

# Demographic Detail Report

## 165th Street Shopping Center

1540-1572 NE 165th St, North Miami Beach, FL 33162

Building Type: **General Retail**      Total Available: **5,000 SF**  
 Secondary: -      % Leased: **75.76%**  
 GLA: **16,500 SF**      Rent/SF/Yr: **\$17.99**  
 Year Built: **1967**



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2021 Projection	31,219	221,088	476,627
2016 Estimate	29,774	211,069	455,261
2010 Census	27,341	194,923	426,909
Growth 2016 - 2021	4.85%	4.75%	4.69%
Growth 2010 - 2016	8.90%	8.28%	6.64%
<b>2016 Population by Age</b>			
	<b>29,774</b>	<b>211,069</b>	<b>455,261</b>
Age 0 - 4	1,983 6.66%	13,633 6.46%	28,880 6.34%
Age 5 - 9	1,889 6.34%	12,607 5.97%	27,249 5.99%
Age 10 - 14	1,897 6.37%	12,125 5.74%	26,503 5.82%
Age 15 - 19	1,969 6.61%	12,296 5.83%	26,667 5.86%
Age 20 - 24	2,195 7.37%	13,957 6.61%	29,617 6.51%
Age 25 - 29	2,296 7.71%	15,213 7.21%	31,787 6.98%
Age 30 - 34	2,150 7.22%	14,989 7.10%	31,238 6.86%
Age 35 - 39	1,936 6.50%	14,117 6.69%	29,610 6.50%
Age 40 - 44	1,896 6.37%	14,189 6.72%	29,968 6.58%
Age 45 - 49	1,889 6.34%	14,194 6.72%	30,067 6.60%
Age 50 - 54	1,998 6.71%	14,643 6.94%	31,098 6.83%
Age 55 - 59	1,922 6.46%	13,803 6.54%	29,698 6.52%
Age 60 - 64	1,689 5.67%	12,250 5.80%	26,814 5.89%
Age 65 - 69	1,345 4.52%	10,220 4.84%	22,969 5.05%
Age 70 - 74	979 3.29%	7,831 3.71%	18,069 3.97%
Age 75 - 79	711 2.39%	5,852 2.77%	13,630 2.99%
Age 80 - 84	488 1.64%	4,179 1.98%	9,832 2.16%
Age 85+	542 1.82%	4,970 2.35%	11,563 2.54%
Age 65+	4,065 13.65%	33,052 15.66%	76,063 16.71%
<b>Median Age</b>	<b>36.30</b>	<b>38.80</b>	<b>39.30</b>
<b>Average Age</b>	<b>37.50</b>	<b>39.10</b>	<b>39.50</b>

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### 165th Street Shopping Center

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Radius	1 Mile	3 Mile	5 Mile
<b>2016 Population By Race</b>	<b>29,774</b>	<b>211,069</b>	<b>455,261</b>
White	13,435 45.12%	109,726 51.99%	226,753 49.81%
Black	14,180 47.63%	90,756 43.00%	209,364 45.99%
Am. Indian & Alaskan	105 0.35%	754 0.36%	1,568 0.34%
Asian	1,255 4.22%	5,436 2.58%	8,954 1.97%
Hawaiian & Pacific Island	20 0.07%	141 0.07%	316 0.07%
Other	779 2.62%	4,255 2.02%	8,307 1.82%
<b>Population by Hispanic Origin</b>	<b>29,774</b>	<b>211,069</b>	<b>455,261</b>
Non-Hispanic Origin	19,789 66.46%	141,952 67.25%	317,331 69.70%
Hispanic Origin	9,985 33.54%	69,117 32.75%	137,930 30.30%
<b>2016 Median Age, Male</b>	<b>34.30</b>	<b>37.20</b>	<b>37.60</b>
<b>2016 Average Age, Male</b>	<b>35.90</b>	<b>37.70</b>	<b>38.10</b>
<b>2016 Median Age, Female</b>	<b>38.30</b>	<b>40.30</b>	<b>40.90</b>
<b>2016 Average Age, Female</b>	<b>38.90</b>	<b>40.40</b>	<b>40.80</b>
<b>2016 Population by Occupation Classification</b>	<b>23,612</b>	<b>170,253</b>	<b>367,307</b>
Civilian Employed	14,006 59.32%	99,630 58.52%	210,833 57.40%
Civilian Unemployed	1,436 6.08%	7,208 4.23%	15,949 4.34%
Civilian Non-Labor Force	8,170 34.60%	63,360 37.22%	140,312 38.20%
Armed Forces	0 0.00%	55 0.03%	213 0.06%
<b>Households by Marital Status</b>			
Married	3,898	29,678	64,811
Married No Children	2,029	16,947	38,430
Married w/Children	1,869	12,731	26,380
<b>2016 Population by Education</b>	<b>22,140</b>	<b>160,822</b>	<b>344,318</b>
Some High School, No Diploma	4,415 19.94%	24,969 15.53%	53,211 15.45%
High School Grad (Incl Equivalency)	6,097 27.54%	40,845 25.40%	90,015 26.14%
Some College, No Degree	5,916 26.72%	43,226 26.88%	90,055 26.15%
Associate Degree	2,298 10.38%	14,372 8.94%	27,974 8.12%
Bachelor Degree	2,257 10.19%	22,399 13.93%	49,689 14.43%
Advanced Degree	1,157 5.23%	15,011 9.33%	33,374 9.69%

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Radius	1 Mile		3 Mile		5 Mile	
<b>2016 Population by Occupation</b>	<b>27,038</b>		<b>189,779</b>		<b>400,195</b>	
Real Estate & Finance	922	3.41%	7,184	3.79%	15,184	3.79%
Professional & Management	4,575	16.92%	43,318	22.83%	92,221	23.04%
Public Administration	294	1.09%	3,028	1.60%	9,249	2.31%
Education & Health	3,293	12.18%	22,293	11.75%	46,003	11.50%
Services	4,671	17.28%	27,410	14.44%	53,565	13.38%
Information	256	0.95%	2,106	1.11%	4,898	1.22%
Sales	3,944	14.59%	26,992	14.22%	58,371	14.59%
Transportation	2,125	7.86%	9,132	4.81%	16,139	4.03%
Retail	2,134	7.89%	13,551	7.14%	28,796	7.20%
Wholesale	404	1.49%	3,103	1.64%	7,031	1.76%
Manufacturing	367	1.36%	3,593	1.89%	7,843	1.96%
Production	1,066	3.94%	9,176	4.84%	19,865	4.96%
Construction	1,221	4.52%	6,053	3.19%	13,963	3.49%
Utilities	691	2.56%	4,933	2.60%	11,949	2.99%
Agriculture & Mining	24	0.09%	327	0.17%	846	0.21%
Farming, Fishing, Forestry	24	0.09%	335	0.18%	585	0.15%
Other Services	1,027	3.80%	7,245	3.82%	13,687	3.42%
<b>2016 Worker Travel Time to Job</b>	<b>13,719</b>		<b>95,825</b>		<b>202,493</b>	
<30 Minutes	6,433	46.89%	45,097	47.06%	99,198	48.99%
30-60 Minutes	6,038	44.01%	42,111	43.95%	86,552	42.74%
60+ Minutes	1,248	9.10%	8,617	8.99%	16,743	8.27%
<b>2010 Households by HH Size</b>	<b>8,878</b>		<b>72,533</b>		<b>157,796</b>	
1-Person Households	2,006	22.60%	21,292	29.35%	44,958	28.49%
2-Person Households	2,230	25.12%	20,712	28.56%	45,825	29.04%
3-Person Households	1,563	17.61%	11,871	16.37%	25,433	16.12%
4-Person Households	1,303	14.68%	8,917	12.29%	19,776	12.53%
5-Person Households	841	9.47%	5,072	6.99%	11,331	7.18%
6-Person Households	474	5.34%	2,378	3.28%	5,293	3.35%
7 or more Person Households	461	5.19%	2,291	3.16%	5,180	3.28%
<b>2016 Average Household Size</b>	<b>3.00</b>		<b>2.60</b>		<b>2.70</b>	
<b>Households</b>						
2021 Projection	10,181		81,963		175,761	
2016 Estimate	9,707		78,323		168,023	
2010 Census	8,878		72,534		157,796	
Growth 2016 - 2021	4.88%		4.65%		4.61%	
Growth 2010 - 2016	9.34%		7.98%		6.48%	

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Radius	1 Mile		3 Mile		5 Mile	
<b>2016 Households by HH Income</b>	<b>9,705</b>		<b>78,322</b>		<b>168,022</b>	
<\$25,000	3,490	35.96%	25,153	32.11%	52,541	31.27%
\$25,000 - \$50,000	3,079	31.73%	21,914	27.98%	44,612	26.55%
\$50,000 - \$75,000	1,557	16.04%	12,634	16.13%	26,998	16.07%
\$75,000 - \$100,000	944	9.73%	7,064	9.02%	16,170	9.62%
\$100,000 - \$125,000	307	3.16%	4,130	5.27%	10,147	6.04%
\$125,000 - \$150,000	170	1.75%	2,035	2.60%	4,963	2.95%
\$150,000 - \$200,000	81	0.83%	2,249	2.87%	5,144	3.06%
\$200,000+	77	0.79%	3,143	4.01%	7,447	4.43%
<b>2016 Avg Household Income</b>	<b>\$44,954</b>		<b>\$59,632</b>		<b>\$62,426</b>	
<b>2016 Med Household Income</b>	<b>\$34,829</b>		<b>\$39,831</b>		<b>\$41,596</b>	
<b>2016 Occupied Housing</b>	<b>9,707</b>		<b>78,323</b>		<b>168,023</b>	
Owner Occupied	5,125	52.80%	43,017	54.92%	100,558	59.85%
Renter Occupied	4,582	47.20%	35,306	45.08%	67,465	40.15%
<b>2010 Housing Units</b>	<b>10,002</b>		<b>88,014</b>		<b>191,927</b>	
1 Unit	4,409	44.08%	27,849	31.64%	73,385	38.24%
2 - 4 Units	742	7.42%	4,124	4.69%	10,661	5.55%
5 - 19 Units	902	9.02%	6,585	7.48%	15,218	7.93%
20+ Units	3,949	39.48%	49,456	56.19%	92,663	48.28%
<b>2016 Housing Value</b>	<b>5,125</b>		<b>43,017</b>		<b>100,558</b>	
<\$100,000	1,417	27.65%	11,025	25.63%	22,580	22.45%
\$100,000 - \$200,000	2,325	45.37%	14,839	34.50%	33,848	33.66%
\$200,000 - \$300,000	1,063	20.74%	7,206	16.75%	17,476	17.38%
\$300,000 - \$400,000	152	2.97%	3,074	7.15%	8,471	8.42%
\$400,000 - \$500,000	59	1.15%	1,782	4.14%	4,751	4.72%
\$500,000 - \$1,000,000	102	1.99%	3,525	8.19%	9,128	9.08%
\$1,000,000+	7	0.14%	1,566	3.64%	4,304	4.28%
<b>2016 Median Home Value</b>	<b>\$149,268</b>		<b>\$170,648</b>		<b>\$181,833</b>	
<b>2016 Housing Units by Yr Built</b>	<b>10,065</b>		<b>88,712</b>		<b>195,746</b>	
Built 2010+	90	0.89%	3,078	3.47%	5,738	2.93%
Built 2000 - 2010	188	1.87%	13,186	14.86%	25,622	13.09%
Built 1990 - 1999	72	0.72%	4,983	5.62%	14,305	7.31%
Built 1980 - 1989	516	5.13%	8,769	9.88%	21,443	10.95%
Built 1970 - 1979	2,136	21.22%	21,102	23.79%	42,577	21.75%
Built 1960 - 1969	2,971	29.52%	16,688	18.81%	36,384	18.59%
Built 1950 - 1959	3,277	32.56%	15,708	17.71%	36,363	18.58%
Built <1949	815	8.10%	5,198	5.86%	13,314	6.80%
<b>2016 Median Year Built</b>	<b>1962</b>		<b>1972</b>		<b>1972</b>	

### 165th Street Shopping Center

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Building Type: **General Retail**  
 Secondary: -  
 GLA: **16,500 SF**  
 Year Built: **1967**

Total Available: **5,000 SF**  
 % Leased: **75.76%**  
 Rent/SF/Yr: **\$17.99**



Description	2010		2016		2021	
<b>Population</b>	<b>27,341</b>		<b>29,774</b>		<b>31,219</b>	
Age 0 - 4	1,893	6.92%	1,983	6.66%	2,116	6.78%
Age 5 - 9	1,837	6.72%	1,889	6.34%	2,031	6.51%
Age 10 - 14	1,985	7.26%	1,897	6.37%	1,963	6.29%
Age 15 - 19	2,143	7.84%	1,969	6.61%	1,963	6.29%
Age 20 - 24	2,085	7.63%	2,195	7.37%	2,055	6.58%
Age 25 - 29	2,042	7.47%	2,296	7.71%	2,199	7.04%
Age 30 - 34	1,768	6.47%	2,150	7.22%	2,245	7.19%
Age 35 - 39	1,773	6.48%	1,936	6.50%	2,141	6.86%
Age 40 - 44	1,788	6.54%	1,896	6.37%	2,013	6.45%
Age 45 - 49	1,920	7.02%	1,889	6.34%	1,930	6.18%
Age 50 - 54	2,051	7.50%	1,998	6.71%	1,918	6.14%
Age 55 - 59	1,714	6.27%	1,922	6.46%	1,916	6.14%
Age 60 - 64	1,351	4.94%	1,689	5.67%	1,810	5.80%
Age 65 - 69	882	3.23%	1,345	4.52%	1,566	5.02%
Age 70 - 74	753	2.75%	979	3.29%	1,227	3.93%
Age 75 - 79	551	2.02%	711	2.39%	880	2.82%
Age 80 - 84	412	1.51%	488	1.64%	587	1.88%
Age 85+	394	1.44%	542	1.82%	659	2.11%
<b>Age 15+</b>	<b>21,627</b>	<b>79.10%</b>	<b>24,005</b>	<b>80.62%</b>	<b>25,109</b>	<b>80.43%</b>
<b>Age 20+</b>	<b>19,484</b>	<b>71.26%</b>	<b>22,036</b>	<b>74.01%</b>	<b>23,146</b>	<b>74.14%</b>
<b>Age 65+</b>	<b>2,992</b>	<b>10.94%</b>	<b>4,065</b>	<b>13.65%</b>	<b>4,919</b>	<b>15.76%</b>
<b>Median Age</b>	<b>35</b>		<b>36</b>		<b>37</b>	
<b>Average Age</b>	<b>35.80</b>		<b>37.50</b>		<b>38.30</b>	
<b>Population By Race</b>	<b>27,341</b>		<b>29,774</b>		<b>31,219</b>	
White	11,823	43.24%	13,435	45.12%	14,143	45.30%
Black	13,719	50.18%	14,180	47.63%	14,807	47.43%
Am. Indian & Alaskan	82	0.30%	105	0.35%	112	0.36%
Asian	1,009	3.69%	1,255	4.22%	1,318	4.22%
Hawaiian & Pacific Islander	15	0.05%	20	0.07%	20	0.06%
Other	651	2.38%	779	2.62%	819	2.62%

**165th Street Shopping Center**

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Description	2010	2016	2021
<b>Population by Race (Hispanic)</b>	<b>8,658</b>	<b>9,985</b>	<b>10,487</b>
White	7,536 87.04%	8,686 86.99%	9,124 87.00%
Black	882 10.19%	1,008 10.10%	1,053 10.04%
Am. Indian & Alaskan	51 0.59%	64 0.64%	71 0.68%
Asian	41 0.47%	48 0.48%	49 0.47%
Hawaiian & Pacific Islander	6 0.07%	9 0.09%	9 0.09%
Other	142 1.64%	170 1.70%	181 1.73%
<b>Household by Household Income</b>	<b>8,878</b>	<b>9,705</b>	<b>10,181</b>
<\$25,000	3,130 35.26%	3,490 35.96%	3,692 36.26%
\$25,000 - \$50,000	2,716 30.59%	3,079 31.73%	3,252 31.94%
\$50,000 - \$75,000	1,762 19.85%	1,557 16.04%	1,556 15.28%
\$75,000 - \$100,000	552 6.22%	944 9.73%	1,016 9.98%
\$100,000 - \$125,000	389 4.38%	307 3.16%	325 3.19%
\$125,000 - \$150,000	88 0.99%	170 1.75%	184 1.81%
\$150,000 - \$200,000	161 1.81%	81 0.83%	79 0.78%
\$200,000+	80 0.90%	77 0.79%	77 0.76%
<b>Average Household Income</b>	<b>\$46,315</b>	<b>\$44,954</b>	<b>\$44,704</b>
<b>Median Household Income</b>	<b>\$36,270</b>	<b>\$34,829</b>	<b>\$34,587</b>

# Traffic Count Report

## 165th Street Shopping Center

1540-1572 NE 165th St, North Miami Beach, FL 33162

Building Type: **General Retail**  
 Secondary: -  
 GLA: **16,500 SF**  
 Year Built: **1967**  
 Total Available: **5,000 SF**  
 % Leased: **75.76%**  
 Rent/SF/Yr: **\$17.99**



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	.40
2 N Miami Beach Blvd	NE 10th Ave	0.07 SE	2015	56,020	MPSI	.74
3 W Dixie Hwy	NE 154th St	0.03 SW	2015	19,498	MPSI	.85
4 NE 19th Ave	NE 176th St	0.03 S	2015	22,522	MPSI	.87
5 NE 163rd St	NE 23rd Ave	0.01 E	2015	55,809	MPSI	.91
6 Biscayne Blvd	NE 165th Ter	0.21 N	2015	52,061	MPSI	.95