

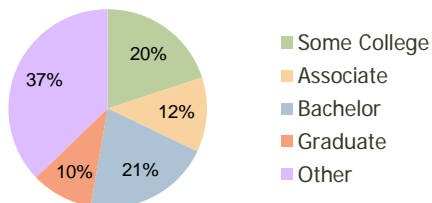
Gardens Square Miami, FL	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
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### Current Year Demographics

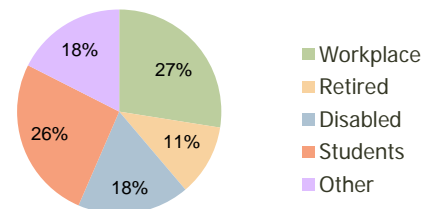
Current Population	17,521	121,623	349,560
Adjusted Total Pop (Carrier Route)	18,154	128,845	372,563
Total Daytime Pop	11,427	86,095	283,647
Workplace Pop	1,909	23,676	94,558
Average Household Income	\$79,882	\$74,804	\$66,527
Median Household Income	\$74,826	\$60,142	\$52,010
Total Housing Units	4,937	39,113	113,025
Median Home Value	\$233,247	\$207,825	\$178,832
Bachelors Degree	19.8%	20.6%	17.4%
Graduate Degree	9.0%	10.0%	8.1%
Total Consumer Spending/Capita	\$321	\$300	\$278

### 2016 Demographic Projections

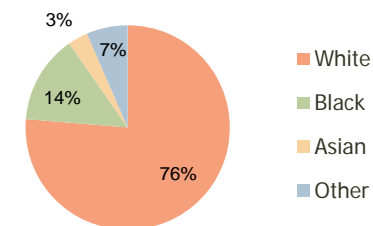
Projected Population	17,526	126,766	361,811
Projected 5 Year Pop Growth	0.0%	0.8%	0.7%
Projected Households	4,937	40,882	117,233
Projected 5 Year Household Growth	0.0%	0.9%	0.7%



Education (3-Mile)



Daytime Population (3-Mile)

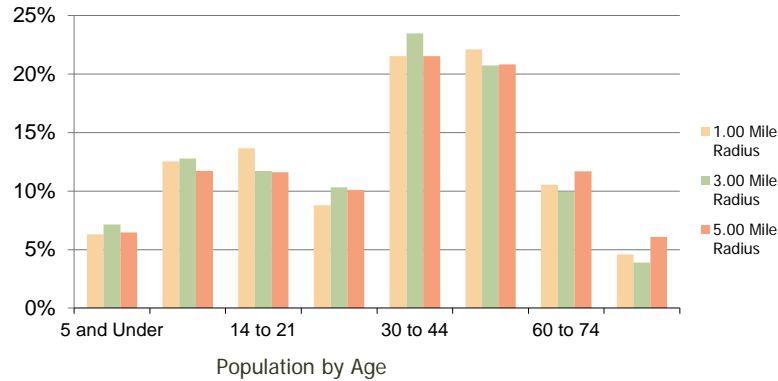


Ethnicity (3-Mile)

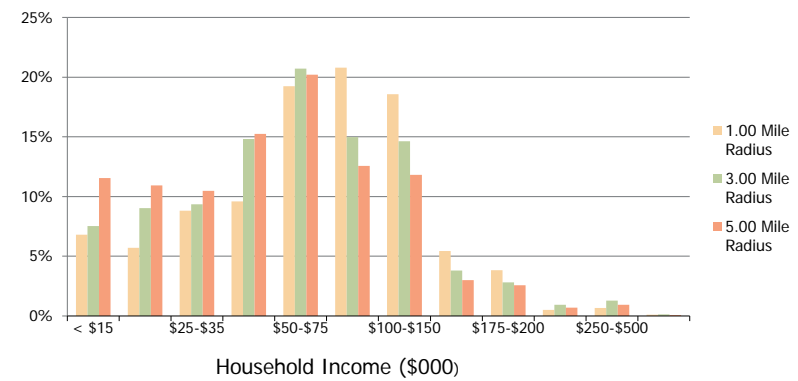
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<b>Gardens Square</b> Miami, FL	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
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**Population by Age Range**



**Household Income by Income Range**



	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
<b>Population</b>			
Current Estimated Population	17,521	121,623	349,560
2010 Census Population	17,648	121,015	348,644
2000 Census Population	12,435	76,694	278,310
Historical Annual Growth 2000 to 2010	3.56%	4.67%	2.28%
Estimated Annual Growth 2010 to 2011	-0.41%	0.29%	0.15%
Projected Annual Growth 2011 to 2016	0.01%	0.83%	0.69%
<b>Households</b>			
Current Estimated Households	4,937	39,113	113,025
2010 Census Households	4,979	38,861	112,732
2000 Census Households	3,598	25,973	90,588
Historical Annual Growth 2000 to 2010	3.3%	4.1%	2.2%
Estimated Annual Growth 2010 to 2011	-0.5%	0.4%	0.1%
Projected Annual Growth 2011 to 2016	0.0%	0.9%	0.7%
Population per Household	3.5	3.1	3.1
<b>Ethnicity</b>			
White	84.7%	76.3%	74.1%
Black or African American	7.4%	14.0%	16.5%
Asian & Pacific Islander	2.3%	3.2%	2.9%
Other Races	5.6%	6.5%	6.5%
Hispanic or Latino Population	80.7%	73.2%	70.6%
Non Hispanic or Latino Population	19.3%	26.8%	29.4%

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