

Demographic Detail Report

Cuban Shopping Center 2301-2319 NW 7th St, Miami, FL 33125

Building Type: **General Retail** Total Available: **2,025 SF**
 Secondary: **Storefront Retail/Office** % Leased: **89.62%**
 GLA: **15,900 SF** Rent/SF/Yr: **\$16.69**
 Year Built: **1965**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2021 Projection	49,668		349,777		605,882	
2016 Estimate	47,649		334,109		577,680	
2010 Census	45,251		309,302		529,204	
Growth 2016 - 2021	4.24%		4.69%		4.88%	
Growth 2010 - 2016	5.30%		8.02%		9.16%	
2016 Population by Age						
	47,649		334,109		577,680	
Age 0 - 4	2,751	5.77%	20,552	6.15%	35,503	6.15%
Age 5 - 9	2,587	5.43%	18,314	5.48%	31,984	5.54%
Age 10 - 14	2,397	5.03%	16,060	4.81%	28,686	4.97%
Age 15 - 19	2,355	4.94%	15,171	4.54%	27,674	4.79%
Age 20 - 24	2,772	5.82%	18,289	5.47%	32,935	5.70%
Age 25 - 29	3,223	6.76%	23,466	7.02%	40,287	6.97%
Age 30 - 34	3,327	6.98%	26,373	7.89%	43,663	7.56%
Age 35 - 39	3,254	6.83%	26,072	7.80%	42,864	7.42%
Age 40 - 44	3,392	7.12%	25,652	7.68%	42,823	7.41%
Age 45 - 49	3,523	7.39%	24,662	7.38%	42,050	7.28%
Age 50 - 54	3,533	7.41%	23,919	7.16%	41,477	7.18%
Age 55 - 59	3,121	6.55%	21,079	6.31%	37,003	6.41%
Age 60 - 64	2,661	5.58%	17,987	5.38%	31,892	5.52%
Age 65 - 69	2,276	4.78%	15,263	4.57%	27,178	4.70%
Age 70 - 74	1,942	4.08%	12,743	3.81%	22,529	3.90%
Age 75 - 79	1,660	3.48%	10,597	3.17%	18,451	3.19%
Age 80 - 84	1,312	2.75%	8,172	2.45%	14,058	2.43%
Age 85+	1,562	3.28%	9,737	2.91%	16,623	2.88%
Age 65+	8,752	18.37%	56,512	16.91%	98,839	17.11%
Median Age	41.70		40.50		40.60	
Average Age	41.30		40.60		40.50	

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Radius	1 Mile		3 Mile		5 Mile	
2016 Population By Race	47,649		334,109		577,680	
White	44,095	92.54%	280,173	83.86%	449,183	77.76%
Black	2,611	5.48%	44,836	13.42%	113,357	19.62%
Am. Indian & Alaskan	197	0.41%	1,430	0.43%	2,080	0.36%
Asian	255	0.54%	3,833	1.15%	6,373	1.10%
Hawaiian & Pacific Island	30	0.06%	152	0.05%	231	0.04%
Other	461	0.97%	3,684	1.10%	6,456	1.12%
Population by Hispanic Origin	47,649		334,109		577,680	
Non-Hispanic Origin	2,964	6.22%	71,258	21.33%	174,316	30.18%
Hispanic Origin	44,685	93.78%	262,851	78.67%	403,364	69.82%
2016 Median Age, Male	40.20		39.70		39.70	
2016 Average Age, Male	39.80		39.40		39.40	
2016 Median Age, Female	43.50		41.50		41.60	
2016 Average Age, Female	42.80		41.70		41.70	
2016 Population by Occupation Classification	39,441		276,147		475,968	
Civilian Employed	21,490	54.49%	158,050	57.23%	271,602	57.06%
Civilian Unemployed	1,148	2.91%	10,811	3.91%	20,287	4.26%
Civilian Non-Labor Force	16,799	42.59%	107,130	38.79%	183,885	38.63%
Armed Forces	4	0.01%	156	0.06%	194	0.04%
Households by Marital Status						
Married	5,882		40,856		72,517	
Married No Children	3,573		25,475		45,185	
Married w/Children	2,310		15,380		27,333	
2016 Population by Education	37,492		267,202		456,778	
Some High School, No Diploma	12,334	32.90%	68,286	25.56%	107,574	23.55%
High School Grad (Incl Equivalency)	12,719	33.92%	73,481	27.50%	124,057	27.16%
Some College, No Degree	5,280	14.08%	44,583	16.69%	81,611	17.87%
Associate Degree	2,706	7.22%	21,479	8.04%	35,880	7.86%
Bachelor Degree	3,260	8.70%	36,941	13.83%	64,912	14.21%
Advanced Degree	1,193	3.18%	22,432	8.40%	42,744	9.36%

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Radius	1 Mile		3 Mile		5 Mile	
2016 Population by Occupation	40,233		296,636		512,048	
Real Estate & Finance	1,161	2.89%	11,367	3.83%	19,748	3.86%
Professional & Management	5,329	13.25%	63,441	21.39%	118,731	23.19%
Public Administration	318	0.79%	4,099	1.38%	8,326	1.63%
Education & Health	3,089	7.68%	27,025	9.11%	48,321	9.44%
Services	6,251	15.54%	38,939	13.13%	63,341	12.37%
Information	254	0.63%	3,026	1.02%	5,737	1.12%
Sales	5,190	12.90%	38,871	13.10%	68,070	13.29%
Transportation	2,763	6.87%	17,690	5.96%	26,815	5.24%
Retail	2,841	7.06%	19,056	6.42%	31,758	6.20%
Wholesale	1,054	2.62%	5,926	2.00%	10,583	2.07%
Manufacturing	1,180	2.93%	6,475	2.18%	12,641	2.47%
Production	3,174	7.89%	17,570	5.92%	30,656	5.99%
Construction	3,677	9.14%	18,606	6.27%	26,717	5.22%
Utilities	1,090	2.71%	9,536	3.21%	18,086	3.53%
Agriculture & Mining	110	0.27%	512	0.17%	781	0.15%
Farming, Fishing, Forestry	156	0.39%	515	0.17%	631	0.12%
Other Services	2,596	6.45%	13,982	4.71%	21,106	4.12%
2016 Worker Travel Time to Job	21,094		153,507		261,036	
<30 Minutes	10,340	49.02%	92,281	60.12%	157,140	60.20%
30-60 Minutes	9,135	43.31%	51,797	33.74%	86,446	33.12%
60+ Minutes	1,619	7.68%	9,429	6.14%	17,450	6.68%
2010 Households by HH Size	16,118		120,667		202,813	
1-Person Households	4,312	26.75%	38,890	32.23%	62,800	30.96%
2-Person Households	4,244	26.33%	34,493	28.59%	58,192	28.69%
3-Person Households	3,008	18.66%	20,172	16.72%	34,246	16.89%
4-Person Households	2,186	13.56%	13,944	11.56%	24,218	11.94%
5-Person Households	1,181	7.33%	6,976	5.78%	12,210	6.02%
6-Person Households	594	3.69%	3,292	2.73%	5,812	2.87%
7 or more Person Households	593	3.68%	2,900	2.40%	5,335	2.63%
2016 Average Household Size	2.80		2.50		2.50	
Households						
2021 Projection	17,121		135,059		229,578	
2016 Estimate	16,516		129,244		219,324	
2010 Census	16,118		120,668		202,813	
Growth 2016 - 2021	3.66%		4.50%		4.68%	
Growth 2010 - 2016	2.47%		7.11%		8.14%	

Demographic Detail Report

Cuban Shopping Center 2301-2319 NW 7th St, Miami, FL 33125

Radius	1 Mile		3 Mile		5 Mile	
2016 Households by HH Income	16,516		129,243		219,323	
<\$25,000	8,806	53.32%	55,418	42.88%	87,820	40.04%
\$25,000 - \$50,000	4,556	27.59%	32,588	25.21%	53,396	24.35%
\$50,000 - \$75,000	1,740	10.54%	15,758	12.19%	27,743	12.65%
\$75,000 - \$100,000	631	3.82%	8,311	6.43%	15,216	6.94%
\$100,000 - \$125,000	448	2.71%	6,491	5.02%	11,815	5.39%
\$125,000 - \$150,000	146	0.88%	2,897	2.24%	5,788	2.64%
\$150,000 - \$200,000	116	0.70%	3,434	2.66%	7,285	3.32%
\$200,000+	73	0.44%	4,346	3.36%	10,260	4.68%
2016 Avg Household Income	\$33,229		\$51,574		\$57,865	
2016 Med Household Income	\$23,120		\$30,334		\$33,475	
2016 Occupied Housing	16,516		129,243		219,324	
Owner Occupied	4,342	26.29%	38,451	29.75%	78,967	36.00%
Renter Occupied	12,174	73.71%	90,792	70.25%	140,357	64.00%
2010 Housing Units	17,108		135,937		230,229	
1 Unit	6,734	39.36%	45,093	33.17%	92,391	40.13%
2 - 4 Units	1,359	7.94%	13,543	9.96%	22,428	9.74%
5 - 19 Units	3,747	21.90%	22,753	16.74%	33,080	14.37%
20+ Units	5,268	30.79%	54,548	40.13%	82,330	35.76%
2016 Housing Value	4,343		38,451		78,967	
<\$100,000	705	16.23%	6,043	15.72%	11,115	14.08%
\$100,000 - \$200,000	1,817	41.84%	9,956	25.89%	20,102	25.46%
\$200,000 - \$300,000	1,116	25.70%	9,703	25.23%	18,027	22.83%
\$300,000 - \$400,000	473	10.89%	5,729	14.90%	10,579	13.40%
\$400,000 - \$500,000	141	3.25%	2,931	7.62%	5,543	7.02%
\$500,000 - \$1,000,000	26	0.60%	2,871	7.47%	8,546	10.82%
\$1,000,000+	65	1.50%	1,218	3.17%	5,055	6.40%
2016 Median Home Value	\$180,709		\$233,252		\$245,856	
2016 Housing Units by Yr Built	17,251		137,292		232,959	
Built 2010+	498	2.89%	5,847	4.26%	11,078	4.76%
Built 2000 - 2010	1,783	10.34%	28,294	20.61%	40,780	17.51%
Built 1990 - 1999	1,242	7.20%	7,557	5.50%	13,026	5.59%
Built 1980 - 1989	1,457	8.45%	11,172	8.14%	18,779	8.06%
Built 1970 - 1979	3,138	18.19%	19,729	14.37%	31,638	13.58%
Built 1960 - 1969	3,044	17.65%	18,239	13.28%	32,584	13.99%
Built 1950 - 1959	2,693	15.61%	19,669	14.33%	39,907	17.13%
Built <1949	3,396	19.69%	26,785	19.51%	45,167	19.39%
2016 Median Year Built	1967		1971		1969	

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 GLA: **15,900 SF** Rent/SF/Yr: **\$16.69**
 Year Built: **1965**



Description	2010		2016		2021	
Population	45,251		47,649		49,668	
Age 0 - 4	2,729	6.03%	2,751	5.77%	2,886	5.81%
Age 5 - 9	2,237	4.94%	2,587	5.43%	2,831	5.70%
Age 10 - 14	2,230	4.93%	2,397	5.03%	2,684	5.40%
Age 15 - 19	2,596	5.74%	2,355	4.94%	2,544	5.12%
Age 20 - 24	3,070	6.78%	2,772	5.82%	2,616	5.27%
Age 25 - 29	3,181	7.03%	3,223	6.76%	2,927	5.89%
Age 30 - 34	2,991	6.61%	3,327	6.98%	3,234	6.51%
Age 35 - 39	3,236	7.15%	3,254	6.83%	3,367	6.78%
Age 40 - 44	3,397	7.51%	3,392	7.12%	3,423	6.89%
Age 45 - 49	3,662	8.09%	3,523	7.39%	3,495	7.04%
Age 50 - 54	2,939	6.49%	3,533	7.41%	3,547	7.14%
Age 55 - 59	2,622	5.79%	3,121	6.55%	3,410	6.87%
Age 60 - 64	2,252	4.98%	2,661	5.58%	3,064	6.17%
Age 65 - 69	1,967	4.35%	2,276	4.78%	2,611	5.26%
Age 70 - 74	1,949	4.31%	1,942	4.08%	2,165	4.36%
Age 75 - 79	1,632	3.61%	1,660	3.48%	1,755	3.53%
Age 80 - 84	1,415	3.13%	1,312	2.75%	1,344	2.71%
Age 85+	1,147	2.53%	1,562	3.28%	1,765	3.55%
Age 15+	38,056	84.10%	39,913	83.76%	41,267	83.09%
Age 20+	35,460	78.36%	37,558	78.82%	38,723	77.96%
Age 65+	8,110	17.92%	8,752	18.37%	9,640	19.41%
Median Age	41		42		43	
Average Age	40.50		41.30		41.80	
Population By Race	45,251		47,649		49,668	
White	41,972	92.75%	44,095	92.54%	45,938	92.49%
Black	2,450	5.41%	2,611	5.48%	2,744	5.52%
Am. Indian & Alaskan	172	0.38%	197	0.41%	206	0.41%
Asian	160	0.35%	255	0.54%	270	0.54%
Hawaiian & Pacific Islander	24	0.05%	30	0.06%	31	0.06%
Other	408	0.90%	461	0.97%	479	0.96%

Cuban Shopping Center
2301-2319 NW 7th St, Miami, FL 33125

Description	2010		2016		2021	
Population by Race (Hispanic)	42,345		44,685		46,560	
White	39,977	94.41%	42,113	94.24%	43,869	94.22%
Black	1,781	4.21%	1,907	4.27%	1,995	4.28%
Am. Indian & Alaskan	148	0.35%	169	0.38%	178	0.38%
Asian	64	0.15%	79	0.18%	85	0.18%
Hawaiian & Pacific Islander	18	0.04%	19	0.04%	19	0.04%
Other	357	0.84%	397	0.89%	413	0.89%
Household by Household Income	16,118		16,516		17,121	
<\$25,000	8,719	54.09%	8,806	53.32%	9,075	53.01%
\$25,000 - \$50,000	4,972	30.85%	4,556	27.59%	4,667	27.26%
\$50,000 - \$75,000	1,496	9.28%	1,740	10.54%	1,830	10.69%
\$75,000 - \$100,000	481	2.98%	631	3.82%	678	3.96%
\$100,000 - \$125,000	208	1.29%	448	2.71%	504	2.94%
\$125,000 - \$150,000	129	0.80%	146	0.88%	156	0.91%
\$150,000 - \$200,000	82	0.51%	116	0.70%	127	0.74%
\$200,000+	31	0.19%	73	0.44%	84	0.49%
Average Household Income	\$29,654		\$33,229		\$33,899	
Median Household Income	\$22,053		\$23,120		\$23,341	

Traffic Count Report

Cuban Shopping Center 2301-2319 NW 7th St, Miami, FL 33125

Building Type: **General Retail**
 Secondary: **Storefront Retail/Office**
 GLA: **15,900 SF**
 Year Built: **1965**
 Total Available: **2,025 SF**
 % Leased: **89.62%**
 Rent/SF/Yr: **\$16.69**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	E West Expy	NW 11th St	0.21 SE	2015	150,994	MPSI	.33
2	NW 27th Ave	NW 9th St	0.02 S	2015	53,899	MPSI	.37
3	NW 7th St	NW 28th Ave	0.02 W	2015	29,607	MPSI	.42
4	NW 27th Ave	NW 1st St	0.05 S	2015	41,002	MPSI	.50
5	SW 1st St	Beacon Blvd	0.01 NW	2009	26,000	AADT	.60
6	E West Expy	NW 29th Ave	0.04 E	2015	187,506	MPSI	.65
7	W Flagler St	NW 27th Ct	0.03 E	2015	30,334	MPSI	.68
8	NW 27th Ave	NW 16th St	0.01 N	2015	54,183	MPSI	.71
9	W Flagler St	SW 18th Ave	0.03 E	2015	20,017	MPSI	.72
10	NW 7th St	NW 16th Ave	0.02 E	2015	29,665	MPSI	.73