

Shoppes of Silver Lakes
Pembroke Pines, Florida

1 Mile Radius

3 Mile Radius

5 Mile Radius

10 Minute Drive

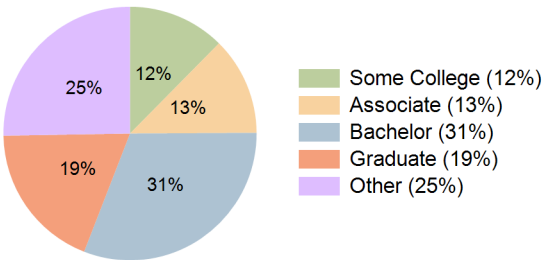
Current Year Demographics

Current Population	12,422	80,435	159,324	78,114
Total Daytime Pop	8,779	58,444	128,280	54,611
Daytime Workers	3,437	24,325	56,106	21,784
Average Household Income	\$183,074	\$170,899	\$147,877	\$168,224
Median Household Income	\$156,420	\$140,884	\$112,270	\$138,872
Total Households	3,821	24,633	53,427	23,961
Median Home Value	\$509,180	\$551,350	\$546,799	\$544,834
Bachelors Degree	31.0%	30.5%	29.1%	31.0%
Graduate Degree	18.5%	19.3%	19.7%	18.8%
Consumer Spending Index	157	147	128	145

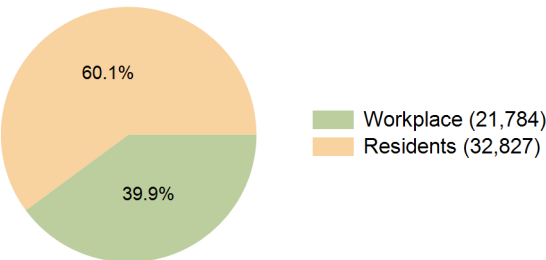
2029 Demographic Projections

Projected Population	12,178	79,228	158,240	76,944
Projected 5 Year Annual Growth Rate (Pop)	-0.4%	-0.3%	-0.1%	-0.3%
Projected Households	3,768	24,435	53,450	23,772
Projected 5 Year Annual Growth Rate (HH)	-0.3%	-0.2%	0.0%	-0.2%

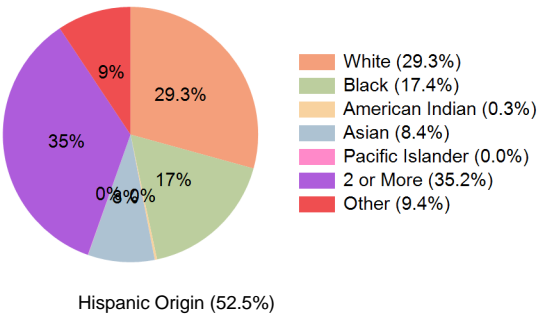
Education (10 Minute Drive)



Daytime Population (10 Minute Drive)

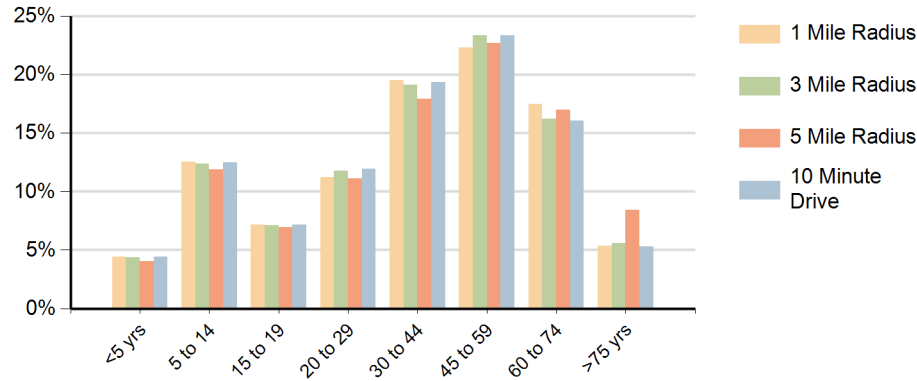


Race (10 Minute Drive)

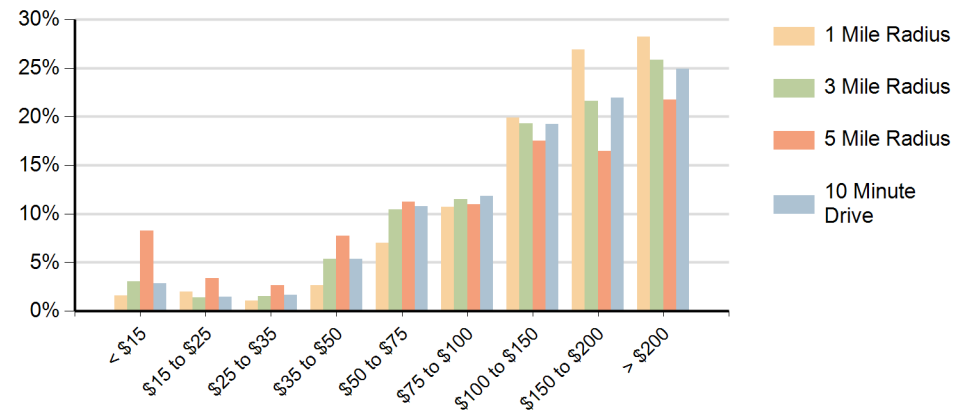


Hispanic Origin (52.5%)

Population by Age Range



Households by Income Range (\$000)



Shoppes of Silver Lakes Pembroke Pines, Florida		1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Minute Drive
Population	Current Estimated Population	12,422	80,435	159,324	78,114
	2020 Census Population	12,391	79,892	159,014	79,201
	2010 Census Population	12,304	77,733	151,550	76,924
	Historical Annual Growth 2010 to 2020	0.1%	0.3%	0.5%	0.3%
	Estimated Annual Growth 2020 to 2024	0.1%	0.2%	0.1%	-0.3%
	Projected Annual Growth 2024 to 2029	-0.4%	-0.3%	-0.1%	-0.3%
Households	Current Estimated Households	3,821	24,633	53,427	23,961
	2020 Census Households	3,799	24,316	52,960	24,090
	2010 Census Households	3,730	23,296	49,483	22,987
	Historical Annual Growth 2010 to 2020	0.2%	0.4%	0.7%	0.5%
	Estimated Annual Growth 2020 to 2024	0.1%	0.3%	0.2%	-0.1%
	Projected Annual Growth 2024 to 2029	-0.3%	-0.2%	0.0%	-0.2%
Race	Population per Household	3.3	3.3	3.0	3.3
	White	32.6%	29.7%	30.7%	29.3%
	Black or African American	15.9%	17.2%	15.8%	17.4%
	American Indian	0.2%	0.3%	0.3%	0.3%
	Asian	6.5%	8.2%	8.5%	8.4%
	Pacific Islander	0.1%	0.1%	0.0%	0.0%
	2 or More Races	35.6%	35.2%	35.5%	35.2%
	Other Races	9.1%	9.2%	9.3%	9.4%
Hispanic Origin		53.6%	52.3%	52.8%	52.5%