

Demographic Detail Report

Calle Ocho Shopping Center

6346-6358 SW 8th St, West Miami, FL 33144

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **5,575 SF**
 Year Built: **1950**

Total Available: **800 SF**
 % Leased: **85.65%**
 Rent/SF/Yr: **\$27.00**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2021 Projection	29,212		189,438		544,404	
2016 Estimate	28,541		182,409		522,710	
2010 Census	29,852		176,773		496,289	
Growth 2016 - 2021	2.35%		3.85%		4.15%	
Growth 2010 - 2016	-4.39%		3.19%		5.32%	
2016 Population by Age						
	28,541		182,409		522,710	
Age 0 - 4	1,401	4.91%	9,943	5.45%	29,843	5.71%
Age 5 - 9	1,262	4.42%	8,956	4.91%	26,706	5.11%
Age 10 - 14	1,215	4.26%	8,397	4.60%	24,875	4.76%
Age 15 - 19	1,269	4.45%	8,408	4.61%	25,533	4.88%
Age 20 - 24	1,506	5.28%	9,870	5.41%	31,189	5.97%
Age 25 - 29	1,654	5.80%	11,335	6.21%	35,578	6.81%
Age 30 - 34	1,638	5.74%	11,751	6.44%	35,375	6.77%
Age 35 - 39	1,697	5.95%	12,024	6.59%	34,393	6.58%
Age 40 - 44	1,952	6.84%	13,095	7.18%	36,497	6.98%
Age 45 - 49	2,150	7.53%	13,787	7.56%	38,393	7.34%
Age 50 - 54	2,207	7.73%	13,843	7.59%	38,872	7.44%
Age 55 - 59	1,973	6.91%	12,304	6.75%	34,802	6.66%
Age 60 - 64	1,743	6.11%	10,740	5.89%	30,305	5.80%
Age 65 - 69	1,581	5.54%	9,557	5.24%	26,551	5.08%
Age 70 - 74	1,455	5.10%	8,388	4.60%	22,671	4.34%
Age 75 - 79	1,328	4.65%	7,176	3.93%	18,895	3.61%
Age 80 - 84	1,102	3.86%	5,688	3.12%	14,583	2.79%
Age 85+	1,406	4.93%	7,147	3.92%	17,648	3.38%
Age 65+	6,872	24.08%	37,956	20.81%	100,348	19.20%
Median Age	46.60		44.00		42.40	
Average Age	45.10		43.00		41.90	

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Radius	1 Mile		3 Mile		5 Mile	
2016 Population By Race	28,541		182,409		522,710	
White	27,689	97.01%	174,612	95.73%	487,198	93.21%
Black	552	1.93%	4,463	2.45%	22,911	4.38%
Am. Indian & Alaskan	36	0.13%	286	0.16%	1,110	0.21%
Asian	131	0.46%	1,868	1.02%	7,155	1.37%
Hawaiian & Pacific Island	3	0.01%	35	0.02%	207	0.04%
Other	128	0.45%	1,145	0.63%	4,128	0.79%
Population by Hispanic Origin	28,541		182,409		522,710	
Non-Hispanic Origin	1,963	6.88%	24,360	13.35%	88,447	16.92%
Hispanic Origin	26,577	93.12%	158,049	86.65%	434,263	83.08%
2016 Median Age, Male	44.40		42.00		40.60	
2016 Average Age, Male	43.00		41.10		40.10	
2016 Median Age, Female	48.80		46.10		44.40	
2016 Average Age, Female	47.00		44.80		43.50	
2016 Population by Occupation Classification	24,410		153,443		436,187	
Civilian Employed	13,311	54.53%	89,315	58.21%	252,192	57.82%
Civilian Unemployed	1,110	4.55%	5,966	3.89%	15,957	3.66%
Civilian Non-Labor Force	9,989	40.92%	58,055	37.83%	167,802	38.47%
Armed Forces	0	0.00%	107	0.07%	236	0.05%
Households by Marital Status						
Married	4,344		29,114		80,358	
Married No Children	2,860		18,110		49,004	
Married w/Children	1,483		11,004		31,354	
2016 Population by Education	23,024		145,231		410,186	
Some High School, No Diploma	6,810	29.58%	29,917	20.60%	86,799	21.16%
High School Grad (Incl Equivalency)	6,396	27.78%	37,335	25.71%	109,260	26.64%
Some College, No Degree	4,797	20.83%	31,491	21.68%	82,157	20.03%
Associate Degree	1,137	4.94%	8,397	5.78%	25,622	6.25%
Bachelor Degree	2,688	11.67%	22,791	15.69%	66,421	16.19%
Advanced Degree	1,196	5.19%	15,300	10.53%	39,927	9.73%

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Radius	1 Mile		3 Mile		5 Mile	
2016 Population by Occupation	24,715		167,675		472,328	
Real Estate & Finance	722	2.92%	6,869	4.10%	18,298	3.87%
Professional & Management	4,944	20.00%	41,675	24.85%	113,772	24.09%
Public Administration	515	2.08%	3,135	1.87%	7,804	1.65%
Education & Health	2,478	10.03%	17,878	10.66%	49,918	10.57%
Services	2,743	11.10%	17,417	10.39%	50,817	10.76%
Information	279	1.13%	1,763	1.05%	4,766	1.01%
Sales	3,894	15.76%	25,864	15.43%	70,416	14.91%
Transportation	485	1.96%	3,246	1.94%	11,958	2.53%
Retail	2,265	9.16%	11,528	6.88%	30,933	6.55%
Wholesale	659	2.67%	4,102	2.45%	11,802	2.50%
Manufacturing	469	1.90%	3,923	2.34%	12,924	2.74%
Production	1,677	6.79%	9,810	5.85%	27,536	5.83%
Construction	1,575	6.37%	6,657	3.97%	22,916	4.85%
Utilities	921	3.73%	7,475	4.46%	19,339	4.09%
Agriculture & Mining	35	0.14%	237	0.14%	836	0.18%
Farming, Fishing, Forestry	17	0.07%	124	0.07%	505	0.11%
Other Services	1,037	4.20%	5,972	3.56%	17,788	3.77%
2016 Worker Travel Time to Job	12,963		87,071		242,639	
<30 Minutes	8,085	62.37%	52,035	59.76%	138,783	57.20%
30-60 Minutes	4,193	32.35%	30,224	34.71%	88,921	36.65%
60+ Minutes	685	5.28%	4,812	5.53%	14,935	6.16%
2010 Households by HH Size	10,167		64,802		178,134	
1-Person Households	2,084	20.50%	15,451	23.84%	42,674	23.96%
2-Person Households	2,885	28.38%	19,653	30.33%	52,486	29.46%
3-Person Households	2,104	20.69%	12,818	19.78%	34,927	19.61%
4-Person Households	1,567	15.41%	9,409	14.52%	26,123	14.66%
5-Person Households	774	7.61%	4,116	6.35%	12,129	6.81%
6-Person Households	413	4.06%	1,910	2.95%	5,413	3.04%
7 or more Person Households	340	3.34%	1,445	2.23%	4,382	2.46%
2016 Average Household Size	2.90		2.70		2.70	
Households						
2021 Projection	9,674		68,739		193,004	
2016 Estimate	9,501		66,320		185,677	
2010 Census	10,167		64,801		178,134	
Growth 2016 - 2021	1.82%		3.65%		3.95%	
Growth 2010 - 2016	-6.55%		2.34%		4.23%	

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Radius	1 Mile		3 Mile		5 Mile	
2016 Households by HH Income	9,500		66,320		185,677	
<\$25,000	3,443	36.24%	20,043	30.22%	60,329	32.49%
\$25,000 - \$50,000	2,876	30.27%	17,797	26.84%	48,579	26.16%
\$50,000 - \$75,000	1,335	14.05%	10,580	15.95%	28,071	15.12%
\$75,000 - \$100,000	709	7.46%	5,651	8.52%	15,473	8.33%
\$100,000 - \$125,000	404	4.25%	4,019	6.06%	11,339	6.11%
\$125,000 - \$150,000	349	3.67%	2,430	3.66%	5,740	3.09%
\$150,000 - \$200,000	251	2.64%	2,722	4.10%	7,000	3.77%
\$200,000+	133	1.40%	3,078	4.64%	9,146	4.93%
2016 Avg Household Income	\$49,705		\$64,804		\$63,603	
2016 Med Household Income	\$34,343		\$42,634		\$40,600	
2016 Occupied Housing	9,501		66,321		185,677	
Owner Occupied	5,400	56.84%	35,760	53.92%	94,018	50.64%
Renter Occupied	4,101	43.16%	30,561	46.08%	91,659	49.36%
2010 Housing Units	9,615		68,367		190,250	
1 Unit	7,859	81.74%	39,338	57.54%	106,011	55.72%
2 - 4 Units	391	4.07%	3,178	4.65%	12,165	6.39%
5 - 19 Units	417	4.34%	7,226	10.57%	24,205	12.72%
20+ Units	948	9.86%	18,625	27.24%	47,869	25.16%
2016 Housing Value	5,398		35,759		94,018	
<\$100,000	362	6.71%	4,234	11.84%	11,014	11.71%
\$100,000 - \$200,000	1,868	34.61%	8,519	23.82%	22,757	24.20%
\$200,000 - \$300,000	2,070	38.35%	10,736	30.02%	25,362	26.98%
\$300,000 - \$400,000	599	11.10%	5,266	14.73%	14,287	15.20%
\$400,000 - \$500,000	225	4.17%	2,287	6.40%	6,407	6.81%
\$500,000 - \$1,000,000	222	4.11%	3,518	9.84%	9,522	10.13%
\$1,000,000+	52	0.96%	1,199	3.35%	4,669	4.97%
2016 Median Home Value	\$222,657		\$247,750		\$252,196	
2016 Housing Units by Yr Built	10,008		69,062		193,014	
Built 2010+	120	1.20%	2,168	3.14%	8,783	4.55%
Built 2000 - 2010	1,053	10.52%	8,211	11.89%	19,923	10.32%
Built 1990 - 1999	235	2.35%	4,135	5.99%	12,772	6.62%
Built 1980 - 1989	528	5.28%	7,254	10.50%	20,986	10.87%
Built 1970 - 1979	1,169	11.68%	10,742	15.55%	34,191	17.71%
Built 1960 - 1969	1,315	13.14%	9,069	13.13%	27,845	14.43%
Built 1950 - 1959	3,204	32.01%	15,999	23.17%	38,878	20.14%
Built <1949	2,384	23.82%	11,484	16.63%	29,636	15.35%
2016 Median Year Built	1957		1967		1969	

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Total Available: **800 SF**
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Description	2010		2016		2021	
Population	29,852		28,541		29,212	
Age 0 - 4	1,237	4.14%	1,401	4.91%	1,538	5.26%
Age 5 - 9	1,233	4.13%	1,262	4.42%	1,455	4.98%
Age 10 - 14	1,346	4.51%	1,215	4.26%	1,356	4.64%
Age 15 - 19	1,524	5.11%	1,269	4.45%	1,315	4.50%
Age 20 - 24	1,737	5.82%	1,506	5.28%	1,400	4.79%
Age 25 - 29	1,548	5.19%	1,654	5.80%	1,561	5.34%
Age 30 - 34	1,631	5.46%	1,638	5.74%	1,670	5.72%
Age 35 - 39	2,101	7.04%	1,697	5.95%	1,725	5.91%
Age 40 - 44	2,286	7.66%	1,952	6.84%	1,839	6.30%
Age 45 - 49	2,438	8.17%	2,150	7.53%	2,010	6.88%
Age 50 - 54	1,968	6.59%	2,207	7.73%	2,152	7.37%
Age 55 - 59	1,831	6.13%	1,973	6.91%	2,125	7.27%
Age 60 - 64	1,705	5.71%	1,743	6.11%	1,953	6.69%
Age 65 - 69	1,609	5.39%	1,581	5.54%	1,725	5.91%
Age 70 - 74	1,706	5.71%	1,455	5.10%	1,509	5.17%
Age 75 - 79	1,503	5.03%	1,328	4.65%	1,303	4.46%
Age 80 - 84	1,285	4.30%	1,102	3.86%	1,060	3.63%
Age 85+	1,164	3.90%	1,406	4.93%	1,516	5.19%
Age 15+	26,036	87.22%	24,661	86.41%	24,863	85.11%
Age 20+	24,512	82.11%	23,392	81.96%	23,548	80.61%
Age 65+	7,267	24.34%	6,872	24.08%	7,113	24.35%
Median Age	46		47		47	
Average Age	44.90		45.10		44.90	
Population By Race	29,852		28,541		29,212	
White	28,957	97.00%	27,689	97.01%	28,343	97.03%
Black	592	1.98%	552	1.93%	567	1.94%
Am. Indian & Alaskan	34	0.11%	36	0.13%	36	0.12%
Asian	122	0.41%	131	0.46%	133	0.46%
Hawaiian & Pacific Islander	0	0.00%	3	0.01%	2	0.01%
Other	132	0.44%	128	0.45%	131	0.45%

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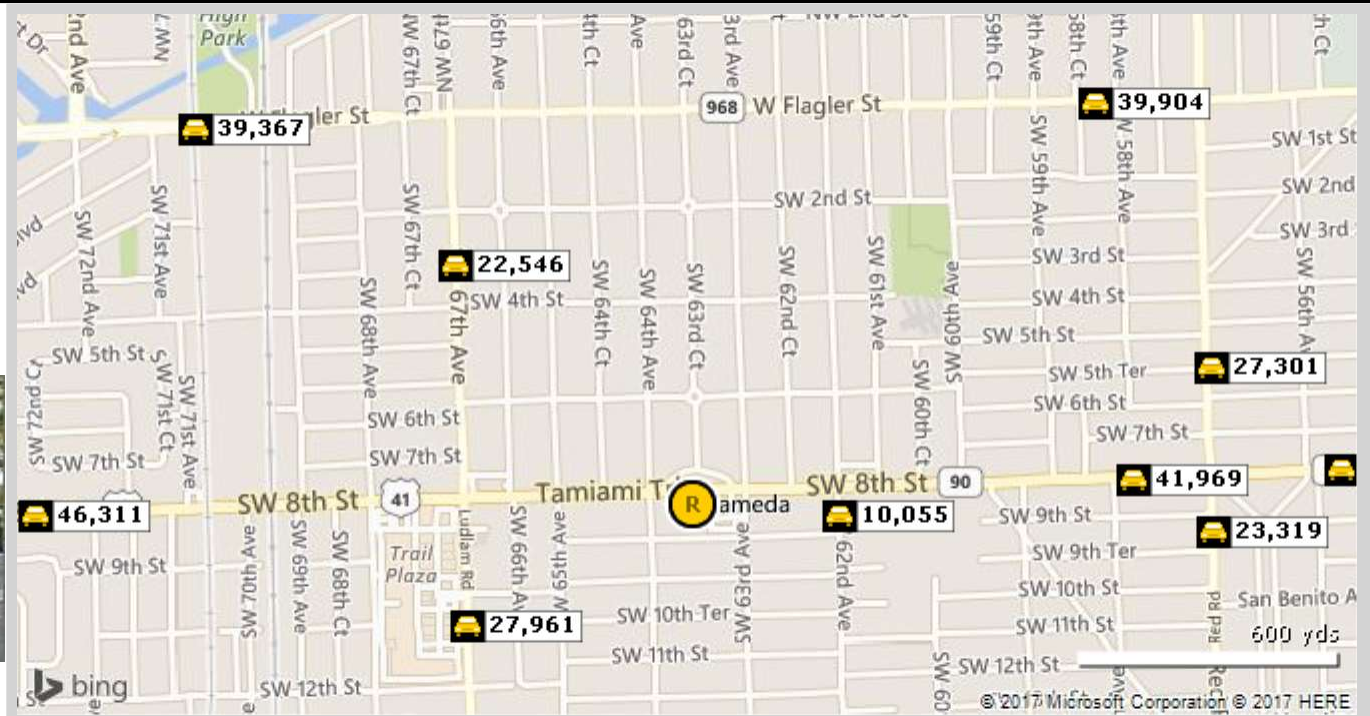
Description	2010		2016		2021	
Population by Race (Hispanic)	27,656		26,577		27,197	
White	27,034	97.75%	25,981	97.76%	26,585	97.75%
Black	489	1.77%	461	1.73%	474	1.74%
Am. Indian & Alaskan	30	0.11%	32	0.12%	32	0.12%
Asian	16	0.06%	20	0.08%	19	0.07%
Hawaiian & Pacific Islander	0	0.00%	0	0.00%	0	0.00%
Other	87	0.31%	83	0.31%	85	0.31%
Household by Household Income	10,167		9,500		9,673	
<\$25,000	3,900	38.36%	3,443	36.24%	3,458	35.75%
\$25,000 - \$50,000	3,231	31.78%	2,876	30.27%	2,910	30.08%
\$50,000 - \$75,000	1,259	12.38%	1,335	14.05%	1,366	14.12%
\$75,000 - \$100,000	593	5.83%	709	7.46%	744	7.69%
\$100,000 - \$125,000	616	6.06%	404	4.25%	403	4.17%
\$125,000 - \$150,000	292	2.87%	349	3.67%	376	3.89%
\$150,000 - \$200,000	113	1.11%	251	2.64%	277	2.86%
\$200,000+	163	1.60%	133	1.40%	139	1.44%
Average Household Income	\$47,336		\$49,705		\$50,458	
Median Household Income	\$31,486		\$34,343		\$35,019	

Traffic Count Report

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Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 SW 62nd Ave	SW 9th St	0.02 S	2015	10,055	MPSI	.20
2 SW 67th Ave	SW 10th St	0.04 N	2015	27,961	MPSI	.34
3 SW 67th Ave	SW 4th St	0.05 S	2015	22,546	MPSI	.45
4 8th St SW	SW 58th Ave	0.03 W	2015	41,969	MPSI	.59
5 S Red Rd	SW 9th St	0.02 N	2015	23,319	MPSI	.70
6 SW 57th Ave	SW 5th Ter	0.01 NW	2015	27,301	MPSI	.72
7 W Flagler St	NW 58th Ct	0.03 W	2015	39,904	MPSI	.76
8 W Flagler St	SW 71st Ave	0.06 W	2015	39,367	MPSI	.83
9 8th St SW	Ferdinand St	0.03 W	2015	37,521	MPSI	.87
10 8th St SW	SW 73rd Ave	0.05 W	2015	46,311	MPSI	.88