

Aventura Place  
 2770 NE 187th St, Miami, Florida, 33180  
 Rings: 1, 3, 5 mile radii

Prepared by Behar Real Estate Group, Inc.

Latitude: 25.94844  
 Longitude: -80.14510

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	18,038	142,831	349,902
2010 Population	24,022	162,304	377,964
2016 Population	25,738	174,439	402,646
2021 Population	27,367	185,344	426,980
2000-2010 Annual Rate	2.91%	1.29%	0.77%
2010-2016 Annual Rate	1.11%	1.16%	1.02%
2016-2021 Annual Rate	1.23%	1.22%	1.18%
2016 Male Population	46.5%	47.3%	47.4%
2016 Female Population	53.5%	52.7%	52.6%
2016 Median Age	45.2	43.2	40.7

In the identified area, the current year population is 402,646. In 2010, the Census count in the area was 377,964. The rate of change since 2010 was 1.02% annually. The five-year projection for the population in the area is 426,980 representing a change of 1.18% annually from 2016 to 2021. Currently, the population is 47.4% male and 52.6% female.

### Median Age

The median age in this area is 45.2, compared to U.S. median age of 38.0.

### Race and Ethnicity

2016 White Alone	85.4%	70.8%	55.1%
2016 Black Alone	6.6%	20.1%	35.8%
2016 American Indian/Alaska Native Alone	0.3%	0.2%	0.3%
2016 Asian Alone	2.4%	2.5%	2.1%
2016 Pacific Islander Alone	0.0%	0.0%	0.0%
2016 Other Race	2.8%	3.3%	3.4%
2016 Two or More Races	2.5%	3.0%	3.2%
2016 Hispanic Origin (Any Race)	43.2%	40.6%	33.8%

Persons of Hispanic origin represent 33.8% of the population in the identified area compared to 17.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 76.1 in the identified area, compared to 63.5 for the U.S. as a whole.

### Households

2000 Households	9,301	63,646	146,230
2010 Households	11,557	69,418	152,605
2016 Total Households	12,138	73,743	161,331
2021 Total Households	12,824	78,090	170,574
2000-2010 Annual Rate	2.20%	0.87%	0.43%
2010-2016 Annual Rate	0.79%	0.97%	0.89%
2016-2021 Annual Rate	1.11%	1.15%	1.12%
2016 Average Household Size	2.10	2.36	2.47

The household count in this area has changed from 152,605 in 2010 to 161,331 in the current year, a change of 0.89% annually. The five-year projection of households is 170,574, a change of 1.12% annually from the current year total. Average household size is currently 2.47, compared to 2.45 in the year 2010. The number of families in the current year is 96,306 in the specified area.

Aventura Place  
 2770 NE 187th St, Miami, Florida, 33180  
 Rings: 1, 3, 5 mile radii

Prepared by Behar Real Estate Group, Inc.

Latitude: 25.94844  
 Longitude: -80.14510

	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2016 Median Household Income	\$50,547	\$44,795	\$42,108
2021 Median Household Income	\$58,723	\$52,668	\$49,520
2016-2021 Annual Rate	3.04%	3.29%	3.30%
<b>Average Household Income</b>			
2016 Average Household Income	\$74,676	\$70,437	\$64,536
2021 Average Household Income	\$83,325	\$77,913	\$70,957
2016-2021 Annual Rate	2.22%	2.04%	1.92%
<b>Per Capita Income</b>			
2016 Per Capita Income	\$35,368	\$29,927	\$26,129
2021 Per Capita Income	\$39,173	\$32,969	\$28,599
2016-2021 Annual Rate	2.06%	1.95%	1.82%

Current median household income is \$42,108 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$49,520 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$64,536 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$70,957 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$26,129 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$28,599 in five years, compared to \$32,025 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	12,297	83,238	180,369
2000 Owner Occupied Housing Units	6,207	43,665	88,581
2000 Renter Occupied Housing Units	3,093	19,981	57,649
2000 Vacant Housing Units	2,997	19,592	34,139
2010 Total Housing Units	15,987	97,389	200,017
2010 Owner Occupied Housing Units	6,936	42,780	86,865
2010 Renter Occupied Housing Units	4,621	26,638	65,740
2010 Vacant Housing Units	4,430	27,971	47,412
2016 Total Housing Units	16,640	103,250	211,966
2016 Owner Occupied Housing Units	6,742	41,564	83,982
2016 Renter Occupied Housing Units	5,396	32,179	77,348
2016 Vacant Housing Units	4,502	29,507	50,635
2021 Total Housing Units	17,381	108,387	222,158
2021 Owner Occupied Housing Units	7,162	43,630	88,084
2021 Renter Occupied Housing Units	5,662	34,461	82,490
2021 Vacant Housing Units	4,557	30,297	51,584

Currently, 39.6% of the 211,966 housing units in the area are owner occupied; 36.5%, renter occupied; and 23.9% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 200,017 housing units in the area - 43.4% owner occupied, 32.9% renter occupied, and 23.7% vacant. The annual rate of change in housing units since 2010 is 2.61%. Median home value in the area is \$199,093, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 3.54% annually to \$236,869.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.