

Waterstone Plaza
Homestead, Florida

1 Mile Radius

3 Mile Radius

5 Mile Radius

10 Minute Drive

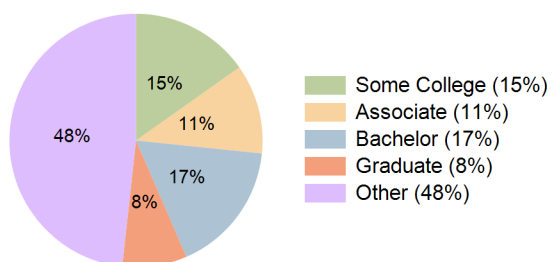
Current Year Demographics

Current Population	23,603	110,910	208,995	185,135
Total Daytime Pop	15,558	77,154	148,936	133,883
Daytime Workers	2,390	18,537	42,066	37,470
Average Household Income	\$97,859	\$96,712	\$96,344	\$93,513
Median Household Income	\$72,309	\$76,481	\$76,219	\$74,351
Total Households	6,828	34,434	64,378	57,714
Median Home Value	\$468,734	\$456,448	\$461,098	\$453,834
Bachelors Degree	21.5%	17.8%	17.3%	16.9%
Graduate Degree	8.2%	7.9%	8.3%	8.3%
Consumer Spending Index	85	84	84	81

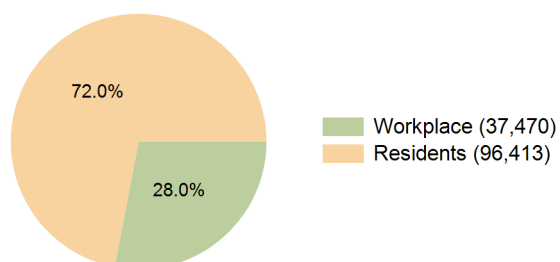
2030 Demographic Projections

Projected Population	23,927	114,960	216,065	192,544
Projected 5 Year Annual Growth Rate (Pop)	0.3%	0.7%	0.7%	0.8%
Projected Households	7,000	36,211	67,298	60,719
Projected 5 Year Annual Growth Rate (HH)	0.5%	1.0%	0.9%	1.0%

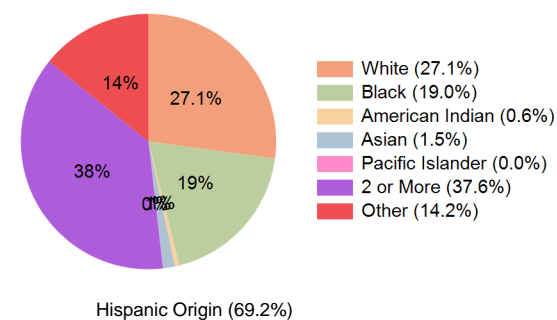
Education (10 Minute Drive)



Daytime Population (10 Minute Drive)

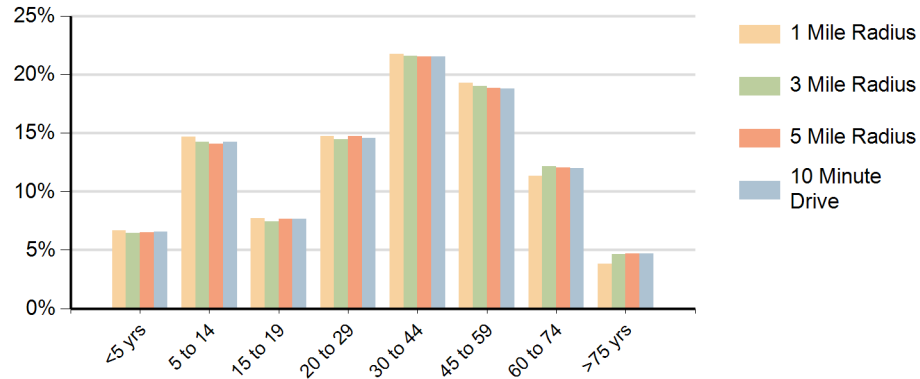


Race (10 Minute Drive)

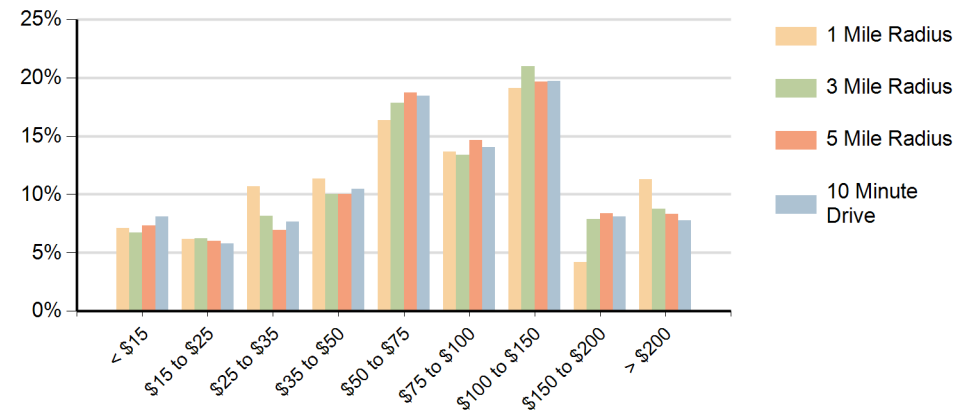


Hispanic Origin (69.2%)

Population by Age Range



Households by Income Range (\$000)



Waterstone Plaza Homestead, Florida		1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Minute Drive
Population	Current Estimated Population	23,603	110,910	208,995	185,135
	2020 Census Population	21,115	105,228	186,959	166,627
	2010 Census Population	14,336	73,237	135,611	119,938
	Historical Annual Growth 2010 to 2020	4.0%	3.7%	3.3%	3.3%
	Estimated Annual Growth 2020 to 2025	2.1%	1.0%	2.1%	2.0%
	Projected Annual Growth 2025 to 2030	0.3%	0.7%	0.7%	0.8%
Households	Current Estimated Households	6,828	34,434	64,378	57,714
	2020 Census Households	5,999	31,668	56,488	50,822
	2010 Census Households	3,932	20,892	40,264	35,884
	Historical Annual Growth 2010 to 2020	4.3%	4.3%	3.4%	3.5%
	Estimated Annual Growth 2020 to 2025	2.5%	1.6%	2.5%	2.5%
	Projected Annual Growth 2025 to 2030	0.5%	1.0%	0.9%	1.0%
Race	Population per Household	3.5	3.2	3.2	3.2
	White	25.6%	27.5%	28.0%	27.1%
	Black or African American	17.1%	17.0%	17.1%	19.0%
	American Indian	0.5%	0.5%	0.9%	0.6%
	Asian	1.7%	1.5%	1.4%	1.5%
	Pacific Islander	0.1%	0.0%	0.0%	0.0%
	2 or More Races	40.6%	38.8%	37.6%	37.6%
	Other Races	14.5%	14.7%	15.0%	14.2%
Hispanic Origin		73.7%	71.7%	70.5%	69.2%