

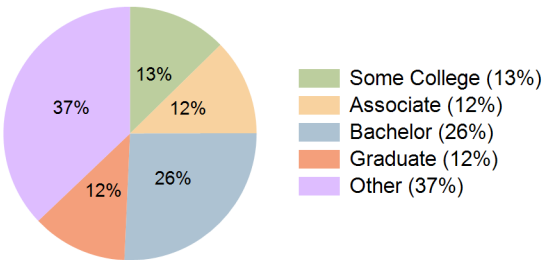
Shoppes @ 104  
Miami, Florida

	1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Minute Drive
<strong>Current Year Demographics</strong>				
Current Population	32,555	178,730	350,331	141,102
Total Daytime Pop	23,014	148,891	281,327	115,317
Daytime Workers	7,317	63,970	115,821	48,582
Average Household Income	\$102,247	\$108,616	\$115,303	\$106,753
Median Household Income	\$84,637	\$87,911	\$90,873	\$86,710
Total Households	11,570	61,187	118,579	48,933
Median Home Value	\$429,815	\$458,565	\$472,456	\$453,751
Bachelors Degree	24.5%	25.4%	25.4%	25.8%
Graduate Degree	11.3%	12.1%	12.3%	12.2%
Consumer Spending Index	90	96	101	94

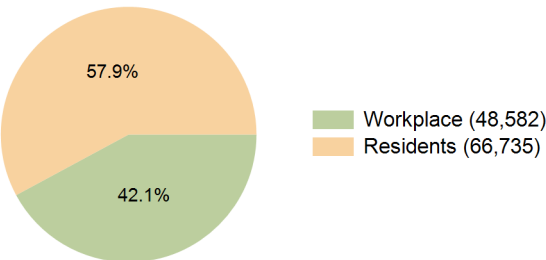
**2029 Demographic Projections**

Projected Population	31,217	174,698	340,154	138,065
Projected 5 Year Annual Growth Rate (Pop)	-0.8%	-0.5%	-0.6%	-0.4%
Projected Households	11,335	61,136	117,703	48,931
Projected 5 Year Annual Growth Rate (HH)	-0.4%	0.0%	-0.2%	0.0%

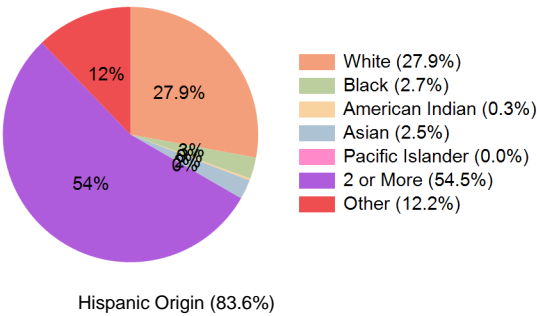
Education (10 Minute Drive)



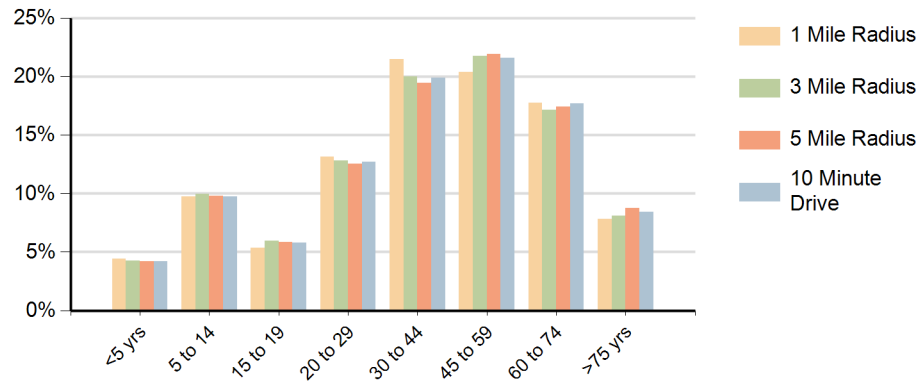
Daytime Population (10 Minute Drive)



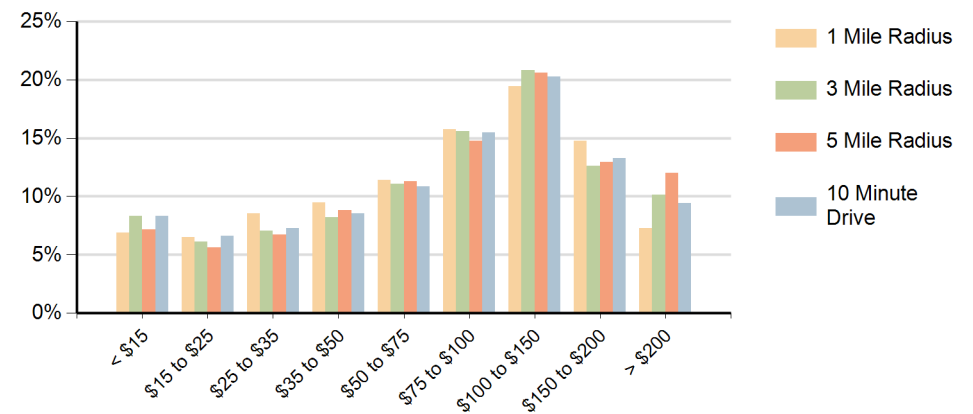
Race (10 Minute Drive)



### 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	32,555	178,730	350,331	141,102
	2020 Census Population	34,176	183,617	359,916	146,369
	2010 Census Population	33,301	170,709	339,929	138,553
	Historical Annual Growth 2010 to 2020	0.3%	0.7%	0.6%	0.6%
	Estimated Annual Growth 2020 to 2024	-1.1%	-0.6%	-0.6%	-0.9%
	Projected Annual Growth 2024 to 2029	-0.8%	-0.5%	-0.6%	-0.4%
Households	Current Estimated Households	11,570	61,187	118,579	48,933
	2020 Census Households	11,772	61,459	119,327	49,580
	2010 Census Households	11,110	55,224	109,164	45,417
	Historical Annual Growth 2010 to 2020	0.6%	1.1%	0.9%	0.9%
	Estimated Annual Growth 2020 to 2024	-0.4%	-0.1%	-0.2%	-0.3%
	Projected Annual Growth 2024 to 2029	-0.4%	0.0%	-0.2%	0.0%
Race	Population per Household	2.8	2.9	2.9	2.9
	White	27.0%	28.0%	29.0%	27.9%
	Black or African American	3.6%	2.8%	4.0%	2.7%
	American Indian	0.3%	0.3%	0.3%	0.3%
	Asian	2.7%	2.6%	2.2%	2.5%
	Pacific Islander	0.0%	0.0%	0.0%	0.0%
	2 or More Races	52.9%	54.2%	53.2%	54.5%
	Other Races	13.5%	12.2%	11.3%	12.2%
Hispanic Origin		82.2%	83.6%	82.4%	83.6%