

Shoppes at Westburry
 9601 SW 137th Ave, Miami, Florida, 33186
 Rings: 1, 3, 5 mile radii

Prepared by Behar Real Estate Group, Inc.
 Latitude: 25.67767
 Longitude: -80.41643

	1 mile	3 miles	5 miles
Population			
2000 Population	30,772	177,457	341,610
2010 Population	30,607	186,921	378,145
2016 Population	30,870	194,788	394,447
2021 Population	31,748	203,491	412,532
2000-2010 Annual Rate	-0.05%	0.52%	1.02%
2010-2016 Annual Rate	0.14%	0.66%	0.68%
2016-2021 Annual Rate	0.56%	0.88%	0.90%
2016 Male Population	46.9%	47.0%	47.5%
2016 Female Population	53.1%	53.0%	52.5%
2016 Median Age	39.4	39.2	39.7

In the identified area, the current year population is 394,447. In 2010, the Census count in the area was 378,145. The rate of change since 2010 was 0.68% annually. The five-year projection for the population in the area is 412,532 representing a change of 0.90% annually from 2016 to 2021. Currently, the population is 47.5% male and 52.5% female.

Median Age

The median age in this area is 39.4, compared to U.S. median age of 38.0.

Race and Ethnicity

2016 White Alone	87.2%	88.4%	87.1%
2016 Black Alone	4.5%	3.8%	5.8%
2016 American Indian/Alaska Native Alone	0.2%	0.2%	0.1%
2016 Asian Alone	2.4%	2.4%	2.2%
2016 Pacific Islander Alone	0.0%	0.0%	0.0%
2016 Other Race	2.9%	2.8%	2.5%
2016 Two or More Races	2.8%	2.4%	2.2%
2016 Hispanic Origin (Any Race)	79.1%	81.6%	79.6%

Persons of Hispanic origin represent 79.6% 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 48.6 in the identified area, compared to 63.5 for the U.S. as a whole.

Households

2000 Households	10,714	58,645	109,331
2010 Households	10,818	62,528	121,344
2016 Total Households	10,869	64,571	125,596
2021 Total Households	11,153	67,147	130,841
2000-2010 Annual Rate	0.10%	0.64%	1.05%
2010-2016 Annual Rate	0.08%	0.52%	0.55%
2016-2021 Annual Rate	0.52%	0.79%	0.82%
2016 Average Household Size	2.82	3.01	3.12

The household count in this area has changed from 121,344 in 2010 to 125,596 in the current year, a change of 0.55% annually. The five-year projection of households is 130,841, a change of 0.82% annually from the current year total. Average household size is currently 3.12, compared to 3.09 in the year 2010. The number of families in the current year is 101,028 in the specified area.

Shoppes at Westburry
 9601 SW 137th Ave, Miami, Florida, 33186
 Rings: 1, 3, 5 mile radii

Prepared by Behar Real Estate Group, Inc.

Latitude: 25.67767
 Longitude: -80.41643

	1 mile	3 miles	5 miles
Median Household Income			
2016 Median Household Income	\$54,364	\$56,253	\$59,949
2021 Median Household Income	\$60,285	\$63,724	\$68,523
2016-2021 Annual Rate	2.09%	2.53%	2.71%
Average Household Income			
2016 Average Household Income	\$70,033	\$73,992	\$80,439
2021 Average Household Income	\$77,055	\$81,310	\$88,339
2016-2021 Annual Rate	1.93%	1.90%	1.89%
Per Capita Income			
2016 Per Capita Income	\$24,822	\$24,641	\$25,836
2021 Per Capita Income	\$27,217	\$26,936	\$28,232
2016-2021 Annual Rate	1.86%	1.80%	1.79%

Current median household income is \$59,949 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$68,523 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$80,439 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$88,339 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$25,836 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$28,232 in five years, compared to \$32,025 for all U.S. households

Housing			
2000 Total Housing Units	11,260	61,227	113,459
2000 Owner Occupied Housing Units	7,026	40,869	82,474
2000 Renter Occupied Housing Units	3,688	17,776	26,857
2000 Vacant Housing Units	546	2,582	4,128
2010 Total Housing Units	11,514	66,597	128,293
2010 Owner Occupied Housing Units	6,828	42,780	89,928
2010 Renter Occupied Housing Units	3,990	19,748	31,416
2010 Vacant Housing Units	696	4,069	6,949
2016 Total Housing Units	11,655	69,118	133,183
2016 Owner Occupied Housing Units	6,361	41,456	88,103
2016 Renter Occupied Housing Units	4,509	23,115	37,493
2016 Vacant Housing Units	786	4,547	7,587
2021 Total Housing Units	11,970	71,951	138,863
2021 Owner Occupied Housing Units	6,497	43,031	91,500
2021 Renter Occupied Housing Units	4,656	24,115	39,340
2021 Vacant Housing Units	817	4,804	8,022

Currently, 66.2% of the 133,183 housing units in the area are owner occupied; 28.2%, renter occupied; and 5.7% 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 128,293 housing units in the area - 70.1% owner occupied, 24.5% renter occupied, and 5.4% vacant. The annual rate of change in housing units since 2010 is 1.68%. Median home value in the area is \$268,865, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 0.66% annually to \$277,811.

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.