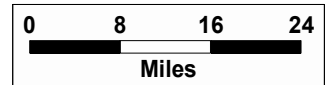
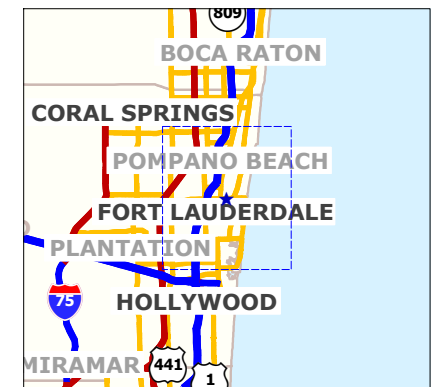
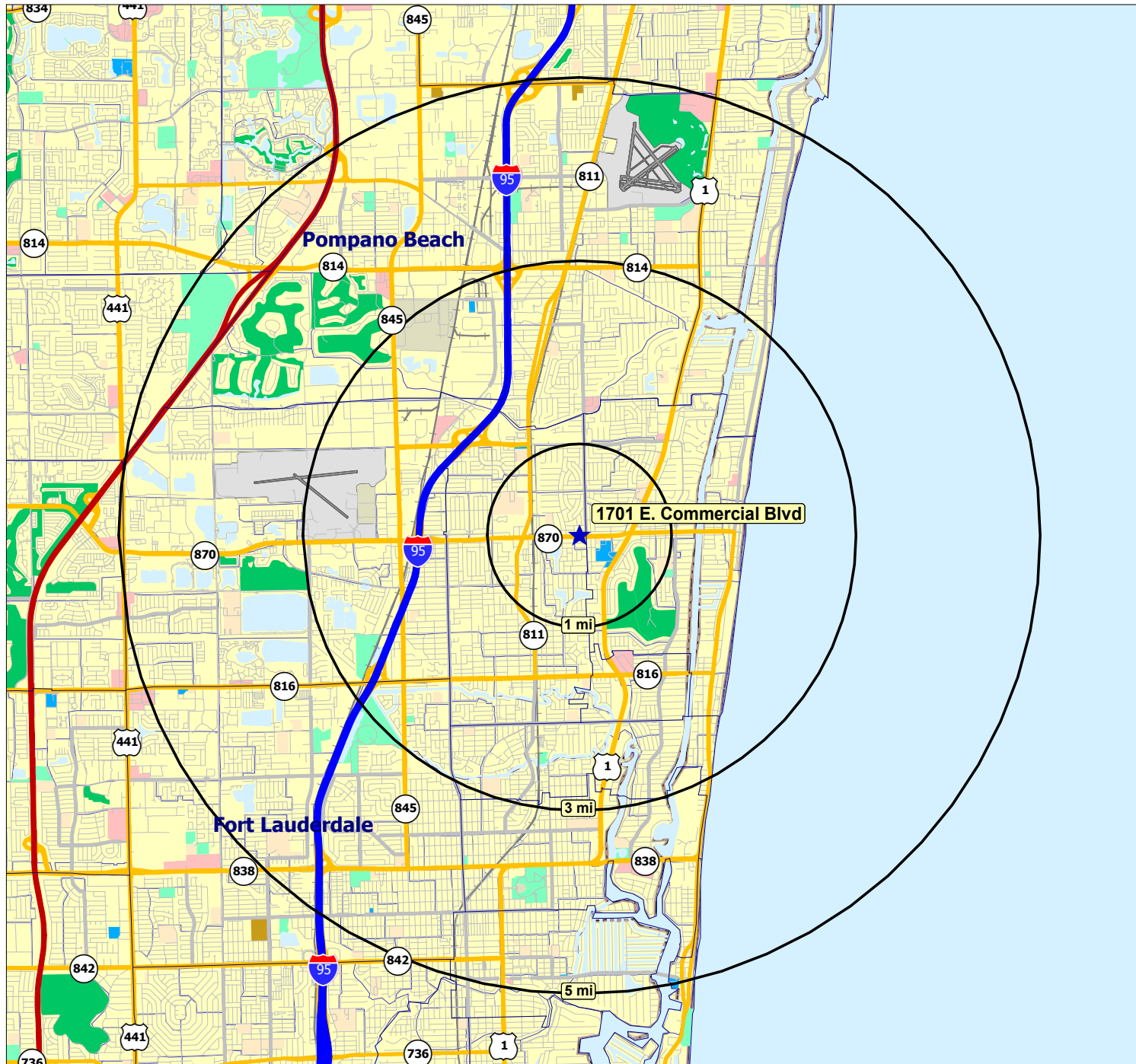
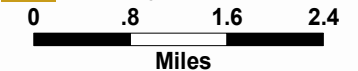


# Capmark, Site Overview-1701 E. Commercial Blvd



## Map layers

- Parks
- Selected Site
- Trade Areas
- Landmark Areas
  - Military
  - Hospital
  - Prison
  - Educational
  - Amusement/Shopping Center
  - Government
  - Stadium
  - Golf Course
  - Cemetery



**CAPMARK™**





# Demographic Ring Report

1701 E. Commercial Blvd

CBSA: 33100 - 33100 Miami-Fort Lauderdale-Miami Beach, FL

Variable	1 mi		3 mi		5 mi		CBSA		USA	
Population										
Population (1990)	16,450		111,029		249,228		4,056,109		248,710,012	
Population (2000)	17,095		120,031		267,669		5,007,564		281,421,906	
Population (2008)	17,182		124,530		286,382		5,587,454		305,316,813	
Population (2013)	17,405		127,336		296,936		5,935,176		319,924,911	
Population Family (2008)	11,935	69.5%	84,401	67.8%	200,904	70.2%	4,615,104	82.6%	250,367,743	82.0%
Population Group Quarters (2008)	302	1.8%	2,452	2.0%	7,512	2.6%	90,726	1.6%	8,240,628	2.7%
Population CAGR (1990-2008) *	0.24		0.64		0.77		1.80		1.15	
Pct. Population Growth ('90-'00)	3.92		8.11		7.40		23.46		13.15	
Pct. Population Growth ('00-'08)	0.51		3.75		6.99		11.58		8.49	
Pct. Population Growth ('08-'13)	1.30		2.25		3.69		6.22		4.78	
Geographic Area Size (sq.mi)	3.09		22.75		57.45		5,441.18		3,590,264.51	
Population Density (2008)	5,561.24		5,474.59		4,985.29		1,026.88		85.04	
Population: Urban/Rural Status (2000)										
Urban Population inside Urbanized Areas	17,060	99.8%	120,290	100.2%	267,609	100.0%	4,913,843	98.1%	192,338,121	68.3%
Urban Population inside Urban Clusters	0.0%		0.0%		0.0%		56,653	1.1%	30,020,188	10.7%
Rural Farm Population	0.0%		0.0%		0.0%		2,557	0.1%	2,987,531	1.1%
Rural NonFarm Population	0.0%		0.0%		0.0%		34,511	0.7%	56,076,066	19.9%
Gender (2008)										
2008 Male	8,769	51.0%	64,257	51.6%	146,196	51.0%	2,715,792	48.6%	150,510,358	49.3%
2008 Female	8,413	49.0%	60,273	48.4%	140,186	49.0%	2,871,662	51.4%	154,806,455	50.7%
Population by Race (2008)										
White	13,824	80.5%	93,277	74.9%	162,999	56.9%	3,870,379	69.3%	224,453,567	73.5%
Black	1,744	10.2%	19,583	15.7%	98,950	34.6%	1,165,825	20.9%	37,869,650	12.4%
Asian or Pacific Islander	487	2.8%	2,985	2.4%	5,403	1.9%	130,226	2.3%	14,600,763	4.8%
American Indian/AK National	30	0.2%	270	0.2%	520	0.2%	12,872	0.2%	2,340,063	0.8%
MultiRace	502	2.9%	4,687	3.8%	12,106	4.2%	196,451	3.5%	8,726,924	2.9%
Other Race	594	3.5%	3,728	3.0%	6,403	2.2%	211,701	3.8%	17,325,846	5.7%
Population by Hispanic Origin (2008)										
Hispanic	3,562	20.7%	24,281	19.5%	43,411	15.2%	2,215,275	39.6%	47,315,892	15.5%
NonHispanic	13,620	79.3%	100,249	80.5%	242,970	84.8%	3,372,179	60.4%	258,000,921	84.5%
Age Distribution (2008)										
0-4	787	4.6%	5,914	4.7%	15,373	5.4%	342,897	6.1%	20,632,508	6.8%
5-9	814	4.7%	5,511	4.4%	14,958	5.2%	346,932	6.2%	20,148,845	6.6%
10-13	641	3.7%	4,393	3.5%	12,325	4.3%	284,067	5.1%	16,385,125	5.4%
14-17	643	3.7%	4,566	3.7%	12,815	4.5%	292,149	5.2%	16,944,386	5.5%
18-24	1,330	7.7%	9,211	7.4%	25,782	9.0%	503,992	9.0%	29,965,645	9.8%
25-34	2,039	11.9%	14,212	11.4%	33,622	11.7%	655,617	11.7%	40,730,852	13.3%
35-44	2,866	16.7%	19,422	15.6%	42,771	14.9%	812,349	14.5%	42,882,647	14.0%

\* CAGR: Compound Annual Growth Rate



## Demographic Ring Report

1701 E. Commercial Blvd

CBSA: 33100 - 33100 Miami-Fort Lauderdale-Miami Beach, FL

Variable	1 mi		3 mi		5 mi		CBSA		USA	
Age Distribution (2008)										
45-54	3,087	18.0%	21,355	17.1%	45,697	16.0%	828,394	14.8%	44,226,357	14.5%
55-64	2,297	13.4%	17,297	13.9%	36,862	12.9%	623,011	11.2%	34,132,925	11.2%
65-74	1,447	8.4%	10,938	8.8%	22,578	7.9%	424,083	7.6%	20,363,608	6.7%
75-84	801	4.7%	7,305	5.9%	14,884	5.2%	323,170	5.8%	13,216,782	4.3%
85+	420	2.4%	4,464	3.6%	8,695	3.0%	150,629	2.7%	5,665,159	1.9%
Median Age										
Median Age (2000)	40.63		42.18		39.35		36.65		34.30	
Median Age (2008)	42.37		43.40		40.29		38.86		35.89	
Median Age (2013)	43.63		44.38		41.20		39.77		36.84	
Age by Sex (2008)										
Female, Age 0 - 13	1,081	12.8%	7,716	12.8%	21,010	15.0%	475,546	16.6%	27,944,117	18.1%
Female, Age 14 - 17	290	3.4%	2,208	3.7%	6,247	4.5%	142,650	5.0%	8,260,468	5.3%
Female, Age 18 - 24	637	7.6%	4,248	7.0%	12,207	8.7%	248,590	8.7%	14,550,960	9.4%
Female, Age 25 - 34	935	11.1%	6,288	10.4%	15,264	10.9%	324,124	11.3%	19,987,185	12.9%
Female, Age 35 - 44	1,345	16.0%	8,680	14.4%	19,698	14.1%	410,870	14.3%	21,391,925	13.8%
Female, Age 45 - 54	1,489	17.7%	9,940	16.5%	21,615	15.4%	422,309	14.7%	22,437,779	14.5%
Female, Age 55 - 64	1,150	13.7%	8,397	13.9%	18,024	12.9%	326,543	11.4%	17,662,021	11.4%
Female, Age 65 - 74	697	8.3%	5,393	8.9%	11,454	8.2%	233,349	8.1%	10,976,314	7.1%
Female, Age 75 - 84	480	5.7%	4,287	7.1%	8,726	6.2%	189,292	6.6%	7,778,968	5.0%
Female, Age 85+	308	3.7%	3,113	5.2%	5,942	4.2%	98,357	3.4%	3,820,513	2.5%
Female Median Age	43.67		44.78		41.55		40.22		37.24	
Male, Age 0-13	1,170	13.3%	8,046	12.5%	21,668	14.8%	498,473	18.4%	29,251,460	19.4%
Male, Age 14-17	352	4.0%	2,358	3.7%	6,568	4.5%	149,499	5.5%	8,683,918	5.8%
Male, Age 18-24	694	7.9%	4,962	7.7%	13,575	9.3%	255,402	9.4%	15,414,685	10.2%
Male, Age 25-34	1,103	12.6%	7,923	12.3%	18,358	12.6%	331,493	12.2%	20,743,667	13.8%
Male, Age 35-44	1,522	17.4%	10,742	16.7%	23,073	15.8%	401,479	14.8%	21,490,722	14.3%
Male, Age 45-54	1,597	18.2%	11,415	17.8%	24,082	16.5%	406,085	15.0%	21,788,578	14.5%
Male, Age 55-64	1,147	13.1%	8,900	13.9%	18,838	12.9%	296,468	10.9%	16,470,904	10.9%
Male, Age 65-74	750	8.6%	5,545	8.6%	11,125	7.6%	190,734	7.0%	9,387,294	6.2%
Male, Age 75-84	321	3.7%	3,018	4.7%	6,158	4.2%	133,878	4.9%	5,437,814	3.6%
Male, Age 85+	113	1.3%	1,351	2.1%	2,752	1.9%	52,272	1.9%	1,844,646	1.2%
Male, Median Age	41.23		42.29		39.15		37.29		34.56	
Marital Status (2008)										
Never Married	4,250	28.8%	30,931	28.7%	77,516	32.2%	1,178,550	25.9%	64,637,695	26.5%
Now Married	6,311	42.7%	45,552	42.3%	91,994	38.2%	2,206,038	48.6%	127,444,321	52.2%
Separated	721	4.9%	6,179	5.7%	18,303	7.6%	297,666	6.6%	12,786,810	5.2%
Widowed	1,155	7.8%	9,532	8.9%	20,341	8.5%	349,329	7.7%	15,653,044	6.4%
Divorced	2,330	15.8%	15,442	14.3%	32,365	13.5%	510,508	11.2%	23,462,677	9.6%

\* CAGR: Compound Annual Growth Rate



# Demographic Ring Report

1701 E. Commercial Blvd

CBSA: 33100 - 33100 Miami-Fort Lauderdale-Miami Beach, FL

Variable	1 mi		3 mi		5 mi		CBSA		USA	
Marital Status (2008)										
Population Age 15+	14,767	85.9%	107,636	86.4%	240,519	84.0%	4,542,091	81.3%	243,984,547	79.9%
Educational Attainment (2008)										
Less than 9th Grade	353	2.7%	3,806	4.0%	11,697	5.7%	305,149	8.0%	12,483,769	6.2%
Some High School	665	5.1%	6,628	7.0%	17,996	8.8%	310,668	8.1%	17,561,471	8.7%
High School Graduates	3,599	27.8%	28,243	29.7%	64,046	31.2%	1,129,557	29.6%	61,595,298	30.6%
Some College	2,623	20.2%	17,932	18.9%	36,372	17.7%	613,825	16.1%	38,173,701	19.0%
Associate's Degree	1,156	8.9%	7,851	8.3%	16,504	8.0%	338,449	8.9%	15,535,305	7.7%
Bachelor's Degree	3,010	23.2%	19,531	20.6%	38,152	18.6%	722,481	18.9%	35,327,843	17.6%
Graduate School	1,552	12.0%	11,003	11.6%	20,343	9.9%	397,124	10.4%	20,540,943	10.2%
Population Age 25+	12,958	75.4%	94,994	76.3%	205,109	71.6%	3,817,253	68.3%	201,218,330	65.9%
Educational Enrollment (2000)										
Public PreSchool	75	2.2%	561	2.6%	2,067	3.6%	39,086	3.0%	2,665,029	3.5%
Private PreSchool	209	6.2%	948	4.4%	2,011	3.5%	52,949	4.0%	2,291,171	3.0%
Public Elem/High	1,419	42.2%	11,261	52.2%	35,238	61.1%	799,919	61.1%	48,365,904	63.1%
Private Elem/High	707	21.0%	3,605	16.7%	5,900	10.2%	118,162	9.0%	5,814,881	7.6%
Enrolled in College	955	28.4%	5,215	24.2%	12,498	21.7%	298,956	22.8%	17,477,544	22.8%
Total Enrolled in School	3,365	19.7%	21,590	18.0%	57,715	21.6%	1,309,072	26.1%	76,614,529	27.2%
Population by Age by Poverty Level (2000)										
Above 1999 Poverty Level < 65 yrs old	12,733	74.5%	82,102	68.4%	175,216	65.5%	3,529,168	70.5%	209,923,646	74.6%
Above 1999 Poverty Level 65+ yrs old	2,479	14.5%	21,658	18.0%	41,916	15.7%	705,018	14.1%	30,058,774	10.7%
Below 1999 Poverty Level < 65 yrs old	1,418	8.3%	13,178	11.0%	40,031	15.0%	594,457	11.9%	30,612,038	10.9%
Below 1999 Poverty Level 65+ yrs old	201	1.2%	1,809	1.5%	4,935	1.8%	97,557	1.9%	3,287,774	1.2%
Households										
Households (1990)	7,769		53,715		110,868		1,586,366		91,947,641	
Households (2000)	8,095		57,274		118,732		1,905,394		105,480,101	
Households (2008)	7,634		55,837		119,144		2,042,794		113,634,428	
Households (2013)	7,464		55,140		119,197		2,124,084		118,653,088	
Households CAGR (1990-2008) *	-0.10		0.22		0.40		1.41		1.18	
Pct. Household Growth ('90-'00)	4.19		6.63		7.09		20.11		14.72	
Pct. Household Growth ('00-'08)	-5.70		-2.51		0.35		7.21		7.73	
Pct. Household Growth ('08-'13)	-2.23		-1.25		0.04		3.98		4.42	
Median Household Income by Age (2008)										
Age < 25	37,251		36,319		32,740		34,074		28,988	
Age 25-34	49,754		48,137		44,911		47,855		47,682	
Age 35-44	61,438		57,803		52,807		58,178		60,306	
Age 45-54	68,945		67,337		60,063		63,345		69,357	
Age 55-64	59,110		59,827		53,228		56,591		61,074	
Age 65-74	40,130		43,667		39,500		41,817		43,336	

\* CAGR: Compound Annual Growth Rate



# Demographic Ring Report

1701 E. Commercial Blvd

CBSA: 33100 - 33100 Miami-Fort Lauderdale-Miami Beach, FL

Variable	1 mi		3 mi		5 mi		CBSA		USA	
Median Household Income by Age (2008)										
Age 75+	32,034		34,535		32,727		32,042		33,046	
Median Household Income										
Median Household Income (1990)	32,169		32,230		29,691		29,604		30,098	
Median Household Income (2000)	44,749		42,998		39,393		40,320		42,306	
Median Household Income (2008)	54,591		53,015		47,896		50,517		52,683	
Median Household Income (2013)	60,454		58,836		52,806		56,248		58,409	
Median Household Income CAGR (1990-2008) *	2.98		2.80		2.69		3.01		3.16	
Per Capita Income										
Per Capita Income (2000)	27,523		27,996		23,580		22,046		21,231	
Per Capita Income (2008)	34,636		34,398		29,236		26,614		26,464	
Per Capita Income (2013)	37,706		37,673		31,630		29,326		29,566	
Average Household Income										
Average Household Income (2000)	58,628		58,841		53,334		57,906		56,612	
Average Household Income (2008)	76,178		74,418		66,738		70,918		68,953	
Average Household Income (2013)	86,088		84,644		75,220		79,973		77,416	
Median Disposable Income										
Median Disposable Income (2008)	45,892		44,570		40,655		42,789		44,384	
Median Disposable Income (2013)	49,931		48,745		44,219		46,982		48,616	
Aggregate Income (\$MM)										
Aggregate Income (2008)	595.13		4,283.59		8,372.74		148,706.81		8,079,971.24	
Aggregate Income (2013)	656.29		4,797.09		9,392.12		174,054.78		9,458,867.34	
HH Income Distribution (2008)										
< \$10K	420	5.5%	4,148	7.4%	11,644	9.8%	176,703	8.7%	8,625,364	7.6%
\$10-\$14,999	337	4.4%	2,537	4.5%	6,234	5.2%	93,289	4.6%	4,710,098	4.1%
\$15 - \$ 24,999	893	11.7%	5,997	10.7%	14,222	11.9%	221,273	10.8%	11,660,979	10.3%
\$25 - \$ 34,999	897	11.8%	6,486	11.6%	14,262	12.0%	221,974	10.9%	11,923,334	10.5%
\$35 - \$ 49,999	1,066	14.0%	8,882	15.9%	18,874	15.8%	297,859	14.6%	16,836,014	14.8%
\$50 - \$ 74,999	1,457	19.1%	10,732	19.2%	22,083	18.5%	370,172	18.1%	21,903,087	19.3%
\$75 - \$99,999	830	10.9%	5,629	10.1%	11,558	9.7%	229,903	11.3%	14,094,229	12.4%
\$100 - \$149,999	1,008	13.2%	5,821	10.4%	10,868	9.1%	237,162	11.6%	14,167,475	12.5%
\$150 - \$199,999	326	4.3%	2,317	4.1%	3,837	3.2%	82,708	4.0%	4,617,956	4.1%
\$200K+	400	5.2%	3,288	5.9%	5,562	4.7%	111,751	5.5%	5,095,892	4.5%
Size of Household (2000)										
1 Person Household (2000)	3,118	38.5%	22,942	40.1%	45,385	38.2%	513,087	26.9%	27,230,075	25.8%
2 Person Household (2000)	2,852	35.2%	20,555	35.9%	40,549	34.2%	617,354	32.4%	34,418,046	32.6%
3 Person Household (2000)	1,035	12.8%	6,441	11.2%	14,031	11.8%	303,531	15.9%	17,439,027	16.5%
4 Person Household (2000)	723	8.9%	4,365	7.6%	9,735	8.2%	254,740	13.4%	14,973,089	14.2%

\* CAGR: Compound Annual Growth Rate



# Demographic Ring Report

1701 E. Commercial Blvd

CBSA: 33100 - 33100 Miami-Fort Lauderdale-Miami Beach, FL

Variable	1 mi		3 mi		5 mi		CBSA		USA	
Size of Household (2000)										
5 Person Household (2000)	261	3.2%	1,809	3.2%	4,935	4.2%	126,568	6.6%	6,936,886	6.6%
6 Person Household (2000)	77	1.0%	722	1.3%	2,240	1.9%	52,875	2.8%	2,636,134	2.5%
7+ Person Household (2000)	27	0.3%	439	0.8%	1,857	1.6%	37,239	2.0%	1,846,844	1.8%
Size of Household (2008)										
1 Person Household (2008)	3,097	40.6%	23,414	41.9%	47,755	40.1%	595,975	29.2%	31,592,056	27.8%
2 Person Household (2008)	2,224	29.1%	16,677	29.9%	33,347	28.0%	548,459	26.8%	34,180,273	30.1%
3 Person Household (2008)	816	10.7%	5,302	9.5%	11,609	9.7%	275,632	13.5%	17,235,325	15.2%
4 Person Household (2008)	971	12.7%	6,162	11.0%	13,779	11.6%	339,659	16.6%	17,323,330	15.2%
5 Person Household (2008)	363	4.8%	2,601	4.7%	6,968	5.8%	166,593	8.2%	8,048,333	7.1%
6 Person Household (2008)	115	1.5%	1,034	1.9%	3,126	2.6%	68,766	3.4%	3,078,462	2.7%
7+ Person Household (2008)	48	0.6%	647	1.2%	2,560	2.1%	47,710	2.3%	2,176,648	1.9%
Age of Householder (2008)										
Age of Householder <25	332	4.3%	2,099	3.8%	5,430	4.6%	77,873	3.8%	5,850,843	5.1%
Age of Householder 25-34	1,001	13.1%	6,618	11.9%	15,257	12.8%	266,727	13.1%	18,113,056	15.9%
Age of Householder 35-44	1,595	20.9%	10,674	19.1%	22,768	19.1%	405,582	19.9%	22,034,540	19.4%
Age of Householder 45-54	1,817	23.8%	12,306	22.0%	25,843	21.7%	441,833	21.6%	24,212,294	21.3%
Age of Householder 55-64	1,348	17.7%	10,149	18.2%	21,521	18.1%	335,662	16.4%	19,414,926	17.1%
Age of Householder 65-74	867	11.4%	6,653	11.9%	13,626	11.4%	236,807	11.6%	12,354,271	10.9%
Age of Householder 75+	674	8.8%	7,338	13.1%	14,699	12.3%	278,310	13.6%	11,654,498	10.3%
Age of Householder, Median	48.94		51.28		50.74		50.14		48.47	
Vehicles Available (2008)										
Total Vehicles Available	12,566		88,137		184,350		3,472,830		210,409,627	
Household: 0 Vehicles Available	372	4.9%	3,542	6.3%	9,863	8.3%	163,200	8.0%	9,503,267	8.4%
Household: 1 Vehicles Available	3,302	43.3%	26,432	47.3%	56,048	47.0%	802,885	39.3%	37,350,322	32.9%
Household: 2+ Vehicles Available	3,960	51.9%	25,863	46.3%	53,232	44.7%	1,076,709	52.7%	66,780,839	58.8%
Households by Type (2000)										
Family Households	4,060	50.2%	28,006	48.9%	60,774	51.2%	1,263,668	66.3%	71,787,347	68.1%
Married Couple Family	3,006	37.1%	20,824	36.4%	41,163	34.7%	913,289	47.9%	54,493,232	51.7%
Married Couple Family With Children	1,138	14.1%	6,899	12.0%	13,994	11.8%	390,189	20.5%	24,835,505	23.5%
Married Couple Family No Children	1,868	23.1%	13,925	24.3%	27,169	22.9%	523,100	27.5%	29,657,727	28.1%
Male Householder, no wife present	314	3.9%	2,315	4.0%	5,308	4.5%	88,951	4.7%	4,394,012	4.2%
Male Householder, no wife present With Children	122	1.5%	957	1.7%	2,281	1.9%	38,127	2.0%	2,190,989	2.1%
Male Householder, no wife present No Children	193	2.4%	1,358	2.4%	3,027	2.5%	50,824	2.7%	2,203,023	2.1%
Female Householder, no wife present	740	9.1%	4,867	8.5%	14,302	12.0%	261,428	13.7%	12,900,103	12.2%
Female Householder, no wife present With Children	384	4.7%	2,610	4.6%	7,977	6.7%	144,325	7.6%	7,561,874	7.2%
Female Householder, no wife present No Children	356	4.4%	2,257	3.9%	6,325	5.3%	117,103	6.1%	5,338,229	5.1%
Male Householder	599	7.4%	4,294	7.5%	8,401	7.1%	76,961	4.0%	3,776,997	3.6%
Female Householder	318	3.9%	2,033	3.5%	4,172	3.5%	51,678	2.7%	2,685,682	2.5%

\* CAGR: Compound Annual Growth Rate



# Demographic Ring Report

1701 E. Commercial Blvd

CBSA: 33100 - 33100 Miami-Fort Lauderdale-Miami Beach, FL

Variable	1 mi		3 mi		5 mi		CBSA		USA	
Households by Type (2000)										
Non-Family Households	4,035	49.8%	29,268	51.1%	57,958	48.8%	641,726	33.7%	33,692,754	31.9%
Households by Type (2008)										
Married Couple Family w/ Children	1,004	13.2%	6,356	11.4%	13,475	11.3%	400,027	19.6%	25,458,184	22.4%
Lone Parent Male w/ Children	128	1.7%	999	1.8%	2,542	2.1%	47,112	2.3%	3,087,484	2.7%
Lone Parent Female w/ Children	445	5.8%	3,097	5.5%	10,732	9.0%	186,692	9.1%	9,901,570	8.7%
Married Couple Family wo/ Children	1,620	21.2%	12,630	22.6%	24,294	20.4%	521,867	25.5%	30,379,785	26.7%
Lone Parent Male wo/ Children	229	3.0%	1,632	2.9%	3,609	3.0%	57,030	2.8%	2,274,968	2.0%
Lone Parent Female wo/ Children	326	4.3%	2,112	3.8%	5,162	4.3%	109,200	5.3%	4,355,303	3.8%
Non-family Male Head w/ Children	16	0.2%	192	0.3%	450	0.4%	5,604	0.3%	291,246	0.3%
Non-family Female Head w/ Children	7	0.1%	43	0.1%	97	0.1%	1,524	0.1%	89,796	0.1%
Lone Male Householder	1,599	20.9%	11,921	21.3%	24,631	20.7%	266,317	13.0%	14,016,381	12.3%
Lone Female Householder	1,498	19.6%	11,493	20.6%	23,124	19.4%	329,658	16.1%	17,575,715	15.5%
Non Family Households	3,883	50.9%	29,011	52.0%	59,330	49.8%	720,866	35.3%	38,177,134	33.6%
Housing Units by Occupancy Status (2000)										
Total	8,769		68,062		141,780		2,149,749		115,904,641	
Occupied	8,095	92.3%	57,274	84.1%	118,732	83.7%	1,905,394	88.6%	105,480,101	91.0%
Vacant	674	7.7%	10,788	15.9%	23,048	16.3%	244,355	11.4%	10,424,540	9.0%
Owner-Occupied	4,714	58.2%	36,372	63.5%	70,251	59.2%	1,258,101	66.0%	69,815,753	66.2%
Renter-Occupied	3,381	41.8%	20,902	36.5%	48,481	40.8%	647,293	34.0%	35,664,348	33.8%
Gross Median Rent	648		650		607		618		517	
Housing Units by Occupancy Status (2008)										
Total Housing Units	8,674		69,387		148,756		2,453,319		129,657,009	
Vacant Units	1,040	12.0%	13,550	19.5%	29,612	19.9%	410,525	16.7%	16,022,581	12.4%
Occupied Units	7,634	88.0%	55,837	80.5%	119,144	80.1%	2,042,794	83.3%	113,634,428	87.6%
Renter Occupied Units	3,136	41.1%	19,810	35.5%	48,435	40.7%	660,804	32.3%	36,833,603	32.4%
Owner Occupied Units	4,497	58.9%	36,027	64.5%	70,709	59.3%	1,381,990	67.7%	76,800,825	67.6%
Vacant Units (2000)										
For Rent	167	24.8%	1,235	11.4%	3,613	15.7%	45,237	18.5%	2,614,652	25.1%
For Sale	54	8.0%	581	5.4%	1,525	6.6%	29,030	11.9%	1,204,318	11.6%
Rented or Sold, Not Occupied	21	3.1%	367	3.4%	954	4.1%	14,844	6.1%	702,435	6.7%
Seasonal	388	57.6%	7,753	71.9%	15,000	65.1%	128,931	52.8%	3,578,718	34.3%
Migrant Workers		0.0%	1	0.0%	4	0.0%	341	0.1%	25,498	0.2%
Other	43	6.4%	851	7.9%	1,952	8.5%	25,972	10.6%	2,298,919	22.1%
Owner Occupied Housing Values (2000)										
Under \$25,000	16	0.3%	701	1.9%	1,805	2.6%	42,181	3.4%	3,953,640	5.7%
\$25,000-\$49,999	248	5.3%	2,348	6.5%	4,770	6.8%	99,359	7.9%	6,475,801	9.3%
\$50,000-\$79,999	626	13.3%	5,864	16.1%	14,969	21.3%	218,136	17.3%	11,448,814	16.4%
\$80,000-\$99,999	238	5.0%	4,954	13.6%	12,429	17.7%	205,072	16.3%	9,240,544	13.2%

\* CAGR: Compound Annual Growth Rate





# Demographic Ring Report

1701 E. Commercial Blvd

CBSA: 33100 - 33100 Miami-Fort Lauderdale-Miami Beach, FL

Variable	1 mi		3 mi		5 mi		CBSA		USA	
Owner Occupied Housing Values (2000)										
\$100,000-\$149,999	1,032	21.9%	7,752	21.3%	14,381	20.5%	313,575	24.9%	15,196,562	21.8%
\$150,000-\$199,999	1,345	28.5%	5,826	16.0%	8,442	12.0%	170,427	13.5%	9,367,504	13.4%
\$200,000-\$299,999	882	18.7%	4,877	13.4%	6,888	9.8%	111,121	8.8%	7,800,967	11.2%
\$300,000-\$399,999	148	3.1%	1,768	4.9%	2,673	3.8%	40,086	3.2%	2,909,852	4.2%
\$400,000-\$499,999	53	1.1%	828	2.3%	1,307	1.9%	19,929	1.6%	1,363,814	2.0%
\$500,000+	128	2.7%	1,453	4.0%	2,586	3.7%	38,215	3.0%	2,058,255	2.9%
Median Housing Value	164,382		142,345		131,804		109,985		111,832	
Owner Occupied Units in Structure (2000)										
Single Units Detached	3,306	71.2%	19,626	54.0%	37,238	53.0%	769,918	61.2%	56,278,427	80.6%
Single Units Attached	202	4.3%	1,067	2.9%	2,772	3.9%	135,588	10.8%	3,820,475	5.5%
Double Units	154	3.3%	733	2.0%	1,331	1.9%	12,512	1.0%	1,164,748	1.7%
3-9 Units	206	4.4%	1,225	3.4%	2,802	4.0%	61,093	4.9%	1,139,305	1.6%
10-19 Units	131	2.8%	1,158	3.2%	2,382	3.4%	32,208	2.6%	368,227	0.5%
20-49 Units	293	6.3%	3,567	9.8%	6,553	9.3%	85,619	6.8%	407,561	0.6%
50+ Units	344	7.4%	8,309	22.9%	15,753	22.4%	120,196	9.6%	725,672	1.0%
Mobile Home or Trailer	8	0.2%	647	1.8%	1,421	2.0%	39,929	3.2%	5,853,314	8.4%
All Other		0.0%	17	0.0%	70	0.1%	919	0.1%	85,625	0.1%
Single/Multiple Unit Ratio	4.32		4.05		4.74		2.91		15.79	
Total Units (Calculated Base)	4,646		36,351		70,324		1,257,982		69,843,354	
Total Housing Units by Year Built (2000)										
Built 1999-March 2000	31	0.4%	244	0.4%	944	0.7%	48,849	2.3%	2,754,854	2.4%
1995-1998	48	0.5%	1,054	1.5%	3,175	2.2%	159,958	7.4%	8,478,685	7.3%
1990-1994	144	1.6%	1,261	1.9%	4,274	3.0%	188,322	8.8%	8,466,808	7.3%
1980-1989	670	7.6%	6,197	9.1%	17,585	12.4%	493,118	22.9%	18,326,549	15.8%
1970-1979	2,152	24.5%	20,897	30.7%	43,750	30.9%	550,003	25.6%	21,438,951	18.5%
1960-1969	4,043	46.1%	23,833	35.0%	41,118	29.0%	330,303	15.4%	15,912,148	13.7%
1950-1959	1,508	17.2%	12,572	18.5%	24,087	17.0%	245,649	11.4%	14,710,931	12.7%
1940-1949	97	1.1%	1,292	1.9%	4,584	3.2%	79,035	3.7%	8,435,761	7.3%
1939-earlier	77	0.9%	711	1.0%	2,263	1.6%	54,512	2.5%	17,379,954	15.0%
Employment (Age 16+) (2008)										
In Armed Forces	6	0.1%	16	0.0%	45	0.0%	2,702	0.1%	1,016,730	0.7%
Employed	9,983	95.2%	65,531	95.1%	141,186	93.4%	2,649,963	94.3%	144,840,135	93.0%
Unemployed	499	4.8%	3,351	4.9%	9,948	6.6%	158,104	5.6%	9,926,657	6.4%
Not in Labor Force	4,145	39.5%	37,661	54.7%	86,294	57.1%	1,657,958	59.0%	83,967,658	53.9%
Unemployment Rate	4.76		4.86		6.58		5.62		6.37	
Population Age 16+	10,487	61.0%	68,897	55.3%	151,178	52.8%	2,810,769	50.3%	155,783,522	51.0%
Labor Force by Occupation (2000)										
Executive	1,053	11.1%	6,895	11.5%	12,040	9.7%	212,540	9.8%	11,893,732	9.2%

\* CAGR: Compound Annual Growth Rate



# Demographic Ring Report

1701 E. Commercial Blvd

CBSA: 33100 - 33100 Miami-Fort Lauderdale-Miami Beach, FL

Variable	1 mi		3 mi		5 mi		CBSA		USA	
Labor Force by Occupation (2000)										
Professional	1,854	19.5%	9,451	15.8%	18,695	15.0%	359,837	16.6%	22,130,198	17.1%
Technicians	555	5.9%	2,632	4.4%	5,208	4.2%	98,076	4.5%	7,665,407	5.9%
Sales	1,268	13.4%	9,033	15.1%	17,711	14.3%	302,145	14.0%	14,594,094	11.2%
Clerical	1,596	16.8%	8,677	14.5%	17,836	14.4%	358,240	16.6%	20,014,183	15.4%
Protective Services	123	1.3%	1,043	1.7%	2,426	2.0%	57,308	2.6%	2,551,664	2.0%
Services	1,298	13.7%	7,071	11.8%	16,791	13.5%	241,702	11.2%	14,416,145	11.1%
Primary	1	0.0%	113	0.2%	373	0.3%	11,192	0.5%	952,467	0.7%
Production	380	4.0%	3,158	5.3%	6,306	5.1%	104,828	4.8%	11,014,661	8.5%
Operators	214	2.3%	1,669	2.8%	4,160	3.3%	68,626	3.2%	4,254,033	3.3%
Materials	151	1.6%	906	1.5%	2,416	1.9%	40,060	1.9%	3,312,563	2.6%
Laborers	991	10.4%	9,135	15.3%	20,260	16.3%	308,907	14.3%	16,930,154	13.1%
Pct. White Collar	66.70		61.37		57.55		61.51		58.81	
Pct. Blue Collar	33.30		38.63		42.45		38.49		41.19	
Employment Status: Employed	9,485		59,783		124,223		2,163,461		129,729,301	
Means of Transportation to Work (2000)										
Drove alone	7,586	79.9%	46,794	78.2%	94,845	76.3%	1,675,279	77.3%	99,076,117	75.7%
Carpooled	1,043	11.0%	6,549	11.0%	15,094	12.1%	283,783	13.1%	15,954,580	12.2%
Bus or Trolley Bus	159	1.7%	1,621	2.7%	4,618	3.7%	59,089	2.7%	3,271,283	2.5%
StreetCar or Trolley Car		0.0%	30	0.1%	41	0.0%	458	0.0%	73,803	0.1%
Subway or Elevated	15	0.2%	27	0.0%	38	0.0%	6,250	0.3%	1,924,107	1.5%
Railroad	15	0.2%	58	0.1%	125	0.1%	3,184	0.1%	671,152	0.5%
Ferryboat		0.0%		0.0%		0.0%	139	0.0%	44,833	0.0%
Taxi Cab	31	0.3%	169	0.3%	339	0.3%	3,167	0.1%	203,324	0.2%
Motorcycle	7	0.1%	77	0.1%	149	0.1%	2,830	0.1%	144,182	0.1%
Bicycle	54	0.6%	438	0.7%	1,015	0.8%	10,121	0.5%	496,970	0.4%
Walked	166	1.7%	1,340	2.2%	2,687	2.2%	36,369	1.7%	3,836,066	2.9%
Other Means	74	0.8%	554	0.9%	1,430	1.2%	19,443	0.9%	917,533	0.7%
Worked at Home	342	3.6%	2,147	3.6%	3,919	3.2%	66,577	3.1%	4,268,328	3.3%
Workers Age 16+	9,492		59,804		124,299		2,166,689		130,882,278	
By Commute Time (2000)										
At Home	342	3.6%	2,147	3.6%	3,919	3.2%	66,577	3.1%	4,268,328	3.3%
Under 10 Minutes	1,637	17.2%	8,500	14.2%	15,297	12.3%	180,469	8.3%	18,230,881	13.9%
10-29 Minutes	5,009	52.8%	32,003	53.5%	65,914	53.0%	1,006,655	46.5%	64,714,739	49.4%
30-59 Minutes	2,090	22.0%	14,124	23.6%	31,828	25.6%	738,554	34.1%	33,571,218	25.6%
60 - 89 minutes	284	3.0%	1,999	3.3%	4,735	3.8%	121,711	5.6%	6,592,671	5.0%
90+ minutes	129	1.4%	1,031	1.7%	2,606	2.1%	52,723	2.4%	3,504,441	2.7%
Avg Commute Time	20.39		21.84		23.04		26.70		24.21	
Labor Force by Industry (2000)										

\* CAGR: Compound Annual Growth Rate



# Demographic Ring Report

1701 E. Commercial Blvd

CBSA: 33100 - 33100 Miami-Fort Lauderdale-Miami Beach, FL

Variable	1 mi		3 mi		5 mi		CBSA		USA	
Labor Force by Industry (2000)										
Agriculture forestry fishing and hunting	14	0.1%	171	0.3%	442	0.4%	13,900	0.6%	1,931,159	1.5%
Mining	3	0.0%	37	0.1%	54	0.0%	645	0.0%	496,771	0.4%
Construction	542	5.7%	5,283	8.8%	10,517	8.5%	159,849	7.4%	8,812,011	6.8%
Manufacturing	638	6.7%	4,229	7.1%	8,247	6.6%	146,210	6.8%	18,295,713	14.1%
Wholesale trade	482	5.1%	2,873	4.8%	5,298	4.3%	107,783	5.0%	4,669,204	3.6%
Retail trade	1,053	11.1%	7,721	12.9%	16,291	13.1%	283,696	13.1%	15,222,298	11.7%
Transportation and warehousing	363	3.8%	2,668	4.5%	6,024	4.8%	118,606	5.5%	5,569,642	4.3%
Industry Utilities	17	0.2%	224	0.4%	537	0.4%	15,230	0.7%	1,174,878	0.9%
Information	462	4.9%	2,369	4.0%	4,588	3.7%	73,436	3.4%	3,996,607	3.1%
Finance and insurance	570	6.0%	3,004	5.0%	5,843	4.7%	116,657	5.4%	6,483,773	5.0%
Real estate and rental and leasing	353	3.7%	2,738	4.6%	5,440	4.4%	70,602	3.3%	2,448,208	1.9%
Professional scientific and technical services	668	7.0%	4,230	7.1%	7,681	6.2%	137,006	6.3%	7,597,641	5.9%
Management of companies and enterprises	7	0.1%	41	0.1%	66	0.1%	1,196	0.1%	70,434	0.1%
Administrative and support and waste management	412	4.3%	3,032	5.1%	6,939	5.6%	117,185	5.4%	4,395,126	3.4%
Educational services	663	7.0%	2,968	5.0%	7,208	5.8%	150,662	7.0%	11,364,657	8.8%
Health care and social assistance	990	10.4%	5,576	9.3%	12,417	10.0%	234,521	10.8%	14,459,119	11.1%
Arts entertainment and recreation	167	1.8%	1,289	2.2%	2,604	2.1%	49,102	2.3%	2,306,263	1.8%
Accommodation and food services	990	10.4%	5,766	9.6%	12,518	10.1%	154,087	7.1%	7,902,853	6.1%
Other services (except public administration)	780	8.2%	3,737	6.3%	7,333	5.9%	119,795	5.5%	6,320,491	4.9%
Public administration	310	3.3%	1,829	3.1%	4,174	3.4%	93,293	4.3%	6,212,453	4.8%
Consumer Expenditures (2008, Avg \$HH)										
Total Consumer Expenditures	58,105.42		57,075.56		52,796.45		54,678.11		53,788.01	
Apparel	2,785.33		2,741.48		2,539.17		2,641.23		2,589.03	
Contributions	2,239.03		2,237.90		2,007.25		2,133.35		2,056.17	
Education	1,443.30		1,420.66		1,290.52		1,380.10		1,332.16	
Entertainment	3,243.41		3,182.04		2,932.53		3,058.85		3,009.76	
Food And Beverages	8,857.27		8,697.78		8,120.58		8,328.94		8,205.72	
Health Care	3,543.43		3,489.56		3,263.26		3,288.75		3,249.18	
Household Furnishings And Equipment	2,544.13		2,496.99		2,284.34		2,402.63		2,366.11	
Shelter	11,247.88		11,057.12		10,205.36		10,605.29		10,416.68	
Household Operations	2,109.47		2,074.11		1,884.54		2,010.95		1,957.98	
Miscellaneous Expenses	973.05		955.01		888.83		903.42		892.70	
Personal Care	840.10		824.68		765.49		789.04		777.31	
Personal Insurance	603.18		595.48		539.52		576.36		561.22	
Reading	192.69		189.27		174.48		179.18		176.44	
Tobacco	371.98		366.16		349.96		345.25		342.42	
Transportation	11,482.35		11,220.22		10,412.82		10,775.41		10,680.03	
Utilities	4,046.52		3,966.19		3,726.74		3,770.90		3,723.07	
Gifts	1,582.31		1,560.91		1,411.06		1,488.46		1,452.03	

\* CAGR: Compound Annual Growth Rate



## Demographic Ring Report

1701 E. Commercial Blvd

**CBSA: 33100 - 33100 Miami-Fort Lauderdale-Miami Beach, FL**

Variable	1 mi	3 mi	5 mi	CBSA	USA
<b>Consumer Expenditures (2008, Avg \$HH)</b>					
Total Retail Expenditures	24,719.71	24,298.39	22,506.99	23,200.41	22,824.56
Total Non-Retail Expenditures	33,385.71	32,777.17	30,289.46	31,477.70	30,963.45

\* CAGR: Compound Annual Growth Rate