

6346-6358 SW 8th St

A map of the Miami, Florida area, centered on the subject property (marked with a blue diamond). The map shows the city of Miami, including neighborhoods like Hialeah, Sweetwater, Fontainebleau, Coral Gables, and South Miami. Major highways (Interstates 95, 1, 5, and State Routes 997, 41, 826, 836, 874, 94, 953, 932, 441, 195) are shown. The map also includes the Everglades & Francis S. Taylor Wildlife Preserve Area to the west and the East Coast Buffer Water Preserve Area to the north. The subject property is located in the central part of the city, near the intersection of major roads. The map includes a legend at the bottom left with the Google logo and a scale bar indicating 1, 3, 5, 10 Mile Radius and 10 Min. Drive. The map data is dated 2026.

Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	27,850	181,175	527,347	1,624,226	500,469
5 Yr Growth	5.0%	6.4%	6.7%	7.2%	7.1%
Median Age	47	46	44	43	44
5 Yr Forecast	47	46	45	44	45
White / Black / Hispanic	26% / 1% / 93%	28% / 1% / 87%	28% / 3% / 84%	27% / 9% / 77%	28% / 3% / 83%
5 Yr Forecast	26% / 1% / 93%	28% / 1% / 87%	28% / 3% / 84%	27% / 9% / 77%	28% / 3% / 83%
Employment	8,270	153,475	394,682	947,941	265,236
Buying Power	\$647M	\$5.1B	\$14.2B	\$43.6B	\$13.4B
5 Yr Growth	5.8%	8.2%	8.9%	9.7%	9.4%
College Graduates	25.9%	35.2%	34.0%	32.8%	41.1%
Household					
Households	9,842	68,535	196,364	598,561	189,512
5 Yr Growth	4.9%	6.5%	6.8%	7.4%	7.3%
Median Household Income	\$65,741	\$73,908	\$72,112	\$72,867	\$70,930
5 Yr Forecast	\$66,274	\$75,048	\$73,515	\$74,394	\$72,333
Average Household Income	\$90,510	\$104,695	\$102,185	\$103,443	\$101,128
5 Yr Forecast	\$92,496	\$106,398	\$103,956	\$105,494	\$102,788
% High Income (>\$75K)	46%	49%	48%	49%	48%
Housing					
Median Home Value	\$505,696	\$569,993	\$590,692	\$543,445	\$602,671
Median Year Built	1957	1970	1971	1978	1971
Owner / Renter Occupied	52% / 48%	49% / 51%	45% / 55%	46% / 54%	44% / 56%

Income & Spending Demographics

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	1 Mile		3 Miles		5 Miles		10 Min. Drive	
2025 Households by HH Income	9,842		68,536		196,361		189,512	
<\$25,000	1,902	19.33%	10,864	15.85%	34,728	17.69%	34,793	18.36%
\$25,000 - \$50,000	1,837	18.66%	12,326	17.98%	35,336	18.00%	34,048	17.97%
\$50,000 - \$75,000	1,569	15.94%	11,531	16.82%	31,643	16.11%	30,613	16.15%
\$75,000 - \$100,000	1,008	10.24%	7,884	11.50%	22,328	11.37%	21,464	11.33%
\$100,000 - \$125,000	1,146	11.64%	6,095	8.89%	18,579	9.46%	17,345	9.15%
\$125,000 - \$150,000	852	8.66%	4,841	7.06%	13,494	6.87%	12,474	6.58%
\$150,000 - \$200,000	776	7.88%	6,228	9.09%	15,363	7.82%	15,198	8.02%
\$200,000+	752	7.64%	8,767	12.79%	24,890	12.68%	23,578	12.44%
2025 Avg Household Income	\$90,510		\$104,695		\$102,185		\$101,128	
2025 Med Household Income	\$65,741		\$73,908		\$72,112		\$70,930	

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
Total Specified Consumer Spending	\$291.9M		\$2.1B		\$5.8B		\$5.5B	
Total Apparel	\$16.4M	5.62%	\$114.7M	5.53%	\$326.6M	5.61%	\$311.2M	5.63%
Women's Apparel	\$6.5M	2.22%	\$45.6M	2.20%	\$128.2M	2.20%	\$122.2M	2.21%
Men's Apparel	\$3.4M	1.18%	\$24M	1.16%	\$68.2M	1.17%	\$65.1M	1.18%
Girl's Apparel	\$1M	0.35%	\$7.3M	0.35%	\$21.1M	0.36%	\$20.1M	0.36%
Boy's Apparel	\$740.6K	0.25%	\$5.3M	0.25%	\$15.5M	0.27%	\$14.7M	0.27%
Infant Apparel	\$752.4K	0.26%	\$5.2M	0.25%	\$15.2M	0.26%	\$14.4M	0.26%
Footwear	\$4M	1.36%	\$27.5M	1.32%	\$78.4M	1.35%	\$74.7M	1.35%

Total Entertainment & Hobbies	\$38.8M	13.28%	\$278.1M	13.40%	\$784.6M	13.48%	\$745.5M	13.50%
Entertainment	\$5M	1.71%	\$30.4M	1.47%	\$86.3M	1.48%	\$80M	1.45%
Audio & Visual Equipment/Service	\$9.5M	3.25%	\$68.1M	3.28%	\$192.8M	3.31%	\$184.7M	3.34%
Reading Materials	\$395.2K	0.14%	\$3.2M	0.15%	\$8.6M	0.15%	\$8.2M	0.15%
Pets, Toys, & Hobbies	\$5.5M	1.88%	\$40.9M	1.97%	\$115.5M	1.99%	\$110M	1.99%
Personal Items	\$18.4M	6.30%	\$135.4M	6.52%	\$381.3M	6.55%	\$362.6M	6.56%

Total Food and Alcohol	\$82.3M	28.18%	\$587.7M	28.31%	\$1.7B	28.56%	\$1.6B	28.72%
Food At Home	\$44.6M	15.26%	\$306.2M	14.75%	\$869.4M	14.94%	\$828.6M	15.00%
Food Away From Home	\$32.5M	11.14%	\$242M	11.66%	\$681.2M	11.71%	\$651.1M	11.79%
Alcoholic Beverages	\$5.2M	1.78%	\$39.5M	1.90%	\$110.9M	1.91%	\$106.4M	1.93%

Total Household	\$48M	16.43%	\$351.9M	16.95%	\$969.9M	16.67%	\$921.4M	16.68%
House Maintenance & Repair	\$9.9M	3.41%	\$67.6M	3.26%	\$178.8M	3.07%	\$167.3M	3.03%
Household Equip & Furnishings	\$17.7M	6.07%	\$130.6M	6.29%	\$364.7M	6.27%	\$347.7M	6.30%
Household Operations	\$14.7M	5.03%	\$108.6M	5.23%	\$301.4M	5.18%	\$287.2M	5.20%
Housing Costs	\$5.6M	1.93%	\$45.2M	2.18%	\$125M	2.15%	\$119.2M	2.16%

Income & Spending Demographics

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Total Transportation/Maint.	\$74.8M	25.62%	\$502.8M	24.22%	\$1.4B	24.17%	\$1.3B	23.93%
Vehicle Purchases	\$36.7M	12.58%	\$230.6M	11.11%	\$640.7M	11.01%	\$594.4M	10.76%
Gasoline	\$20.4M	7.00%	\$139.2M	6.71%	\$393.4M	6.76%	\$372.5M	6.74%
Vehicle Expenses	\$1.6M	0.53%	\$13.6M	0.65%	\$38.3M	0.66%	\$37.8M	0.68%
Transportation	\$7M	2.41%	\$56.3M	2.71%	\$157.5M	2.71%	\$151M	2.73%
Automotive Repair & Maintenance	\$9M	3.10%	\$63.1M	3.04%	\$176.1M	3.03%	\$166.3M	3.01%
Total Health Care	\$14.5M	4.97%	\$102.4M	4.93%	\$284M	4.88%	\$270.3M	4.89%
Medical Services	\$8.1M	2.77%	\$58.5M	2.82%	\$162.4M	2.79%	\$154.5M	2.80%
Prescription Drugs	\$4.7M	1.59%	\$31.4M	1.51%	\$87.1M	1.50%	\$82.9M	1.50%
Medical Supplies	\$1.8M	0.61%	\$12.4M	0.60%	\$34.4M	0.59%	\$32.9M	0.60%
Total Education/Day Care	\$17.2M	5.90%	\$138.1M	6.66%	\$385.8M	6.63%	\$367.1M	6.65%
Education	\$11M	3.77%	\$88M	4.24%	\$246.5M	4.24%	\$234.4M	4.24%
Fees & Admissions	\$6.2M	2.12%	\$50.1M	2.41%	\$139.2M	2.39%	\$132.7M	2.40%