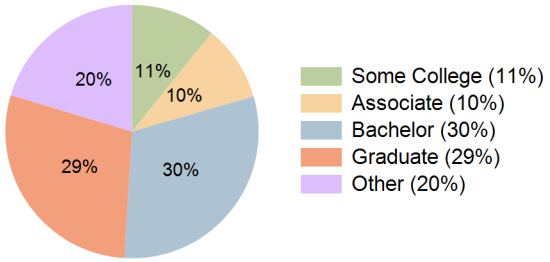
Regency Centers.

Demographic Summary Report

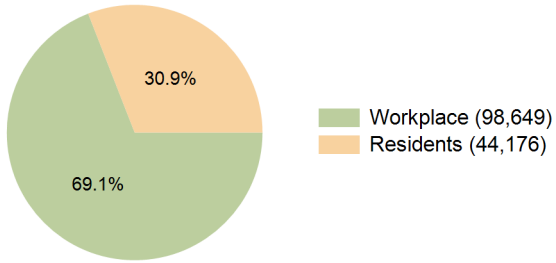
2010, 2020 Census, 2025 Estimates & 2030 Projections
Source: Esri

Pinecrest Place Miami, Florida	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Current Year Demographics				
Current Population	12,149	98,527	281,287	96,025
Total Daytime Pop	17,022	135,424	308,349	142,825
Daytime Workers	11,310	90,929	174,201	98,649
Average Household Income	$194,321	$190,465	$169,812	$185,862
Median Household Income	$140,924	$116,724	$108,606	$114,760
Total Households	4,542	39,858	104,046	38,425
Median Home Value	$903,248	$796,557	$664,000	$786,782
Bachelors Degree	28.5%	31.5%	28.4%	30.4%
Graduate Degree	33.8%	29.8%	22.5%	28.7%
Consumer Spending Index	163	161	144	157
2030 Demographic Projections				
Projected Population	12,749	98,047	277,190	95,392
Projected 5 Year Annual Growth Rate (Pop)	1.0%	-0.1%	-0.3%	-0.1%
Projected Households	4,862	40,213	103,835	38,697
Projected 5 Year Annual Growth Rate (HH)	1.4%	0.2%	0.0%	0.1%

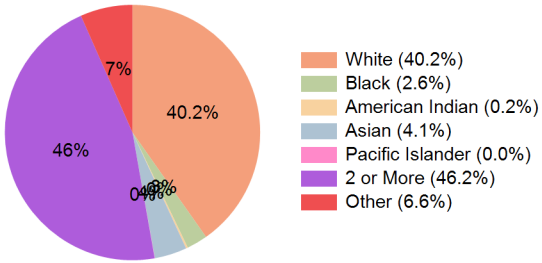
Education (10 Minute Drive)



Daytime Population (10 Minute Drive)



Race (10 Minute Drive)



Hispanic Origin (66.0%)

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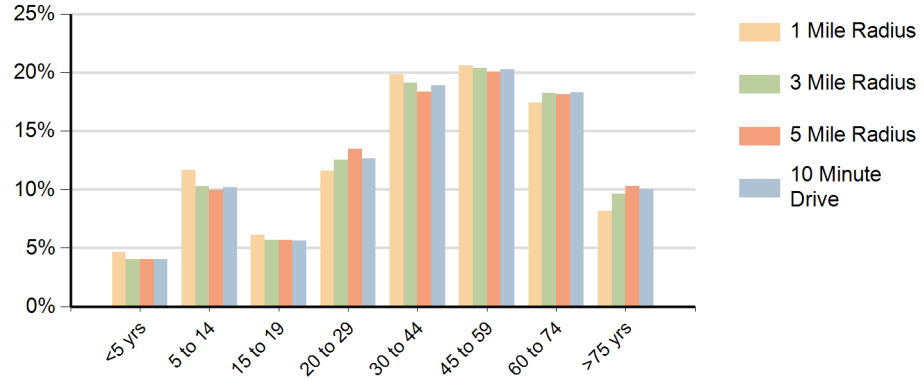
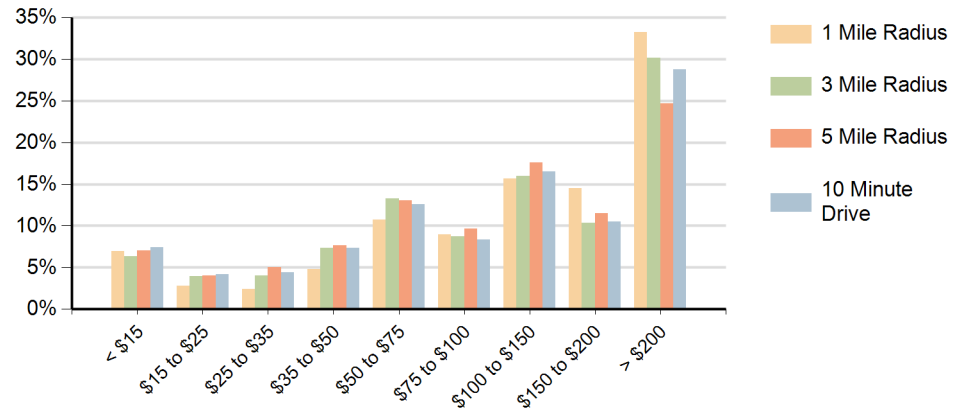
Population by Age Range



Households by Income Range ($000)



	Pinecrest Place Miami, Florida	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Population	Current Estimated Population	12,149	98,527	281,287	96,025
	2020 Census Population	11,805	100,005	286,206	97,132
	2010 Census Population	11,097	92,584	276,964	90,280
	Historical Annual Growth 2010 to 2020	0.6%	0.8%	0.3%	0.7%
	Estimated Annual Growth 2020 to 2025	0.6%	-0.3%	-0.3%	-0.2%
	Projected Annual Growth 2025 to 2030	1.0%	-0.1%	-0.3%	-0.1%
Households	Current Estimated Households	4,542	39,858	104,046	38,425
	2020 Census Households	4,338	39,579	103,392	38,030
	2010 Census Households	4,137	35,483	97,222	34,072
	Historical Annual Growth 2010 to 2020	0.5%	1.1%	0.6%	1.1%
	Estimated Annual Growth 2020 to 2025	0.9%	0.1%	0.1%	0.2%
	Projected Annual Growth 2025 to 2030	1.4%	0.2%	0.0%	0.1%
	Population per Household	2.7	2.5	2.6	2.5
Race	White	39.9%	41.4%	36.2%	40.2%
	Black or African American	2.5%	2.4%	6.3%	2.6%
	American Indian	0.3%	0.2%	0.2%	0.2%
	Asian	3.9%	4.3%	3.1%	4.1%
	Pacific Islander	0.0%	0.0%	0.0%	0.0%
	2 or More Races	46.0%	44.9%	46.1%	46.2%
	Other Races	7.4%	6.8%	8.0%	6.6%
	Hispanic Origin	65.0%	64.4%	67.6%	66.0%

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