

**Shoppes @ 104**  
Miami, Florida

**1 Mile Radius**

**3 Mile Radius**

**5 Mile Radius**

**10 Minute Drive**

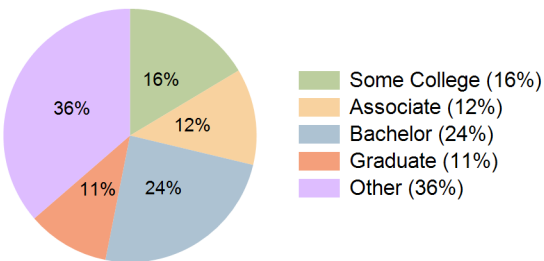
### Current Year Demographics

Current Population	36,534	176,395	352,838	128,164
Total Daytime Pop	23,408	129,372	264,452	91,961
Workplace Pop	7,776	41,750	72,886	28,369
Average Household Income	\$81,261	\$86,403	\$92,155	\$84,406
Median Household Income	\$68,687	\$72,459	\$74,249	\$70,330
Total Households	12,304	56,793	112,641	42,203
Median Home Value	\$582,423	\$598,541	\$619,303	\$582,394
Bachelors Degree	22.1%	24.1%	23.1%	24.4%
Graduate Degree	10.1%	10.4%	11.1%	10.5%
Total Consumer Spending/Capita (Weekly)	\$384	\$387	\$390	\$386

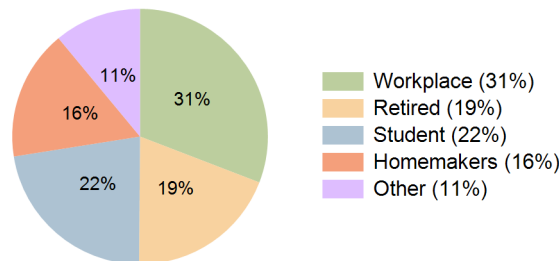
### 2027 Demographic Projections

Projected Population	37,904	180,622	359,069	131,572
Projected 5 Year Annual Growth Rate (Pop)	0.7%	0.5%	0.4%	0.5%
Projected Households	12,744	58,029	114,391	43,219
Projected 5 Year Annual Growth Rate (HH)	0.7%	0.4%	0.3%	0.5%

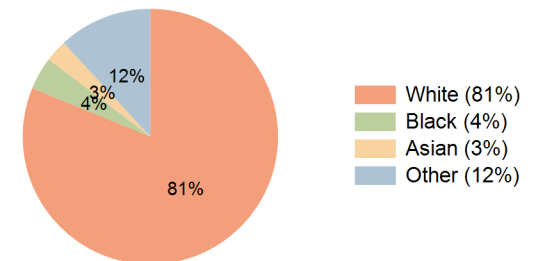
**Education (10 Minute Drive)**



**Daytime Population (10 Minute Drive)**

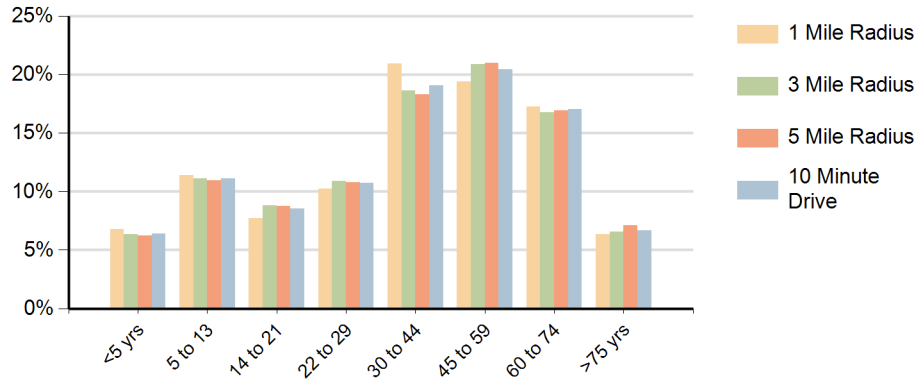


**Race (10 Minute Drive)**

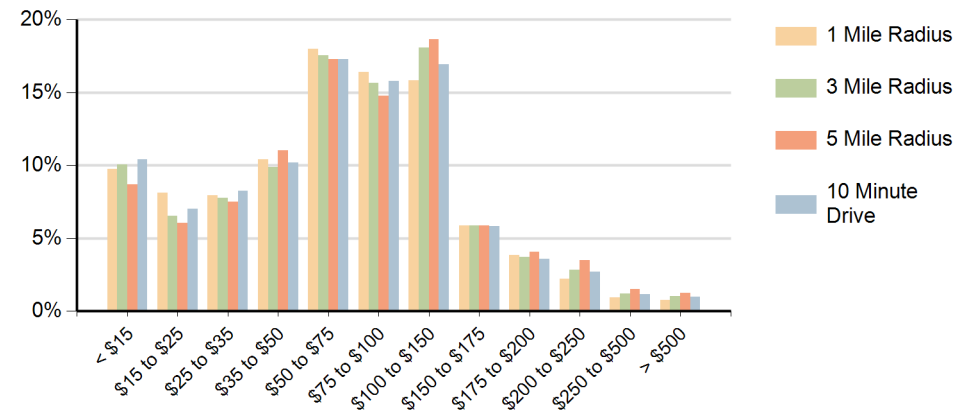


**Hispanic Ethnicity**  
78% Hispanic | 22% Non Hispanic

### Population by Age Range



### Households by Income Range (\$000)



Shoppes @ 104 Miami, Florida		1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Minute Drive
Population	Current Estimated Population	36,534	176,395	352,838	128,164
	2010 Census Population	34,533	168,346	340,223	121,884
	2000 Census Population	34,935	152,715	303,246	117,669
	Historical Annual Growth 2000 to 2010	-0.1%	1.0%	1.2%	0.4%
	Estimated Annual Growth 2010 to 2022	0.5%	0.4%	0.3%	0.4%
	Projected Annual Growth 2022 to 2027	0.7%	0.5%	0.4%	0.5%
Households	Current Estimated Households	12,304	56,793	112,641	42,203
	2010 Census Households	11,697	54,480	109,335	40,391
	2000 Census Households	11,587	49,283	97,391	38,588
	Historical Annual Growth 2000 to 2010	0.1%	1.0%	1.2%	0.5%
	Estimated Annual Growth 2010 to 2022	0.4%	0.3%	0.2%	0.4%
	Projected Annual Growth 2022 to 2027	0.7%	0.4%	0.3%	0.5%
	Population per Household	3.0	3.1	3.1	3.0
Ethnic	Hispanic or Latino Population	76%	78%	77%	78%
	Non Hispanic or Latino Population	24%	22%	23%	22%
Race	White	79.5%	81.5%	80.4%	81.2%
	Black or African American	5.5%	4.2%	5.8%	4.1%
	Asian & Pacific Islander	2.9%	2.7%	2.4%	2.8%
	Other Races	12.1%	11.7%	11.4%	11.9%