

West Bird Plaza
Miami, Florida

1 Mile Radius

3 Mile Radius

5 Mile Radius

10 Minute Drive

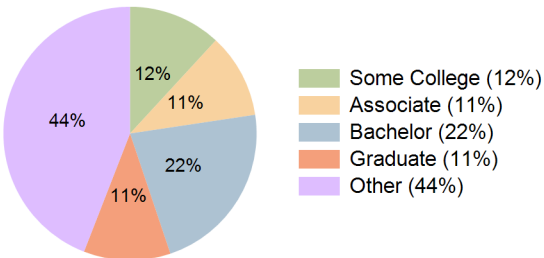
Current Year Demographics

Current Population	15,977	193,886	467,267	139,385
Total Daytime Pop	13,826	150,261	445,281	116,614
Daytime Workers	5,934	56,420	226,548	49,263
Average Household Income	\$109,809	\$99,529	\$105,688	\$102,163
Median Household Income	\$85,395	\$78,205	\$80,825	\$79,133
Total Households	5,010	63,757	163,533	45,871
Median Home Value	\$518,194	\$476,035	\$481,619	\$486,250
Bachelors Degree	24.2%	22.5%	24.6%	22.2%
Graduate Degree	10.2%	10.6%	12.7%	11.1%
Consumer Spending Index	96	88	93	90

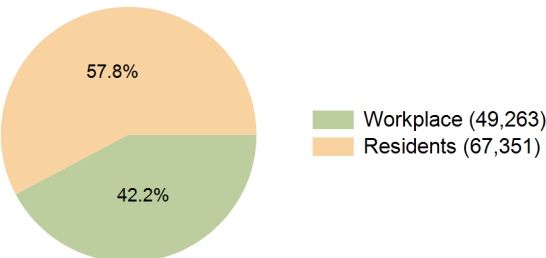
2029 Demographic Projections

Projected Population	15,246	186,557	454,459	133,772
Projected 5 Year Annual Growth Rate (Pop)	-0.9%	-0.8%	-0.6%	-0.8%
Projected Households	4,901	62,693	162,639	44,969
Projected 5 Year Annual Growth Rate (HH)	-0.4%	-0.3%	-0.1%	-0.4%

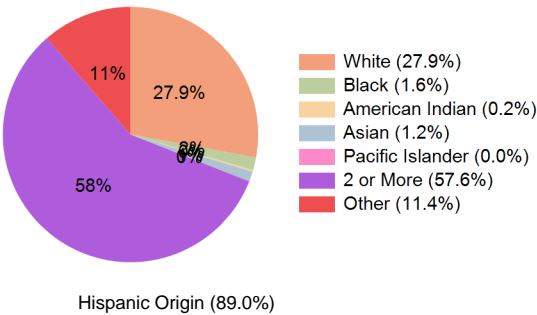
Education (10 Minute Drive)



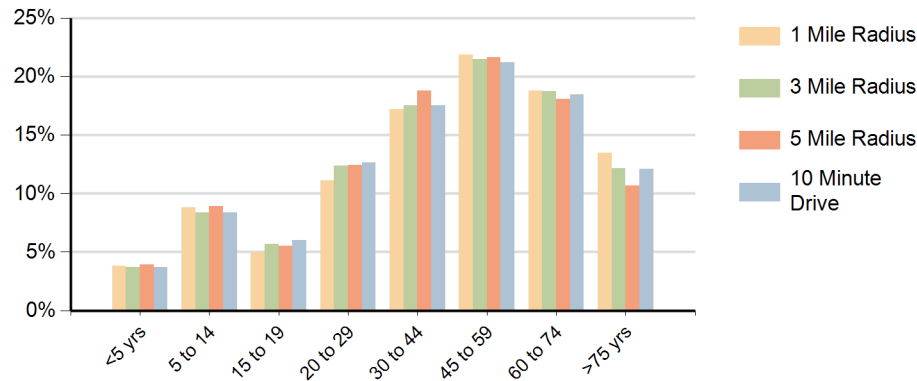
Daytime Population (10 Minute Drive)



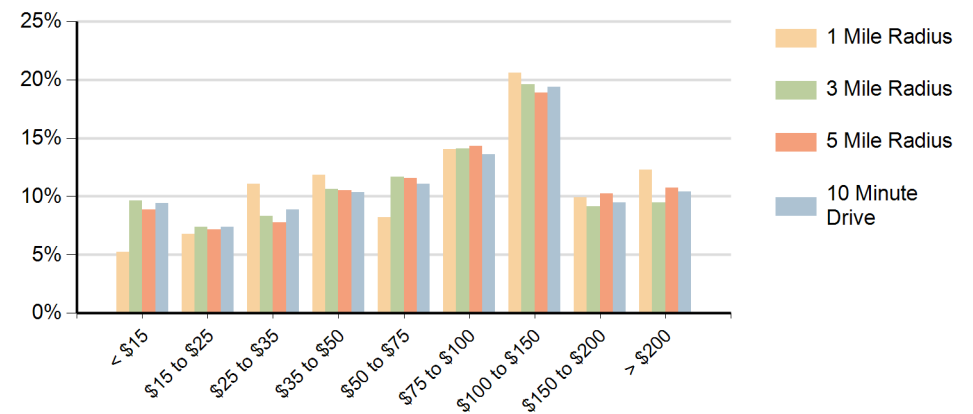
Race (10 Minute Drive)



Population by Age Range



Households by Income Range (\$000)



West Bird Plaza Miami, Florida		1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Minute Drive
Population	Current Estimated Population	15,977	193,886	467,267	139,385
	2020 Census Population	16,596	199,558	477,646	144,150
	2010 Census Population	17,237	202,473	467,408	146,636
	Historical Annual Growth 2010 to 2020	-0.4%	-0.1%	0.2%	-0.2%
	Estimated Annual Growth 2020 to 2024	-0.9%	-0.7%	-0.5%	-0.8%
	Projected Annual Growth 2024 to 2029	-0.9%	-0.8%	-0.6%	-0.8%
Households	Current Estimated Households	5,010	63,757	163,533	45,871
	2020 Census Households	5,101	64,658	164,235	46,669
	2010 Census Households	5,070	63,235	154,977	45,902
	Historical Annual Growth 2010 to 2020	0.1%	0.2%	0.6%	0.2%
	Estimated Annual Growth 2020 to 2024	-0.4%	-0.3%	-0.1%	-0.4%
	Projected Annual Growth 2024 to 2029	-0.4%	-0.3%	-0.1%	-0.4%
Race	Population per Household	3.2	3.0	2.8	3.0
	White	27.2%	27.4%	28.0%	27.9%
	Black or African American	0.6%	1.3%	1.5%	1.6%
	American Indian	0.2%	0.2%	0.2%	0.2%
	Asian	1.0%	1.2%	1.6%	1.2%
	Pacific Islander	0.0%	0.0%	0.0%	0.0%
	2 or More Races	61.5%	58.4%	57.2%	57.6%
	Other Races	9.5%	11.5%	11.5%	11.4%
Hispanic Origin		91.4%	89.9%	87.7%	89.0%