

Coral Reef Shopping Center
Miami, Florida

1 Mile Radius

3 Mile Radius

5 Mile Radius

10 Minute Drive

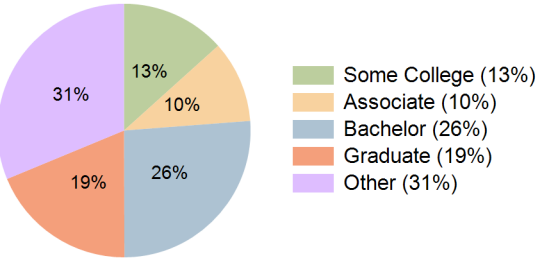
Current Year Demographics

Current Population	12,332	94,667	285,960	83,436
Total Daytime Pop	13,948	91,689	293,314	84,674
Daytime Workers	8,237	45,326	155,331	43,806
Average Household Income	\$170,529	\$175,921	\$142,447	\$167,174
Median Household Income	\$109,102	\$119,862	\$94,014	\$111,646
Total Households	4,624	32,146	104,253	28,230
Median Home Value	\$675,729	\$666,960	\$582,926	\$638,984
Bachelors Degree	28.4%	27.4%	25.1%	26.2%
Graduate Degree	24.2%	19.9%	17.2%	18.8%
Consumer Spending Index	144	148	121	141

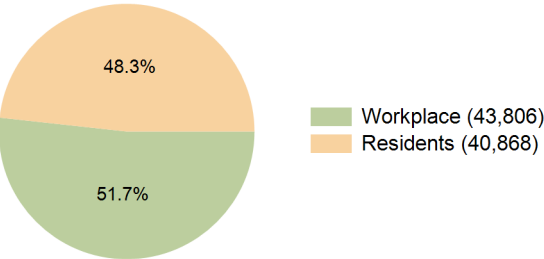
2030 Demographic Projections

Projected Population	12,191	93,639	284,752	82,666
Projected 5 Year Annual Growth Rate (Pop)	-0.2%	-0.2%	-0.1%	-0.2%
Projected Households	4,609	32,098	105,031	28,245
Projected 5 Year Annual Growth Rate (HH)	-0.1%	0.0%	0.2%	0.0%

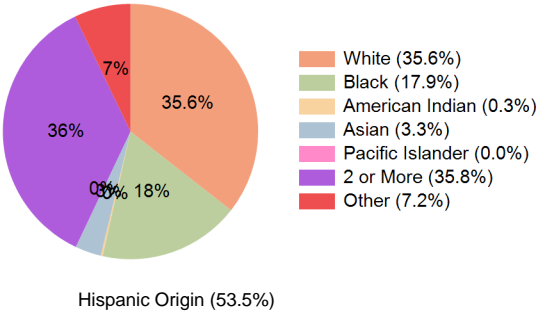
Education (10 Minute Drive)



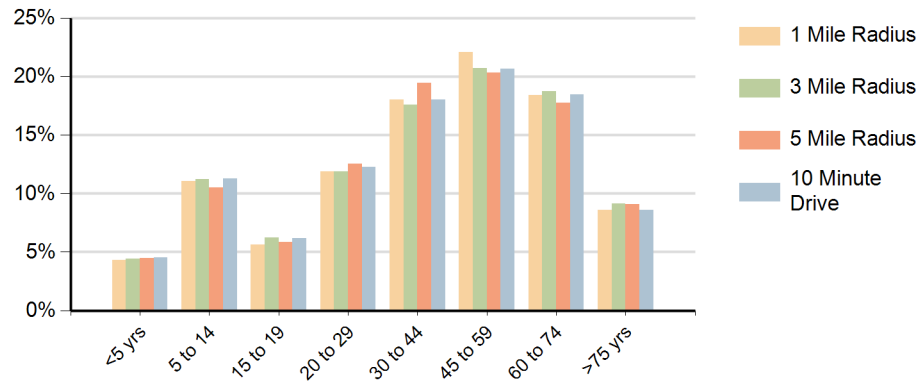
Daytime Population (10 Minute Drive)



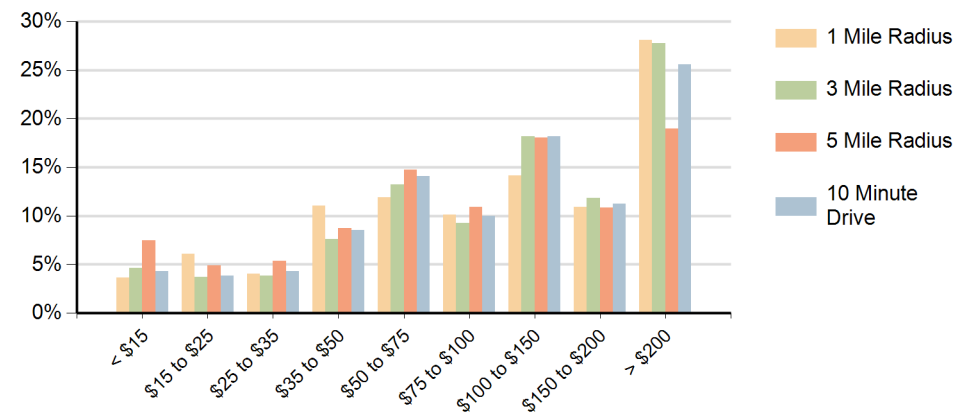
Race (10 Minute Drive)



Population by Age Range



Households by Income Range (\$000)



Coral Reef Shopping Center Miami, Florida		1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Minute Drive
Population	Current Estimated Population	12,332	94,667	285,960	83,436
	2020 Census Population	12,034	95,720	290,170	83,864
	2010 Census Population	11,694	92,176	270,031	80,565
	Historical Annual Growth 2010 to 2020	0.3%	0.4%	0.7%	0.4%
	Estimated Annual Growth 2020 to 2025	0.5%	-0.2%	-0.3%	-0.1%
	Projected Annual Growth 2025 to 2030	-0.2%	-0.2%	-0.1%	-0.2%
Households	Current Estimated Households	4,624	32,146	104,253	28,230
	2020 Census Households	4,589	31,877	103,294	27,890
	2010 Census Households	4,241	30,103	93,045	26,330
	Historical Annual Growth 2010 to 2020	0.8%	0.6%	1.1%	0.6%
	Estimated Annual Growth 2020 to 2025	0.1%	0.2%	0.2%	0.2%
	Projected Annual Growth 2025 to 2030	-0.1%	0.0%	0.2%	0.0%
Race	Population per Household	2.7	2.9	2.7	2.9
	White	41.4%	37.0%	34.2%	35.6%
	Black or African American	9.2%	16.1%	10.2%	17.9%
	American Indian	0.2%	0.2%	0.3%	0.3%
	Asian	5.3%	3.2%	3.0%	3.3%
	Pacific Islander	0.0%	0.0%	0.0%	0.0%
	2 or More Races	36.3%	36.8%	43.6%	35.8%
	Other Races	7.6%	6.7%	8.8%	7.2%
Hispanic Origin		53.3%	54.1%	66.1%	53.5%