

Demographic Detail Report

Bird One Plaza

14401-14491 SW 42nd St, Miami, FL 33175

Building Type: **Retail**
 Secondary: -
 GLA: **39,572 SF**
 Year Built: **2005**

Total Available: **5,618 SF**
 % Leased: **85.8%**
 Rent/SF/Yr: **\$30.00**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2011 Projection	26,374		188,548		421,367	
2006 Estimate	22,627		169,404		386,820	
2000 Census	17,880		146,257		346,494	
Growth 2006 - 2011	16.56%		11.30%		8.93%	
Growth 2000 - 2006	26.54%		15.83%		11.64%	
2006 Population by Age	22,627		169,404		386,820	
Age 0 - 4	1,414	6.25%	11,149	6.58%	25,366	6.56%
Age 5 - 9	1,354	5.98%	10,677	6.30%	24,280	6.28%
Age 10 - 14	1,661	7.34%	12,064	7.12%	26,494	6.85%
Age 15 - 17	1,089	4.81%	7,789	4.60%	16,900	4.37%
Age 18 - 20	990	4.38%	7,128	4.21%	16,586	4.29%
Age 21 - 24	1,292	5.71%	9,588	5.66%	22,184	5.73%
Age 25 - 34	2,686	11.87%	21,252	12.55%	50,552	13.07%
Age 35 - 44	3,752	16.58%	26,970	15.92%	62,161	16.07%
Age 45 - 49	1,877	8.30%	13,307	7.86%	29,798	7.70%
Age 50 - 54	1,668	7.37%	11,793	6.96%	26,120	6.75%
Age 55 - 59	1,333	5.89%	9,867	5.82%	22,290	5.76%
Age 60 - 64	975	4.31%	7,778	4.59%	18,059	4.67%
Age 65 - 74	1,451	6.41%	11,247	6.64%	25,643	6.63%
Age 75 - 84	813	3.59%	6,658	3.93%	15,180	3.92%
Age 85 and over	270	1.19%	2,137	1.26%	5,205	1.35%
Age 16 and over	17,837	78.83%	132,896	78.45%	305,053	78.86%
Age 18 and over	17,109	75.61%	127,725	75.40%	293,779	75.95%
Age 21 and over	16,119	71.24%	120,597	71.19%	277,193	71.66%
Age 65 and over	2,535	11.20%	20,041	11.83%	46,029	11.90%
Median Age	37.20		36.90		36.80	
Average Age	37.00		37.10		37.10	

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Radius	1 Mile		3 Mile		5 Mile	
2006 Population By Race	22,627		169,404		386,820	
White	19,629	86.75%	148,458	87.64%	335,170	86.65%
Black or African American	1,010	4.46%	4,864	2.87%	12,583	3.25%
American Indian and Alaska Native	23	0.10%	204	0.12%	555	0.14%
Asian	394	1.74%	1,892	1.12%	5,844	1.51%
Native Hawaiian and Pacific Islander	13	0.06%	39	0.02%	112	0.03%
Other Race	943	4.17%	8,435	4.98%	19,272	4.98%
Two or More Races	614	2.71%	5,513	3.25%	13,284	3.43%
2006 Population by Hispanic Origin	22,627		169,405		386,820	
Not Hispanic or Latino	4,516	19.96%	28,707	16.95%	77,707	20.09%
Hispanic or Latino:	18,110	80.04%	140,697	83.05%	309,113	79.91%
Mexican	155	0.69%	1,551	0.92%	3,770	0.97%
Puerto Rican	699	3.09%	6,340	3.74%	15,243	3.94%
Cuban	10,958	48.43%	77,234	45.59%	157,498	40.72%
Other Hispanic or Latino	6,299	27.84%	55,573	32.80%	132,602	34.28%
2006 Age 5+ Language at Home	21,213		158,256		361,454	
Speak Only English	2,600	12.26%	19,717	12.46%	56,215	15.55%
Speak Asian or Pacific Island	147	0.69%	1,014	0.64%	3,012	0.83%
Speak IndoEuropean	485	2.29%	2,920	1.85%	9,940	2.75%
Speak Spanish	17,911	84.43%	134,234	84.82%	291,078	80.53%
Speak Other Language	70	0.33%	371	0.23%	1,209	0.33%
2006 Median Age, Male	35.70		35.00		35.00	
2006 Average Age, Male	35.80		35.50		35.50	
Median Age, Female	38.70		38.60		38.40	
Average Age, Female	38.20		38.50		38.60	
2006 Population by Employment Status (Age 16+)	17,837		132,896		305,053	
In Armed Forces	12	0.07%	48	0.04%	182	0.06%
Civilian, Employed	9,754	54.68%	75,815	57.05%	176,317	57.80%
Civilian, Unemployed	524	2.94%	5,209	3.92%	12,715	4.17%
Not In Labor Force	7,547	42.31%	51,824	39.00%	115,839	37.97%
2006 Population by Occupation Classification (Age 16+)	9,754		75,816		176,317	
Blue Collar	1,679	17.21%	13,437	17.72%	30,135	17.09%
White Collar	6,989	71.65%	52,041	68.64%	121,598	68.97%
Service and Farm	1,086	11.13%	10,338	13.64%	24,584	13.94%

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Radius	1 Mile		3 Mile		5 Mile	
2006 Population by Marital Status (Age 15+)	18,198		135,513		310,679	
Total, Never Married	4,168	22.90%	32,878	24.26%	77,716	25.01%
Married, Spouse Present	9,923	54.53%	71,497	52.76%	159,602	51.37%
Married, Spouse Absent	1,402	7.70%	9,163	6.76%	21,449	6.90%
Widowed	986	5.42%	7,752	5.72%	17,973	5.79%
Divorced	1,719	9.45%	14,223	10.50%	33,939	10.92%
Males Divorced	728		4,843		11,637	
Females Divorced	991		9,380		22,302	
Males, Never Married	2,339		17,941		41,040	
Females Never Married	1,829		14,937		36,676	
2006 Population by Education	14,827		111,008		255,009	
Less Than 9Th Grade	1,643	11.08%	11,853	10.68%	26,906	10.55%
Some High School, No Diploma	2,117	14.28%	16,320	14.70%	34,768	13.63%
High School Graduate (Includes Equivalency)	3,747	25.27%	26,031	23.45%	56,884	22.31%
Some College, No Degree	2,924	19.72%	23,326	21.01%	53,506	20.98%
Associate Degree	1,329	8.96%	9,645	8.69%	21,871	8.58%
Bachelor's Degree	1,908	12.87%	14,056	12.66%	36,978	14.50%
Master's Degree	647	4.36%	4,486	4.04%	11,699	4.59%
Professional School Degree	428	2.89%	4,353	3.92%	9,858	3.87%
Doctorate Degree	84	0.57%	938	0.84%	2,539	1.00%
2006 Population by Occupation (Age 16+)	3,997		30,069		70,067	
Management, Business, & Financial	398	9.96%	2,567	8.54%	5,846	8.34%
Professional & Related Occupations	1,091	27.30%	7,284	24.22%	17,172	24.51%
Services	203	5.08%	1,919	6.38%	4,920	7.02%
Sales & Office	1,609	40.26%	12,252	40.75%	28,492	40.66%
Farming, Fishing, and Forestry	0	0.00%	102	0.34%	240	0.34%
Construction and Extraction, Maint	409	10.23%	3,121	10.38%	7,364	10.51%
Production & Transportation	443	11.08%	4,117	13.69%	9,257	13.21%
2006 Workers by Travel Time to Work (Age 16+)	9,358		72,152		167,995	
Less Than 15 Minutes	678	7.25%	7,190	9.97%	19,829	11.80%
15 to 29 Minutes	2,368	25.30%	18,450	25.57%	46,965	27.96%
30 to 44 Minutes	2,619	27.99%	21,907	30.36%	49,207	29.29%
45 to 59 Minutes	2,158	23.06%	13,323	18.47%	27,793	16.54%
60+ Minutes	1,535	16.40%	11,282	15.64%	24,201	14.41%

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Radius	1 Mile	3 Mile	5 Mile
Households			
2011 Projection	7,338	55,602	129,835
2006 Estimate	6,332	50,494	120,187
2000 Census	5,056	44,421	109,279
Growth 2006 - 2011	15.89%	10.12%	8.03%
Growth 2000 - 2006	25.26%	13.67%	9.98%
2006 Households by HH Size	6,333	50,495	120,186
1-Person Households	492 7.77%	5,415 10.72%	16,542 13.76%
2-Person Households	1,407 22.22%	12,241 24.24%	30,480 25.36%
3-Person Households	1,427 22.53%	11,406 22.59%	25,991 21.63%
4-Person Households	1,630 25.74%	11,305 22.39%	24,987 20.79%
5-Person Households	863 13.63%	6,048 11.98%	13,263 11.04%
6-Person Households	332 5.24%	2,537 5.02%	5,477 4.56%
7 or more Person Households	182 2.87%	1,543 3.06%	3,446 2.87%
2006 Average Household Size	3.45	3.30	3.18
2006 Households by HH Income	6,332	50,495	120,186
Income Less than \$15,000	509 8.04%	4,721 9.35%	12,843 10.69%
Income: \$15,000 - \$24,999	428 6.76%	4,923 9.75%	11,332 9.43%
Income: \$25,000 - \$34,999	421 6.65%	5,816 11.52%	13,272 11.04%
Income: \$35,000 - \$49,999	1,016 16.05%	8,846 17.52%	20,810 17.31%
Income: \$50,000 - \$74,999	1,527 24.12%	10,907 21.60%	25,406 21.14%
Income: \$75,000 - \$99,999	974 15.38%	6,672 13.21%	15,940 13.26%
Income: \$100,000 - \$149,999	958 15.13%	6,095 12.07%	14,364 11.95%
Income: \$150,000 - \$249,999	395 6.24%	1,979 3.92%	4,892 4.07%
Income: \$250,000 - \$499,999	84 1.33%	424 0.84%	1,009 0.84%
Income: \$500,000 or more	20 0.32%	112 0.22%	318 0.26%
2006 Avg Household Income	\$76,138	\$64,959	\$64,856
2006 Med Household Income	\$62,967	\$52,158	\$51,807
2006 Per Capita Income	\$21,470	\$19,522	\$20,354
2006 Occupied Housing	6,333	50,494	120,186
Owner Occupied	5,716 90.26%	39,882 78.98%	88,011 73.23%
Renter Occupied	617 9.74%	10,612 21.02%	32,175 26.77%

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Radius	1 Mile		3 Mile		5 Mile	
2006 Housing Value - Owner Occupied	5,715		39,882		88,014	
Value Less than \$20,000	0	0.00%	82	0.21%	153	0.17%
Value \$20,000 - \$39,999	0	0.00%	491	1.23%	781	0.89%
Value \$40,000 - \$59,999	0	0.00%	330	0.83%	664	0.75%
Value \$60,000 - \$79,999	9	0.16%	292	0.73%	629	0.71%
Value \$80,000 - \$99,999	19	0.33%	667	1.67%	1,346	1.53%
Value \$100,000 - \$149,999	350	6.12%	5,832	14.62%	10,989	12.49%
Value \$150,000 - \$199,999	1,153	20.17%	8,784	22.02%	19,336	21.97%
Value \$200,000 - \$299,999	2,400	41.99%	14,365	36.02%	34,346	39.02%
Value \$300,000 - \$399,999	1,125	19.69%	5,774	14.48%	12,959	14.72%
Value \$400,000 - \$499,999	391	6.84%	1,760	4.41%	3,557	4.04%
Value \$500,000 - \$749,999	230	4.02%	1,112	2.79%	2,366	2.69%
Value \$500,000 - \$749,999	230	4.02%	1,112	2.79%	2,366	2.69%
Value \$750,000 - \$999,999	32	0.56%	261	0.65%	587	0.67%
Value \$1,000,000 or more	6	0.10%	132	0.33%	301	0.34%
2006 Med Housing Val-Owner Occ'd	\$255,271		\$224,107		\$229,433	
2006 Housing Units by Units in Structure	6,497		52,285		125,427	
1 Unit Attached	1,252	19.27%	10,577	20.23%	23,731	18.92%
1 Unit Detached	4,834	74.40%	27,198	52.02%	61,806	49.28%
2 Units	32	0.49%	528	1.01%	1,184	0.94%
3 - 19 Units	364	5.60%	5,412	10.35%	17,379	13.86%
20 - 49 Units	0	0.00%	2,497	4.78%	7,099	5.66%
50 or more Units	2	0.03%	4,775	9.13%	11,627	9.27%
Mobile Home or Trailer	13	0.20%	1,298	2.48%	2,582	2.06%
Boat, RV, Van, Etc.	0	0.00%	0	0.00%	19	0.02%
2006 Housing Units by Yr Built	6,497		52,284		125,427	
Built 1999 to Present	1,607	24.73%	8,208	15.70%	16,248	12.95%
Built 1995 to 1998	538	8.28%	3,081	5.89%	9,533	7.60%
Built 1990 to 1994	1,215	18.70%	5,835	11.16%	14,500	11.56%
Built 1980 to 1989	2,235	34.40%	18,959	36.26%	41,647	33.20%
Built 1970 to 1979	799	12.30%	12,473	23.86%	29,148	23.24%
Built 1960 to 1969	43	0.66%	2,693	5.15%	7,775	6.20%
Built 1950 to 1959	53	0.82%	844	1.61%	5,440	4.34%
Built 1940 to 1949	5	0.08%	148	0.28%	768	0.61%
Built 1939 or Earlier	2	0.03%	43	0.08%	368	0.29%
2006 Median Year Built	1990		1985		1985	