

Subject Property

2301-2319 NW 7th St - Cuban Shopping Center

DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	47,017	361,700	619,572	1,562,584	623,959
5 Yr Growth	5.9%	7.7%	7.9%	7.8%	7.8%
Median Age	43	41	42	43	42
5 Yr Forecast	44	43	43	44	43
White / Black / Hispanic	24% / 5% / 91%	27% / 9% / 78%	27% / 14% / 71%	27% / 14% / 70%	28% / 12% / 72%
5 Yr Forecast	24% / 5% / 91%	27% / 9% / 78%	27% / 14% / 71%	27% / 14% / 70%	28% / 12% / 71%
Employment	16,085	261,971	413,823	962,326	331,347
Buying Power	\$746.9M	\$9.5B	\$17.2B	\$41.7B	\$17.5B
5 Yr Growth	8.1%	11.1%	11.1%	10.7%	11.1%
College Graduates	16.1%	32.0%	33.7%	32.8%	39.9%
Household					
Households	17,414	150,382	253,904	600,687	254,490
5 Yr Growth	6.1%	7.9%	8.1%	8.2%	8.1%
Median Household Income	\$42,891	\$63,257	\$67,694	\$69,461	\$68,771
5 Yr Forecast	\$43,705	\$65,145	\$69,596	\$71,072	\$70,655
Average Household Income	\$61,859	\$93,132	\$100,096	\$100,845	\$101,677
5 Yr Forecast	\$63,121	\$95,600	\$102,539	\$102,946	\$104,025
% High Income (>\$75K)	26%	43%	46%	47%	46%
Housing					
Median Home Value	\$468,668	\$563,636	\$612,333	\$555,843	\$630,356
Median Year Built	1963	1977	1975	1974	1975
Owner / Renter Occupied	21% / 79%	26% / 74%	32% / 68%	42% / 58%	33% / 67%

Income & Spending Demographics

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	1 Mile		3 Miles		5 Miles		10 Min. Drive	
2025 Households by HH Income	17,415		150,383		253,902		254,490	
<\$25,000	5,134	29.48%	33,803	22.48%	52,335	20.61%	52,088	20.47%
\$25,000 - \$50,000	4,629	26.58%	28,098	18.68%	46,012	18.12%	45,383	17.83%
\$50,000 - \$75,000	3,051	17.52%	24,492	16.29%	39,409	15.52%	38,897	15.28%
\$75,000 - \$100,000	1,457	8.37%	15,233	10.13%	25,615	10.09%	25,718	10.11%
\$100,000 - \$125,000	1,389	7.98%	12,756	8.48%	22,270	8.77%	22,148	8.70%
\$125,000 - \$150,000	465	2.67%	7,718	5.13%	15,180	5.98%	15,374	6.04%
\$150,000 - \$200,000	767	4.40%	12,008	7.98%	20,293	7.99%	20,712	8.14%
\$200,000+	523	3.00%	16,275	10.82%	32,788	12.91%	34,170	13.43%
2025 Avg Household Income	\$61,859		\$93,132		\$100,096		\$101,677	
2025 Med Household Income	\$42,891		\$63,257		\$67,694		\$68,771	

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
Total Specified Consumer Spending	\$371M		\$3.8B		\$6.9B		\$7B	
Total Apparel	\$24.2M	6.51%	\$227.1M	5.92%	\$398.5M	5.79%	\$402.3M	5.76%
Women's Apparel	\$9M	2.42%	\$87.2M	2.27%	\$154.1M	2.24%	\$155.8M	2.23%
Men's Apparel	\$5M	1.35%	\$48M	1.25%	\$83.9M	1.22%	\$84.7M	1.21%
Girl's Apparel	\$1.6M	0.43%	\$14.9M	0.39%	\$26.4M	0.38%	\$26.6M	0.38%
Boy's Apparel	\$1.2M	0.33%	\$11M	0.29%	\$19.3M	0.28%	\$19.4M	0.28%
Infant Apparel	\$1.2M	0.33%	\$11.3M	0.29%	\$19.4M	0.28%	\$19.5M	0.28%
Footwear	\$6.1M	1.65%	\$54.7M	1.43%	\$95.4M	1.39%	\$96.2M	1.38%

Total Entertainment & Hobbies	\$49.8M	13.42%	\$526.9M	13.74%	\$955.6M	13.88%	\$968.3M	13.86%
Entertainment	\$6.1M	1.64%	\$54M	1.41%	\$95.7M	1.39%	\$97.4M	1.39%
Audio & Visual Equipment/Service	\$13.9M	3.75%	\$139.3M	3.63%	\$244.7M	3.56%	\$246.4M	3.53%
Reading Materials	\$330.8K	0.09%	\$5.3M	0.14%	\$10.2M	0.15%	\$10.4M	0.15%
Pets, Toys, & Hobbies	\$6.5M	1.75%	\$78.3M	2.04%	\$143.1M	2.08%	\$145.6M	2.08%
Personal Items	\$23M	6.19%	\$250.1M	6.52%	\$462M	6.71%	\$468.5M	6.71%

Total Food and Alcohol	\$120.2M	32.39%	\$1.2B	30.19%	\$2B	29.31%	\$2B	29.20%
Food At Home	\$68.4M	18.42%	\$596.9M	15.56%	\$1B	15.02%	\$1B	14.93%
Food Away From Home	\$44.8M	12.08%	\$481.4M	12.55%	\$844.2M	12.26%	\$855.3M	12.24%
Alcoholic Beverages	\$7M	1.88%	\$79.4M	2.07%	\$139M	2.02%	\$141.4M	2.02%

Total Household	\$51.2M	13.81%	\$608M	15.85%	\$1.1B	16.34%	\$1.1B	16.43%
House Maintenance & Repair	\$7.1M	1.91%	\$81.4M	2.12%	\$167.8M	2.44%	\$173.2M	2.48%
Household Equip & Furnishings	\$21.7M	5.86%	\$249.8M	6.51%	\$448.4M	6.51%	\$455.2M	6.52%
Household Operations	\$16.7M	4.50%	\$196.2M	5.12%	\$358.5M	5.21%	\$365.7M	5.23%
Housing Costs	\$5.7M	1.54%	\$80.6M	2.10%	\$150.3M	2.18%	\$154.1M	2.21%

Income & Spending Demographics

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Total Transportation/Maint.	\$88.8M	23.92%	\$886.1M	23.10%	\$1.6B	23.26%	\$1.6B	23.26%
Vehicle Purchases	\$38.1M	10.26%	\$369.4M	9.63%	\$681.8M	9.91%	\$693.7M	9.93%
Gasoline	\$28.9M	7.78%	\$264.6M	6.90%	\$464.6M	6.75%	\$468.4M	6.70%
Vehicle Expenses	\$2.4M	0.64%	\$29.7M	0.77%	\$53M	0.77%	\$54M	0.77%
Transportation	\$8.1M	2.18%	\$107.9M	2.81%	\$197.4M	2.87%	\$201.5M	2.88%
Automotive Repair & Maintenance	\$11.4M	3.06%	\$114.4M	2.98%	\$204.3M	2.97%	\$207.2M	2.97%
Total Health Care	\$19M	5.13%	\$178.4M	4.65%	\$319.4M	4.64%	\$324.8M	4.65%
Medical Services	\$10.3M	2.76%	\$102.4M	2.67%	\$183.8M	2.67%	\$187.4M	2.68%
Prescription Drugs	\$6.4M	1.71%	\$53.5M	1.39%	\$95.8M	1.39%	\$97.1M	1.39%
Medical Supplies	\$2.4M	0.65%	\$22.5M	0.59%	\$39.8M	0.58%	\$40.3M	0.58%
Total Education/Day Care	\$17.9M	4.82%	\$251.2M	6.55%	\$466.1M	6.77%	\$477.8M	6.84%
Education	\$11.6M	3.13%	\$161.2M	4.20%	\$298.5M	4.34%	\$305.7M	4.38%
Fees & Admissions	\$6.3M	1.69%	\$90M	2.35%	\$167.7M	2.44%	\$172.1M	2.46%