Demographic Detail Report

Lincoln Towers
1300 Lincoln Rd, Miami Beach, FL 33139

Building Type: **Multi-Family**
Building Size: **65,550 SF**
# of Units: **57**
Avg Unit Size: **1150 SF**

% Bldg Vacant: **0%**
Total Available: **0 SF**
Rent/SF/Yr: **-**

Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	23,753		71,298		302,069	
2023 Estimate	25,254		72,391		302,125	
2010 Census	29,972		68,254		258,089	
Growth 2023 - 2028	-5.94%		-1.51%		-0.02%	
Growth 2010 - 2023	-15.74%		6.06%		17.06%	
2023 Population by Age	**25,254**		**72,391**		**302,125**	
Age 0 - 4	1,321	5.23%	3,882	5.36%	17,010	5.63%
Age 5 - 9	1,259	4.99%	3,771	5.21%	16,771	5.55%
Age 10 - 14	1,015	4.02%	3,221	4.45%	15,537	5.14%
Age 15 - 19	735	2.91%	2,498	3.45%	13,499	4.47%
Age 20 - 24	651	2.58%	2,198	3.04%	12,567	4.16%
Age 25 - 29	1,010	4.00%	3,001	4.15%	15,247	5.05%
Age 30 - 34	1,843	7.30%	4,949	6.84%	21,490	7.11%
Age 35 - 39	2,571	10.18%	6,587	9.10%	25,948	8.59%
Age 40 - 44	2,752	10.90%	6,980	9.64%	26,222	8.68%
Age 45 - 49	2,615	10.35%	6,731	9.30%	24,985	8.27%
Age 50 - 54	2,286	9.05%	6,072	8.39%	22,951	7.60%
Age 55 - 59	1,962	7.77%	5,487	7.58%	21,512	7.12%
Age 60 - 64	1,500	5.94%	4,489	6.20%	18,272	6.05%
Age 65 - 69	1,136	4.50%	3,647	5.04%	15,056	4.98%
Age 70 - 74	888	3.52%	3,011	4.16%	12,290	4.07%
Age 75 - 79	663	2.63%	2,316	3.20%	9,256	3.06%
Age 80 - 84	488	1.93%	1,691	2.34%	6,614	2.19%
Age 85+	558	2.21%	1,861	2.57%	6,899	2.28%
Age 65+	3,733	14.78%	12,526	17.30%	50,115	16.59%
Median Age	**44.00**		**44.40**		**42.50**	
Average Age	**42.60**		**42.90**		**41.40**	

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Radius	**1 Mile**		**3 Mile**		**5 Mile**	
2023 Population By Race	**25,254**		**72,391**		**302,125**	
White	23,053	91.28%	65,033	89.84%	235,877	78.07%
Black	1,000	3.96%	3,976	5.49%	53,421	17.68%
Am. Indian & Alaskan	128	0.51%	288	0.40%	1,543	0.51%
Asian	622	2.46%	1,882	2.60%	6,004	1.99%
Hawaiian & Pacific Island	25	0.10%	56	0.08%	225	0.07%
Other	427	1.69%	1,156	1.60%	5,055	1.67%
Population by Hispanic Origin	**25,254**		**72,391**		**302,125**	
Non-Hispanic Origin	11,403	45.15%	33,307	46.01%	116,318	38.50%
Hispanic Origin	13,851	54.85%	39,084	53.99%	185,808	61.50%
2023 Median Age, Male	**44.80**		**45.10**		**42.70**	
2023 Average Age, Male	**42.90**		**43.00**		**41.20**	
2023 Median Age, Female	**42.90**		**43.50**		**42.20**	
2023 Average Age, Female	**42.20**		**42.80**		**41.60**	
2023 Population by Occupation Classification	**21,513**		**61,017**		**250,107**	
Civilian Employed	15,513	72.11%	42,540	69.72%	163,056	65.19%
Civilian Unemployed	337	1.57%	781	1.28%	4,556	1.82%
Civilian Non-Labor Force	5,601	26.04%	17,611	28.86%	82,199	32.87%
Armed Forces	62	0.29%	85	0.14%	296	0.12%
Households by Marital Status						
Married	2,775		9,712		35,809	
Married No Children	2,079		6,928		23,491	
Married w/Children	695		2,785		12,318	
2023 Population by Education	**24,923**		**64,794**		**252,727**	
Some High School, No Diploma	2,012	8.07%	4,808	7.42%	35,458	14.03%
High School Grad (Incl Equivalency)	3,157	12.67%	7,776	12.00%	47,231	18.69%
Some College, No Degree	4,349	17.45%	11,969	18.47%	46,272	18.31%
Associate Degree	4,650	18.66%	7,974	12.31%	25,986	10.28%
Bachelor Degree	5,868	23.54%	16,993	26.23%	54,545	21.58%
Advanced Degree	4,887	19.61%	15,274	23.57%	43,235	17.11%

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Radius	1 Mile		3 Mile		5 Mile	
2023 Population by Occupation	**26,818**		**77,730**		**304,494**	
Real Estate & Finance	1,605	5.98%	5,453	7.02%	17,099	5.62%
Professional & Management	9,021	33.64%	30,133	38.77%	96,753	31.78%
Public Administration	288	1.07%	948	1.22%	4,390	1.44%
Education & Health	2,205	8.22%	7,237	9.31%	25,230	8.29%
Services	4,295	16.02%	7,793	10.03%	35,402	11.63%
Information	481	1.79%	1,549	1.99%	4,855	1.59%
Sales	3,337	12.44%	9,110	11.72%	34,929	11.47%
Transportation	952	3.55%	2,328	2.99%	16,605	5.45%
Retail	1,049	3.91%	2,985	3.84%	13,978	4.59%
Wholesale	532	1.98%	1,625	2.09%	5,706	1.87%
Manufacturing	354	1.32%	1,344	1.73%	6,100	2.00%
Production	728	2.71%	1,800	2.32%	11,686	3.84%
Construction	376	1.40%	1,107	1.42%	11,508	3.78%
Utilities	709	2.64%	1,841	2.37%	9,209	3.02%
Agriculture & Mining	137	0.51%	237	0.30%	572	0.19%
Farming, Fishing, Forestry	73	0.27%	80	0.10%	278	0.09%
Other Services	676	2.52%	2,160	2.78%	10,194	3.35%
2023 Worker Travel Time to Job	**13,774**		**37,092**		**150,212**	
<30 Minutes	9,064	65.81%	23,312	62.85%	81,276	54.11%
30-60 Minutes	3,822	27.75%	11,601	31.28%	54,885	36.54%
60+ Minutes	888	6.45%	2,179	5.87%	14,051	9.35%
2010 Households by HH Size	**18,215**		**38,719**		**120,292**	
1-Person Households	10,351	56.83%	20,516	52.99%	52,163	43.36%
2-Person Households	5,634	30.93%	12,403	32.03%	36,792	30.59%
3-Person Households	1,300	7.14%	3,254	8.40%	14,819	12.32%
4-Person Households	623	3.42%	1,613	4.17%	8,990	7.47%
5-Person Households	197	1.08%	587	1.52%	4,225	3.51%
6-Person Households	74	0.41%	219	0.57%	1,834	1.52%
7 or more Person Households	36	0.20%	127	0.33%	1,469	1.22%
2023 Average Household Size	**1.60**		**1.70**		**2.00**	
Households						
2028 Projection	14,781		40,288		140,048	
2023 Estimate	15,661		40,967		140,293	
2010 Census	18,216		38,718		120,292	
Growth 2023 - 2028	-5.62%		-1.66%		-0.17%	
Growth 2010 - 2023	-14.03%		5.81%		16.63%	

Demographic Detail Report

Lincoln Towers						
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Radius	**1 Mile**		**3 Mile**		**5 Mile**	
2023 Households by HH Income	**15,660**		**40,965**		**140,291**	
<$25,000	3,421	21.85%	7,389	18.04%	34,314	24.46%
$25,000 - $50,000	3,154	20.14%	7,301	17.82%	26,636	18.99%
$50,000 - $75,000	2,666	17.02%	6,114	14.92%	21,563	15.37%
$75,000 - $100,000	1,776	11.34%	4,467	10.90%	15,223	10.85%
$100,000 - $125,000	1,204	7.69%	3,802	9.28%	11,689	8.33%
$125,000 - $150,000	736	4.70%	2,208	5.39%	6,909	4.92%
$150,000 - $200,000	1,001	6.39%	2,985	7.29%	8,682	6.19%
$200,000+	1,702	10.87%	6,699	16.35%	15,275	10.89%
2023 Avg Household Income	**$90,811**		**$109,043**		**$89,749**	
2023 Med Household Income	**$63,209**		**$73,758**		**$59,608**	
2023 Occupied Housing	**15,661**		**40,966**		**140,293**	
Owner Occupied	4,972	31.75%	14,914	36.41%	41,577	29.64%
Renter Occupied	10,689	68.25%	26,052	63.59%	98,716	70.36%
2010 Housing Units	**22,855**		**58,671**		**179,776**	
1 Unit	1,484	6.49%	5,409	9.22%	24,945	13.88%
2 - 4 Units	1,885	8.25%	3,043	5.19%	11,375	6.33%
5 - 19 Units	5,403	23.64%	8,336	14.21%	26,148	14.54%
20+ Units	14,083	61.62%	41,883	71.39%	117,308	65.25%
2023 Housing Value	**4,972**		**14,916**		**41,577**	
<$100,000	18	0.36%	158	1.06%	756	1.82%
$100,000 - $200,000	221	4.44%	401	2.69%	2,448	5.89%
$200,000 - $300,000	761	15.31%	1,311	8.79%	5,414	13.02%
$300,000 - $400,000	1,273	25.60%	2,840	19.04%	7,292	17.54%
$400,000 - $500,000	729	14.66%	2,080	13.94%	7,306	17.57%
$500,000 - $1,000,000	1,180	23.73%	4,284	28.72%	11,839	28.47%
$1,000,000+	790	15.89%	3,842	25.76%	6,522	15.69%
2023 Median Home Value	**$429,218**		**$577,964**		**$466,773**	
2023 Housing Units by Yr Built	**22,930**		**58,812**		**180,331**	
Built 2010+	0	0.00%	4,335	7.37%	24,129	13.38%
Built 2000 - 2010	2,458	10.72%	12,594	21.41%	39,025	21.64%
Built 1990 - 1999	1,475	6.43%	4,328	7.36%	10,609	5.88%
Built 1980 - 1989	1,338	5.84%	4,892	8.32%	13,090	7.26%
Built 1970 - 1979	3,242	14.14%	6,960	11.83%	21,911	12.15%
Built 1960 - 1969	4,646	20.26%	8,711	14.81%	24,699	13.70%
Built 1950 - 1959	3,904	17.03%	6,440	10.95%	19,668	10.91%
Built <1949	5,867	25.59%	10,552	17.94%	27,200	15.08%
2023 Median Year Built	**1963**		**1974**		**1977**	

Traffic Count Report

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1300 Lincoln Rd, Miami Beach, FL 33139

Building Type: **Multi-Family**
Building Size: **65,550 SF**
# of Units: **57**
Avg Unit Size: **1150 SF**
% Bldg Vacant: **0%**
Total Available: **0 SF**
Rent/SF/Yr: **-**
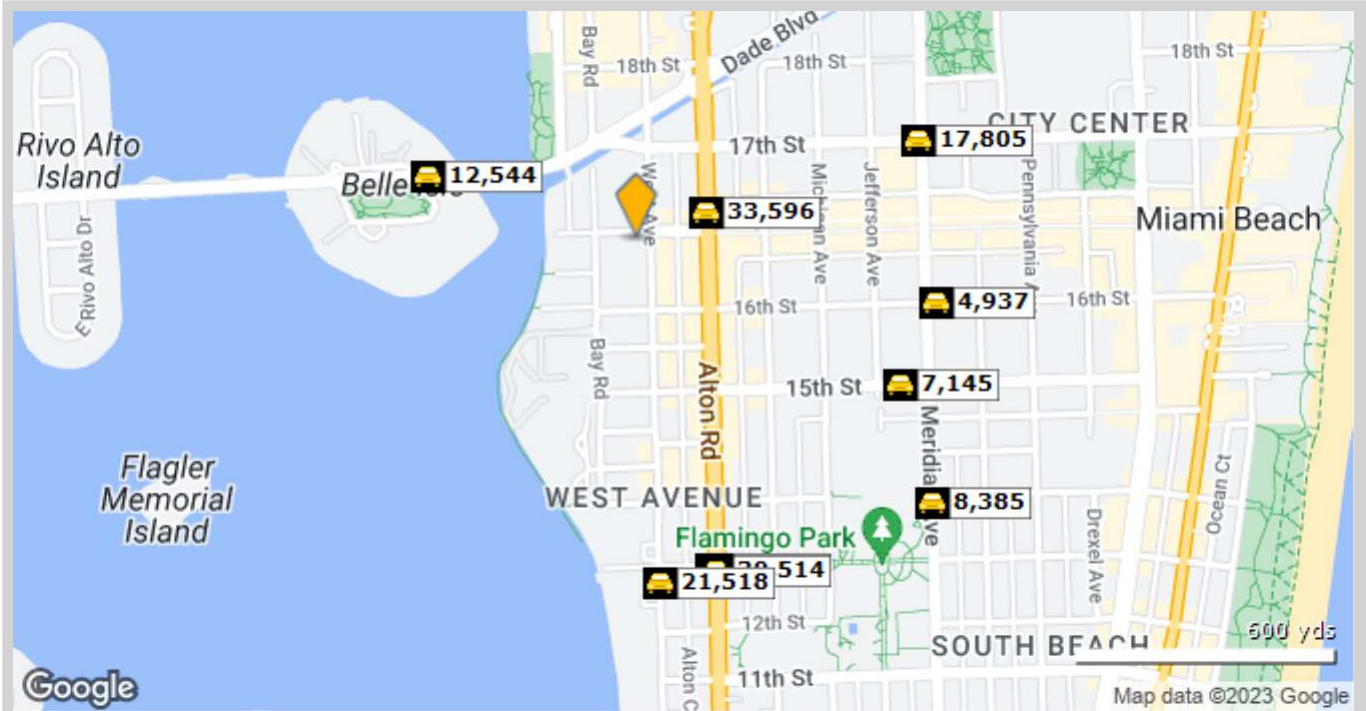
	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Alton Rd	Lincoln Rd	0.02 S	2022	33,596	MPSI	.11
2	Venetian Causeway	Island Ave E	0.02 W	2022	12,544	MPSI	.29
3	15th Street	15th St	0.00	2022	7,145	MPSI	.40
4	17th Street	Meridian Ave	0.00 E	2022	17,805	MPSI	.40
5	16th Street	Meridian Ave	0.01 W	2022	4,937	MPSI	.41
6	Alton Road	13th St	0.01 NE	2022	34,634	MPSI	.45
7	Alton Road	13th St	0.01 N	2020	27,500	AADT	.45
8	Alton Rd	13th St	0.01 N	2022	30,514	MPSI	.45
9	West Avenue	13th St	0.02 N	2022	21,518	MPSI	.46
10	Meridian Avenue	14th St	0.01 N	2022	8,385	MPSI	.53

11/21/2023