

Summary Report

WEINGARTEN REALTY

People-to-People. Coast-to-Coast.

L301 Pembroke Commons

University Dr, N of Pines Blvd

Pembroke Pines, FL

Longitude: -80.248956

Latitude: 26.015863

Source: PopStats (2008 Q4)

KEY VARIABLES	1 Mile Ring	2 Mile Ring	3 Mile Ring	5 Mile Ring
Population	18,539	78,046	167,886	390,519
Average Household Income	\$63,911	\$63,185	\$64,123	\$64,832

POPULATION	1 Mile Ring	2 Mile Ring	3 Mile Ring	5 Mile Ring
2013 Population	20,323	86,045	184,780	428,124
2008 Population	18,539	78,046	167,886	390,519
2000 Population	16,774	71,039	154,470	359,427
% Population Change 2000 to 2008	10.52%	9.86%	8.69%	8.65%
% Population Change 2008 to 2013	9.62%	10.25%	10.06%	9.63%

RACE & ETHNICITY	1 Mile Ring	2 Mile Ring	3 Mile Ring	5 Mile Ring
% White	43.78%	34.77%	32.52%	35.52%
% Black	10.93%	22.51%	27.59%	29.66%
% Asian	3.80%	3.80%	3.79%	3.26%
% Other	1.81%	1.64%	1.85%	1.50%
% Hispanic	39.68%	37.28%	34.25%	30.06%

INCOME & EDUCATION	1 Mile Ring	2 Mile Ring	3 Mile Ring	5 Mile Ring
Median Household Income	\$56,666	\$54,340	\$54,309	\$52,183
Average Household Income	\$63,911	\$63,185	\$64,123	\$64,832
% College Graduates	27.44%	26.26%	26.97%	28.66%

AGE	1 Mile Ring	2 Mile Ring	3 Mile Ring	5 Mile Ring
Median Age	38.0	37.1	37.0	38.3
% Age < 18	25.49%	25.31%	25.23%	24.35%
% Age 65+	12.20%	12.44%	11.86%	14.50%

HOUSEHOLDS & HOUSING	1 Mile Ring	2 Mile Ring	3 Mile Ring	5 Mile Ring
Households	7,166	27,656	58,820	143,828
Average Household Size	2.59	2.80	2.84	2.70
Median Housing Value	\$208,034	\$193,301	\$190,946	\$194,052
% Owner Occupied Housing	68.33%	68.04%	69.67%	67.28%
% Renter Occupied Housing	27.53%	26.84%	25.20%	25.39%
% Vacant Housing	4.15%	5.13%	5.14%	7.33%

WORKPLACE & WORKERS	1 Mile Ring	2 Mile Ring	3 Mile Ring	5 Mile Ring
Workplace Establishments	366	1,508	3,609	10,634
Workplace Employees (FTE)	3,325	15,377	41,280	125,281
% White Collar	63.63%	63.37%	64.21%	65.34%
% Blue Collar	36.37%	36.63%	35.79%	34.66%