

Point Royale Shopping Center  
Miami, Florida

1 Mile Radius

3 Mile Radius

5 Mile Radius

10 Minute Drive

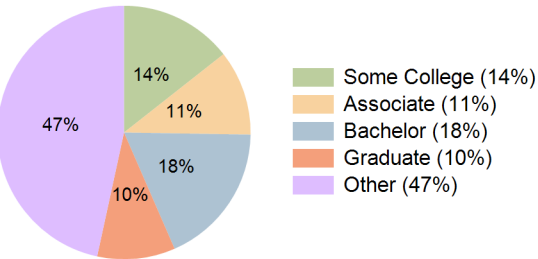
Current Year Demographics

Current Population	14,626	144,884	271,327	128,009
Total Daytime Pop	18,204	115,351	216,619	105,398
Daytime Workers	10,801	43,074	82,605	41,280
Average Household Income	\$95,562	\$110,820	\$127,094	\$107,785
Median Household Income	\$68,713	\$79,944	\$91,186	\$77,374
Total Households	5,348	48,152	88,398	42,646
Median Home Value	\$473,127	\$483,508	\$510,835	\$480,382
Bachelors Degree	16.4%	19.0%	22.0%	18.2%
Graduate Degree	6.1%	10.1%	12.2%	10.0%
Consumer Spending Index	83	95	109	93

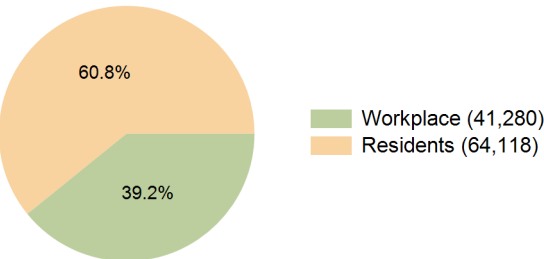
2030 Demographic Projections

Projected Population	15,288	146,273	274,380	128,941
Projected 5 Year Annual Growth Rate (Pop)	0.9%	0.2%	0.2%	0.2%
Projected Households	5,659	49,124	90,283	43,429
Projected 5 Year Annual Growth Rate (HH)	1.1%	0.4%	0.4%	0.4%

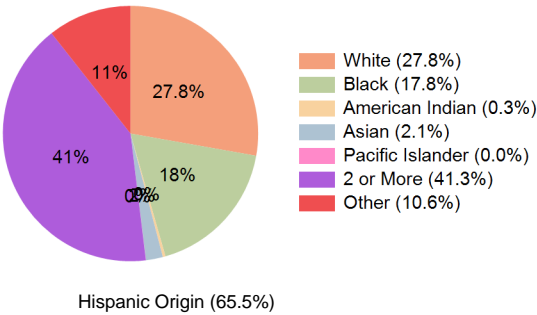
Education (10 Minute Drive)



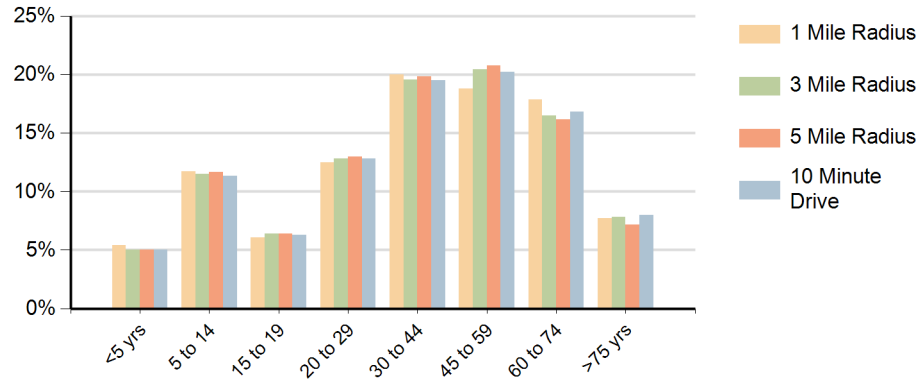
Daytime Population (10 Minute Drive)



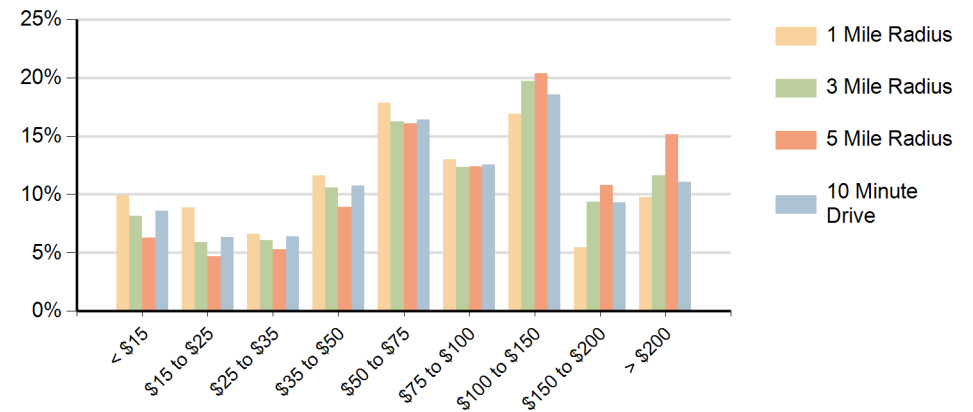
Race (10 Minute Drive)



### 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	14,626	144,884	271,327	128,009
	2020 Census Population	14,577	145,218	263,464	128,884
	2010 Census Population	12,672	132,987	231,850	119,583
	Historical Annual Growth 2010 to 2020	1.4%	0.9%	1.3%	0.8%
	Estimated Annual Growth 2020 to 2025	0.1%	0.0%	0.6%	-0.1%
	Projected Annual Growth 2025 to 2030	0.9%	0.2%	0.2%	0.2%
Households	Current Estimated Households	5,348	48,152	88,398	42,646
	2020 Census Households	5,219	47,061	84,278	41,822
	2010 Census Households	4,437	41,821	72,494	37,527
	Historical Annual Growth 2010 to 2020	1.6%	1.2%	1.5%	1.1%
	Estimated Annual Growth 2020 to 2025	0.5%	0.4%	0.9%	0.4%
	Projected Annual Growth 2025 to 2030	1.1%	0.4%	0.4%	0.4%
Race	Population per Household	2.7	3.0	3.0	3.0
	White	29.3%	28.0%	29.8%	27.8%
	Black or African American	16.1%	18.0%	14.1%	17.8%
	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	41.8%	41.0%	42.6%	41.3%
	Other Races	10.7%	10.6%	10.8%	10.6%
Hispanic Origin		64.9%	65.1%	67.8%	65.5%