

**Shops at Skylake**  
North Miami Beach, Florida

1 Mile Radius

3 Mile Radius

5 Mile Radius

10 Minute Drive

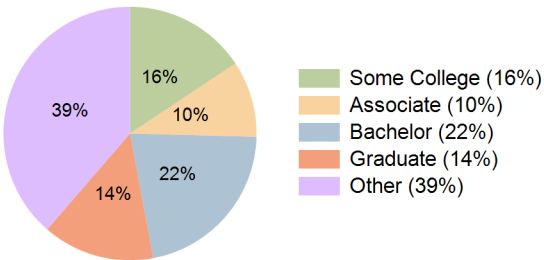
**Current Year Demographics**

Current Population	25,430	222,654	482,222	86,016
Total Daytime Pop	19,981	223,194	460,212	94,976
Daytime Workers	7,898	112,365	223,175	53,488
Average Household Income	\$79,082	\$95,654	\$93,794	\$94,284
Median Household Income	\$50,050	\$60,450	\$59,854	\$58,401
Total Households	9,848	86,873	187,167	32,584
Median Home Value	\$372,450	\$436,227	\$437,518	\$418,318
Bachelors Degree	20.2%	22.5%	21.3%	21.6%
Graduate Degree	12.5%	14.4%	13.8%	14.3%
Consumer Spending Index	70	85	83	84

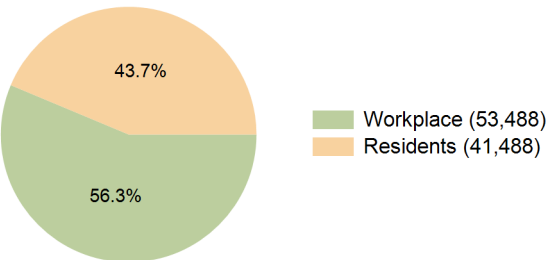
**2029 Demographic Projections**

Projected Population	27,327	229,490	493,509	93,615
Projected 5 Year Annual Growth Rate (Pop)	1.5%	0.6%	0.5%	1.7%
Projected Households	10,780	91,325	195,269	36,344
Projected 5 Year Annual Growth Rate (HH)	1.8%	1.0%	0.9%	2.2%

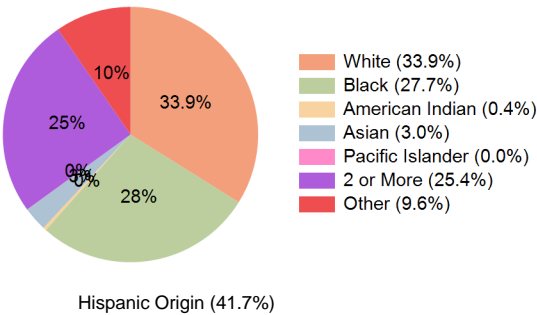
**Education (10 Minute Drive)**



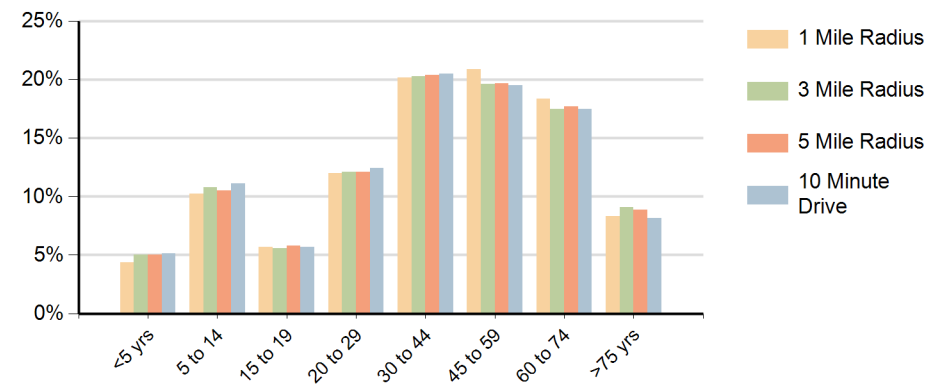
**Daytime Population (10 Minute Drive)**



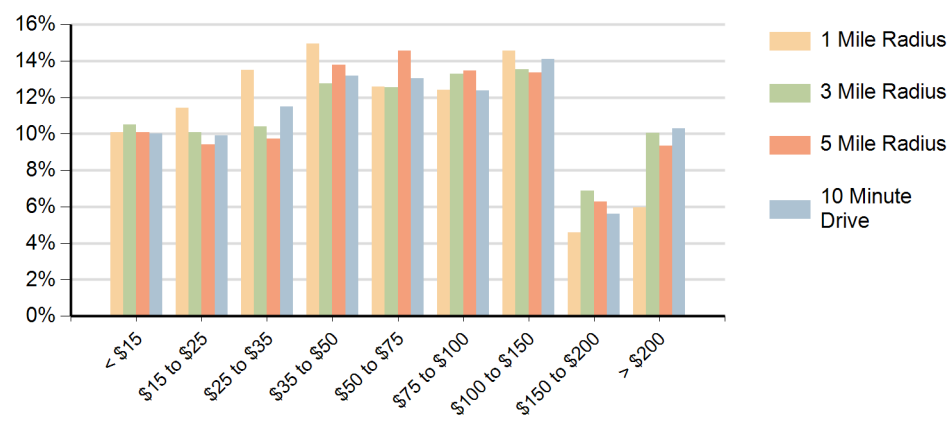
**Race (10 Minute Drive)**



Population by Age Range



Households by Income Range (\$000)



Shops at Skylake North Miami Beach, Florida		1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Minute Drive
Population	Current Estimated Population	25,430	222,654	482,222	86,016
	2020 Census Population	25,769	221,069	475,618	87,193
	2010 Census Population	24,804	202,664	441,963	81,245
	Historical Annual Growth 2010 to 2020	0.4%	0.9%	0.7%	0.7%
	Estimated Annual Growth 2020 to 2024	-0.3%	0.2%	0.3%	-0.3%
	Projected Annual Growth 2024 to 2029	1.5%	0.6%	0.5%	1.7%
Households	Current Estimated Households	9,848	86,873	187,167	32,584
	2020 Census Households	9,823	85,308	182,490	32,465
	2010 Census Households	9,276	78,786	170,019	30,110
	Historical Annual Growth 2010 to 2020	0.6%	0.8%	0.7%	0.8%
	Estimated Annual Growth 2020 to 2024	0.1%	0.4%	0.6%	0.1%
	Projected Annual Growth 2024 to 2029	1.8%	1.0%	0.9%	2.2%
Race	Population per Household	2.6	2.5	2.5	2.6
	White	35.3%	33.6%	30.5%	33.9%
	Black or African American	13.8%	30.7%	36.5%	27.7%
	American Indian	0.6%	0.4%	0.4%	0.4%
	Asian	3.7%	2.5%	2.1%	3.0%
	Pacific Islander	0.0%	0.0%	0.0%	0.0%
	2 or More Races	32.7%	23.6%	21.5%	25.4%
	Other Races	14.0%	9.2%	9.0%	9.6%
Hispanic Origin		56.4%	38.7%	36.0%	41.7%