

**Waterstone Plaza**  
Homestead, Florida

**1 Mile Radius**

**3 Mile Radius**

**5 Mile Radius**

**10 Minute Drive**

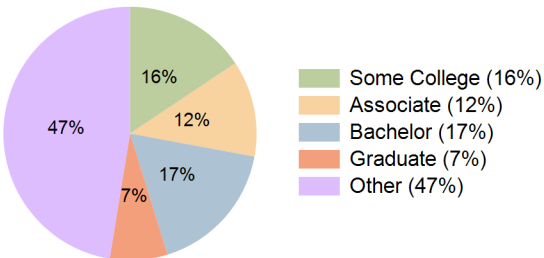
### Current Year Demographics

Current Population	23,482	110,880	206,522	184,319
Total Daytime Pop	15,676	76,796	146,195	132,290
Daytime Workers	2,610	18,654	41,306	36,902
Average Household Income	\$87,367	\$88,707	\$89,247	\$86,814
Median Household Income	\$63,572	\$70,032	\$71,135	\$67,564
Total Households	6,743	34,080	63,167	57,027
Median Home Value	\$413,927	\$421,954	\$426,956	\$418,571
Bachelors Degree	18.9%	18.0%	17.6%	17.3%
Graduate Degree	8.7%	7.5%	7.5%	7.4%
Consumer Spending Index	78	79	80	78

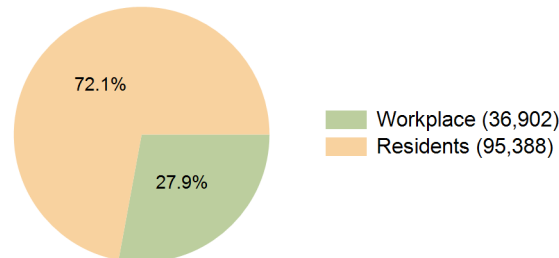
### 2029 Demographic Projections

Projected Population	23,659	113,028	210,231	188,538
Projected 5 Year Annual Growth Rate (Pop)	0.2%	0.4%	0.4%	0.5%
Projected Households	6,938	35,595	65,664	59,584
Projected 5 Year Annual Growth Rate (HH)	0.6%	0.9%	0.8%	0.9%

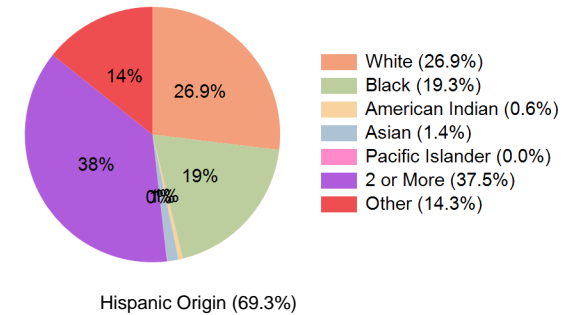
**Education (10 Minute Drive)**



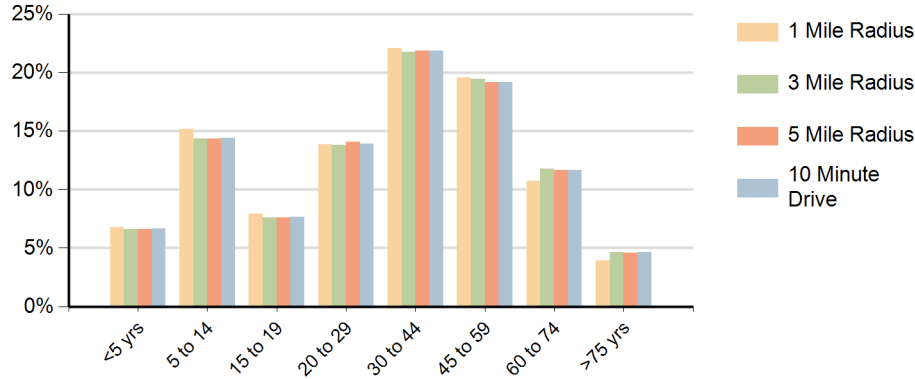
**Daytime Population (10 Minute Drive)**



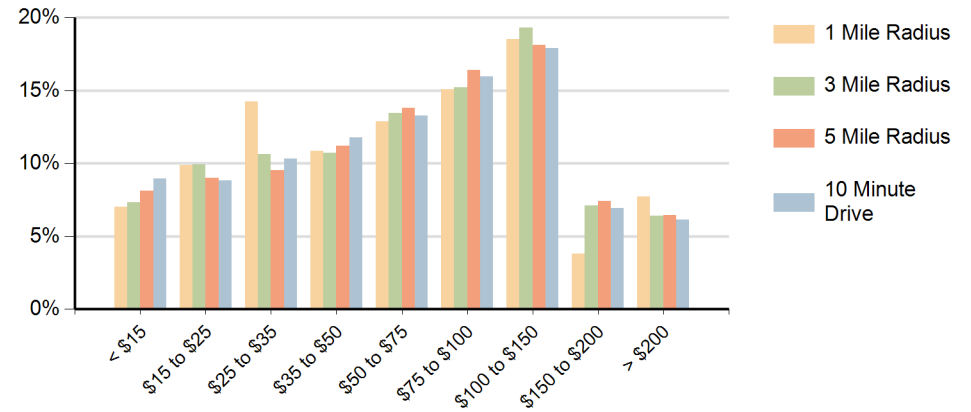
**Race (10 Minute Drive)**



## Population by Age Range



## Households by Income Range (\$000)



<b>Waterstone Plaza</b> Homestead, Florida		<b>1 Mile Radius</b>	<b>3 Mile Radius</b>	<b>5 Mile Radius</b>	<b>10 Minute Drive</b>
<b>Population</b>	Current Estimated Population	23,482	110,880	206,522	184,319
	2020 Census Population	21,115	105,228	186,959	167,733
	2010 Census Population	14,336	73,237	135,611	121,032
	Historical Annual Growth 2010 to 2020	4.0%	3.7%	3.3%	3.3%
	Estimated Annual Growth 2020 to 2024	2.5%	1.2%	2.4%	2.2%
	Projected Annual Growth 2024 to 2029	0.2%	0.4%	0.4%	0.5%
<b>Households</b>	Current Estimated Households	6,743	34,080	63,167	57,027
	2020 Census Households	5,999	31,668	56,488	51,237
	2010 Census Households	3,932	20,892	40,264	36,281
	Historical Annual Growth 2010 to 2020	4.3%	4.3%	3.4%	3.5%
	Estimated Annual Growth 2020 to 2024	2.8%	1.7%	2.7%	2.6%
	Projected Annual Growth 2024 to 2029	0.6%	0.9%	0.8%	0.9%
	Population per Household	3.5	3.2	3.3	3.2
<b>Race</b>	White	25.5%	27.2%	27.7%	26.9%
	Black or African American	17.5%	17.5%	17.5%	19.3%
	American Indian	0.5%	0.5%	0.9%	0.6%
	Asian	1.6%	1.5%	1.4%	1.4%
	Pacific Islander	0.0%	0.0%	0.0%	0.0%
	2 or More Races	40.4%	38.5%	37.3%	37.5%
	Other Races	14.5%	14.8%	15.1%	14.3%
	Hispanic Origin	73.5%	71.6%	70.4%	69.3%