

West Bird Plaza
Miami, Florida

1 Mile Radius

3 Mile Radius

5 Mile Radius

10 Minute Drive

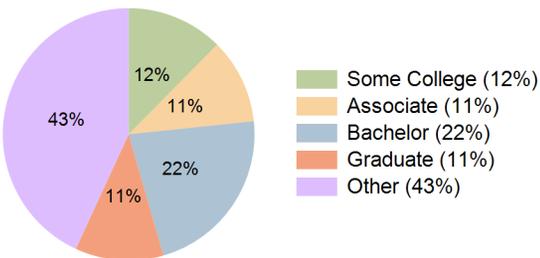
Current Year Demographics

Current Population	15,841	193,323	465,387	141,070
Total Daytime Pop	13,135	152,742	441,873	121,852
Daytime Workers	5,190	57,707	221,017	52,769
Average Household Income	\$116,042	\$110,048	\$114,867	\$112,097
Median Household Income	\$87,937	\$81,900	\$83,691	\$82,296
Total Households	5,001	64,106	164,150	47,182
Median Home Value	\$559,828	\$499,275	\$513,656	\$513,353
Bachelors Degree	25.5%	22.4%	24.0%	22.2%
Graduate Degree	9.9%	10.8%	13.2%	11.3%
Consumer Spending Index	98	94	99	96

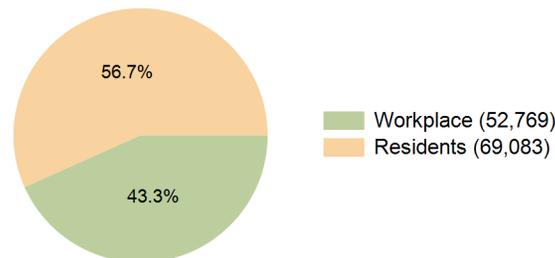
2030 Demographic Projections

Projected Population	15,245	189,767	458,066	138,472
Projected 5 Year Annual Growth Rate (Pop)	-0.8%	-0.4%	-0.3%	-0.4%
Projected Households	4,877	63,796	163,512	46,980
Projected 5 Year Annual Growth Rate (HH)	-0.5%	-0.1%	-0.1%	-0.1%

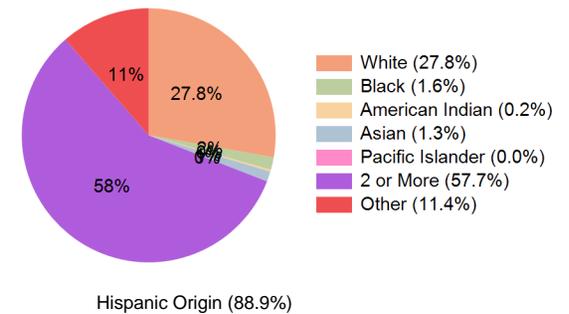
Education (10 Minute Drive)



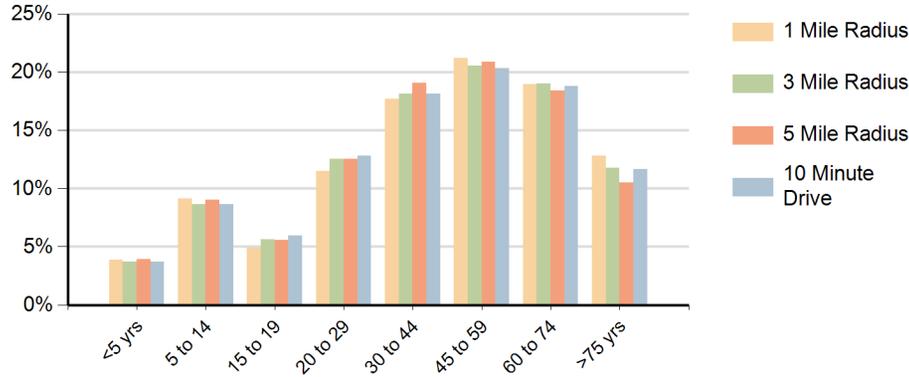
Daytime Population (10 Minute Drive)



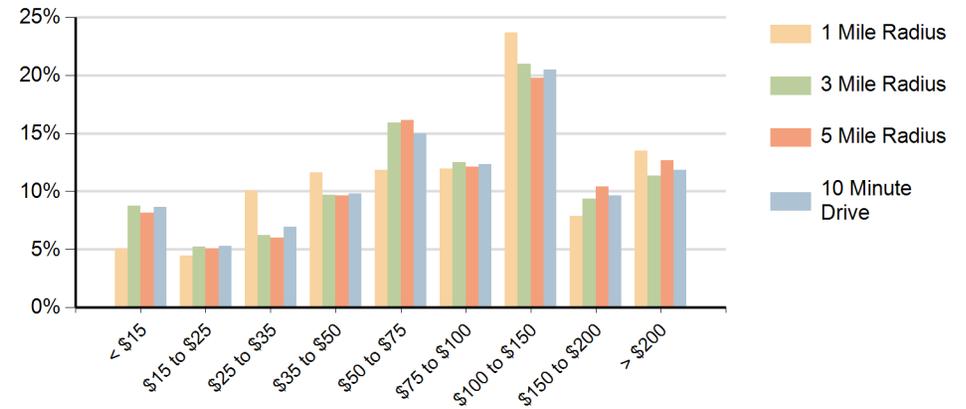
Race (10 Minute Drive)



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	15,841	193,323	465,387	141,070
	2020 Census Population	16,596	199,558	477,646	146,445
	2010 Census Population	17,237	202,473	467,408	148,422
	Historical Annual Growth 2010 to 2020	-0.4%	-0.1%	0.2%	-0.1%
	Estimated Annual Growth 2020 to 2025	-0.9%	-0.6%	-0.5%	-0.7%
	Projected Annual Growth 2025 to 2030	-0.8%	-0.4%	-0.3%	-0.4%
Households	Current Estimated Households	5,001	64,106	164,150	47,182
	2020 Census Households	5,101	64,658	164,235	47,797
	2010 Census Households	5,070	63,235	154,977	46,777
	Historical Annual Growth 2010 to 2020	0.1%	0.2%	0.6%	0.2%
	Estimated Annual Growth 2020 to 2025	-0.4%	-0.2%	0.0%	-0.3%
	Projected Annual Growth 2025 to 2030	-0.5%	-0.1%	-0.1%	-0.1%
Population per Household		3.2	2.9	2.8	2.9
Race	White	27.1%	27.3%	28.0%	27.8%
	Black or African American	0.6%	1.3%	1.4%	1.6%
	American Indian	0.2%	0.2%	0.2%	0.2%
	Asian	1.1%	1.2%	1.6%	1.3%
	Pacific Islander	0.0%	0.0%	0.0%	0.0%
	2 or More Races	61.6%	58.5%	57.3%	57.7%
	Other Races	9.4%	11.4%	11.4%	11.4%
	Hispanic Origin	91.3%	89.8%	87.6%	88.9%