

Concord Shopping Plaza Miami, Florida	1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Minute Drive
--	---------------	---------------	---------------	-----------------

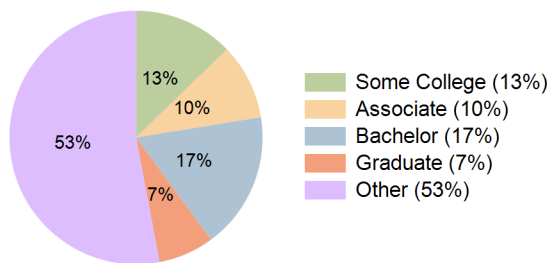
Current Year Demographics

Current Population	18,999	208,513	492,640	114,333
Total Daytime Pop	15,243	228,770	513,707	149,548
Workplace Pop	3,933	51,569	179,747	28,244
Average Household Income	\$69,503	\$65,408	\$72,493	\$63,264
Median Household Income	\$47,009	\$48,350	\$54,293	\$46,152
Total Households	5,540	65,565	161,598	35,116
Median Home Value	\$479,552	\$411,510	\$434,246	\$411,009
Bachelors Degree	17.1%	18.4%	20.0%	17.5%
Graduate Degree	6.5%	7.7%	9.8%	7.1%
Total Consumer Spending/Capita (Weekly)	\$332	\$331	\$337	\$329

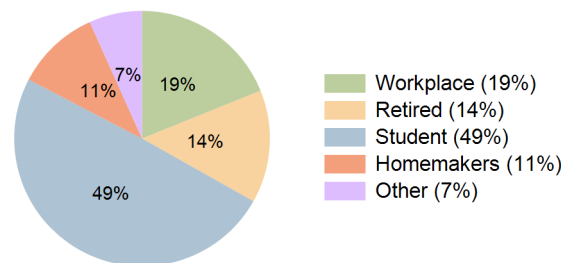
2023 Demographic Projections

Projected Population	18,824	211,137	502,671	115,215
Projected 5 Year Annual Growth Rate (Pop)	-0.2%	0.3%	0.4%	0.2%
Projected Households	5,488	66,382	164,824	35,410
Projected 5 Year Annual Growth Rate (HH)	-0.2%	0.2%	0.4%	0.2%

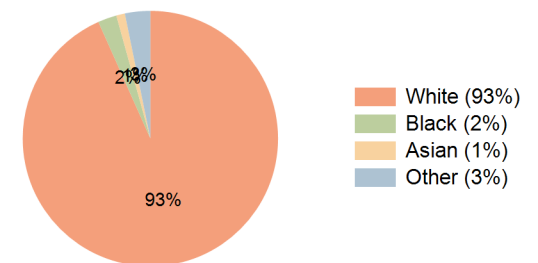
Education (10 Minute Drive)



Daytime Population (10 Minute Drive)

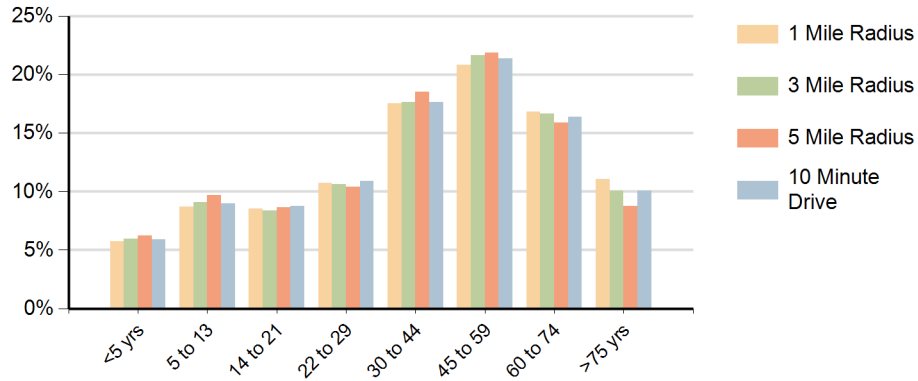


Race (10 Minute Drive)

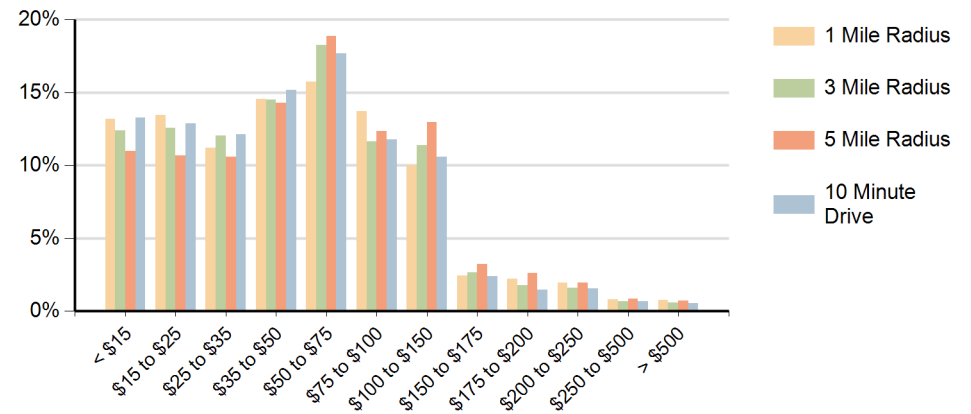


Hispanic Ethnicity
89% Hispanic | 11% Non Hispanic

Population by Age Range



Households by Income Range (\$000)



Concord Shopping Plaza Miami, Florida		1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Minute Drive
Population	Current Estimated Population	18,999	208,513	492,640	114,333
	2010 Census Population	18,922	200,028	470,541	110,809
	2000 Census Population	19,344	201,156	447,544	110,165
	Historical Annual Growth 2000 to 2010	-0.2%	-0.1%	0.5%	0.1%
	Estimated Annual Growth 2010 to 2018	0.0%	0.5%	0.6%	0.4%
	Projected Annual Growth 2018 to 2023	-0.2%	0.3%	0.4%	0.2%
Households	Current Estimated Households	5,540	65,565	161,598	35,116
	2010 Census Households	5,520	62,906	154,718	33,989
	2000 Census Households	5,630	63,208	147,457	34,148
	Historical Annual Growth 2000 to 2010	-0.2%	0.0%	0.5%	0.0%
	Estimated Annual Growth 2010 to 2018	0.0%	0.5%	0.5%	0.4%
	Projected Annual Growth 2018 to 2023	-0.2%	0.2%	0.4%	0.2%
	Population per Household	3.3	3.1	3.0	3.2
Ethnic	Hispanic or Latino Population	89%	89%	85%	89%
	Non Hispanic or Latino Population	11%	11%	15%	11%
Race	White	94.3%	93.6%	92.1%	93.3%
	Black or African American	2.1%	2.1%	2.8%	2.4%
	Asian & Pacific Islander	0.8%	1.1%	1.5%	1.1%
	Other Races	2.8%	3.3%	3.6%	3.2%