

Walgreens Miami Gardens
 NE 186th St, Miami, Florida, 33179
 Rings: 1, 3, 5 mile radii

Prepared by Behar Real Estate Group, Inc.

Latitude: 25.94713
 Longitude: -80.16406

	1 mile	3 miles	5 miles
Population			
2000 Population	20,455	179,607	408,369
2010 Population	21,791	200,537	437,844
2016 Population	22,594	214,166	463,958
2021 Population	23,519	227,054	490,702
2000-2010 Annual Rate	0.63%	1.11%	0.70%
2010-2016 Annual Rate	0.58%	1.06%	0.93%
2016-2021 Annual Rate	0.81%	1.18%	1.13%
2016 Male Population	47.6%	47.2%	47.4%
2016 Female Population	52.4%	52.8%	52.6%
2016 Median Age	41.6	40.5	40.0

In the identified area, the current year population is 463,958. In 2010, the Census count in the area was 437,844. The rate of change since 2010 was 0.93% annually. The five-year projection for the population in the area is 490,702 representing a change of 1.13% 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 41.6, compared to U.S. median age of 38.0.

Race and Ethnicity

2016 White Alone	72.9%	57.6%	50.6%
2016 Black Alone	15.1%	33.0%	40.3%
2016 American Indian/Alaska Native Alone	0.2%	0.3%	0.3%
2016 Asian Alone	3.2%	2.5%	2.0%
2016 Pacific Islander Alone	0.0%	0.0%	0.0%
2016 Other Race	4.9%	3.3%	3.5%
2016 Two or More Races	3.7%	3.2%	3.3%
2016 Hispanic Origin (Any Race)	54.4%	36.3%	32.6%

Persons of Hispanic origin represent 32.6% 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 76.6 in the identified area, compared to 63.5 for the U.S. as a whole.

Households

2000 Households	8,243	72,120	163,303
2010 Households	8,273	78,761	169,778
2016 Total Households	8,456	83,462	178,769
2021 Total Households	8,778	88,304	188,625
2000-2010 Annual Rate	0.04%	0.88%	0.39%
2010-2016 Annual Rate	0.35%	0.93%	0.83%
2016-2021 Annual Rate	0.75%	1.13%	1.08%
2016 Average Household Size	2.65	2.55	2.57

The household count in this area has changed from 169,778 in 2010 to 178,769 in the current year, a change of 0.83% annually. The five-year projection of households is 188,625, a change of 1.08% annually from the current year total. Average household size is currently 2.57, compared to 2.55 in the year 2010. The number of families in the current year is 110,300 in the specified area.

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Median Household Income			
2016 Median Household Income	\$44,190	\$43,745	\$42,222
2021 Median Household Income	\$52,255	\$51,475	\$49,842
2016-2021 Annual Rate	3.41%	3.31%	3.37%
Average Household Income			
2016 Average Household Income	\$62,766	\$65,804	\$63,305
2021 Average Household Income	\$69,513	\$72,652	\$69,628
2016-2021 Annual Rate	2.06%	2.00%	1.92%
Per Capita Income			
2016 Per Capita Income	\$23,856	\$25,896	\$24,685
2021 Per Capita Income	\$26,299	\$28,500	\$27,044
2016-2021 Annual Rate	1.97%	1.93%	1.84%

Current median household income is \$42,222 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$49,842 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$63,305 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$69,628 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$24,685 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$27,044 in five years, compared to \$32,025 for all U.S. households

Housing			
2000 Total Housing Units	9,079	89,296	197,416
2000 Owner Occupied Housing Units	6,495	47,244	101,824
2000 Renter Occupied Housing Units	1,748	24,875	61,479
2000 Vacant Housing Units	836	17,177	34,113
2010 Total Housing Units	9,426	102,232	217,336
2010 Owner Occupied Housing Units	5,931	47,048	99,495
2010 Renter Occupied Housing Units	2,342	31,713	70,283
2010 Vacant Housing Units	1,153	23,471	47,558
2016 Total Housing Units	9,630	107,979	229,697
2016 Owner Occupied Housing Units	5,717	45,678	96,055
2016 Renter Occupied Housing Units	2,739	37,783	82,715
2016 Vacant Housing Units	1,174	24,517	50,928
2021 Total Housing Units	10,022	113,620	240,528
2021 Owner Occupied Housing Units	5,906	47,909	100,541
2021 Renter Occupied Housing Units	2,872	40,395	88,084
2021 Vacant Housing Units	1,244	25,316	51,903

Currently, 41.8% of the 229,697 housing units in the area are owner occupied; 36.0%, renter occupied; and 22.2% 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 217,336 housing units in the area - 45.8% owner occupied, 32.3% renter occupied, and 21.9% vacant. The annual rate of change in housing units since 2010 is 2.49%. Median home value in the area is \$192,353, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 3.50% annually to \$228,443.

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.