,005	148,244	87,984	68,814	0.57%
Star's at Quincy	Quincy	MA	100,741	\$ 1,748,916	117,471	122,087	48,577	76,546	64,322	-0.08%
Summerlin Square	Ft. Myers	FL	109,156	\$ 639,035	33,433	38,450	14,900	70,726	48,495	3.45%
Sun Point	Ruskin	FL	132,374	\$ 746,875	28,411	30,971	12,403	51,487	42,483	1.82%
Sunlake	Lutz	FL	89,516	\$ 1,224,745	24,772	25,776	8,610	78,152	60,754	2.93%
Sunrise Town Center	Sunrise	FL	128,124	\$ 1,193,408	178,210	196,610	68,684	56,451	48,158	-1.67%
Tamarac Town Square	Tamarac	FL	127,635	\$ 1,063,619	127,472	141,705	46,208	69,266	57,876	-1.80%
Tarpon Heights	Cut Off	LA	56,605	\$ 243,713	4,266	8,583	1,491	46,967	43,627	-1.75%
The Crossing	Slidell	LA	114,806	\$ 636,819	43,014	56,506	17,198	63,290	56,603	-2.53%
The Galleria	Wilmington	NC	92,114	\$ 726,764	31,136	36,353	12,366	100,903	66,690	3.78%
The Meadows	Miami	FL	75,524	\$ 1,011,714	140,016	155,707	43,050	66,519	62,174	-0.81%
The Plaza at St. Lucie West	Port St. Lucie	FL	19,361	\$ 365,130	49,070	66,212	17,994	59,976	51,012	2.71%
The Shops at Huntcrest	Lawrenceville	GA	97,040	\$ 1,101,070	64,829	65,406	19,363	91,592	93,870	3.35%
The Shops at Lake Tuscaloosa	Tuscaloosa	AL	70,242	\$ 736,949	18,962	20,145	7,863	88,626	64,764	1.81%
The Shops at Westridge	McDonough	GA	66,297	\$ 712,192	23,034	25,655	8,275	64,641	68,115	6.22%
The Vineyards at Chateau Elan	Braselton	GA	79,047	\$ 1,041,873	14,176	17,033	4,509	76,216	69,172	5.84%
Thomasville Commons	Thomasville	NC	148,754	\$ 801,453	25,092	28,863	10,483	46,022	43,534	-0.97%
Town and Country	Kissimmee	FL	72,043	\$ 603,754	73,908	88,731	23,606	60,596	54,467	2.47%
Treasure Coast Plaza	Vero Beach	FL	133,781	\$ 1,565,176	36,411	45,645	15,682	69,745	53,408	-0.45%
Unigold Shopping Center	Winter Park	FL	117,527	\$ 1,111,295	92,989	97,676	36,064	62,459	54,165	1.51%
Venice Plaza	Venice	FL	132,345	\$ 807,537	37,405	47,576	18,294	64,442	49,143	0.16%
Venice Shopping Center	Venice	FL	109,801	\$ 491,211	37,011	47,659	17,894	61,342	48,142	-0.03%
Village at Northshore	Slidell	LA	144,638	\$ 1,192,006	15,912	23,809	6,381	61,246	51,522	-3.28%
Walden Woods	Plant City	FL	75,874	\$ 608,209	32,555	37,661	11,260	65,237	51,757	0.45%
Walton Plaza	Augusta	GA	43,460	\$ 414,407	55,842	69,672	21,278	67,435	57,092	1.84%
Waterstone Plaza	Homestead	FL	61,000	\$ 892,967	64,551	78,302	19,331	48,427	43,247	3.88%
Webster Plaza	Webster	MA	199,425	\$ 1,623,138	26,178	26,751	10,458	64,600	53,327	-0.87%
Wesley Chapel Crossing	Decatur	GA	163,518	\$ 834,859	88,096	91,829	27,897	61,624	64,341	1.23%
West Lake Shopping Center	Miami	FL	100,747	\$ 1,302,793	174,545	190,486	56,807	66,999	61,205	-1.32%
Westbury Plaza	Westbury	NY	398,602	\$ 8,399,753	152,426	164,124	48,049	101,853	85,316	-1.19%
Westport Plaza	Davie	FL	49,533	\$ 860,921	86,685	94,483	31,194	72,065	57,958	-2.54%
Whitaker Square	Winston-Salem	NC	82,760	\$ 1,017,276	70,334	74,300	26,885	56,169	44,249	-0.08%
Whole Foods at Swampscott	Swampscott	MA	35,907	\$ 821,911	117,790	120,629	47,295	72,426	60,514	-0.48%
Williamsburg at Dunwoody	Dunwoody	GA	44,928	\$ 767,671	82,974	88,250	32,049	124,158	101,265	2.58%
Willowdale Shopping Center	Durham	NC	95,601	\$ 482,150	43,952	48,020	17,982	57,565	59,740	3.29%
Wilmington Island Shopping Ctr	Wilmington Island	GA	87,818	\$ 790,875	19,903	24,084	7,385	100,261	78,448	0.65%
Winchester Plaza	Huntsville	AL	75,700	\$ 808,288	13,474	14,198	4,794	62,574	63,680	2.70%
Windy Hill Shopping Center	North Myrtle Beach	SC	68,465	\$ 374,574	9,538	13,810	4,599	61,596	48,922	3.61%
Young Circle Shopping Center	Hollywood	FL	65,834	\$ 998,054	126,322	149,813	55,966	59,962	45,171	-1.70%
Weighted Average			19,187,074	210,222,824	77,447	86,320	29,208	\$ 79,062	\$ 65,551	0.55%

Note: Excludes developments/redevelopments, land held, non-retail properties, and JV properties.