

Waterstone Plaza
Homestead, Florida

1 Mile Radius

3 Mile Radius

5 Mile Radius

10 Minute Drive

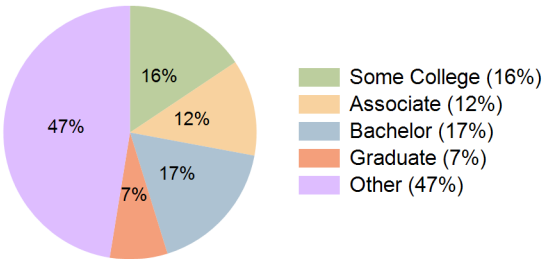
Current Year Demographics

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

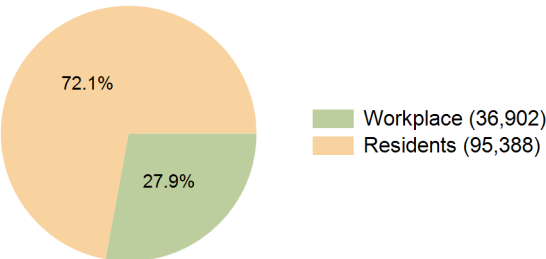
2029 Demographic Projections

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%

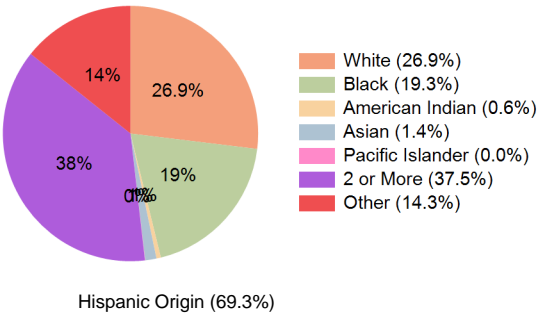
Education (10 Minute Drive)



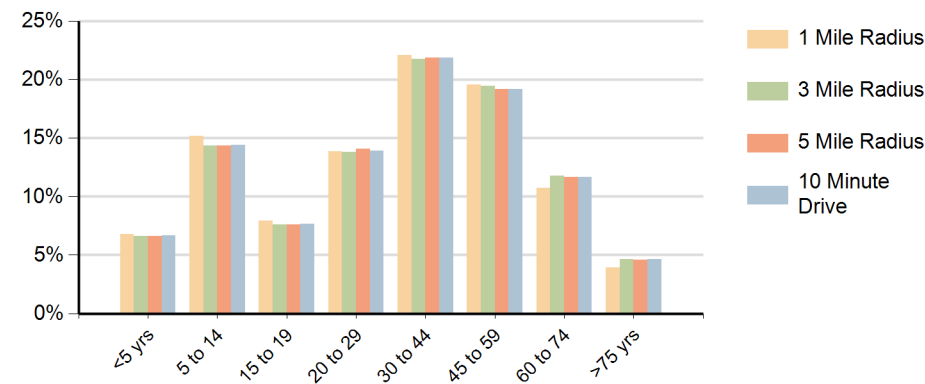
Daytime Population (10 Minute Drive)



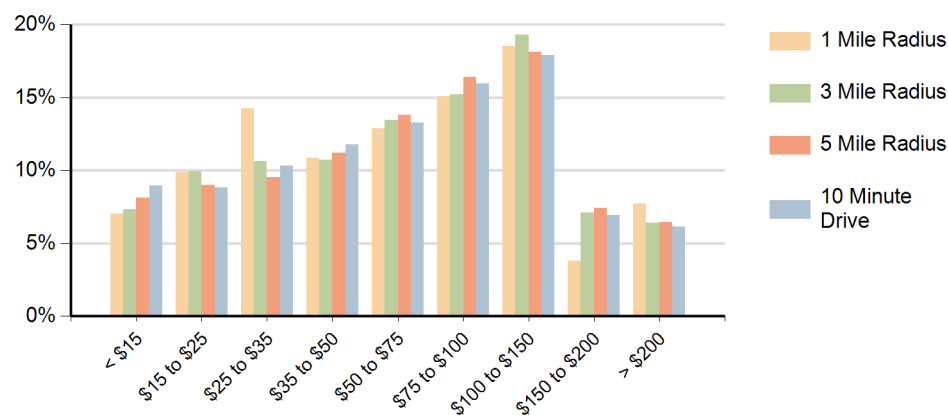
Race (10 Minute Drive)



Population by Age Range



Households by Income Range (\$000)



Waterstone Plaza Homestead, Florida		1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Minute Drive
Population	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%
Households	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%
Race	Population per Household	3.5	3.2	3.3	3.2
	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%