

West Lake Shopping Center Miami, Florida

1 Mile Radius

3 Mile Radius

5 Mile Radius

10 Minute Drive

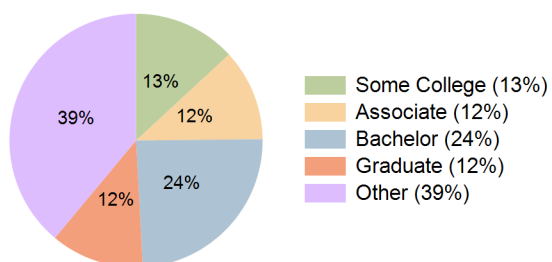
Current Year Demographics

Current Population	35,710	194,247	349,545	178,459
Total Daytime Pop	20,718	135,439	283,490	124,744
Daytime Workers	4,095	42,549	118,130	38,927
Average Household Income	\$95,513	\$112,265	\$117,472	\$111,368
Median Household Income	\$74,662	\$91,181	\$93,382	\$90,849
Total Households	12,330	65,969	118,373	60,048
Median Home Value	\$459,020	\$498,001	\$506,293	\$495,973
Bachelors Degree	22.6%	24.3%	24.5%	24.3%
Graduate Degree	10.2%	12.4%	12.7%	11.9%
Consumer Spending Index	82	96	100	95

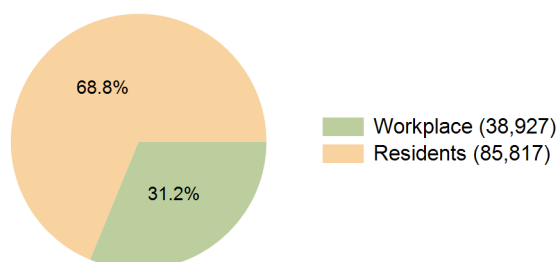
2030 Demographic Projections

Projected Population	34,584	190,685	342,708	175,462
Projected 5 Year Annual Growth Rate (Pop)	-0.6%	-0.4%	-0.4%	-0.3%
Projected Households	12,109	65,543	117,349	59,765
Projected 5 Year Annual Growth Rate (HH)	-0.4%	-0.1%	-0.2%	-0.1%

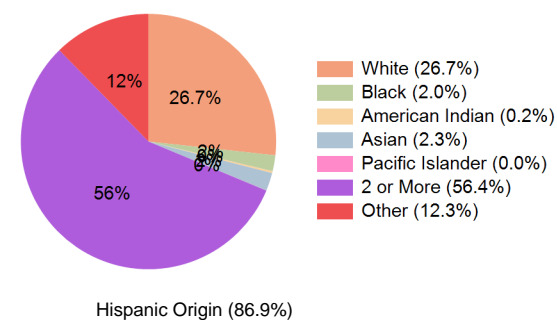
Education (10 Minute Drive)



Daytime Population (10 Minute Drive)

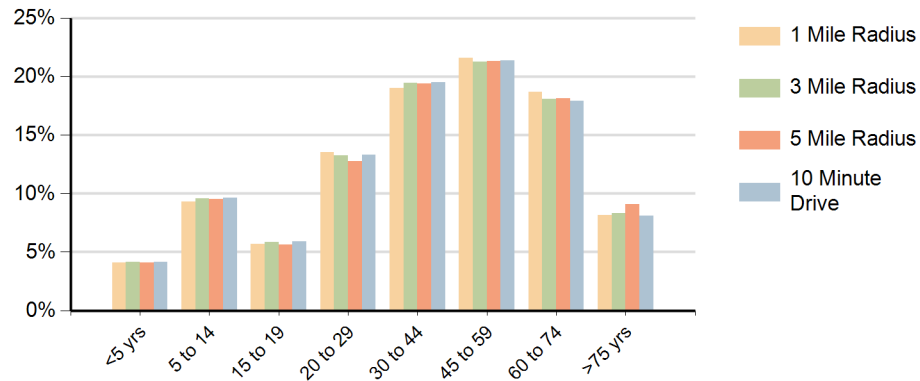


Race (10 Minute Drive)

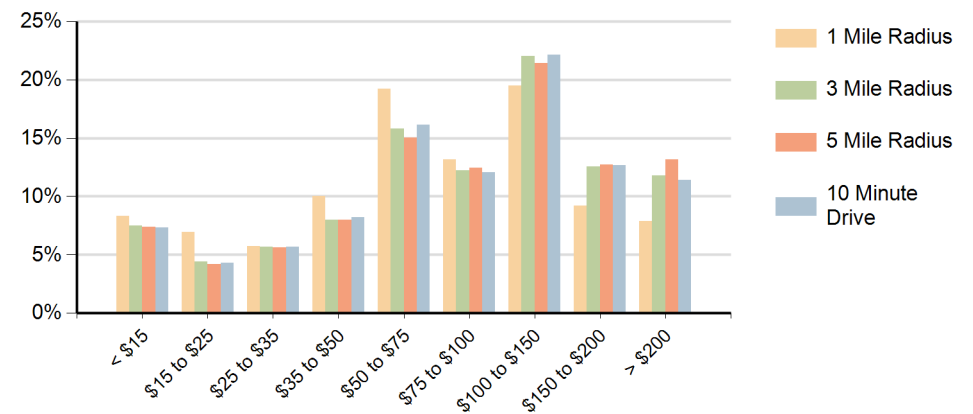


Hispanic Origin (86.9%)

Population by Age Range



Households by Income Range (\$000)



West Lake Shopping Center Miami, Florida		1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Minute Drive
Population	Current Estimated Population	35,710	194,247	349,545	178,459
	2020 Census Population	37,252	203,254	361,711	185,970
	2010 Census Population	36,783	191,966	345,374	175,121
	Historical Annual Growth 2010 to 2020	0.1%	0.6%	0.5%	0.6%
	Estimated Annual Growth 2020 to 2025	-0.8%	-0.9%	-0.7%	-0.8%
	Projected Annual Growth 2025 to 2030	-0.6%	-0.4%	-0.4%	-0.3%
Households	Current Estimated Households	12,330	65,969	118,373	60,048
	2020 Census Households	12,499	66,912	119,213	60,743
	2010 Census Households	11,669	60,866	110,575	55,082
	Historical Annual Growth 2010 to 2020	0.7%	1.0%	0.8%	1.0%
	Estimated Annual Growth 2020 to 2025	-0.3%	-0.3%	-0.1%	-0.2%
	Projected Annual Growth 2025 to 2030	-0.4%	-0.1%	-0.2%	-0.1%
Race	Population per Household	2.9	2.9	2.9	3.0
	White	25.0%	27.1%	28.5%	26.7%
	Black or African American	1.6%	2.0%	2.4%	2.0%
	American Indian	0.3%	0.2%	0.2%	0.2%
	Asian	1.5%	2.3%	2.1%	2.3%
	Pacific Islander	0.0%	0.0%	0.0%	0.0%
	2 or More Races	58.3%	56.3%	55.6%	56.4%
	Other Races	13.4%	12.1%	11.2%	12.3%
Hispanic Origin		89.9%	86.6%	85.0%	86.9%