

Hammocks Town Center
Miami, Florida

1 Mile Radius

3 Mile Radius

5 Mile Radius

10 Minute Drive

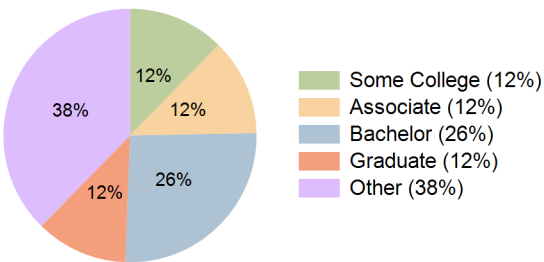
Current Year Demographics

Current Population	29,282	151,221	315,072	143,573
Total Daytime Pop	20,609	123,539	250,810	111,766
Daytime Workers	6,887	51,617	100,665	43,772
Average Household Income	\$104,192	\$107,934	\$112,722	\$107,538
Median Household Income	\$84,226	\$87,608	\$90,557	\$87,873
Total Households	9,837	51,039	106,390	48,778
Median Home Value	\$436,380	\$456,103	\$470,915	\$456,516
Bachelors Degree	27.2%	25.3%	25.3%	25.9%
Graduate Degree	12.7%	11.7%	12.2%	11.8%
Consumer Spending Index	92	95	99	95

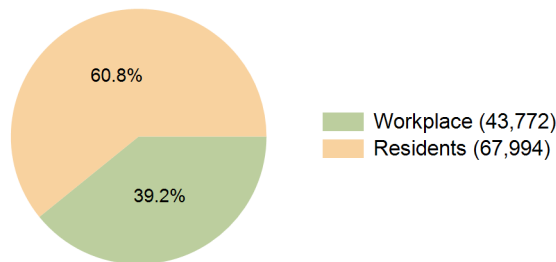
2029 Demographic Projections

Projected Population	28,238	148,052	306,261	140,344
Projected 5 Year Annual Growth Rate (Pop)	-0.7%	-0.4%	-0.6%	-0.5%
Projected Households	9,658	51,092	105,743	48,756
Projected 5 Year Annual Growth Rate (HH)	-0.4%	0.0%	-0.1%	0.0%

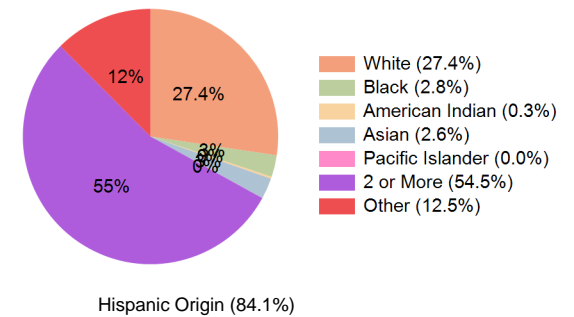
Education (10 Minute Drive)



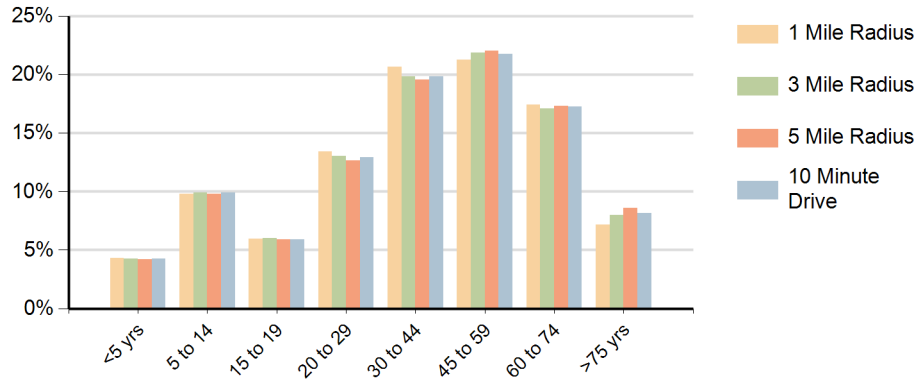
Daytime Population (10 Minute Drive)



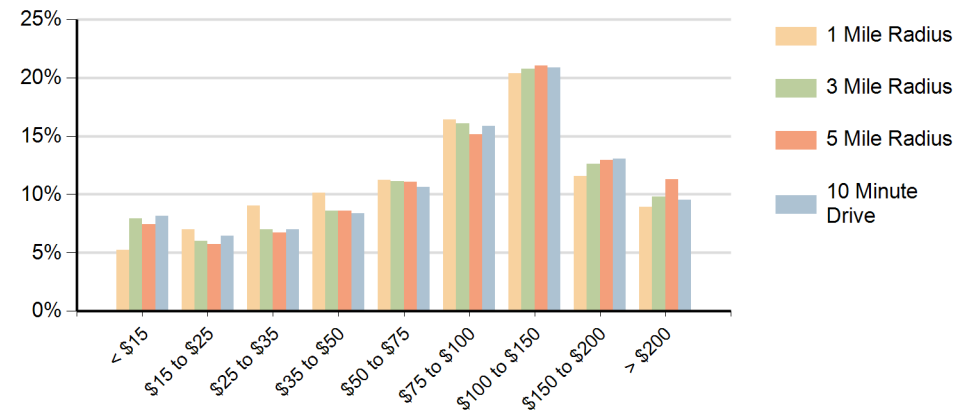
Race (10 Minute Drive)



Population by Age Range



Households by Income Range (\$000)



Hammocks Town Center Miami, Florida		1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Minute Drive
Population	Current Estimated Population	29,282	151,221	315,072	143,573
	2020 Census Population	30,559	155,511	323,498	148,459
	2010 Census Population	29,080	143,714	303,957	137,984
	Historical Annual Growth 2010 to 2020	0.5%	0.8%	0.6%	0.7%
	Estimated Annual Growth 2020 to 2024	-1.0%	-0.7%	-0.6%	-0.8%
	Projected Annual Growth 2024 to 2029	-0.7%	-0.4%	-0.6%	-0.5%
Households	Current Estimated Households	9,837	51,039	106,390	48,778
	2020 Census Households	10,025	51,302	106,972	49,250
	2010 Census Households	9,170	45,778	97,314	44,266
	Historical Annual Growth 2010 to 2020	0.9%	1.2%	1.0%	1.1%
	Estimated Annual Growth 2020 to 2024	-0.4%	-0.1%	-0.1%	-0.2%
	Projected Annual Growth 2024 to 2029	-0.4%	0.0%	-0.1%	0.0%
Population per Household		3.0	3.0	2.9	2.9
Race	White	26.7%	27.3%	28.7%	27.4%
	Black or African American	3.3%	2.8%	3.4%	2.8%
	American Indian	0.3%	0.3%	0.2%	0.3%
	Asian	3.1%	2.6%	2.3%	2.6%
	Pacific Islander	0.0%	0.0%	0.0%	0.0%
	2 or More Races	52.9%	54.4%	53.7%	54.5%
	Other Races	13.8%	12.6%	11.6%	12.5%
	Hispanic Origin	83.4%	84.3%	83.3%	84.1%