

# Summary Report

Countryside Centre  
US 19 at Countryside Blvd - Clearwater, FL

**WEINGARTEN REALTY**  
Real Estate for Everyday Retail

Longitude: -82.733672

Latitude: 28.013969

| Key Variables            | 1.00 Mile Radius | 2.00 Mile Radius | 3.00 Mile Radius | 5.00 Mile Radius |
|--------------------------|------------------|------------------|------------------|------------------|
| Population               | 12,578           | 47,819           | 105,696          | 232,948          |
| Average Household Income | \$62,650         | \$65,880         | \$67,209         | \$69,029         |

| Population                    |        |        |         |         |
|-------------------------------|--------|--------|---------|---------|
| 2023 Population               | 12,268 | 47,031 | 104,126 | 231,160 |
| 2018 Population               | 12,578 | 47,819 | 105,696 | 232,948 |
| 2010 Population               | 12,552 | 46,658 | 101,979 | 222,705 |
| 2000 Population               | 13,258 | 47,449 | 103,099 | 227,067 |
| Absolute Growth 2010 to 2018  | 0.21%  | 2.49%  | 3.64%   | 4.60%   |
| Projected Growth 2018 to 2023 | -2.47% | -1.65% | -1.49%  | -0.77%  |

| Race & Ethnicity |        |        |        |        |
|------------------|--------|--------|--------|--------|
| % White          | 84.72% | 84.53% | 82.37% | 78.94% |
| % Black          | 2.20%  | 2.49%  | 4.10%  | 6.22%  |
| % Asian          | 2.20%  | 2.44%  | 2.37%  | 2.30%  |
| % Other          | 1.68%  | 1.70%  | 2.07%  | 2.10%  |
| % Hispanic       | 9.19%  | 8.84%  | 9.10%  | 10.44% |

| Income & Education       |          |          |          |          |
|--------------------------|----------|----------|----------|----------|
| Median Household Income  | \$45,424 | \$48,169 | \$49,806 | \$50,158 |
| Average Household Income | \$62,650 | \$65,880 | \$67,209 | \$69,029 |
| % College Graduates      | 42.10%   | 41.15%   | 40.08%   | 40.10%   |

| Age        |        |        |        |        |
|------------|--------|--------|--------|--------|
| Median Age | 56.3   | 54.6   | 51.0   | 48.3   |
| % Age < 18 | 14.85% | 15.43% | 16.78% | 17.68% |
| % Age 65 + | 37.86% | 35.20% | 29.83% | 26.21% |

| Households & Housing      |           |           |           |           |
|---------------------------|-----------|-----------|-----------|-----------|
| Households                | 6,691     | 23,789    | 49,785    | 105,681   |
| Average Household Size    | 1.88      | 2.00      | 2.10      | 2.16      |
| Median Housing Value      | \$217,840 | \$249,088 | \$274,451 | \$290,999 |
| % Owner Occupied Housing  | 60.42%    | 64.32%    | 63.05%    | 58.36%    |
| % Renter Occupied Housing | 23.86%    | 20.31%    | 23.08%    | 27.04%    |
| % Vacant Housing          | 15.71%    | 15.37%    | 13.87%    | 14.60%    |

| Workplace & Workers             |        |        |        |        |
|---------------------------------|--------|--------|--------|--------|
| Number of Businesses            | 737    | 1,843  | 3,579  | 7,622  |
| Total Number of Employees (FTE) | 9,396  | 23,597 | 45,055 | 96,326 |
| % White Collar                  | 75.37% | 73.08% | 70.43% | 70.32% |
| % Blue Collar                   | 24.63% | 26.92% | 29.57% | 29.68% |