

# Demographic Summary Report

## 164th Street Shopping Center

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

Building Type: **General Retail**      Total Available: **0 SF**  
 Secondary: -      % Leased: **100%**  
 GLA: **13,080 SF**      Rent/SF/Yr: -  
 Year Built: **1970**



| Radius                                    | 2 Mile   |        | 3 Mile   |        | 10 Mile   |        |
|---|----------|--------|----------|--------|-----------|--------|
| <b>Population</b>                         |          |        |          |        |           |        |
| 2028 Projection                           | 93,536   |        | 203,528  |        | 1,347,255 |        |
| 2023 Estimate                             | 94,806   |        | 206,337  |        | 1,369,964 |        |
| 2010 Census                               | 88,494   |        | 192,820  |        | 1,304,270 |        |
| Growth 2023 - 2028                        | -1.34%   |        | -1.36%   |        | -1.66%    |        |
| Growth 2010 - 2023                        | 7.13%    |        | 7.01%    |        | 5.04%     |        |
| <b>2023 Population by Hispanic Origin</b> | 36,619   |        | 78,556   |        | 664,480   |        |
| <b>2023 Population</b>                    | 94,806   |        | 206,337  |        | 1,369,964 |        |
| White                                     | 50,638   | 53.41% | 119,475  | 57.90% | 849,515   | 62.01% |
| Black                                     | 38,334   | 40.43% | 75,994   | 36.83% | 460,671   | 33.63% |
| Am. Indian & Alaskan                      | 403      | 0.43%  | 824      | 0.40%  | 6,367     | 0.46%  |
| Asian                                     | 3,064    | 3.23%  | 5,424    | 2.63%  | 26,725    | 1.95%  |
| Hawaiian & Pacific Island                 | 82       | 0.09%  | 142      | 0.07%  | 1,230     | 0.09%  |
| Other                                     | 2,286    | 2.41%  | 4,479    | 2.17%  | 25,456    | 1.86%  |
| U.S. Armed Forces                         | 38       |        | 108      |        | 676       |        |
| <b>Households</b>                         |          |        |          |        |           |        |
| 2028 Projection                           | 33,150   |        | 76,641   |        | 496,385   |        |
| 2023 Estimate                             | 33,613   |        | 77,785   |        | 505,022   |        |
| 2010 Census                               | 31,239   |        | 72,708   |        | 480,349   |        |
| Growth 2023 - 2028                        | -1.38%   |        | -1.47%   |        | -1.71%    |        |
| Growth 2010 - 2023                        | 7.60%    |        | 6.98%    |        | 5.14%     |        |
| Owner Occupied                            | 19,204   | 57.13% | 42,563   | 54.72% | 272,986   | 54.05% |
| Renter Occupied                           | 14,410   | 42.87% | 35,223   | 45.28% | 232,036   | 45.95% |
| <b>2023 Households by HH Income</b>       | 33,614   |        | 77,784   |        | 505,022   |        |
| Income: <\$25,000                         | 9,543    | 28.39% | 19,414   | 24.96% | 122,557   | 24.27% |
| Income: \$25,000 - \$50,000               | 9,119    | 27.13% | 19,763   | 25.41% | 122,954   | 24.35% |
| Income: \$50,000 - \$75,000               | 6,129    | 18.23% | 14,423   | 18.54% | 91,196    | 18.06% |
| Income: \$75,000 - \$100,000              | 2,909    | 8.65%  | 7,777    | 10.00% | 55,675    | 11.02% |
| Income: \$100,000 - \$125,000             | 2,051    | 6.10%  | 4,828    | 6.21%  | 36,546    | 7.24%  |
| Income: \$125,000 - \$150,000             | 960      | 2.86%  | 2,979    | 3.83%  | 23,345    | 4.62%  |
| Income: \$150,000 - \$200,000             | 1,579    | 4.70%  | 3,995    | 5.14%  | 23,666    | 4.69%  |
| Income: \$200,000+                        | 1,324    | 3.94%  | 4,605    | 5.92%  | 29,083    | 5.76%  |
| <b>2023 Avg Household Income</b>          | \$64,004 |        | \$72,585 |        | \$73,603  |        |
| <b>2023 Med Household Income</b>          | \$45,111 |        | \$49,636 |        | \$51,735  |        |