

Shoppes @ 104
Miami, Florida

1 Mile Radius

3 Mile Radius

5 Mile Radius

10 Minute Drive

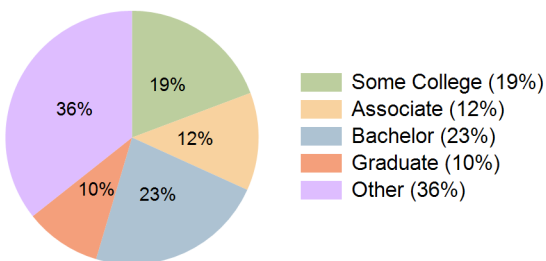
Current Year Demographics

Current Population	38,719	184,813	368,089	135,670
Total Daytime Pop	26,156	136,929	279,000	98,142
Workplace Pop	8,529	44,201	80,337	30,158
Average Household Income	\$69,482	\$73,770	\$77,733	\$71,295
Median Household Income	\$59,559	\$60,099	\$61,747	\$58,446
Total Households	12,978	59,418	117,750	44,570
Median Home Value	\$410,200	\$422,026	\$436,479	\$413,795
Bachelors Degree	20.8%	22.5%	21.7%	22.8%
Graduate Degree	9.0%	9.9%	10.3%	9.8%
Total Consumer Spending/Capita (Weekly)	\$337	\$339	\$343	\$337

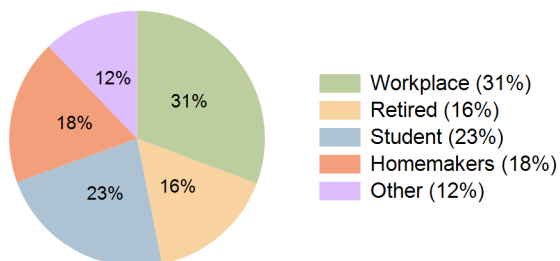
2023 Demographic Projections

Projected Population	41,290	193,076	380,405	142,318
Projected 5 Year Annual Growth Rate (Pop)	1.3%	0.9%	0.7%	1.0%
Projected Households	13,783	61,886	121,407	46,579
Projected 5 Year Annual Growth Rate (HH)	1.2%	0.8%	0.6%	0.9%

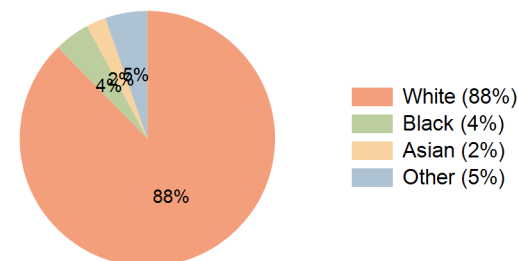
Education (10 Minute Drive)



Daytime Population (10 Minute Drive)



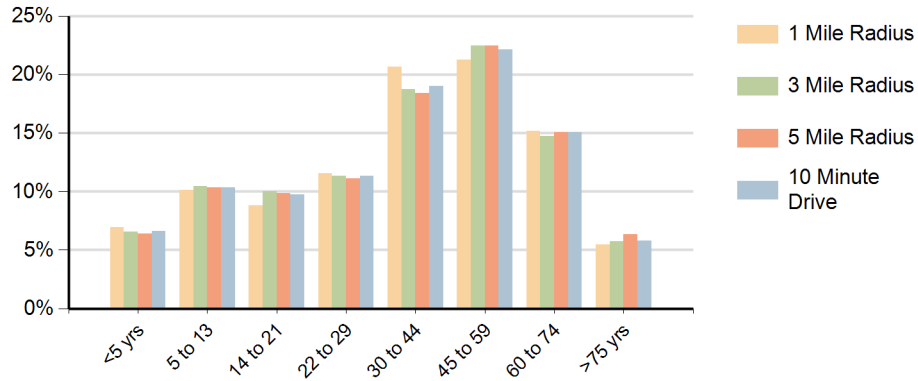
Race (10 Minute Drive)



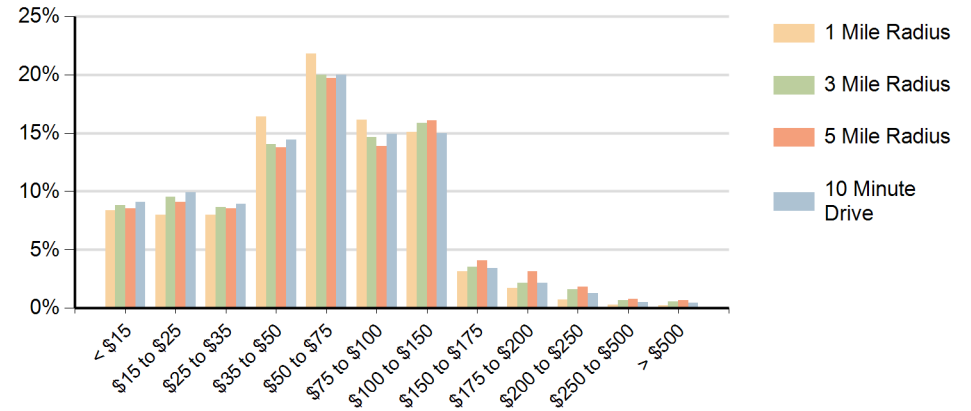
Hispanic Ethnicity

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	38,719	184,813	368,089	135,670
	2010 Census Population	34,441	168,287	341,161	123,180
	2000 Census Population	34,838	152,674	304,047	119,012
	Historical Annual Growth 2000 to 2010	-0.1%	1.0%	1.2%	0.3%
	Estimated Annual Growth 2010 to 2018	1.4%	1.1%	0.9%	1.2%
	Projected Annual Growth 2018 to 2023	1.3%	0.9%	0.7%	1.0%
Households	Current Estimated Households	12,978	59,418	117,750	44,570
	2010 Census Households	11,667	54,463	109,593	40,793
	2000 Census Households	11,557	49,271	97,596	38,980
	Historical Annual Growth 2000 to 2010	0.1%	1.0%	1.2%	0.5%
	Estimated Annual Growth 2010 to 2018	1.3%	1.1%	0.9%	1.1%
	Projected Annual Growth 2018 to 2023	1.2%	0.8%	0.6%	0.9%
	Population per Household	3.0	3.1	3.1	3.0
Ethnic	Hispanic or Latino Population	77%	79%	77%	78%
	Non Hispanic or Latino Population	23%	21%	23%	22%
Race	White	85.8%	87.8%	86.7%	87.7%
	Black or African American	5.8%	4.5%	6.2%	4.5%
	Asian & Pacific Islander	2.6%	2.5%	2.3%	2.5%
	Other Races	5.9%	5.2%	4.8%	5.3%