



# Executive Summary

Lincoln Road  
749 Lincoln Rd, Miami Beach, Florida, 33139  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 25.79069  
Longitude: -80.13621

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	32,179	54,153	194,623
2010 Population	31,246	55,038	221,961
2018 Population	32,270	57,432	262,680
2023 Population	33,222	59,373	288,828
2000-2010 Annual Rate	-0.29%	0.16%	1.32%
2010-2018 Annual Rate	0.39%	0.52%	2.06%
2018-2023 Annual Rate	0.58%	0.67%	1.92%
2018 Male Population	56.4%	54.1%	51.6%
2018 Female Population	43.6%	45.9%	48.4%
2018 Median Age	39.2	41.6	38.5

In the identified area, the current year population is 262,680. In 2010, the Census count in the area was 221,961. The rate of change since 2010 was 2.06% annually. The five-year projection for the population in the area is 288,828 representing a change of 1.92% annually from 2018 to 2023. Currently, the population is 51.6% male and 48.4% female.

### Median Age

The median age in this area is 39.2, compared to U.S. median age of 38.3.

### Race and Ethnicity

2018 White Alone	85.5%	87.6%	74.6%
2018 Black Alone	4.1%	3.5%	15.1%
2018 American Indian/Alaska Native Alone	0.4%	0.3%	0.4%
2018 Asian Alone	2.4%	2.3%	2.0%
2018 Pacific Islander Alone	0.1%	0.0%	0.0%
2018 Other Race	4.3%	3.3%	4.6%
2018 Two or More Races	3.2%	2.8%	3.3%
2018 Hispanic Origin (Any Race)	55.2%	51.5%	60.6%

Persons of Hispanic origin represent 60.6% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 69.7 in the identified area, compared to 64.3 for the U.S. as a whole.

### Households

2000 Households	19,604	30,853	88,285
2010 Households	18,894	31,308	106,775
2018 Total Households	19,281	32,217	127,338
2023 Total Households	19,739	33,111	140,184
2000-2010 Annual Rate	-0.37%	0.15%	1.92%
2010-2018 Annual Rate	0.25%	0.35%	2.16%
2018-2023 Annual Rate	0.47%	0.55%	1.94%
2018 Average Household Size	1.65	1.75	2.01

The household count in this area has changed from 106,775 in 2010 to 127,338 in the current year, a change of 2.16% annually. The five-year projection of households is 140,184, a change of 1.94% annually from the current year total. Average household size is currently 2.01, compared to 2.02 in the year 2010. The number of families in the current year is 53,708 in the specified area.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.



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<b>Median Household Income</b>			
2018 Median Household Income	\$48,902	\$54,033	\$47,764
2023 Median Household Income	\$59,895	\$66,270	\$57,526
2018-2023 Annual Rate	4.14%	4.17%	3.79%
<b>Average Household Income</b>			
2018 Average Household Income	\$79,973	\$91,515	\$78,992
2023 Average Household Income	\$98,419	\$109,708	\$94,876
2018-2023 Annual Rate	4.24%	3.69%	3.73%
<b>Per Capita Income</b>			
2018 Per Capita Income	\$48,141	\$51,973	\$38,985
2023 Per Capita Income	\$58,800	\$61,798	\$46,679
2018-2023 Annual Rate	4.08%	3.52%	3.67%

Current median household income is \$47,764 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$57,526 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$78,992 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$94,876 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$38,985 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$46,679 in five years, compared to \$36,530 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	23,920	40,642	109,611
2000 Owner Occupied Housing Units	5,737	11,431	28,702
2000 Renter Occupied Housing Units	13,868	19,422	59,583
2000 Vacant Housing Units	4,315	9,789	21,326
2010 Total Housing Units	24,907	45,706	142,801
2010 Owner Occupied Housing Units	6,095	12,269	34,369
2010 Renter Occupied Housing Units	12,799	19,039	72,406
2010 Vacant Housing Units	6,013	14,398	36,026
2018 Total Housing Units	25,249	46,497	166,062
2018 Owner Occupied Housing Units	5,101	10,683	43,325
2018 Renter Occupied Housing Units	14,180	21,534	84,013
2018 Vacant Housing Units	5,968	14,280	38,724
2023 Total Housing Units	25,752	47,565	181,943
2023 Owner Occupied Housing Units	5,548	11,542	48,486
2023 Renter Occupied Housing Units	14,192	21,569	91,698
2023 Vacant Housing Units	6,013	14,454	41,759

Currently, 26.1% of the 166,062 housing units in the area are owner occupied; 50.6%, renter occupied; and 23.3% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 142,801 housing units in the area - 24.1% owner occupied, 50.7% renter occupied, and 25.2% vacant. The annual rate of change in housing units since 2010 is 6.94%. Median home value in the area is \$325,671, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 1.82% annually to \$356,404.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.