

Coral Reef Shopping Center
Miami, Florida

1 Mile Radius

3 Mile Radius

5 Mile Radius

10 Minute Drive

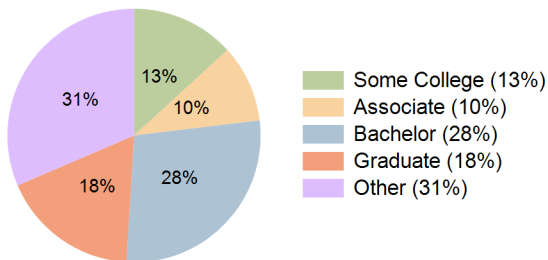
Current Year Demographics

Current Population	12,412	94,734	286,642	84,623
Total Daytime Pop	13,895	91,661	294,890	84,912
Daytime Workers	8,206	45,722	158,261	43,836
Average Household Income	\$162,537	\$165,360	\$131,383	\$157,567
Median Household Income	\$102,846	\$112,875	\$89,745	\$106,743
Total Households	4,619	31,942	103,741	28,441
Median Home Value	\$628,391	\$616,982	\$538,774	\$595,422
Bachelors Degree	32.5%	29.1%	26.0%	27.9%
Graduate Degree	20.9%	18.5%	16.1%	17.6%
Consumer Spending Index	141	143	115	136

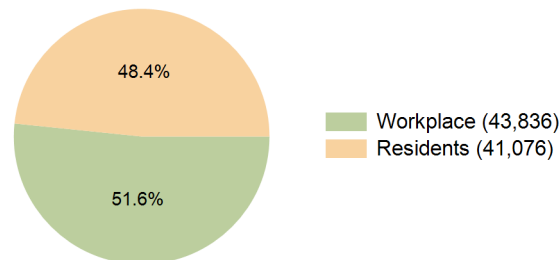
2029 Demographic Projections

Projected Population	12,064	92,391	281,697	82,651
Projected 5 Year Annual Growth Rate (Pop)	-0.6%	-0.5%	-0.4%	-0.5%
Projected Households	4,573	31,794	104,376	28,363
Projected 5 Year Annual Growth Rate (HH)	-0.2%	-0.1%	0.1%	-0.1%

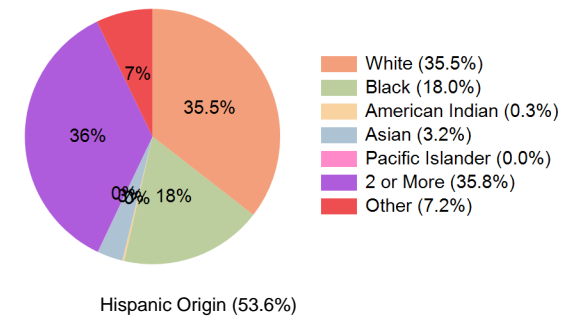
Education (10 Minute Drive)



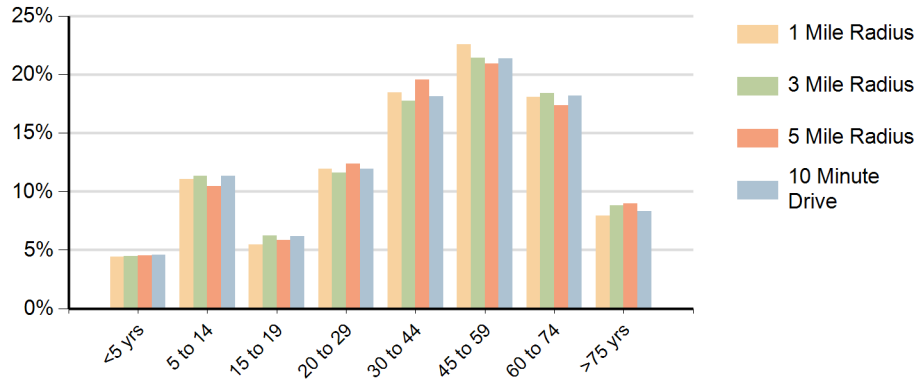
Daytime Population (10 Minute Drive)



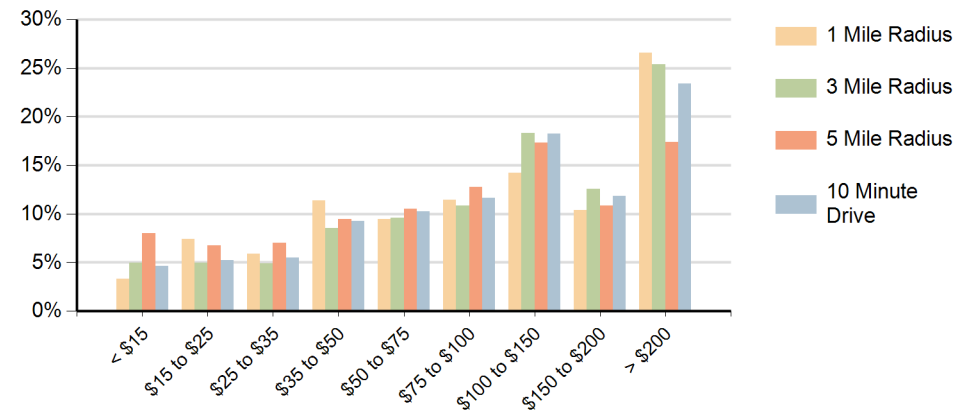
Race (10 Minute Drive)



Population by Age Range



Households by Income Range (\$000)



Coral Reef Shopping Center Miami, Florida		1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Minute Drive
Population	Current Estimated Population	12,412	94,734	286,642	84,623
	2020 Census Population	12,034	95,720	290,170	85,007
	2010 Census Population	11,694	92,176	270,031	81,685
	Historical Annual Growth 2010 to 2020	0.3%	0.4%	0.7%	0.4%
	Estimated Annual Growth 2020 to 2024	0.7%	-0.2%	-0.3%	-0.1%
	Projected Annual Growth 2024 to 2029	-0.6%	-0.5%	-0.4%	-0.5%
Households	Current Estimated Households	4,619	31,942	103,741	28,441
	2020 Census Households	4,589	31,877	103,294	28,277
	2010 Census Households	4,241	30,103	93,045	26,703
	Historical Annual Growth 2010 to 2020	0.8%	0.6%	1.1%	0.6%
	Estimated Annual Growth 2020 to 2024	0.2%	0.1%	0.1%	0.1%
	Projected Annual Growth 2024 to 2029	-0.2%	-0.1%	0.1%	-0.1%
Population per Household		2.7	2.9	2.7	3.0
Race	White	41.2%	36.8%	34.0%	35.5%
	Black or African American	9.4%	16.4%	10.4%	18.0%
	American Indian	0.2%	0.2%	0.3%	0.3%
	Asian	5.3%	3.1%	3.0%	3.2%
	Pacific Islander	0.0%	0.0%	0.0%	0.0%
	2 or More Races	36.3%	36.7%	43.5%	35.8%
	Other Races	7.7%	6.7%	8.8%	7.2%
	Hispanic Origin	53.6%	54.1%	66.2%	53.6%