

**Point Royale Shopping Center**  
Miami, Florida

**1 Mile Radius**

**3 Mile Radius**

**5 Mile Radius**

**10 Minute Drive**

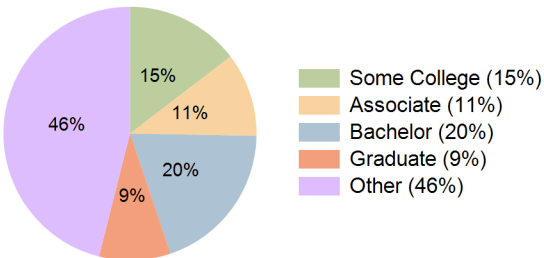
**Current Year Demographics**

Current Population	14,719	145,376	270,142	130,091
Total Daytime Pop	17,389	114,387	213,330	105,908
Daytime Workers	10,033	42,589	81,246	41,427
Average Household Income	\$88,185	\$101,678	\$118,165	\$98,745
Median Household Income	\$61,296	\$77,124	\$86,635	\$74,987
Total Households	5,350	47,976	87,561	43,181
Median Home Value	\$443,338	\$451,524	\$474,225	\$448,567
Bachelors Degree	19.4%	19.9%	23.3%	19.5%
Graduate Degree	5.3%	9.4%	11.2%	9.1%
Consumer Spending Index	79	90	104	87

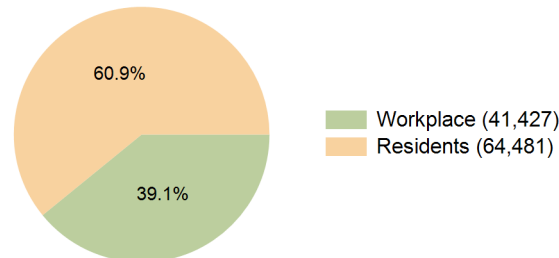
**2029 Demographic Projections**

Projected Population	15,337	145,578	269,335	130,355
Projected 5 Year Annual Growth Rate (Pop)	0.8%	0.0%	-0.1%	0.0%
Projected Households	5,726	49,138	89,173	44,258
Projected 5 Year Annual Growth Rate (HH)	1.4%	0.5%	0.4%	0.5%

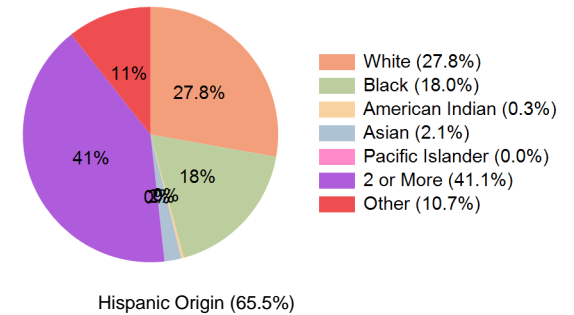
**Education (10 Minute Drive)**



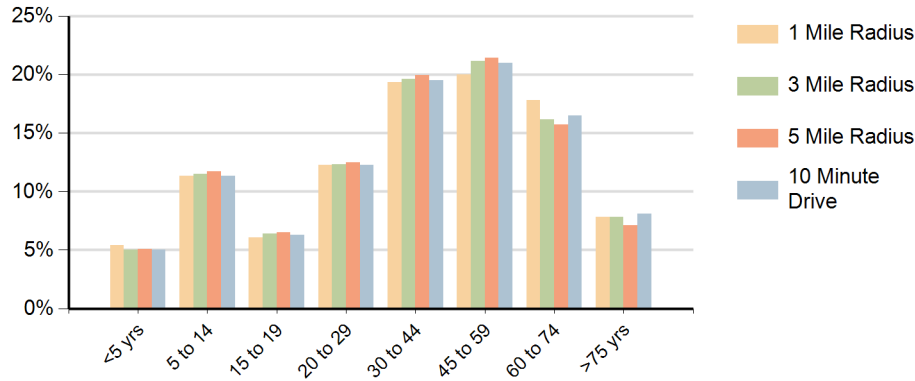
**Daytime Population (10 Minute Drive)**



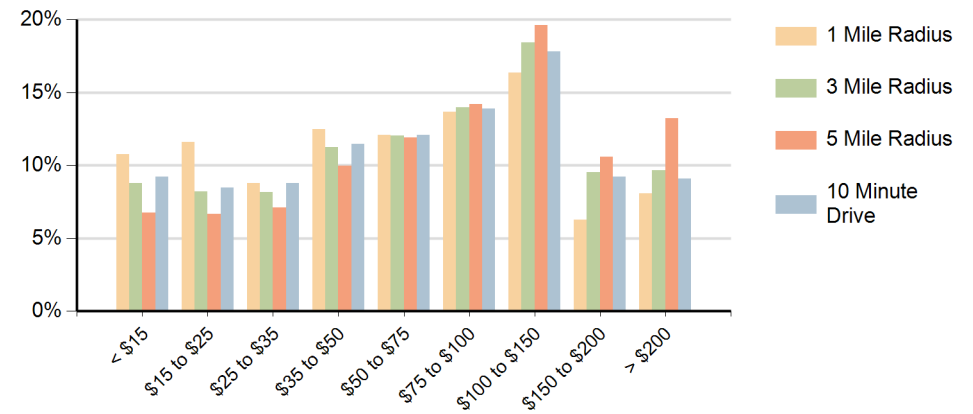
**Race (10 Minute Drive)**



## Population by Age Range



## Households by Income Range (\$000)



Point Royale Shopping Center Miami, Florida		1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Minute Drive
Population	Current Estimated Population	14,719	145,376	270,142	130,091
	2020 Census Population	14,577	145,218	263,464	130,858
	2010 Census Population	12,672	132,987	231,850	121,342
	Historical Annual Growth 2010 to 2020	1.4%	0.9%	1.3%	0.8%
	Estimated Annual Growth 2020 to 2024	0.2%	0.0%	0.6%	-0.1%
	Projected Annual Growth 2024 to 2029	0.8%	0.0%	-0.1%	0.0%
Households	Current Estimated Households	5,350	47,976	87,561	43,181
	2020 Census Households	5,219	47,061	84,278	42,628
	2010 Census Households	4,437	41,821	72,494	38,245
	Historical Annual Growth 2010 to 2020	1.6%	1.2%	1.5%	1.1%
	Estimated Annual Growth 2020 to 2024	0.6%	0.5%	0.9%	0.3%
	Projected Annual Growth 2024 to 2029	1.4%	0.5%	0.4%	0.5%
Population per Household		2.7	3.0	3.1	3.0
Race	White	29.1%	27.8%	29.6%	27.8%
	Black or African American	16.5%	18.3%	14.4%	18.0%
	American Indian	0.2%	0.3%	0.3%	0.3%
	Asian	1.8%	2.1%	2.4%	2.1%
	Pacific Islander	0.0%	0.0%	0.0%	0.0%
	2 or More Races	41.7%	40.8%	42.5%	41.1%
	Other Races	10.8%	10.7%	10.8%	10.7%
	Hispanic Origin	65.0%	65.1%	67.8%	65.5%