

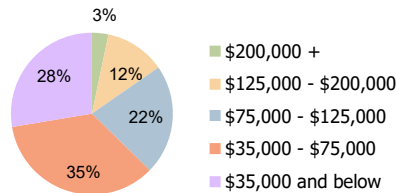
Shops at Palm Lakes Miami, FL	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
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Current Year Demographics

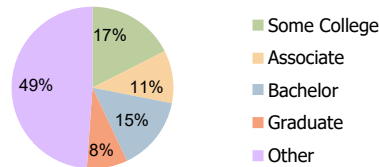
Current Population	28,709	168,576	471,698
Total Daytime Pop	21,452	127,137	378,628
Workplace Pop	5,036	39,548	129,155
Average Household Income	\$65,867	\$75,145	\$70,496
Average Disposable Income	\$57,956	\$64,068	\$60,338
Total Households	9,300	54,785	157,790
Median Home Value	\$423,478	\$422,287	\$406,608
College (4+)	24.1%	23.0%	23.0%
Total Consumer Spending/Capita (Weekly)	\$409	\$415	\$413
Population per Household	2.13	2.01	2.47
% of Households with Children	32.4%	31.4%	30.0%

2028 Demographic Projections

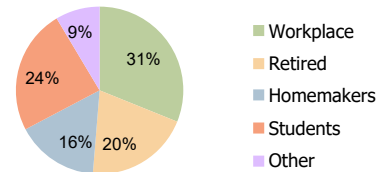
Projected Population	27,794	169,929	488,631
Projected 5 Year Annual Growth Rate (Pop)	-0.6%	0.2%	0.7%



Household Income (3.00 Mile Radius)



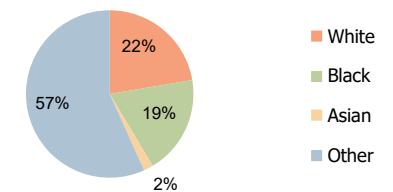
Education (3.00 Mile Radius)



Daytime Population (3.00 Mile Radius)

Hispanic Ethnicity

73% Hispanic | 27% Non Hispanic



Race (3.00 Mile Radius)

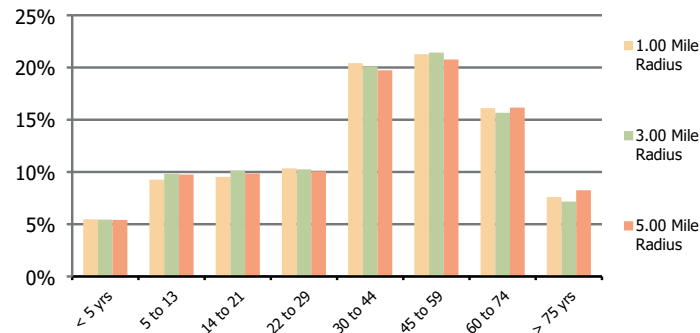
Shops at Palm Lakes
 Miami, FL

1.00 Mile Radius

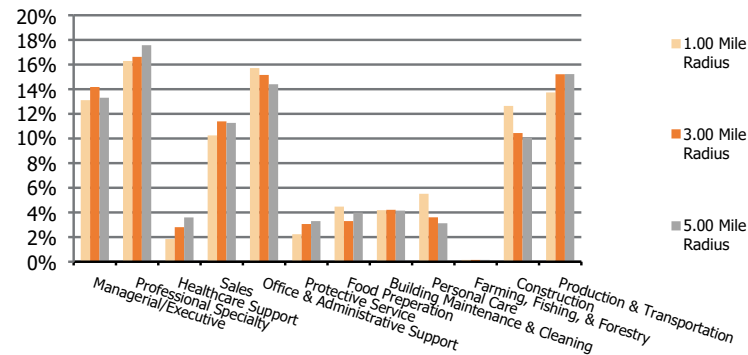
3.00 Mile Radius

5.00 Mile Radius

Population by Age Range



Occupation



Population	Current Estimated Population	28,709	168,576	471,698
	2010 Census Population	8,417	50,019	177,523
	2000 Census Population	8,741	50,833	175,905
	Historical Annual Growth 2000 to 2010	-0.4%	-0.2%	0.1%
	Estimated Annual Growth 2010 to 2023	9.7%	9.6%	7.7%
	Projected Annual Growth 2023 to 2028	-0.6%	0.2%	0.7%
Ethnic	Hispanic or Latino Population	82%	73%	64%
	Non Hispanic or Latino Population	18%	27%	36%
Race	White	23.2%	22.3%	20.8%
	Black or African American	11.4%	19.1%	26.5%
	Asian & Pacific Islander	1.3%	1.8%	2.1%
	Other Races	64.1%	56.7%	50.6%