

Outparcel at FIP
 869 SW 107th Ave, Miami, Florida, 33174
 Rings: 1, 3, 5 mile radii

Prepared by Behar Real Estate Group, Inc.

Latitude: 25.76055
 Longitude: -80.36825

	1 mile	3 miles	5 miles
Population			
2000 Population	31,647	195,414	374,925
2010 Population	30,747	195,394	410,254
2016 Population	31,300	200,852	425,236
2021 Population	32,483	209,059	444,158
2000-2010 Annual Rate	-0.29%	0.00%	0.90%
2010-2016 Annual Rate	0.29%	0.44%	0.58%
2016-2021 Annual Rate	0.74%	0.80%	0.87%
2016 Male Population	47.6%	47.5%	48.1%
2016 Female Population	52.4%	52.5%	51.9%
2016 Median Age	40.0	42.7	41.8

In the identified area, the current year population is 425,236. In 2010, the Census count in the area was 410,254. The rate of change since 2010 was 0.58% annually. The five-year projection for the population in the area is 444,158 representing a change of 0.87% annually from 2016 to 2021. Currently, the population is 48.1% male and 51.9% female.

Median Age

The median age in this area is 40.0, compared to U.S. median age of 38.0.

Race and Ethnicity

2016 White Alone	89.1%	93.1%	92.3%
2016 Black Alone	4.0%	1.9%	2.5%
2016 American Indian/Alaska Native Alone	0.2%	0.1%	0.1%
2016 Asian Alone	1.8%	1.1%	1.4%
2016 Pacific Islander Alone	0.0%	0.0%	0.0%
2016 Other Race	2.6%	2.2%	2.1%
2016 Two or More Races	2.3%	1.6%	1.6%
2016 Hispanic Origin (Any Race)	88.9%	91.8%	88.5%

Persons of Hispanic origin represent 88.5% 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 32.1 in the identified area, compared to 63.5 for the U.S. as a whole.

Households

2000 Households	10,020	62,892	122,529
2010 Households	9,345	62,900	132,988
2016 Total Households	9,516	64,371	137,199
2021 Total Households	9,876	66,853	143,014
2000-2010 Annual Rate	-0.69%	0.00%	0.82%
2010-2016 Annual Rate	0.29%	0.37%	0.50%
2016-2021 Annual Rate	0.75%	0.76%	0.83%
2016 Average Household Size	3.02	3.07	3.03

The household count in this area has changed from 132,988 in 2010 to 137,199 in the current year, a change of 0.50% annually. The five-year projection of households is 143,014, a change of 0.83% annually from the current year total. Average household size is currently 3.03, compared to 3.01 in the year 2010. The number of families in the current year is 106,528 in the specified area.

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Median Household Income			
2016 Median Household Income	\$37,288	\$45,067	\$50,812
2021 Median Household Income	\$39,865	\$51,817	\$56,985
2016-2021 Annual Rate	1.35%	2.83%	2.32%
Average Household Income			
2016 Average Household Income	\$51,331	\$61,799	\$69,479
2021 Average Household Income	\$55,864	\$68,089	\$76,530
2016-2021 Annual Rate	1.71%	1.96%	1.95%
Per Capita Income			
2016 Per Capita Income	\$17,914	\$20,310	\$22,852
2021 Per Capita Income	\$19,202	\$22,260	\$25,047
2016-2021 Annual Rate	1.40%	1.85%	1.85%

Current median household income is \$50,812 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$56,985 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$69,479 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$76,530 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$22,852 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$25,047 in five years, compared to \$32,025 for all U.S. households

Housing			
2000 Total Housing Units	10,503	65,014	127,321
2000 Owner Occupied Housing Units	5,670	41,518	83,635
2000 Renter Occupied Housing Units	4,350	21,374	38,894
2000 Vacant Housing Units	483	2,122	4,792
2010 Total Housing Units	9,635	65,679	140,073
2010 Owner Occupied Housing Units	5,281	41,240	88,820
2010 Renter Occupied Housing Units	4,064	21,660	44,168
2010 Vacant Housing Units	290	2,779	7,085
2016 Total Housing Units	9,970	67,504	144,602
2016 Owner Occupied Housing Units	4,851	39,036	85,032
2016 Renter Occupied Housing Units	4,665	25,335	52,166
2016 Vacant Housing Units	454	3,133	7,403
2021 Total Housing Units	10,387	70,198	150,832
2021 Owner Occupied Housing Units	4,972	40,299	88,147
2021 Renter Occupied Housing Units	4,903	26,553	54,867
2021 Vacant Housing Units	511	3,345	7,818

Currently, 58.8% of the 144,602 housing units in the area are owner occupied; 36.1%, renter occupied; and 5.1% 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 140,073 housing units in the area - 63.4% owner occupied, 31.5% renter occupied, and 5.1% vacant. The annual rate of change in housing units since 2010 is 1.42%. Median home value in the area is \$258,196, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 0.97% annually to \$270,960.

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.