

Point Royale Shopping Center
Miami, Florida

1 Mile Radius

3 Mile Radius

5 Mile Radius

10 Minute Drive

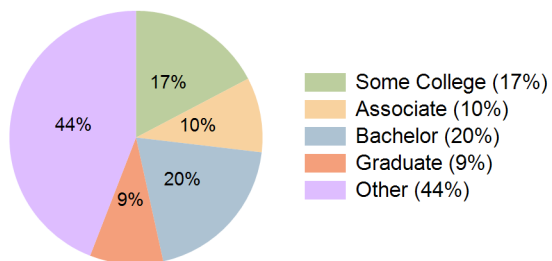
Current Year Demographics

Current Population	14,051	141,532	255,669	195,756
Total Daytime Pop	15,629	111,021	199,492	160,788
Workplace Pop	8,727	34,135	61,040	51,710
Average Household Income	\$68,930	\$82,117	\$95,382	\$90,055
Median Household Income	\$53,761	\$62,699	\$70,717	\$66,574
Total Households	4,889	44,571	79,709	61,322
Median Home Value	\$515,873	\$550,624	\$608,958	\$579,617
Bachelors Degree	15.8%	17.8%	20.8%	19.7%
Graduate Degree	4.5%	7.8%	10.4%	9.4%
Total Consumer Spending/Capita (Weekly)	\$376	\$380	\$387	\$384

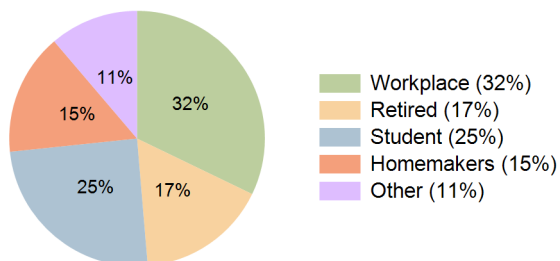
2027 Demographic Projections

Projected Population	14,247	144,750	267,155	205,836
Projected 5 Year Annual Growth Rate (Pop)	0.3%	0.5%	0.9%	1.0%
Projected Households	4,981	45,609	83,071	64,272
Projected 5 Year Annual Growth Rate (HH)	0.4%	0.5%	0.8%	0.9%

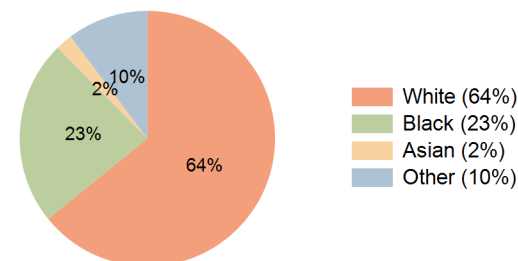
Education (10 Minute Drive)



Daytime Population (10 Minute Drive)

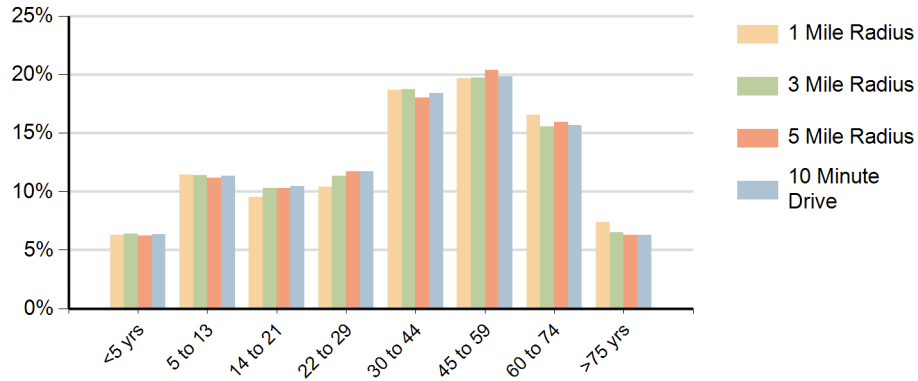


Race (10 Minute Drive)

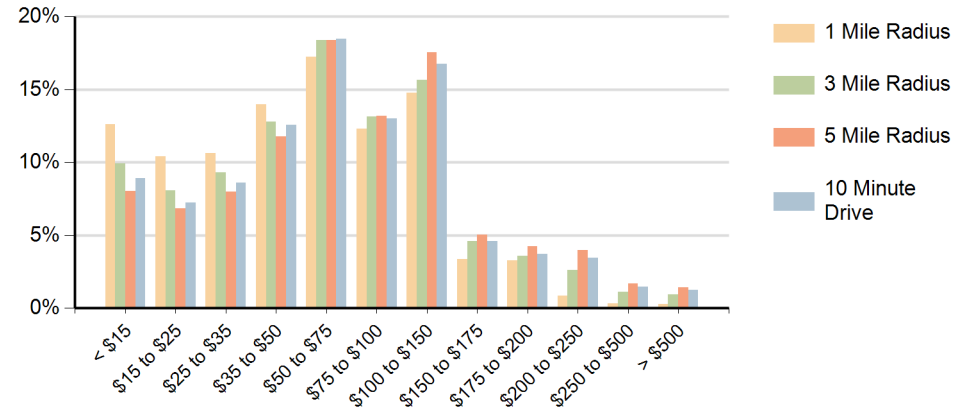


Hispanic Ethnicity
56% Hispanic | 44% Non Hispanic

Population by Age Range



Households by Income Range (\$000)



Point Royale Shopping Center Miami, Florida		1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Minute Drive
Population	Current Estimated Population	14,051	141,532	255,669	195,756
	2010 Census Population	13,346	133,281	231,299	175,935
	2000 Census Population	13,145	114,967	193,463	148,010
	Historical Annual Growth 2000 to 2010	0.2%	1.5%	1.8%	1.7%
	Estimated Annual Growth 2010 to 2022	0.4%	0.5%	0.8%	0.9%
	Projected Annual Growth 2022 to 2027	0.3%	0.5%	0.9%	1.0%
Households	Current Estimated Households	4,889	44,571	79,709	61,322
	2010 Census Households	4,556	41,821	72,346	55,335
	2000 Census Households	4,472	35,909	60,641	46,828
	Historical Annual Growth 2000 to 2010	0.2%	1.5%	1.8%	1.7%
	Estimated Annual Growth 2010 to 2022	0.6%	0.5%	0.8%	0.8%
	Projected Annual Growth 2022 to 2027	0.4%	0.5%	0.8%	0.9%
	Population per Household	2.9	3.1	3.2	3.2
Ethnic	Hispanic or Latino Population	52%	56%	59%	56%
	Non Hispanic or Latino Population	48%	44%	41%	44%
Race	White	64.1%	62.6%	67.4%	64.2%
	Black or African American	24.4%	25.0%	19.6%	23.4%
	Asian & Pacific Islander	1.7%	2.0%	2.3%	2.1%
	Other Races	9.8%	10.4%	10.7%	10.3%