

Summary Report

TJ Maxx Plaza
SW 117th Ave at Sunset Dr - Kendall, FL

WEINGARTEN REALTY
Real Estate for Everyday Retail

Longitude: -80.383229

Latitude: 25.697369

Key Variables	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	14,827	76,389	176,168	497,553
Average Household Income	\$75,584	\$73,540	\$76,659	\$79,689

Population				
2023 Population	14,677	76,423	176,529	508,809
2018 Population	14,827	76,389	176,168	497,553
2010 Population	15,068	75,523	172,935	469,755
2000 Population	13,730	76,441	175,448	443,880
Absolute Growth 2010 to 2018	-1.61%	1.15%	1.87%	5.92%
Projected Growth 2018 to 2023	-1.01%	0.05%	0.21%	2.26%

Race & Ethnicity				
% White	19.24%	16.58%	16.28%	14.47%
% Black	2.23%	1.95%	1.89%	3.63%
% Asian	1.82%	1.91%	1.80%	2.04%
% Other	0.84%	0.75%	0.82%	0.88%
% Hispanic	75.87%	78.81%	79.21%	78.98%

Income & Education				
Median Household Income	\$58,944	\$57,959	\$58,562	\$59,320
Average Household Income	\$75,584	\$73,540	\$76,659	\$79,689
% College Graduates	52.76%	45.55%	43.83%	43.34%

Age				
Median Age	41.9	42.4	42.5	41.6
% Age < 18	20.11%	19.87%	19.86%	20.07%
% Age 65 +	18.47%	19.00%	19.05%	17.78%

Households & Housing				
Households	5,445	27,295	60,838	164,114
Average Household Size	2.68	2.79	2.88	3.00
Median Housing Value	\$392,342	\$408,944	\$444,277	\$466,983
% Owner Occupied Housing	60.22%	63.75%	66.20%	65.58%
% Renter Occupied Housing	32.68%	29.88%	28.27%	28.58%
% Vacant Housing	7.10%	6.37%	5.53%	5.84%

Workplace & Workers				
Number of Businesses	556	1,939	4,574	15,805
Total Number of Employees (FTE)	5,245	19,817	43,386	152,551
% White Collar	80.35%	73.44%	70.65%	70.60%
% Blue Collar	19.65%	26.56%	29.35%	29.40%