

Summary Report

The Palms at Town & Country
Florida Turnpike at Kendall Drive/SW 88th Street - Miami, FL

WEINGARTEN REALTY

Real Estate for Everyday Retail

Longitude: -80.385323

Latitude: 25.689203

Key Variables	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	15,243	77,164	169,685	478,864
Average Household Income	\$84,774	\$78,951	\$82,885	\$84,780

Population				
2024 Population	15,186	77,834	171,807	493,301
2019 Population	15,243	77,164	169,685	478,864
2010 Population	15,821	76,742	166,040	452,046
2000 Population	15,235	77,807	166,669	426,844
Absolute Growth 2010 to 2019	-3.65%	0.55%	2.19%	5.93%
Projected Growth 2019 to 2024	-0.37%	0.87%	1.25%	3.01%

Race & Ethnicity				
% White	21.53%	18.49%	17.43%	14.94%
% Black	3.13%	2.28%	2.27%	4.24%
% Asian	2.25%	2.26%	2.11%	2.22%
% Other	1.17%	0.97%	0.96%	0.95%
% Hispanic	71.92%	76.00%	77.23%	77.65%

Income & Education				
Median Household Income	\$66,707	\$62,474	\$63,052	\$63,436
Average Household Income	\$84,774	\$78,951	\$82,885	\$84,780
% College Graduates	54.39%	46.22%	45.20%	44.27%

Age				
Median Age	42.4	42.5	42.2	41.5
% Age < 18	19.96%	20.04%	20.20%	20.19%
% Age 65 +	19.77%	19.18%	18.84%	17.83%

Households & Housing				
Households	5,992	28,315	58,924	158,180
Average Household Size	2.51	2.71	2.87	3.00
Median Housing Value	\$489,946	\$444,571	\$469,174	\$494,155
% Owner Occupied Housing	54.03%	63.16%	66.50%	66.05%
% Renter Occupied Housing	37.34%	30.58%	28.06%	28.06%
% Vacant Housing	8.63%	6.26%	5.44%	5.89%

Workplace & Workers				
Number of Businesses	623	1,904	5,048	15,197
Total Number of Employees (FTE)	6,441	20,822	50,727	153,463
% White Collar	80.00%	72.81%	71.75%	70.35%
% Blue Collar	20.00%	27.19%	28.25%	29.65%