



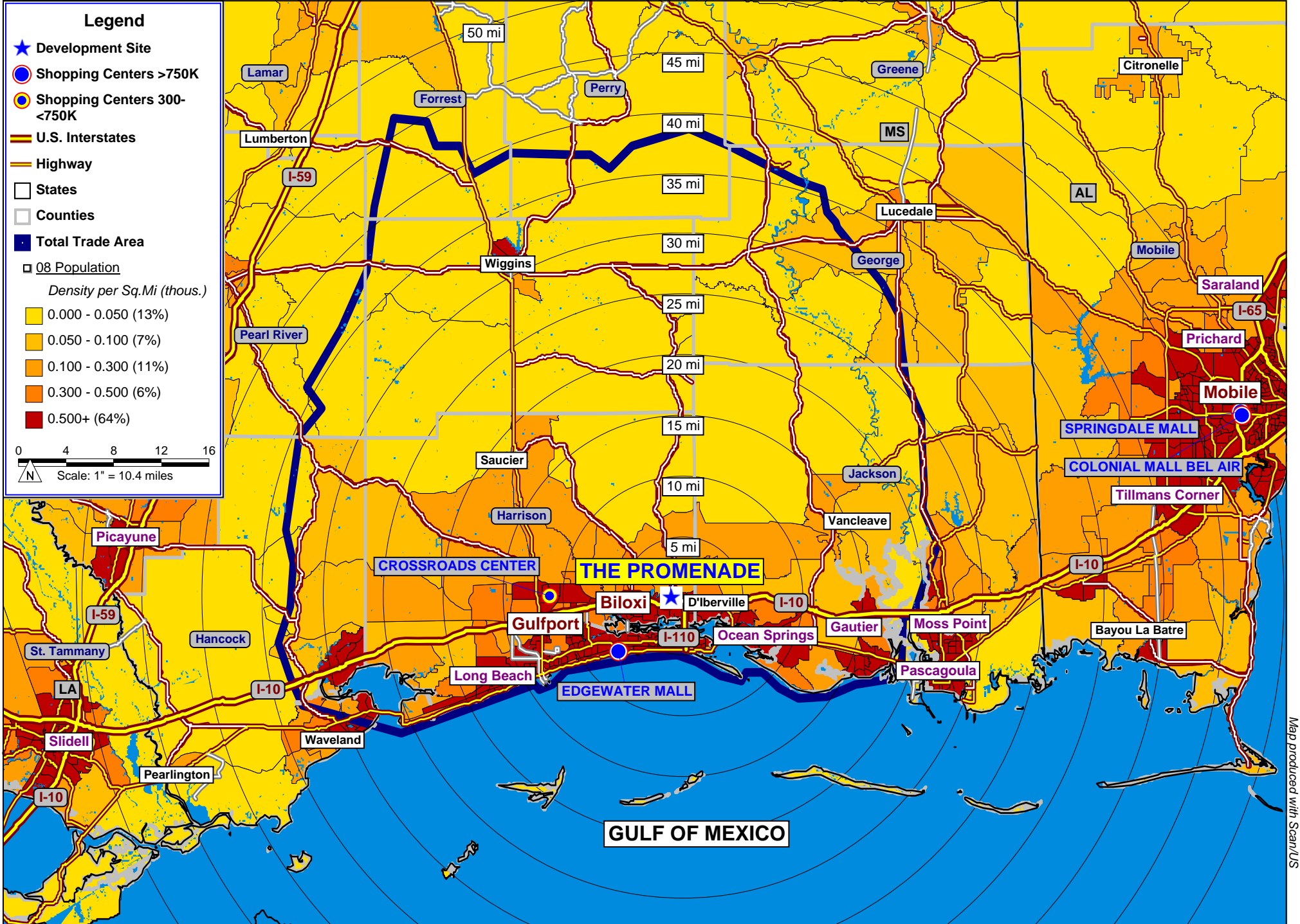
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D'Iberville, MS (Biloxi/ Gulfport)

Map produced with Scan/US

The Promenade- 2008 Population Density



D'Iberville, MS (Biloxi/ Gulfport)

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CBL 2008 Custom Demographic Comparison

The Promenade- D'Iberville, MS (Biloxi/ Gulfport)
Harrison County (Lat/ Log: 30.45586 / -88.90033)

CBL & Associates Properties, Inc.

01/21/2009

Total Trade Area

Population Trends

2013 Projection	309,724
2008 Estimate	300,574
2000 Census	305,120
1990 Census	254,064
2008 - 2013 % Change	3.04%
2000 - 2008 % Change	-1.49%
1990 - 2000 % Change	20.10%

2008 Estimated Race

White	226,166	75.24%
Black	58,007	19.30%
American Indian	949	0.32%
Asian/Pacific Islander	7,592	2.53%
Other Race/Multi-Racial	7,860	2.61%

Hispanic Population

8,006	2.66%
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2008 Est. Population By Age

< 5 Years	20,487	6.82%
5 - 9 Years	19,046	6.34%
10 - 14 Years	22,157	7.37%
15 - 19 Years	23,935	7.96%
20 - 24 Years	18,789	6.25%
25 - 34 Years	33,753	11.23%
35 - 44 Years	41,712	13.88%
45 - 54 Years	45,444	15.12%
55 - 64 Years	36,389	12.11%
65 - 74 Years	22,011	7.32%
75 - 84 Years	12,554	4.18%
85+ Years	4,251	1.41%

Median Age

38

Average Household Income

2013 Projection	\$65,658
2008 Estimate	\$57,824
2000 Census	\$47,218
2008 - 2013 % Change	13.55%
2000 - 2008 % Change	22.46%

2008 Est. HH Income Distribution

Under \$25,000	26,792	24.5%
\$25,000 - \$34,999	13,202	12.1%
\$35,000 - \$49,999	18,899	17.3%
\$50,000 - \$74,999	22,846	20.9%
\$75,000 - \$99,999	12,880	11.8%
\$100,000 and Over	14,543	13.3%
Total Over \$35,000	69,168	63.3%
Total Over \$50,000	50,269	46.0%
Total Over \$75,000	27,423	25.1%
Total Over \$100,000	14,543	13.3%

SiteFacts® Comparison: 2008

The Promenade- D'Iberville, MS (Biloxi/ Gulfport)
 Harrison County (Lat/ Log: 30.45586 / -88.90033)

CBL & Associates Properties, Inc.

01/21/2009

Total Trade Area

Population	2008	300,574	
Trends:	2013	309,724	
	2000	305,120	
	1990	254,064	
Race & Ethnicity:	White	226,166	75.2%
	Black	58,007	19.3%
	American Indian	949	0.3%
	Asian	7,304	2.4%
	Pacific Islander	288	0.1%
	Other/Multi-Racial	7,860	2.6%
Hispanic Population:		8,006	2.7%
Gender:	Male	149,488	49.7%
	Female	151,084	50.3%
Median Age		38.1	
Education:	Population, 25+	195,291	65.0%
	No HS Diploma	27,618	14.1%
	HS Graduate	65,109	33.3%
	College, No Degree	44,596	22.8%
	College, Associate Degree	18,265	9.4%
	College Degree	27,377	14.0%
	Graduate/Professional Degree	12,326	6.3%
Household	Total Households	109,219	
Income	\$0 - \$24,999	26,792	24.5%
	\$25,000 - \$49,999	32,101	29.4%
	\$50,000 - \$74,999	22,846	20.9%
	\$75,000 - \$99,999	12,880	11.8%
	\$100,000 +	14,543	13.3%
Average HH Income :		\$57,824	
Median HH Income :		\$47,315	
Average HH Size :		2.7	
Annual Expenditures (\$000):		\$5,151,185.5	
	Housing Related	\$1,752,210.5	34.0%
	Transportation Related	\$913,317.3	17.7%
	Food At Home	\$362,354.4	7.0%
	Food At Restaurants	\$287,961.9	5.6%
	Life Insurance & Pensions	\$564,714.8	11.0%
	Entertainment	\$247,335.9	4.8%
	Healthcare	\$295,756.7	5.7%
	Apparel & Related Services	\$202,071.6	3.9%
	Other Expenditures	\$525,462.4	10.2%
Annual Expenditures/HH:		\$47,164	
Daytime	Establishments	11,301	
Population	Industrial	1,697	15.0%
	Manufacturing	226	2.0%
	Commercial	4,006	35.4%
	Office	3,403	30.1%
	Other	1,829	16.2%
Total Employees:		128,046	



Demographic Summary

Total Trade Area			
Population Trends			
2013 Projection		309,724	
2008 Estimate		300,574	
2000 Census		305,120	
1990 Census		254,064	
2008 - 2013 % Change		3.04%	
2000 - 2008 % Change		-1.49%	
1990 - 2000 % Change		20.10%	
		Total Trade Area 2013 Projections	
2008 Population		300,574	309,724
Estimated Race			
White	226,166	75.2%	230,856 74.5%
Black	58,007	19.3%	62,576 20.2%
Am. Indian	949	0.3%	1,071 0.3%
Asian	7,304	2.4%	7,477 2.4%
Pacific Islander	288	0.1%	357 0.1%
Other/Multi-Racial	7,860	2.6%	7,387 2.4%
Hispanic Population	8,006	2.7%	8,379 2.7%
Gender			
Male	149,488	49.7%	154,361 49.8%
Female	151,084	50.3%	155,361 50.2%
Median Age			
Male		38.1	38.8
Female		36.7	37.2
		39.5	40.5
2008 Total Households		109,219	112,234
Households by Income Level			
< -\$9,999	9,453	8.7%	8,819 7.9%
\$10,000-\$14,999	5,064	4.6%	4,692 4.2%
\$15,000-\$19,999	6,005	5.5%	5,650 5.0%
\$20,000-\$24,999	6,270	5.7%	4,947 4.4%
\$25,000-\$29,999	6,317	5.8%	5,894 5.3%
\$30,000-\$34,999	6,885	6.3%	6,338 5.6%
\$35,000-\$39,999	6,142	5.6%	6,223 5.5%
\$40,000-\$49,999	12,757	11.7%	11,652 10.4%
\$50,000-\$59,999	10,588	9.7%	12,288 10.9%
\$60,000-\$74,999	12,258	11.2%	11,957 10.7%
\$75,000-\$99,999	12,880	11.8%	14,171 12.6%
\$100,000-\$124,999	6,996	6.4%	8,482 7.6%
\$125,000-\$149,999	3,109	2.8%	4,700 4.2%
\$150,000-\$199,999	2,176	2.0%	3,376 3.0%
\$200,000-\$249,000	646	0.6%	1,006 0.9%
\$250,000+	1,616	1.5%	1,983 1.8%
Average HH Income		\$57,824	\$65,658
Median HH Income		\$47,315	\$52,049
Average HH Size		2.7	2.7
Average Family Size		3.3	3.3
Total Housing Units			
Vacant	24,151	18.1%	25,010 18.2%
Owned	76,587	57.4%	74,783 54.5%
Rental	32,632	24.5%	37,451 27.3%