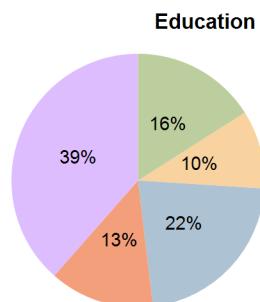
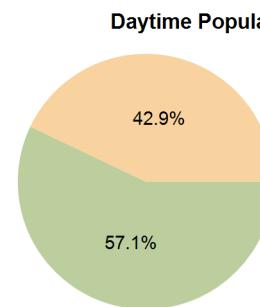


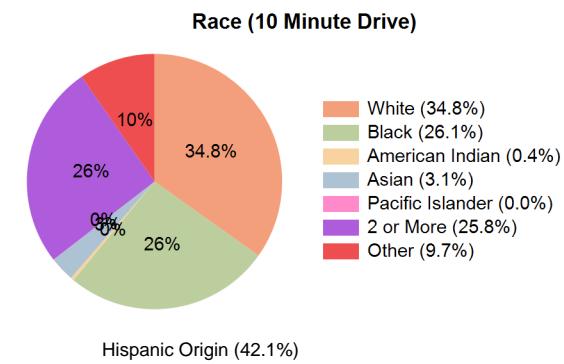
	1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Minute Drive
<b>Current Year Demographics</b>				
Current Population	25,258	222,489	482,822	84,750
Total Daytime Pop	19,904	224,012	464,317	96,243
Daytime Workers	7,760	111,867	223,222	54,924
Average Household Income	\$90,268	\$104,856	\$101,529	\$106,050
Median Household Income	\$60,451	\$67,930	\$66,703	\$66,261
Total Households	9,849	87,394	188,993	32,505
Median Home Value	\$403,647	\$454,343	\$459,725	\$445,192
Bachelors Degree	20.8%	22.6%	21.4%	22.1%
Graduate Degree	11.1%	14.5%	13.9%	13.4%
Consumer Spending Index	78	91	88	92
<b>2030 Demographic Projections</b>				
Projected Population	27,813	232,151	498,908	92,721
Projected 5 Year Annual Growth Rate (Pop)	2.0%	0.9%	0.7%	1.8%
Projected Households	10,902	91,850	197,578	35,825
Projected 5 Year Annual Growth Rate (HH)	2.1%	1.0%	0.9%	2.0%



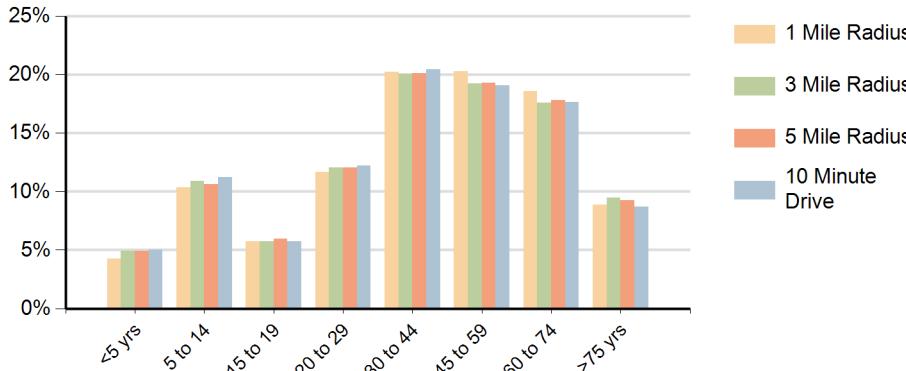
Some College (16%)  
Associate (10%)  
Bachelor (22%)  
Graduate (13%)  
Other (39%)



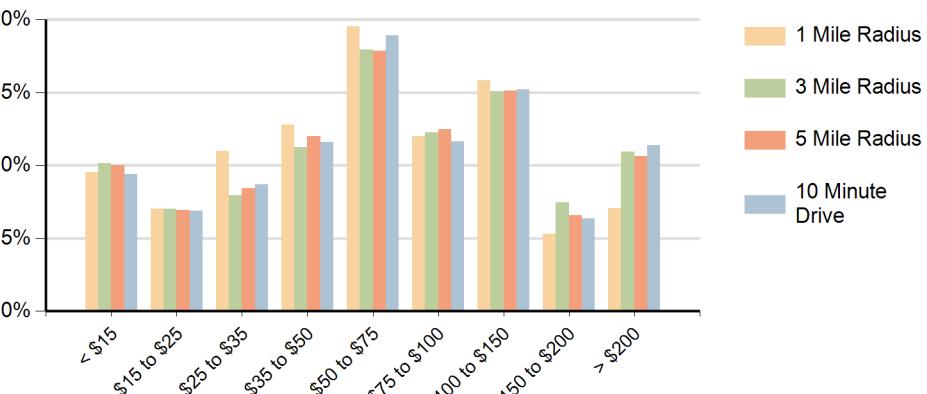
Workplace (54,924)  
Residents (41,319)



### Population by Age Range



### Households by Income Range (\$000)



### Shops at Skyline

North Miami Beach, Florida

	1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Minute Drive	
Population	Current Estimated Population	25,258	222,489	482,822	84,750
	2020 Census Population	25,769	221,069	475,618	86,058
	2010 Census Population	24,804	202,664	441,963	80,329
	Historical Annual Growth 2010 to 2020	0.4%	0.9%	0.7%	0.7%
	Estimated Annual Growth 2020 to 2025	-0.4%	0.1%	0.3%	-0.3%
	Projected Annual Growth 2025 to 2030	2.0%	0.9%	0.7%	1.8%
Households	Current Estimated Households	9,849	87,394	188,993	32,505
	2020 Census Households	9,823	85,308	182,490	32,222
	2010 Census Households	9,276	78,786	170,019	29,906
	Historical Annual Growth 2010 to 2020	0.6%	0.8%	0.7%	0.8%
	Estimated Annual Growth 2020 to 2025	0.1%	0.5%	0.7%	0.2%
	Projected Annual Growth 2025 to 2030	2.1%	1.0%	0.9%	2.0%
Race	Population per Household	2.6	2.5	2.5	2.6
	White	35.6%	33.9%	30.7%	34.8%
	Black or African American	13.4%	30.3%	36.1%	26.1%
	American Indian	0.6%	0.4%	0.4%	0.4%
	Asian	3.7%	2.5%	2.1%	3.1%
	Pacific Islander	0.0%	0.0%	0.0%	0.0%
Other	2 or More Races	32.9%	23.7%	21.7%	25.8%
	Other Races	13.9%	9.2%	9.0%	9.7%
	Hispanic Origin	56.3%	38.7%	36.1%	42.1%