

Consumer Spending Report

Miami Design District

175 NE 36th St, Miami, FL 33137

Building Type: **General Retail**
 Secondary: **Storefront Retail/Office**
 GLA: **12,500 SF**
 Year Built: **1921**
 Total Available: **12,500 SF**
 % Leased: **0%**
 Rent/SF/Yr: **\$62.50**



2022 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$401,714	\$2,253,402	\$5,667,365
Total Apparel	\$23,792	\$143,737	\$341,197
Women's Apparel	8,929	53,359	129,185
Men's Apparel	5,124	29,910	71,614
Girl's Apparel	1,648	10,180	23,231
Boy's Apparel	1,223	7,620	17,278
Infant Apparel	1,229	7,449	16,879
Footwear	5,639	35,220	83,010
Total Entertainment & Hobbies	\$55,305	\$322,098	\$801,252
Entertainment	4,811	30,151	76,388
Audio & Visual Equipment/Service	14,843	87,838	211,066
Reading Materials	561	2,863	8,091
Pets, Toys, & Hobbies	8,311	44,239	114,898
Personal Items	26,779	157,008	390,809
Total Food and Alcohol	\$120,742	\$684,046	\$1,686,067
Food At Home	60,217	365,714	886,163
Food Away From Home	51,694	273,461	684,561
Alcoholic Beverages	8,830	44,870	115,342
Total Household	\$63,547	\$350,795	\$915,691
House Maintenance & Repair	6,976	46,272	146,093
Household Equip & Furnishings	26,839	148,616	369,500
Household Operations	20,596	111,275	283,433
Housing Costs	9,136	44,632	116,666

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2022 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
Total Transportation/Maint.	\$92,378	\$508,610	\$1,286,453
Vehicle Purchases	37,277	199,968	521,588
Gasoline	27,946	161,315	393,438
Vehicle Expenses	2,720	17,636	44,695
Transportation	12,254	63,149	159,551
Automotive Repair & Maintenance	12,181	66,541	167,180
Total Health Care	\$17,424	\$102,295	\$271,312
Medical Services	10,171	56,663	151,983
Prescription Drugs	5,027	32,519	85,919
Medical Supplies	2,225	13,113	33,410
Total Education/Day Care	\$28,526	\$141,820	\$365,393
Education	18,253	92,088	234,505
Fees & Admissions	10,273	49,732	130,888



Demographic Detail Report

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Radius	1 Mile		3 Mile		5 Mile	
Population						
2027 Projection	39,397		255,119		574,937	
2022 Estimate	37,509		248,621		570,199	
2010 Census	24,044		193,006		498,214	
Growth 2022 - 2027	5.03%		2.61%		0.83%	
Growth 2010 - 2022	56.00%		28.82%		14.45%	
2022 Population by Age						
	37,509		248,621		570,199	
Age 0 - 4	2,457	6.55%	15,332	6.17%	33,362	5.85%
Age 5 - 9	2,335	6.23%	14,917	6.00%	32,378	5.68%
Age 10 - 14	2,067	5.51%	14,141	5.69%	30,658	5.38%
Age 15 - 19	1,776	4.73%	13,106	5.27%	28,520	5.00%
Age 20 - 24	1,705	4.55%	12,956	5.21%	28,261	4.96%
Age 25 - 29	2,177	5.80%	15,417	6.20%	33,344	5.85%
Age 30 - 34	3,019	8.05%	19,148	7.70%	41,261	7.24%
Age 35 - 39	3,491	9.31%	20,424	8.21%	44,551	7.81%
Age 40 - 44	3,428	9.14%	19,464	7.83%	43,678	7.66%
Age 45 - 49	3,161	8.43%	18,416	7.41%	42,742	7.50%
Age 50 - 54	2,737	7.30%	16,998	6.84%	40,552	7.11%
Age 55 - 59	2,421	6.45%	16,141	6.49%	38,993	6.84%
Age 60 - 64	1,969	5.25%	13,908	5.59%	33,811	5.93%
Age 65 - 69	1,557	4.15%	11,543	4.64%	28,314	4.97%
Age 70 - 74	1,190	3.17%	9,309	3.74%	23,245	4.08%
Age 75 - 79	844	2.25%	7,036	2.83%	18,073	3.17%
Age 80 - 84	571	1.52%	5,077	2.04%	13,486	2.37%
Age 85+	603	1.61%	5,288	2.13%	14,971	2.63%
Age 65+	4,765	12.70%	38,253	15.39%	98,089	17.20%
Median Age	39.60		39.70		41.50	
Average Age	38.70		39.50		40.90	

Demographic Detail Report

Miami Design District 175 NE 36th St, Miami, FL 33137

Radius	1 Mile	3 Mile	5 Mile
2022 Population By Race	37,509	248,621	570,199
White	26,994 71.97%	147,537 59.34%	404,893 71.01%
Black	8,701 23.20%	91,628 36.85%	145,734 25.56%
Am. Indian & Alaskan	244 0.65%	1,416 0.57%	2,568 0.45%
Asian	716 1.91%	3,479 1.40%	8,047 1.41%
Hawaiian & Pacific Island	37 0.10%	171 0.07%	354 0.06%
Other	817 2.18%	4,390 1.77%	8,603 1.51%
Population by Hispanic Origin	37,509	248,621	570,199
Non-Hispanic Origin	14,529 38.73%	114,266 45.96%	219,810 38.55%
Hispanic Origin	22,981 61.27%	134,355 54.04%	350,388 61.45%
2022 Median Age, Male	40.30	39.80	41.10
2022 Average Age, Male	38.70	39.20	40.20
2022 Median Age, Female	38.90	39.60	41.90
2022 Average Age, Female	38.60	39.90	41.60
2022 Population by Occupation Classification	30,292	201,620	468,106
Civilian Employed	19,594 64.68%	112,359 55.73%	269,693 57.61%
Civilian Unemployed	2,147 7.09%	14,742 7.31%	28,513 6.09%
Civilian Non-Labor Force	8,551 28.23%	74,448 36.92%	169,600 36.23%
Armed Forces	0 0.00%	71 0.04%	300 0.06%
Households by Marital Status			
Married	3,672	22,910	64,275
Married No Children	2,252	14,197	40,649
Married w/Children	1,420	8,712	23,626
2022 Population by Education	30,621	195,856	458,110
Some High School, No Diploma	3,451 11.27%	40,514 20.69%	86,035 18.78%
High School Grad (Incl Equivalency)	5,158 16.84%	46,649 23.82%	108,450 23.67%
Some College, No Degree	5,960 19.46%	37,116 18.95%	85,885 18.75%
Associate Degree	3,452 11.27%	17,687 9.03%	41,088 8.97%
Bachelor Degree	7,542 24.63%	32,045 16.36%	79,864 17.43%
Advanced Degree	5,058 16.52%	21,845 11.15%	56,788 12.40%



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Radius	1 Mile		3 Mile		5 Mile	
2022 Population by Occupation	35,374		208,786		498,937	
Real Estate & Finance	1,520	4.30%	8,131	3.89%	22,604	4.53%
Professional & Management	12,238	34.60%	56,416	27.02%	135,047	27.07%
Public Administration	375	1.06%	3,280	1.57%	7,569	1.52%
Education & Health	3,454	9.76%	17,875	8.56%	44,190	8.86%
Services	3,966	11.21%	28,344	13.58%	64,736	12.97%
Information	805	2.28%	2,803	1.34%	6,644	1.33%
Sales	4,222	11.94%	23,684	11.34%	57,859	11.60%
Transportation	1,231	3.48%	12,672	6.07%	25,132	5.04%
Retail	1,796	5.08%	11,072	5.30%	26,063	5.22%
Wholesale	902	2.55%	3,893	1.86%	8,511	1.71%
Manufacturing	722	2.04%	4,003	1.92%	10,025	2.01%
Production	916	2.59%	10,748	5.15%	27,120	5.44%
Construction	1,344	3.80%	10,795	5.17%	25,555	5.12%
Utilities	930	2.63%	7,061	3.38%	18,086	3.62%
Agriculture & Mining	2	0.01%	433	0.21%	990	0.20%
Farming, Fishing, Forestry	6	0.02%	361	0.17%	668	0.13%
Other Services	945	2.67%	7,215	3.46%	18,138	3.64%
2022 Worker Travel Time to Job	17,880		106,016		253,441	
<30 Minutes	9,871	55.21%	52,675	49.69%	125,433	49.49%
30-60 Minutes	6,575	36.77%	42,220	39.82%	103,297	40.76%
60+ Minutes	1,434	8.02%	11,121	10.49%	24,711	9.75%
2010 Households by HH Size	9,706		75,124		199,833	
1-Person Households	3,406	35.09%	27,100	36.07%	70,904	35.48%
2-Person Households	2,977	30.67%	20,321	27.05%	56,640	28.34%
3-Person Households	1,472	15.17%	11,104	14.78%	29,730	14.88%
4-Person Households	921	9.49%	7,662	10.20%	20,635	10.33%
5-Person Households	472	4.86%	4,456	5.93%	11,179	5.59%
6-Person Households	229	2.36%	2,253	3.00%	5,431	2.72%
7 or more Person Households	229	2.36%	2,228	2.97%	5,314	2.66%
2022 Average Household Size	2.20		2.30		2.40	
Households						
2027 Projection	15,764		99,158		228,062	
2022 Estimate	15,017		96,616		226,450	
2010 Census	9,708		75,123		199,832	
Growth 2022 - 2027	4.97%		2.63%		0.71%	
Growth 2010 - 2022	54.69%		28.61%		13.32%	

Demographic Detail Report

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Radius	1 Mile	3 Mile	5 Mile
2022 Households by HH Income	15,017	96,616	226,448
<\$25,000	2,741 18.25%	31,809 32.92%	67,275 29.71%
\$25,000 - \$50,000	2,943 19.60%	20,842 21.57%	49,173 21.71%
\$50,000 - \$75,000	2,917 19.42%	15,191 15.72%	35,907 15.86%
\$75,000 - \$100,000	2,140 14.25%	9,204 9.53%	22,611 9.99%
\$100,000 - \$125,000	1,273 8.48%	5,811 6.01%	14,578 6.44%
\$125,000 - \$150,000	905 6.03%	3,608 3.73%	9,074 4.01%
\$150,000 - \$200,000	822 5.47%	3,846 3.98%	10,576 4.67%
\$200,000+	1,276 8.50%	6,305 6.53%	17,254 7.62%
2022 Avg Household Income	\$87,767	\$69,014	\$74,787
2022 Med Household Income	\$63,056	\$44,046	\$47,939
2022 Occupied Housing	15,017	96,616	226,450
Owner Occupied	3,278 21.83%	23,695 24.52%	76,168 33.64%
Renter Occupied	11,739 78.17%	72,921 75.48%	150,282 66.36%
2010 Housing Units	16,317	107,907	265,182
1 Unit	3,216 19.71%	26,452 24.51%	77,910 29.38%
2 - 4 Units	1,769 10.84%	10,430 9.67%	21,165 7.98%
5 - 19 Units	1,400 8.58%	14,315 13.27%	36,660 13.82%
20+ Units	9,932 60.87%	56,710 52.55%	129,447 48.81%
2022 Housing Value	3,277	23,695	76,168
<\$100,000	89 2.72%	1,401 5.91%	3,139 4.12%
\$100,000 - \$200,000	146 4.46%	3,191 13.47%	8,653 11.36%
\$200,000 - \$300,000	742 22.64%	5,153 21.75%	14,814 19.45%
\$300,000 - \$400,000	687 20.96%	3,972 16.76%	15,306 20.10%
\$400,000 - \$500,000	554 16.91%	2,865 12.09%	11,038 14.49%
\$500,000 - \$1,000,000	717 21.88%	4,478 18.90%	15,947 20.94%
\$1,000,000+	342 10.44%	2,635 11.12%	7,271 9.55%
2022 Median Home Value	\$396,287	\$352,933	\$374,989
2022 Housing Units by Yr Built	16,400	108,919	267,644
Built 2010+	5,025 30.64%	20,247 18.59%	29,968 11.20%
Built 2000 - 2010	2,607 15.90%	21,352 19.60%	43,813 16.37%
Built 1990 - 1999	281 1.71%	4,722 4.34%	14,485 5.41%
Built 1980 - 1989	763 4.65%	7,820 7.18%	19,450 7.27%
Built 1970 - 1979	1,574 9.60%	13,014 11.95%	34,316 12.82%
Built 1960 - 1969	1,955 11.92%	13,559 12.45%	38,874 14.52%
Built 1950 - 1959	1,569 9.57%	12,392 11.38%	39,179 14.64%
Built <1949	2,626 16.01%	15,813 14.52%	47,559 17.77%
2022 Median Year Built	1985	1979	1971



Demographic Summary Report

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Population			
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Growth 2022 - 2027	5.03%	2.61%	0.83%
Growth 2010 - 2022	56.00%	28.82%	14.45%
2022 Population by Hispanic Origin	22,981	134,356	350,389
2022 Population	37,509	248,621	570,199
White	26,994 71.97%	147,537 59.34%	404,893 71.01%
Black	8,701 23.20%	91,628 36.85%	145,734 25.56%
Am. Indian & Alaskan	244 0.65%	1,416 0.57%	2,568 0.45%
Asian	716 1.91%	3,479 1.40%	8,047 1.41%
Hawaiian & Pacific Island	37 0.10%	171 0.07%	354 0.06%
Other	817 2.18%	4,390 1.77%	8,603 1.51%
U.S. Armed Forces	0	68	299
Households			
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2010 Census	9,708	75,123	199,832
Growth 2022 - 2027	4.97%	2.63%	0.71%
Growth 2010 - 2022	54.69%	28.61%	13.32%
Owner Occupied	3,278 21.83%	23,695 24.52%	76,168 33.64%
Renter Occupied	11,739 78.17%	72,921 75.48%	150,282 66.36%
2022 Households by HH Income	15,017	96,616	226,448
Income: <\$25,000	2,741 18.25%	31,809 32.92%	67,275 29.71%
Income: \$25,000 - \$50,000	2,943 19.60%	20,842 21.57%	49,173 21.71%
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Income: \$100,000 - \$125,000	1,273 8.48%	5,811 6.01%	14,578 6.44%
Income: \$125,000 - \$150,000	905 6.03%	3,608 3.73%	9,074 4.01%
Income: \$150,000 - \$200,000	822 5.47%	3,846 3.98%	10,576 4.67%
Income: \$200,000+	1,276 8.50%	6,305 6.53%	17,254 7.62%
2022 Avg Household Income	\$87,767	\$69,014	\$74,787
2022 Med Household Income	\$63,056	\$44,046	\$47,939



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Description	2010		2022		2027	
Population	24,044		37,509		39,397	
Age 0 - 4	1,500	6.24%	2,457	6.55%	2,311	5.87%
Age 5 - 9	1,138	4.73%	2,335	6.23%	2,425	6.16%
Age 10 - 14	1,084	4.51%	2,067	5.51%	2,346	5.95%
Age 15 - 19	1,330	5.53%	1,776	4.73%	2,114	5.37%
Age 20 - 24	1,951	8.11%	1,705	4.55%	1,898	4.82%
Age 25 - 29	2,722	11.32%	2,177	5.80%	1,942	4.93%
Age 30 - 34	2,507	10.43%	3,019	8.05%	2,400	6.09%
Age 35 - 39	2,035	8.46%	3,491	9.31%	3,011	7.64%
Age 40 - 44	1,726	7.18%	3,428	9.14%	3,384	8.59%
Age 45 - 49	1,657	6.89%	3,161	8.43%	3,397	8.62%
Age 50 - 54	1,509	6.28%	2,737	7.30%	3,141	7.97%
Age 55 - 59	1,294	5.38%	2,421	6.45%	2,775	7.04%
Age 60 - 64	989	4.11%	1,969	5.25%	2,352	5.97%
Age 65 - 69	783	3.26%	1,557	4.15%	1,912	4.85%
Age 70 - 74	576	2.40%	1,190	3.17%	1,472	3.74%
Age 75 - 79	470	1.95%	844	2.25%	1,066	2.71%
Age 80 - 84	359	1.49%	571	1.52%	706	1.79%
Age 85+	414	1.72%	603	1.61%	746	1.89%
Age 15+	20,322	84.52%	30,649	81.71%	32,316	82.03%
Age 20+	18,992	78.99%	28,873	76.98%	30,202	76.66%
Age 65+	2,602	10.82%	4,765	12.70%	5,902	14.98%
Median Age	35		40		42	
Average Age	36.60		38.70		40.10	
Population By Race	24,044		37,509		39,397	
White	15,478	64.37%	26,994	71.97%	28,855	73.24%
Black	7,565	31.46%	8,701	23.20%	8,559	21.73%
Am. Indian & Alaskan	131	0.54%	244	0.65%	276	0.70%
Asian	366	1.52%	716	1.91%	761	1.93%
Hawaiian & Pacific Islander	16	0.07%	37	0.10%	38	0.10%
Other	442	1.84%	817	2.18%	908	2.30%

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Description	2010		2022		2027	
Population by Race (Hispanic)	12,714		22,981		24,858	
White	11,317	89.01%	20,646	89.84%	22,318	89.78%
Black	1,079	8.49%	1,689	7.35%	1,808	7.27%
Am. Indian & Alaskan	100	0.79%	201	0.87%	234	0.94%
Asian	47	0.37%	91	0.40%	102	0.41%
Hawaiian & Pacific Islander	9	0.07%	23	0.10%	23	0.09%
Other	163	1.28%	331	1.44%	373	1.50%
Household by Household Income	9,710		15,017		15,764	
<\$25,000	3,657	37.66%	2,741	18.25%	2,720	17.25%
\$25,000 - \$50,000	2,987	30.76%	2,943	19.60%	3,027	19.20%
\$50,000 - \$75,000	1,665	17.15%	2,917	19.42%	3,058	19.40%
\$75,000 - \$100,000	660	6.80%	2,140	14.25%	2,292	14.54%
\$100,000 - \$125,000	302	3.11%	1,273	8.48%	1,378	8.74%
\$125,000 - \$150,000	193	1.99%	905	6.03%	999	6.34%
\$150,000 - \$200,000	72	0.74%	822	5.47%	904	5.73%
\$200,000+	174	1.79%	1,276	8.50%	1,386	8.79%
Average Household Income	\$45,551		\$87,767		\$89,846	
Median Household Income	\$33,978		\$63,056		\$65,304	

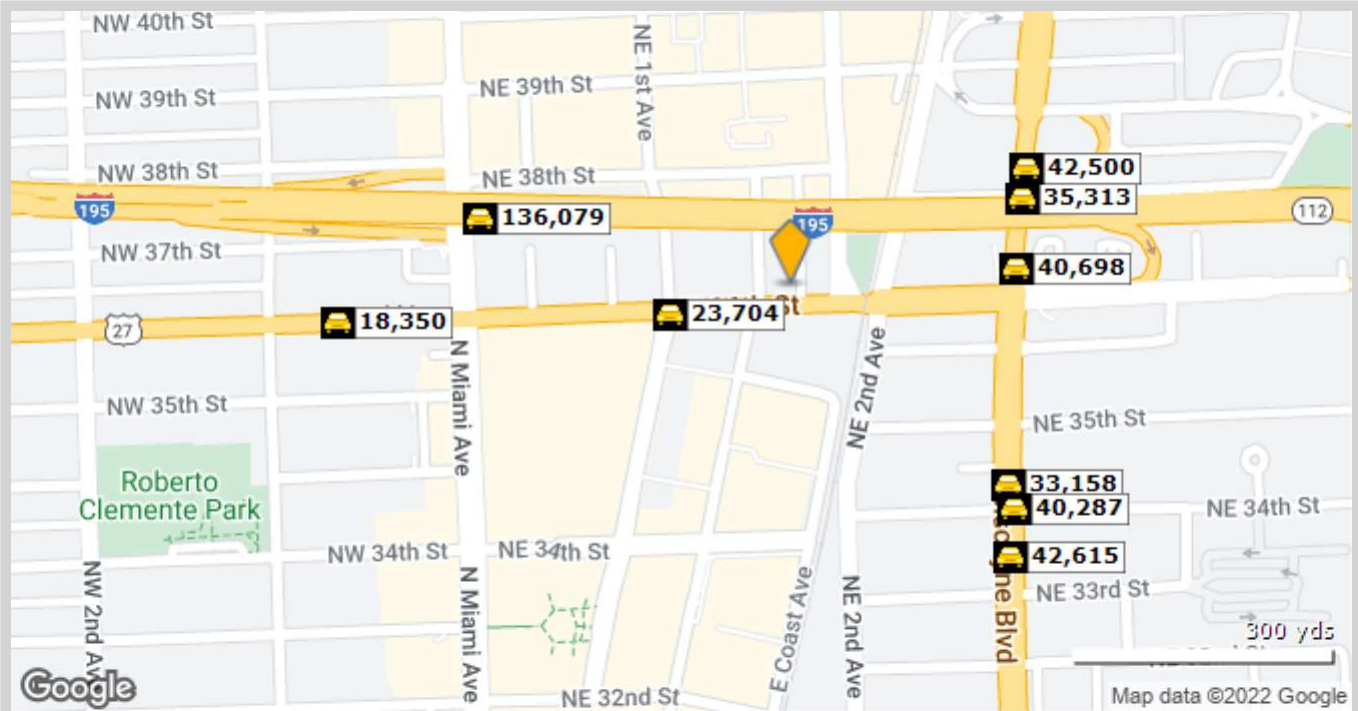


Traffic Count Report

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	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	NE 1st Ave	NE 36th St	0.00	2018	23,704	MPSI	.08
2	Biscayne Blvd	NE 36th St	0.02 S	2022	40,698	MPSI	.15
3	Biscayne Boulevard		0.00	2022	35,313	MPSI	.17
4	Biscayne Blvd	NE 37th St	0.02 S	2022	41,372	MPSI	.18
5	Biscayne Blvd	NE 37th St	0.02 S	2019	42,500	AADT	.18
6	Biscayne Blvd	NE 34th St	0.02 S	2022	33,158	MPSI	.20
7	Julia Tuttle Causeway	N Miami Ave	0.01 W	2022	136,079	MPSI	.21
8	Biscayne Boulevard		0.00	2022	40,287	MPSI	.21
9	Biscayne Boulevard	NE 33rd St	0.03 S	2022	42,615	MPSI	.23
10	Northwest 36th Street	NW 1st Ave	0.04 W	2022	18,350	MPSI	.30