

# Demographic Detail Report

## Sharpe-164th

1672-1698 NE 164th St, North Miami Beach, FL 33162

Building Type: **General Retail**      Total Available: **0 SF**  
 Secondary: -      % Leased: **100%**  
 GLA: **7,500 SF**      Rent/SF/Yr: -  
 Year Built: **1970**



Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2021 Projection	28,718		218,574		468,611	
2016 Estimate	27,392		208,551		447,584	
2010 Census	25,166		191,971		419,559	
Growth 2016 - 2021	4.84%		4.81%		4.70%	
Growth 2010 - 2016	8.85%		8.64%		6.68%	
<b>2016 Population by Age</b>						
	<b>27,392</b>		<b>208,551</b>		<b>447,584</b>	
Age 0 - 4	1,837	6.71%	13,394	6.42%	28,265	6.32%
Age 5 - 9	1,744	6.37%	12,381	5.94%	26,637	5.95%
Age 10 - 14	1,738	6.34%	11,869	5.69%	25,859	5.78%
Age 15 - 19	1,791	6.54%	11,992	5.75%	25,981	5.80%
Age 20 - 24	2,003	7.31%	13,616	6.53%	28,862	6.45%
Age 25 - 29	2,118	7.73%	14,907	7.15%	31,052	6.94%
Age 30 - 34	2,001	7.31%	14,756	7.08%	30,630	6.84%
Age 35 - 39	1,805	6.59%	13,940	6.68%	29,120	6.51%
Age 40 - 44	1,760	6.43%	14,037	6.73%	29,519	6.60%
Age 45 - 49	1,743	6.36%	14,040	6.73%	29,639	6.62%
Age 50 - 54	1,837	6.71%	14,476	6.94%	30,661	6.85%
Age 55 - 59	1,758	6.42%	13,655	6.55%	29,299	6.55%
Age 60 - 64	1,536	5.61%	12,163	5.83%	26,487	5.92%
Age 65 - 69	1,223	4.46%	10,199	4.89%	22,724	5.08%
Age 70 - 74	895	3.27%	7,868	3.77%	17,916	4.00%
Age 75 - 79	655	2.39%	5,918	2.84%	13,549	3.03%
Age 80 - 84	450	1.64%	4,253	2.04%	9,801	2.19%
Age 85+	497	1.81%	5,087	2.44%	11,584	2.59%
Age 65+	3,720	13.58%	33,325	15.98%	75,574	16.88%
<b>Median Age</b>	<b>36.30</b>		<b>39.10</b>		<b>39.60</b>	
<b>Average Age</b>	<b>37.40</b>		<b>39.30</b>		<b>39.70</b>	

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<b>Sharpe-164th</b>						
1672-1698 NE 164th St, North Miami Beach, FL 33162						
<b>Radius</b>	<b>1 Mile</b>		<b>3 Mile</b>		<b>5 Mile</b>	
<b>2016 Population By Race</b>	<b>27,392</b>		<b>208,551</b>		<b>447,584</b>	
White	12,100	44.17%	112,290	53.84%	227,337	50.79%
Black	13,357	48.76%	85,870	41.17%	201,282	44.97%
Am. Indian & Alaskan	99	0.36%	731	0.35%	1,543	0.34%
Asian	1,095	4.00%	5,381	2.58%	8,934	2.00%
Hawaiian & Pacific Island	20	0.07%	134	0.06%	309	0.07%
Other	721	2.63%	4,145	1.99%	8,179	1.83%
<b>Population by Hispanic Origin</b>	<b>27,392</b>		<b>208,551</b>		<b>447,584</b>	
Non-Hispanic Origin	18,045	65.88%	139,101	66.70%	310,575	69.39%
Hispanic Origin	9,347	34.12%	69,451	33.30%	137,009	30.61%
<b>2016 Median Age, Male</b>	<b>34.20</b>		<b>37.40</b>		<b>37.90</b>	
<b>2016 Average Age, Male</b>	<b>35.80</b>		<b>37.90</b>		<b>38.30</b>	
<b>2016 Median Age, Female</b>	<b>38.20</b>		<b>40.50</b>		<b>41.10</b>	
<b>2016 Average Age, Female</b>	<b>38.90</b>		<b>40.60</b>		<b>41.00</b>	
<b>2016 Population by Occupation Classification</b>	<b>21,716</b>		<b>168,517</b>		<b>361,637</b>	
Civilian Employed	12,894	59.38%	98,014	58.16%	207,360	57.34%
Civilian Unemployed	1,278	5.89%	7,028	4.17%	15,569	4.31%
Civilian Non-Labor Force	7,544	34.74%	63,401	37.62%	138,502	38.30%
Armed Forces	0	0.00%	74	0.04%	206	0.06%
<b>Households by Marital Status</b>						
Married	3,509		29,745		64,219	
Married No Children	1,843		17,151		38,199	
Married w/Children	1,666		12,595		26,020	
<b>2016 Population by Education</b>	<b>20,412</b>		<b>159,491</b>		<b>339,790</b>	
Some High School, No Diploma	4,143	20.30%	24,243	15.20%	52,205	15.36%
High School Grad (Incl Equivalency)	5,680	27.83%	40,087	25.13%	88,130	25.94%
Some College, No Degree	5,419	26.55%	42,853	26.87%	88,660	26.09%
Associate Degree	2,135	10.46%	14,190	8.90%	27,808	8.18%
Bachelor Degree	1,981	9.71%	22,565	14.15%	49,539	14.58%
Advanced Degree	1,054	5.16%	15,553	9.75%	33,448	9.84%

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Radius	1 Mile		3 Mile		5 Mile	
<b>2016 Population by Occupation</b>	<b>24,878</b>		<b>186,576</b>		<b>393,548</b>	
Real Estate & Finance	831	3.34%	7,244	3.88%	15,141	3.85%
Professional & Management	4,211	16.93%	43,184	23.15%	91,196	23.17%
Public Administration	266	1.07%	2,901	1.55%	8,842	2.25%
Education & Health	3,035	12.20%	21,541	11.55%	45,084	11.46%
Services	4,419	17.76%	26,586	14.25%	52,831	13.42%
Information	237	0.95%	2,095	1.12%	4,832	1.23%
Sales	3,542	14.24%	26,595	14.25%	57,261	14.55%
Transportation	1,998	8.03%	8,921	4.78%	16,006	4.07%
Retail	1,915	7.70%	13,438	7.20%	28,166	7.16%
Wholesale	367	1.48%	3,110	1.67%	6,947	1.77%
Manufacturing	294	1.18%	3,559	1.91%	7,616	1.94%
Production	942	3.79%	8,992	4.82%	19,289	4.90%
Construction	1,167	4.69%	5,885	3.15%	13,637	3.47%
Utilities	641	2.58%	4,751	2.55%	11,657	2.96%
Agriculture & Mining	33	0.13%	318	0.17%	887	0.23%
Farming, Fishing, Forestry	33	0.13%	323	0.17%	577	0.15%
Other Services	947	3.81%	7,133	3.82%	13,579	3.45%
<b>2016 Worker Travel Time to Job</b>	<b>12,680</b>		<b>94,054</b>		<b>199,088</b>	
<30 Minutes	5,905	46.57%	44,217	47.01%	97,363	48.90%
30-60 Minutes	5,618	44.31%	41,316	43.93%	85,261	42.83%
60+ Minutes	1,157	9.12%	8,521	9.06%	16,464	8.27%
<b>2010 Households by HH Size</b>	<b>8,302</b>		<b>72,192</b>		<b>156,091</b>	
1-Person Households	1,925	23.19%	21,505	29.79%	44,934	28.79%
2-Person Households	2,115	25.48%	20,870	28.91%	45,646	29.24%
3-Person Households	1,470	17.71%	11,708	16.22%	24,968	16.00%
4-Person Households	1,204	14.50%	8,715	12.07%	19,375	12.41%
5-Person Households	768	9.25%	4,925	6.82%	11,027	7.06%
6-Person Households	420	5.06%	2,287	3.17%	5,125	3.28%
7 or more Person Households	400	4.82%	2,182	3.02%	5,016	3.21%
<b>2016 Average Household Size</b>	<b>3.00</b>		<b>2.60</b>		<b>2.60</b>	
<b>Households</b>						
2021 Projection	9,504		81,871		173,882	
2016 Estimate	9,064		78,194		166,223	
2010 Census	8,300		72,193		156,092	
Growth 2016 - 2021	4.85%		4.70%		4.61%	
Growth 2010 - 2016	9.20%		8.31%		6.49%	

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## Sharpe-164th

1672-1698 NE 164th St, North Miami Beach, FL 33162

Radius	1 Mile		3 Mile		5 Mile	
<b>2016 Households by HH Income</b>	<b>9,064</b>		<b>78,193</b>		<b>166,223</b>	
<\$25,000	3,360	37.07%	25,128	32.14%	51,919	31.23%
\$25,000 - \$50,000	2,906	32.06%	21,637	27.67%	44,028	26.49%
\$50,000 - \$75,000	1,416	15.62%	12,527	16.02%	26,796	16.12%
\$75,000 - \$100,000	862	9.51%	6,959	8.90%	15,916	9.58%
\$100,000 - \$125,000	271	2.99%	4,243	5.43%	10,050	6.05%
\$125,000 - \$150,000	121	1.33%	2,038	2.61%	4,927	2.96%
\$150,000 - \$200,000	66	0.73%	2,329	2.98%	5,115	3.08%
\$200,000+	62	0.68%	3,332	4.26%	7,472	4.50%
<b>2016 Avg Household Income</b>	<b>\$43,460</b>		<b>\$60,476</b>		<b>\$62,644</b>	
<b>2016 Med Household Income</b>	<b>\$33,732</b>		<b>\$39,962</b>		<b>\$41,682</b>	
<b>2016 Occupied Housing</b>	<b>9,064</b>		<b>78,194</b>		<b>166,223</b>	
Owner Occupied	4,517	49.83%	42,825	54.77%	99,503	59.86%
Renter Occupied	4,547	50.17%	35,369	45.23%	66,720	40.14%
<b>2010 Housing Units</b>	<b>9,354</b>		<b>88,889</b>		<b>190,470</b>	
1 Unit	3,838	41.03%	26,566	29.89%	71,171	37.37%
2 - 4 Units	793	8.48%	4,036	4.54%	10,617	5.57%
5 - 19 Units	944	10.09%	6,235	7.01%	15,216	7.99%
20+ Units	3,779	40.40%	52,052	58.56%	93,466	49.07%
<b>2016 Housing Value</b>	<b>4,516</b>		<b>42,825</b>		<b>99,503</b>	
<\$100,000	1,321	29.25%	10,573	24.69%	22,146	22.26%
\$100,000 - \$200,000	2,021	44.75%	14,236	33.24%	33,172	33.34%
\$200,000 - \$300,000	899	19.91%	7,316	17.08%	17,363	17.45%
\$300,000 - \$400,000	130	2.88%	3,285	7.67%	8,548	8.59%
\$400,000 - \$500,000	52	1.15%	1,902	4.44%	4,791	4.81%
\$500,000 - \$1,000,000	88	1.95%	3,703	8.65%	9,173	9.22%
\$1,000,000+	5	0.11%	1,810	4.23%	4,310	4.33%
<b>2016 Median Home Value</b>	<b>\$146,363</b>		<b>\$176,141</b>		<b>\$183,218</b>	
<b>2016 Housing Units by Yr Built</b>	<b>9,404</b>		<b>89,604</b>		<b>194,227</b>	
Built 2010+	68	0.72%	2,972	3.32%	5,603	2.88%
Built 2000 - 2010	190	2.02%	14,112	15.75%	25,343	13.05%
Built 1990 - 1999	71	0.75%	5,352	5.97%	14,191	7.31%
Built 1980 - 1989	503	5.35%	8,823	9.85%	21,338	10.99%
Built 1970 - 1979	2,008	21.35%	21,519	24.02%	42,663	21.97%
Built 1960 - 1969	2,809	29.87%	16,531	18.45%	35,927	18.50%
Built 1950 - 1959	2,974	31.62%	15,207	16.97%	35,972	18.52%
Built <1949	781	8.30%	5,088	5.68%	13,190	6.79%
<b>2016 Median Year Built</b>	<b>1962</b>		<b>1973</b>		<b>1972</b>	



**Sharpe-164th**  
1672-1698 NE 164th St, North Miami Beach, FL 33162

Building Type: **General Retail**      Total Available: **0 SF**  
 Secondary: -      % Leased: **100%**  
 GLA: **7,500 SF**      Rent/SF/Yr: -  
 Year Built: **1970**



Description	2010		2016		2021	
<b>Population</b>	<b>25,166</b>		<b>27,392</b>		<b>28,718</b>	
Age 0 - 4	1,749	6.95%	1,837	6.71%	1,954	6.80%
Age 5 - 9	1,681	6.68%	1,744	6.37%	1,877	6.54%
Age 10 - 14	1,807	7.18%	1,738	6.34%	1,809	6.30%
Age 15 - 19	1,933	7.68%	1,791	6.54%	1,798	6.26%
Age 20 - 24	1,943	7.72%	2,003	7.31%	1,875	6.53%
Age 25 - 29	1,916	7.61%	2,118	7.73%	2,013	7.01%
Age 30 - 34	1,660	6.60%	2,001	7.31%	2,070	7.21%
Age 35 - 39	1,646	6.54%	1,805	6.59%	1,986	6.92%
Age 40 - 44	1,653	6.57%	1,760	6.43%	1,870	6.51%
Age 45 - 49	1,759	6.99%	1,743	6.36%	1,788	6.23%
Age 50 - 54	1,894	7.53%	1,837	6.71%	1,770	6.16%
Age 55 - 59	1,544	6.14%	1,758	6.42%	1,760	6.13%
Age 60 - 64	1,226	4.87%	1,536	5.61%	1,655	5.76%
Age 65 - 69	813	3.23%	1,223	4.46%	1,426	4.97%
Age 70 - 74	697	2.77%	895	3.27%	1,117	3.89%
Age 75 - 79	513	2.04%	655	2.39%	805	2.80%
Age 80 - 84	372	1.48%	450	1.64%	539	1.88%
Age 85+	360	1.43%	497	1.81%	606	2.11%
<b>Age 15+</b>	<b>19,929</b>	<b>79.19%</b>	<b>22,072</b>	<b>80.58%</b>	<b>23,078</b>	<b>80.36%</b>
<b>Age 20+</b>	<b>17,996</b>	<b>71.51%</b>	<b>20,281</b>	<b>74.04%</b>	<b>21,280</b>	<b>74.10%</b>
<b>Age 65+</b>	<b>2,755</b>	<b>10.95%</b>	<b>3,720</b>	<b>13.58%</b>	<b>4,493</b>	<b>15.65%</b>
<b>Median Age</b>	<b>35</b>		<b>36</b>		<b>37</b>	
<b>Average Age</b>	<b>35.80</b>		<b>37.40</b>		<b>38.30</b>	
<b>Population By Race</b>	<b>25,166</b>		<b>27,392</b>		<b>28,718</b>	
White	10,630	42.24%	12,100	44.17%	12,740	44.36%
Black	12,922	51.35%	13,357	48.76%	13,945	48.56%
Am. Indian & Alaskan	77	0.31%	99	0.36%	105	0.37%
Asian	882	3.50%	1,095	4.00%	1,150	4.00%
Hawaiian & Pacific Islander	15	0.06%	20	0.07%	20	0.07%
Other	603	2.40%	721	2.63%	757	2.64%

**Sharpe-164th**

1672-1698 NE 164th St, North Miami Beach, FL 33162

Description	2010	2016	2021
<b>Population by Race (Hispanic)</b>	<b>8,115</b>	<b>9,347</b>	<b>9,814</b>
White	7,048 86.85%	8,113 86.80%	8,521 86.82%
Black	842 10.38%	963 10.30%	1,006 10.25%
Am. Indian & Alaskan	49 0.60%	62 0.66%	68 0.69%
Asian	37 0.46%	42 0.45%	43 0.44%
Hawaiian & Pacific Islander	6 0.07%	9 0.10%	9 0.09%
Other	132 1.63%	158 1.69%	167 1.70%
<b>Household by Household Income</b>	<b>8,301</b>	<b>9,064</b>	<b>9,505</b>
<\$25,000	3,017 36.35%	3,360 37.07%	3,547 37.32%
\$25,000 - \$50,000	2,577 31.04%	2,906 32.06%	3,069 32.29%
\$50,000 - \$75,000	1,603 19.31%	1,416 15.62%	1,417 14.91%
\$75,000 - \$100,000	497 5.99%	862 9.51%	927 9.75%
\$100,000 - \$125,000	352 4.24%	271 2.99%	288 3.03%
\$125,000 - \$150,000	66 0.80%	121 1.33%	132 1.39%
\$150,000 - \$200,000	125 1.51%	66 0.73%	62 0.65%
\$200,000+	64 0.77%	62 0.68%	63 0.66%
<b>Average Household Income</b>	<b>\$44,801</b>	<b>\$43,460</b>	<b>\$43,247</b>
<b>Median Household Income</b>	<b>\$35,271</b>	<b>\$33,732</b>	<b>\$33,536</b>

# Traffic Count Report

## Sharpe-164th

1672-1698 NE 164th St, North Miami Beach, FL 33162

Building Type: **General Retail**  
 Secondary: -  
 GLA: **7,500 SF**  
 Year Built: **1970**  
 Total Available: **0 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	NE 163rd St	NE 18th Ct	0.03 W	2015	48,189	MPSI	.23
2	W Dixie Hwy	NE 154th St	0.03 SW	2015	19,498	MPSI	.72
3	NE 163rd St	NE 23rd Ave	0.01 E	2015	55,809	MPSI	.74
4	Biscayne Blvd	NE 165th Ter	0.21 N	2015	52,061	MPSI	.78
5	NE 19th Ave	NE 176th St	0.03 S	2015	22,522	MPSI	.85
6	N Miami Beach Blvd	NE 10th Ave	0.07 SE	2015	56,020	MPSI	.90
7	Biscayne Blvd	NE 165th Ter	0.20 S	2015	50,818	MPSI	.97