

El Camino de Oriente  
10900 W Flagler St, Sweetwater, Florida, 33174  
Rings: 1, 3, 5 mile radii

Prepared by Behar Real Estate Group, Inc.

Latitude: 25.76833  
Longitude: -80.37336

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	36,095	176,888	340,552
2010 Population	35,484	176,740	379,760
2016 Population	36,759	182,006	394,961
2021 Population	38,594	189,609	412,915
2000-2010 Annual Rate	-0.17%	-0.01%	1.10%
2010-2016 Annual Rate	0.57%	0.47%	0.63%
2016-2021 Annual Rate	0.98%	0.82%	0.89%
2016 Male Population	47.8%	47.4%	48.3%
2016 Female Population	52.2%	52.6%	51.7%
2016 Median Age	39.6	42.5	41.6

In the identified area, the current year population is 394,961. In 2010, the Census count in the area was 379,760. The rate of change since 2010 was 0.63% annually. The five-year projection for the population in the area is 412,915 representing a change of 0.89% annually from 2016 to 2021. Currently, the population is 48.3% male and 51.7% female.

### Median Age

The median age in this area is 39.6, compared to U.S. median age of 38.0.

### Race and Ethnicity

2016 White Alone	89.5%	92.8%	92.3%
2016 Black Alone	3.3%	2.0%	2.6%
2016 American Indian/Alaska Native Alone	0.2%	0.1%	0.1%
2016 Asian Alone	1.6%	1.1%	1.4%
2016 Pacific Islander Alone	0.0%	0.0%	0.0%
2016 Other Race	3.1%	2.3%	2.1%
2016 Two or More Races	2.3%	1.7%	1.6%
2016 Hispanic Origin (Any Race)	90.7%	91.9%	89.1%

Persons of Hispanic origin represent 89.1% 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 31.3 in the identified area, compared to 63.5 for the U.S. as a whole.

### Households

2000 Households	10,931	57,315	109,862
2010 Households	10,799	57,284	120,857
2016 Total Households	11,211	58,719	125,001
2021 Total Households	11,780	61,035	130,366
2000-2010 Annual Rate	-0.12%	-0.01%	0.96%
2010-2016 Annual Rate	0.60%	0.40%	0.54%
2016-2021 Annual Rate	1.00%	0.78%	0.84%
2016 Average Household Size	3.10	3.05	3.08

The household count in this area has changed from 120,857 in 2010 to 125,001 in the current year, a change of 0.54% annually. The five-year projection of households is 130,366, a change of 0.84% annually from the current year total. Average household size is currently 3.08, compared to 3.06 in the year 2010. The number of families in the current year is 98,583 in the specified area.

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<b>Median Household Income</b>			
2016 Median Household Income	\$37,417	\$44,984	\$51,024
2021 Median Household Income	\$40,192	\$51,669	\$57,167
2016-2021 Annual Rate	1.44%	2.81%	2.30%
<b>Average Household Income</b>			
2016 Average Household Income	\$47,622	\$61,437	\$69,245
2021 Average Household Income	\$52,271	\$67,736	\$76,386
2016-2021 Annual Rate	1.88%	1.97%	1.98%
<b>Per Capita Income</b>			
2016 Per Capita Income	\$16,269	\$20,354	\$22,413
2021 Per Capita Income	\$17,638	\$22,317	\$24,585
2016-2021 Annual Rate	1.63%	1.86%	1.87%

Current median household income is \$51,024 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$57,167 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$69,245 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$76,386 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$22,413 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$24,585 in five years, compared to \$32,025 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	11,339	59,443	114,496
2000 Owner Occupied Housing Units	6,205	37,320	75,459
2000 Renter Occupied Housing Units	4,726	19,995	34,404
2000 Vacant Housing Units	408	2,128	4,633
2010 Total Housing Units	11,210	59,913	127,298
2010 Owner Occupied Housing Units	5,938	37,276	81,151
2010 Renter Occupied Housing Units	4,861	20,008	39,706
2010 Vacant Housing Units	411	2,629	6,441
2016 Total Housing Units	11,730	61,714	131,918
2016 Owner Occupied Housing Units	5,520	35,315	77,989
2016 Renter Occupied Housing Units	5,691	23,404	47,012
2016 Vacant Housing Units	519	2,995	6,917
2021 Total Housing Units	12,359	64,242	137,704
2021 Owner Occupied Housing Units	5,740	36,471	80,915
2021 Renter Occupied Housing Units	6,041	24,565	49,452
2021 Vacant Housing Units	579	3,207	7,338

Currently, 59.1% of the 131,918 housing units in the area are owner occupied; 35.6%, renter occupied; and 5.2% 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 127,298 housing units in the area - 63.7% owner occupied, 31.2% renter occupied, and 5.1% vacant. The annual rate of change in housing units since 2010 is 1.60%. Median home value in the area is \$257,396, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 0.99% annually to \$270,369.

**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.