

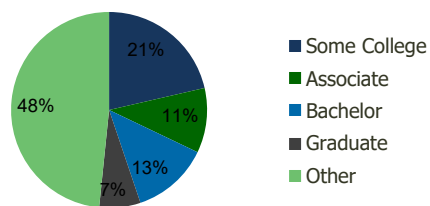
103400-Ives Dairy Crossing North Miami Beach, FL	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius	10.00 Mile Radius
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Demographics (2019)

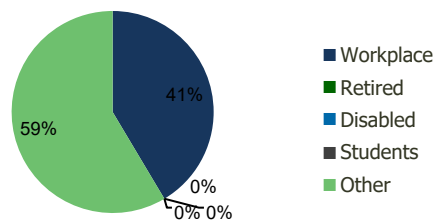
Current Population	24,522	189,741	545,305	1,556,521
Total Daytime Pop	22,485	170,800	521,231	1,521,763
Workplace Pop	11,393	70,780	222,340	604,225
Average Household Income	\$59,792	\$60,872	\$66,009	\$71,426
Median Household Income	\$51,160	\$47,083	\$47,761	\$50,135
Total Housing Units	8,954	63,811	192,336	565,183
Median Home Value	\$294,811	\$321,898	\$356,867	\$407,115
Bachelors Degree	13.3%	12.7%	14.1%	16.1%
Graduate Degree	8.0%	6.8%	7.9%	8.9%

Projections (2024)

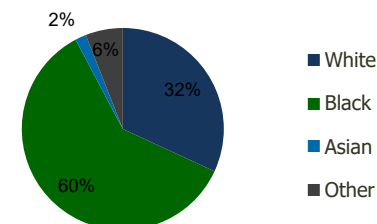
Projected Population	25,185	191,388	551,313	1,587,222
Projected 5 Year Pop Growth	0.5%	0.2%	0.2%	0.4%
Projected Households	9,190	64,471	194,783	577,184
Projected 5 Year Household Growth	0.5%	0.2%	0.3%	0.4%



Education (3-Mile)



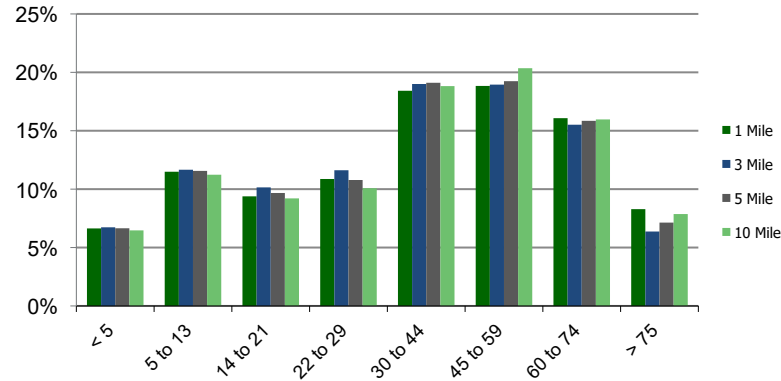
Daytime Population (3-Mile)



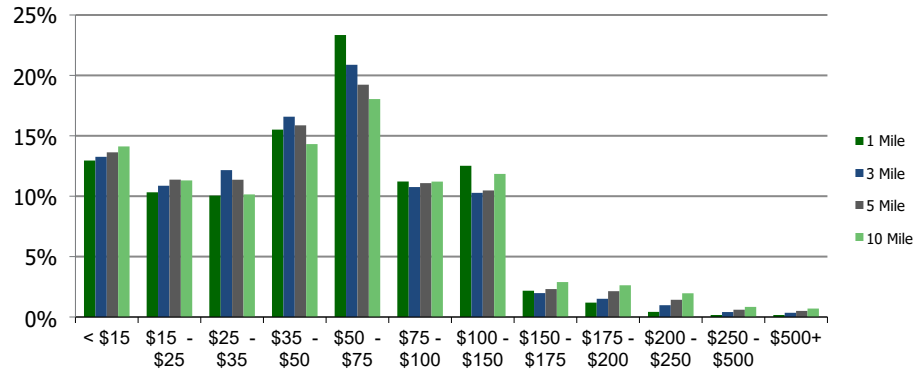
Ethnicity (3-Mile)

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Population by Age Range



Household Income by Income Range (\$000)



103400-Ives Dairy Crossing North Miami Beach, FL	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius	10.00 Mile Radius
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Population	Current Estimated Population	24,522	189,741	545,305	1,556,521
	2010 Census Population	22,582	178,365	510,585	1,426,080
	2000 Census Population	19,688	167,849	479,856	1,328,659
	Historical Annual Growth 2000 to 2010	1.38%	0.61%	0.62%	0.71%
	Estimated Annual Growth 2010 to 2019	0.85%	0.64%	0.68%	0.90%
	Projected Annual Growth 2019 to 2024	0.53%	0.17%	0.22%	0.39%
Households	Current Estimated Households	8,954	63,811	192,336	565,183
	2010 Census Households	8,236	59,509	178,893	514,546
	2000 Census Households	7,156	56,802	170,215	485,438
	Historical Annual Growth 2000 to 2010	1.4%	0.5%	0.5%	0.6%
	Estimated Annual Growth 2010 to 2019	0.9%	0.7%	0.7%	1.0%
	Projected Annual Growth 2019 to 2024	0.5%	0.2%	0.3%	0.4%
	Population per Household	2.7	3.0	2.8	2.7
Ethnicity	White	23.2%	31.9%	42.9%	60.2%
	Black or African American	70.6%	60.4%	48.7%	31.1%
	Asian & Pacific Islander	1.8%	1.8%	1.8%	2.1%
	Other Races	4.4%	6.0%	6.5%	6.7%
	Hispanic or Latino Population	18.1%	24.3%	30.3%	44.9%
	Non Hispanic or Latino Population	81.9%	75.7%	69.7%	55.1%

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