



Demographic and Income Profile

Tower Shops
Ring: 1 mile radius

Prepared by Esri
Latitude: 26.09447
Longitude: -80.24953

Summary	Census 2010	2016	2021
Population	11,288	11,593	12,154
Households	5,044	5,126	5,355
Families	2,837	2,856	2,971
Average Household Size	2.12	2.15	2.16
Owner Occupied Housing Units	3,229	3,059	3,165
Renter Occupied Housing Units	1,815	2,067	2,190
Median Age	36.0	37.3	38.4
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	0.95%	1.29%	0.84%
Households	0.88%	1.21%	0.79%
Families	0.79%	1.13%	0.72%
Owner HHs	0.68%	1.09%	0.73%
Median Household Income	2.48%	2.52%	1.86%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	687	13.4%	686	12.8%
\$15,000 - \$24,999	466	9.1%	545	10.2%
\$25,000 - \$34,999	586	11.4%	479	8.9%
\$35,000 - \$49,999	756	14.7%	540	10.1%
\$50,000 - \$74,999	928	18.1%	1,043	19.5%
\$75,000 - \$99,999	593	11.6%	719	13.4%
\$100,000 - \$149,999	651	12.7%	795	14.8%
\$150,000 - \$199,999	265	5.2%	331	6.2%
\$200,000+	193	3.8%	218	4.1%
Median Household Income	\$51,226		\$57,913	
Average Household Income	\$71,345		\$78,555	
Per Capita Income	\$31,927		\$34,828	

Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	521	4.6%	503	4.3%	526	4.3%
5 - 9	475	4.2%	478	4.1%	488	4.0%
10 - 14	539	4.8%	480	4.1%	502	4.1%
15 - 19	775	6.9%	742	6.4%	693	5.7%
20 - 24	1,246	11.0%	1,169	10.1%	1,152	9.5%
25 - 34	1,957	17.3%	2,110	18.2%	2,124	17.5%
35 - 44	1,329	11.8%	1,303	11.2%	1,542	12.7%
45 - 54	1,479	13.1%	1,308	11.3%	1,194	9.8%
55 - 64	1,313	11.6%	1,445	12.5%	1,456	12.0%
65 - 74	955	8.5%	1,208	10.4%	1,399	11.5%
75 - 84	524	4.6%	628	5.4%	820	6.7%
85+	175	1.6%	218	1.9%	257	2.1%

Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	8,932	79.1%	8,784	75.8%	8,891	73.1%
Black Alone	999	8.9%	1,188	10.2%	1,394	11.5%
American Indian Alone	41	0.4%	48	0.4%	56	0.5%
Asian Alone	611	5.4%	710	6.1%	812	6.7%
Pacific Islander Alone	5	0.0%	7	0.1%	9	0.1%
Some Other Race Alone	373	3.3%	452	3.9%	532	4.4%
Two or More Races	326	2.9%	403	3.5%	461	3.8%
Hispanic Origin (Any Race)	2,735	24.2%	3,409	29.4%	4,145	34.1%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

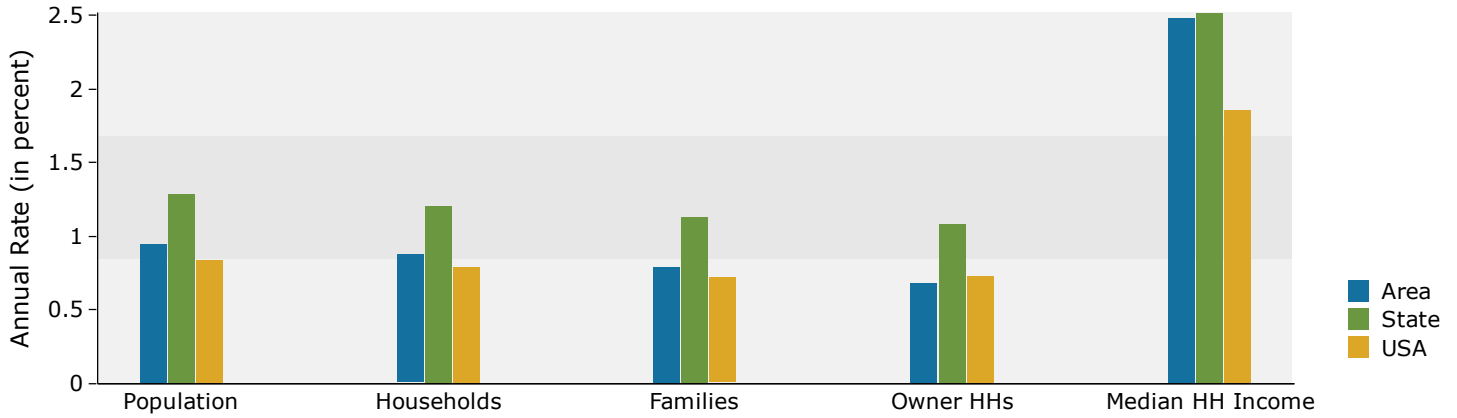


Demographic and Income Profile

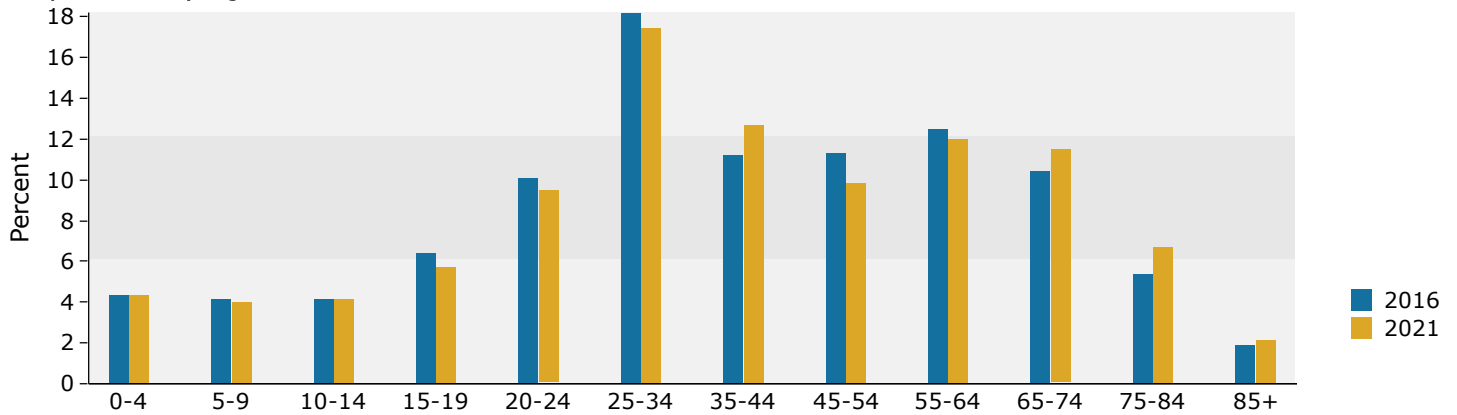
Tower Shops
Ring: 1 mile radius

Prepared by Esri
Latitude: 26.09447
Longitude: -80.24953

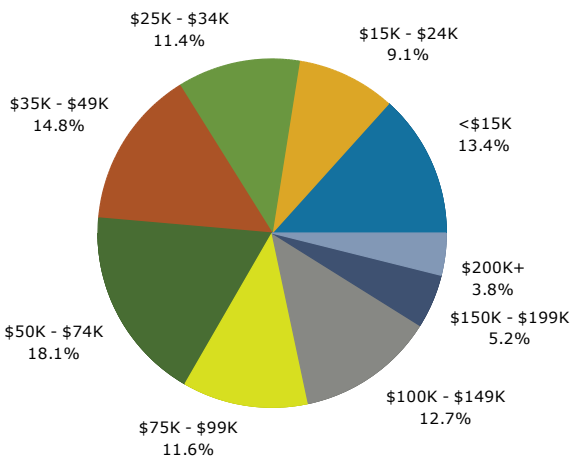
Trends 2016-2021



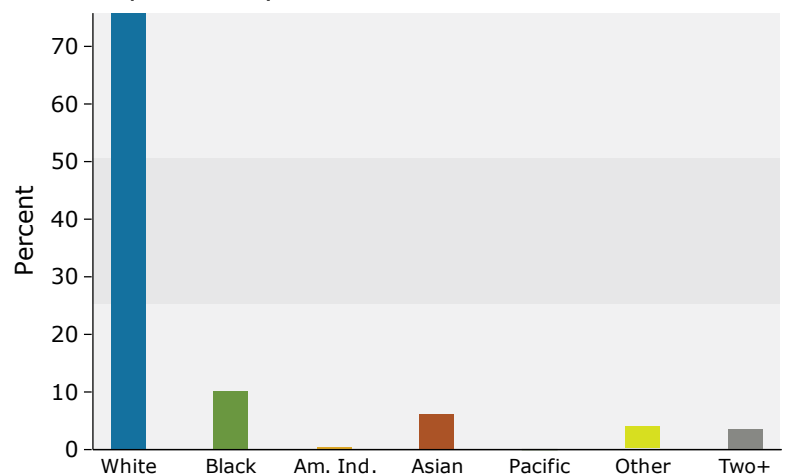
Population by Age



2016 Household Income



2016 Population by Race



2016 Percent Hispanic Origin: 29.4%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

August 17, 2016



Demographic and Income Profile

Tower Shops
Ring: 3 mile radius

Prepared by Esri
Latitude: 26.09447
Longitude: -80.24953

Summary	Census 2010	2016	2021
Population	97,791	103,545	110,486
Households	38,998	40,849	43,348
Families	24,747	25,701	27,156
Average Household Size	2.47	2.50	2.52
Owner Occupied Housing Units	26,534	25,804	27,182
Renter Occupied Housing Units	12,464	15,045	16,166
Median Age	38.3	39.1	39.6
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	1.31%	1.29%	0.84%
Households	1.19%	1.21%	0.79%
Families	1.11%	1.13%	0.72%
Owner HHs	1.05%	1.09%	0.73%
Median Household Income	2.85%	2.52%	1.86%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	4,622	11.3%	4,746	10.9%
\$15,000 - \$24,999	3,656	9.0%	4,506	10.4%
\$25,000 - \$34,999	4,152	10.2%	3,118	7.2%
\$35,000 - \$49,999	5,379	13.2%	3,612	8.3%
\$50,000 - \$74,999	7,094	17.4%	8,009	18.5%
\$75,000 - \$99,999	5,228	12.8%	6,429	14.8%
\$100,000 - \$149,999	5,952	14.6%	7,398	17.1%
\$150,000 - \$199,999	2,514	6.2%	3,073	7.1%
\$200,000+	2,253	5.5%	2,456	5.7%
Median Household Income	\$57,100		\$65,698	
Average Household Income	\$80,414		\$87,448	
Per Capita Income	\$32,290		\$34,844	

Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	5,529	5.7%	5,481	5.3%	5,815	5.3%
5 - 9	5,349	5.5%	5,587	5.4%	5,621	5.1%
10 - 14	5,918	6.1%	5,856	5.7%	6,142	5.6%
15 - 19	6,185	6.3%	6,042	5.8%	6,065	5.5%
20 - 24	7,164	7.3%	7,523	7.3%	7,435	6.7%
25 - 34	14,426	14.8%	15,853	15.3%	16,960	15.4%
35 - 44	13,631	13.9%	13,383	12.9%	14,815	13.4%
45 - 54	15,083	15.4%	14,239	13.8%	13,584	12.3%
55 - 64	11,744	12.0%	13,510	13.0%	14,506	13.1%
65 - 74	6,806	7.0%	9,192	8.9%	11,082	10.0%
75 - 84	4,287	4.4%	4,745	4.6%	5,965	5.4%
85+	1,672	1.7%	2,136	2.1%	2,495	2.3%

Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	75,708	77.4%	76,474	73.9%	78,601	71.1%
Black Alone	11,267	11.5%	13,664	13.2%	16,105	14.6%
American Indian Alone	304	0.3%	363	0.4%	420	0.4%
Asian Alone	4,048	4.1%	4,899	4.7%	5,773	5.2%
Pacific Islander Alone	62	0.1%	78	0.1%	89	0.1%
Some Other Race Alone	3,613	3.7%	4,547	4.4%	5,415	4.9%
Two or More Races	2,789	2.9%	3,519	3.4%	4,083	3.7%
Hispanic Origin (Any Race)	25,515	26.1%	32,758	31.6%	40,304	36.5%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

August 17, 2016

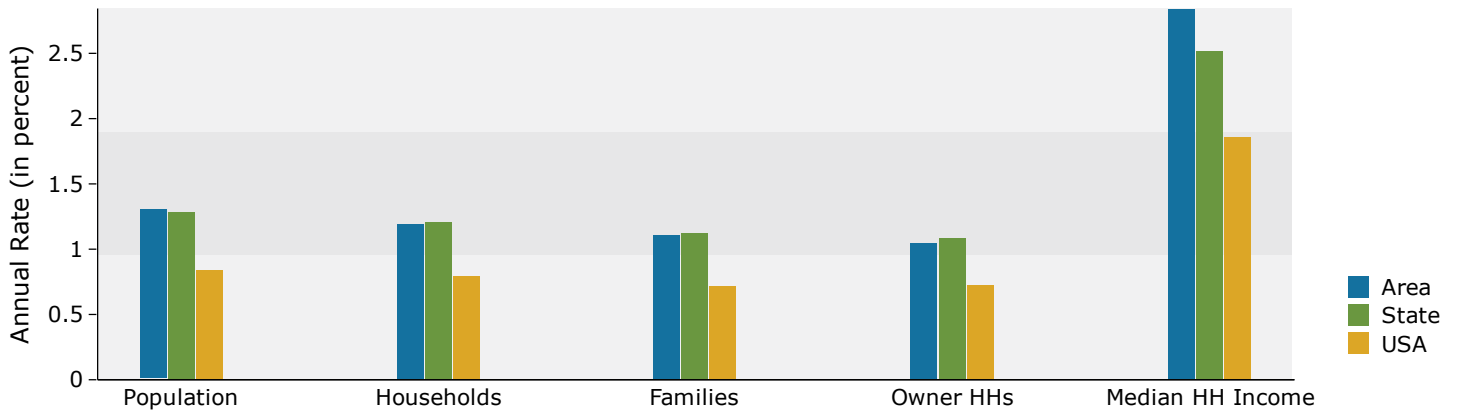


Demographic and Income Profile

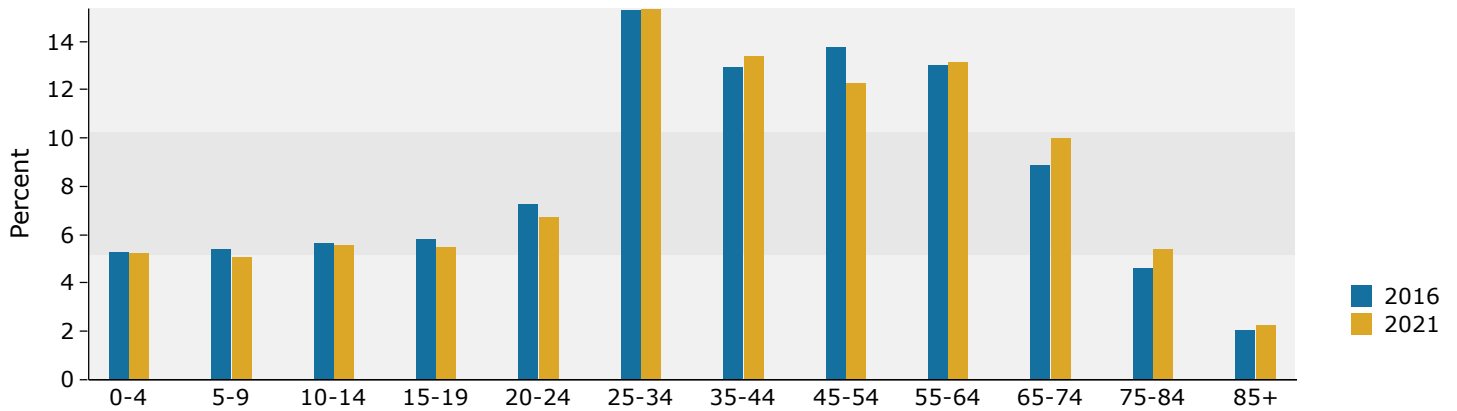
Tower Shops
Ring: 3 mile radius

Prepared by Esri
Latitude: 26.09447
Longitude: -80.24953

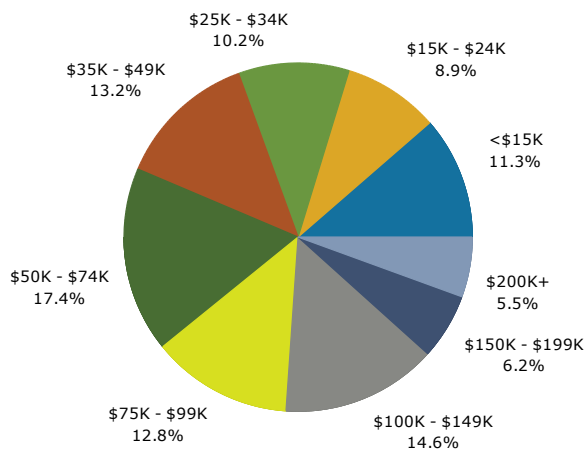
Trends 2016-2021



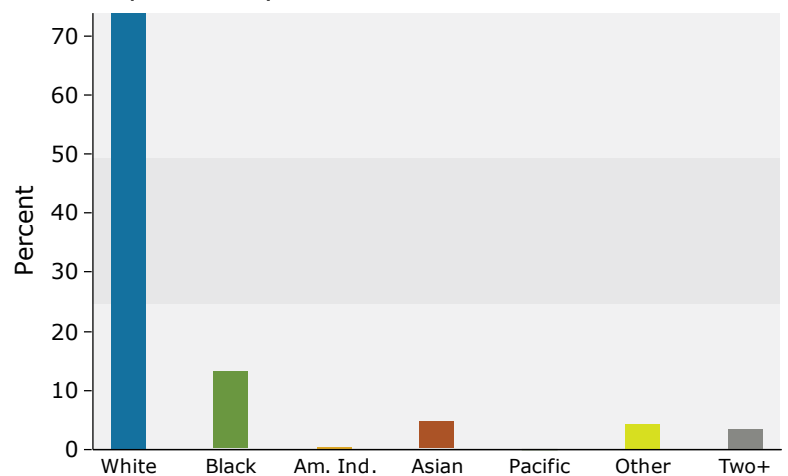
Population by Age



2016 Household Income



2016 Population by Race



2016 Percent Hispanic Origin: 31.6%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.



Demographic and Income Profile

Tower Shops
Ring: 5 mile radius

Prepared by Esri
Latitude: 26.09447
Longitude: -80.24953

Summary	Census 2010	2016	2021
Population	323,093	344,365	368,407
Households	121,670	128,244	136,460
Families	81,605	85,320	90,390
Average Household Size	2.63	2.67	2.68
Owner Occupied Housing Units	84,254	82,712	87,335
Renter Occupied Housing Units	37,416	45,532	49,125
Median Age	38.2	39.1	39.6
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	1.36%	1.29%	0.84%
Households	1.25%	1.21%	0.79%
Families	1.16%	1.13%	0.72%
Owner HHs	1.09%	1.09%	0.73%
Median Household Income	2.55%	2.52%	1.86%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	16,087	12.5%	16,885	12.4%
\$15,000 - \$24,999	13,946	10.9%	17,025	12.5%
\$25,000 - \$34,999	14,154	11.0%	10,266	7.5%
\$35,000 - \$49,999	17,792	13.9%	12,857	9.4%
\$50,000 - \$74,999	22,033	17.2%	25,543	18.7%
\$75,000 - \$99,999	14,500	11.3%	17,856	13.1%
\$100,000 - \$149,999	17,231	13.4%	21,376	15.7%
\$150,000 - \$199,999	6,503	5.1%	8,034	5.9%
\$200,000+	5,997	4.7%	6,617	4.8%
Median Household Income	\$51,676		\$58,604	
Average Household Income	\$73,689		\$80,145	
Per Capita Income	\$27,776		\$30,005	

Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	20,096	6.2%	20,103	5.8%	21,315	5.8%
5 - 9	19,555	6.1%	20,624	6.0%	20,951	5.7%
10 - 14	21,292	6.6%	21,127	6.1%	22,400	6.1%
15 - 19	22,471	7.0%	20,995	6.1%	21,196	5.8%
20 - 24	21,600	6.7%	23,361	6.8%	22,237	6.0%
25 - 34	42,757	13.2%	48,483	14.1%	52,939	14.4%
35 - 44	44,313	13.7%	43,164	12.5%	47,505	12.9%
45 - 54	50,068	15.5%	47,532	13.8%	45,229	12.3%
55 - 64	38,952	12.1%	45,717	13.3%	49,243	13.4%
65 - 74	22,477	7.0%	30,895	9.0%	38,049	10.3%
75 - 84	13,515	4.2%	15,264	4.4%	19,338	5.2%
85+	5,996	1.9%	7,100	2.1%	8,005	2.2%

Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	197,805	61.2%	200,919	58.3%	207,021	56.2%
Black Alone	92,865	28.7%	103,871	30.2%	115,560	31.4%
American Indian Alone	1,464	0.5%	1,634	0.5%	1,798	0.5%
Asian Alone	10,736	3.3%	12,981	3.8%	15,152	4.1%
Pacific Islander Alone	191	0.1%	232	0.1%	256	0.1%
Some Other Race Alone	10,755	3.3%	13,333	3.9%	15,700	4.3%
Two or More Races	9,277	2.9%	11,394	3.3%	12,918	3.5%
Hispanic Origin (Any Race)	74,935	23.2%	95,762	27.8%	116,995	31.8%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

August 17, 2016

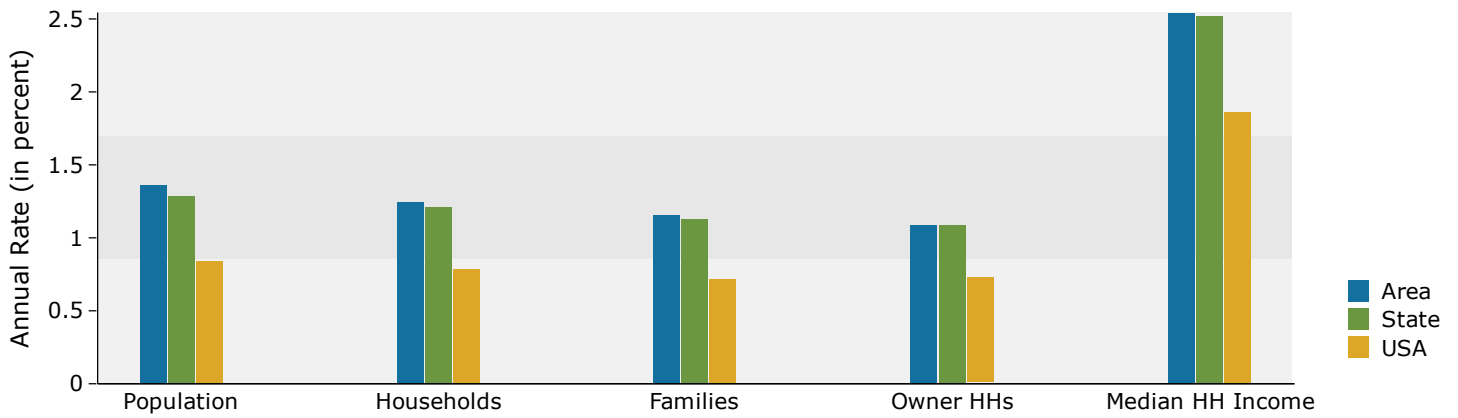


Demographic and Income Profile

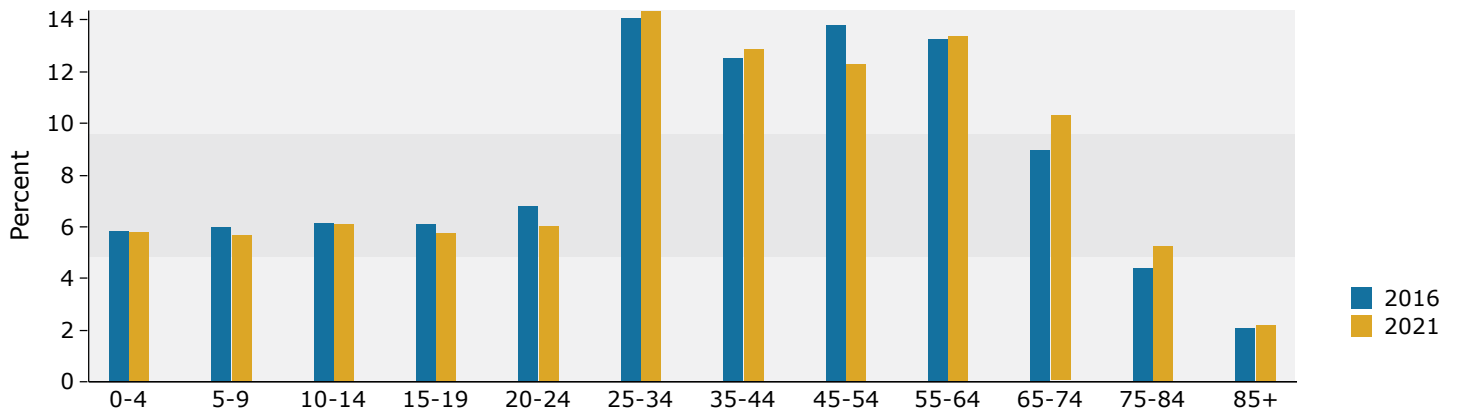
Tower Shops
Ring: 5 mile radius

Prepared by Esri
Latitude: 26.09447
Longitude: -80.24953

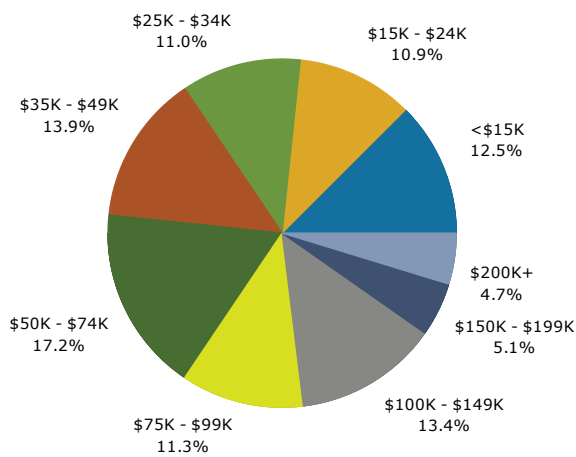
Trends 2016-2021



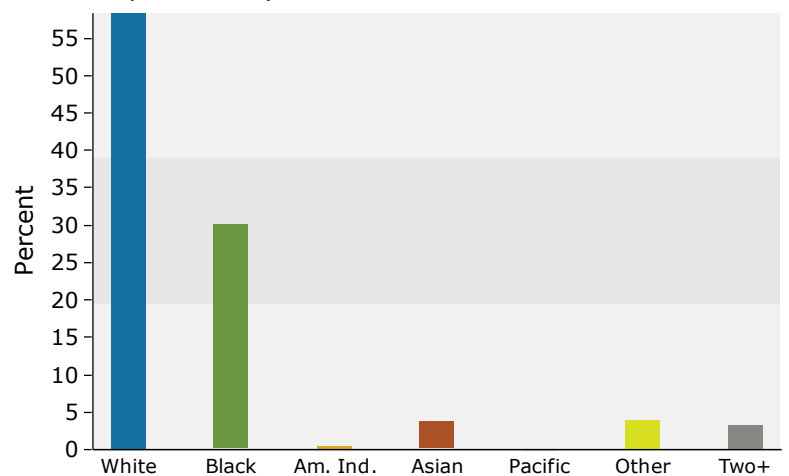
Population by Age



2016 Household Income



2016 Population by Race



2016 Percent Hispanic Origin: 27.8%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.