

Greynolds Plaza
 18401 W Dixie Hwy, Sunny Isles Beach, Florida, 33160
 Rings: 1, 3, 5 mile radii

Prepared by Behar Real Estate Group, Inc.

Latitude: 25.94607
 Longitude: -80.14857

	1 mile	3 miles	5 miles
Population			
2000 Population	18,740	146,772	360,399
2010 Population	23,004	166,351	388,539
2016 Population	24,577	178,445	413,413
2021 Population	26,051	189,415	438,094
2000-2010 Annual Rate	2.07%	1.26%	0.75%
2010-2016 Annual Rate	1.06%	1.13%	1.00%
2016-2021 Annual Rate	1.17%	1.20%	1.17%
2016 Male Population	46.4%	47.3%	47.4%
2016 Female Population	53.6%	52.7%	52.6%
2016 Median Age	44.7	42.2	40.5

In the identified area, the current year population is 413,413. In 2010, the Census count in the area was 388,539. The rate of change since 2010 was 1.00% annually. The five-year projection for the population in the area is 438,094 representing a change of 1.17% 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 44.7, compared to U.S. median age of 38.0.

Race and Ethnicity

2016 White Alone	81.9%	67.6%	54.1%
2016 Black Alone	9.5%	23.1%	36.8%
2016 American Indian/Alaska Native Alone	0.3%	0.3%	0.3%
2016 Asian Alone	2.5%	2.5%	2.1%
2016 Pacific Islander Alone	0.0%	0.0%	0.0%
2016 Other Race	3.1%	3.3%	3.4%
2016 Two or More Races	2.6%	3.1%	3.3%
2016 Hispanic Origin (Any Race)	43.9%	39.8%	33.6%

Persons of Hispanic origin represent 33.6% 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 76.3 in the identified area, compared to 63.5 for the U.S. as a whole.

Households

2000 Households	9,140	63,413	148,972
2010 Households	10,720	69,418	155,325
2016 Total Households	11,278	73,693	164,061
2021 Total Households	11,902	77,993	173,367
2000-2010 Annual Rate	1.61%	0.91%	0.42%
2010-2016 Annual Rate	0.82%	0.96%	0.88%
2016-2021 Annual Rate	1.08%	1.14%	1.11%
2016 Average Household Size	2.16	2.41	2.50

The household count in this area has changed from 155,325 in 2010 to 164,061 in the current year, a change of 0.88% annually. The five-year projection of households is 173,367, a change of 1.11% annually from the current year total. Average household size is currently 2.50, compared to 2.48 in the year 2010. The number of families in the current year is 98,665 in the specified area.

Greynolds Plaza
 18401 W Dixie Hwy, Sunny Isles Beach, Florida, 33160
 Rings: 1, 3, 5 mile radii

Prepared by Behar Real Estate Group, Inc.

Latitude: 25.94607
 Longitude: -80.14857

	1 mile	3 miles	5 miles
Median Household Income			
2016 Median Household Income	\$49,803	\$45,045	\$42,178
2021 Median Household Income	\$57,994	\$52,872	\$49,714
2016-2021 Annual Rate	3.09%	3.26%	3.34%
Average Household Income			
2016 Average Household Income	\$73,176	\$70,316	\$64,455
2021 Average Household Income	\$81,603	\$77,847	\$70,870
2016-2021 Annual Rate	2.20%	2.06%	1.92%
Per Capita Income			
2016 Per Capita Income	\$33,636	\$29,151	\$25,866
2021 Per Capita Income	\$37,301	\$32,152	\$28,317
2016-2021 Annual Rate	2.09%	1.98%	1.83%

Current median household income is \$42,178 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$49,714 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$64,455 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$70,870 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$25,866 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$28,317 in five years, compared to \$32,025 for all U.S. households

Housing			
2000 Total Housing Units	11,638	81,587	183,120
2000 Owner Occupied Housing Units	5,952	42,959	90,851
2000 Renter Occupied Housing Units	3,188	20,453	58,121
2000 Vacant Housing Units	2,498	18,175	34,148
2010 Total Housing Units	14,449	95,337	202,851
2010 Owner Occupied Housing Units	6,499	42,305	89,035
2010 Renter Occupied Housing Units	4,221	27,113	66,290
2010 Vacant Housing Units	3,729	25,919	47,526
2016 Total Housing Units	15,149	101,058	214,833
2016 Owner Occupied Housing Units	6,344	41,093	86,067
2016 Renter Occupied Housing Units	4,934	32,600	77,994
2016 Vacant Housing Units	3,871	27,365	50,772
2021 Total Housing Units	15,860	106,198	225,105
2021 Owner Occupied Housing Units	6,727	43,112	90,203
2021 Renter Occupied Housing Units	5,175	34,881	83,164
2021 Vacant Housing Units	3,958	28,205	51,738

Currently, 40.1% of the 214,833 housing units in the area are owner occupied; 36.3%, renter occupied; and 23.6% 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 202,851 housing units in the area - 43.9% owner occupied, 32.7% renter occupied, and 23.4% vacant. The annual rate of change in housing units since 2010 is 2.58%. Median home value in the area is \$198,232, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 3.51% annually to \$235,543.

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.