

Consumer Spending Report

Flamingo Park Plaza

4410 W 16th Ave, Hialeah, FL 33012

Building Type: **Retail**
 Secondary: **General Freestanding**
 GLA: **149,000 SF**
 Year Built: **1988**
 Total Available: **39,130 SF**
 % Leased: **73.74%**
 Rent/SF/Yr: **Negotiable**



2010 Annual Spending (in Thousands)	1 Mile	2 Mile	3 Mile
Total Specified Consumer Spending	\$285,334	\$914,763	\$1,718,674
Total Apparel	\$10,005	\$32,263	\$60,355
Women's Apparel	3,794	12,303	23,061
Men's Apparel	2,307	7,470	13,995
Girl's Apparel	912	2,890	5,438
Boy's Apparel	738	2,322	4,346
Infant Apparel	860	2,758	5,151
Footwear (excl. Infants)	1,703	5,451	10,205
Other Apparel Prod/Services	1,394	4,519	8,365
Total Entertainment	\$24,904	\$81,894	\$154,599
Sports and Recreation	1,012	3,362	6,377
TV, Radio and Sound Equipment	9,361	29,663	55,450
Reading Materials	1,025	3,367	6,320
Travel	13,181	44,420	84,413
Photographic Equipment	324	1,082	2,040
Total Food At Home	\$25,163	\$80,292	\$150,167
Cereal Products	1,529	4,868	9,099
Bread & Bakery Products	3,104	9,850	18,409
Seafood	1,337	4,361	8,172
Meat/Poultry/Fish/Eggs	8,673	27,515	51,423
Dairy Products	3,953	12,591	23,548
Fruits and Vegetables	6,568	21,108	39,516
Total Food Away From Home	\$23,901	\$76,800	\$143,739
Breakfast and Brunch	2,413	7,753	14,489
Dinner	10,848	34,917	65,351
Lunch	8,160	25,988	48,627
Snacks and Non Alcoholic Bev	1,852	6,066	11,364
Catered Affairs	627	2,077	3,907

Consumer Spending Report

Flamingo Park Plaza

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Annual Spending (in Thousands)	1 Mile	2 Mile	3 Mile
Total Alcoholic Beverages	\$4,182	\$13,646	\$25,467
Alcoholic Bev. at Home	2,537	8,273	15,495
Alcoholic Bev. away from Home	1,646	5,373	9,972
Total Furniture/Appliances	\$25,351	\$82,740	\$156,403
Bedroom Furniture	1,568	5,065	9,587
Living Room Furniture	2,162	7,064	13,350
Other Living & Family Room Furniture	549	1,799	3,414
Other Furniture	238	783	1,487
Major Appliances	2,159	6,903	13,081
Small Appliances	5,283	17,420	32,870
Misc Household Equipment	13,392	43,705	82,615
Total Transportation/Maint.	\$65,442	\$208,011	\$391,111
New Autos/Trucks/Vans	16,686	53,684	101,812
Used Vehicles	17,162	54,466	101,841
Purchase of RVs or Boats	1,809	6,226	12,058
Gasoline	22,208	69,263	129,559
Diesel Fuel	363	1,180	2,253
Automotive Maintenance/Repair	7,214	23,192	43,589
Total Health Care	\$11,311	\$35,654	\$66,856
Medical Services	6,849	22,055	41,544
Prescription Drugs	3,378	10,129	18,799
Medical Supplies	1,084	3,471	6,513
Total Education/Day Care	\$18,675	\$60,366	\$112,926
Education	8,111	26,210	48,960
Room and Board	829	2,640	5,011
Tuition/School Supplies	7,038	22,725	42,400
Day Care, Nursery & Preschool	2,696	8,791	16,555



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Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	2,391	17,989	8
Total Retail	676	5,988	9
Home Improvement Stores	37	447	12
General Merchandise Stores	36	965	27
Food Stores	49	511	10
Auto Dealers and Gas Stations	78	570	7
Apparel and Accessory Stores	88	453	5
Furniture and Home Furnishings	87	328	4
Eating and Drinking Places	126	1,865	15
Miscellaneous Retail Stores	175	849	5
Finance-Insurance-Real Estate	191	1,018	5
Banks, Saving and Lending Inst.	58	499	9
Security Brokers and Investments	16	27	2
Insurance Carriers and Agencies	39	234	6
Real Estate-Trust-Holding Co.	78	258	3
Services	948	6,453	7
Hotels and Lodging	2	173	87
Motion Picture and Amusement	36	207	6
Health Services	212	2,893	14
Legal Services	22	64	3
Educational Services	25	718	29
Auto Services	107	382	4
Other Services	544	2,016	4
Agriculture/Mining	11	25	2
Construction	126	798	6
Manufacturing	86	1,118	13
Transportation, Comm./Pub Util.	139	944	7
Wholesale Trade	205	1,461	7
Government	9	184	20
Daytime Population	17,989		
Daytime Population/Business	8		
Residential Population	38,669		
Residential Population/Business	16		

Demographic Detail Report

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Radius	1 Mile		2 Mile		3 Mile	
Population						
2015 Projection	38,306		116,168		213,103	
2010 Estimate	38,669		116,641		213,136	
2000 Census	39,352		116,993		210,226	
Growth 2010 - 2015	-0.90%		-0.40%		0.00%	
Growth 2000 - 2010	-1.70%		-0.30%		1.40%	
2010 Population by Age	38,669		116,641		213,136	
Age 0 - 4	2,147	5.55%	7,137	6.12%	13,176	6.18%
Age 5 - 9	2,139	5.53%	7,200	6.17%	13,222	6.20%
Age 10 - 14	2,150	5.56%	7,013	6.01%	12,822	6.02%
Age 15 - 17	1,402	3.63%	4,720	4.05%	8,923	4.19%
Age 18 - 20	1,350	3.49%	4,280	3.67%	8,185	3.84%
Age 21 - 24	1,961	5.07%	6,156	5.28%	11,715	5.50%
Age 25 - 34	4,787	12.38%	15,391	13.20%	28,382	13.32%
Age 35 - 44	4,638	11.99%	15,075	12.92%	28,346	13.30%
Age 45 - 49	2,631	6.80%	8,310	7.12%	15,759	7.39%
Age 50 - 54	2,353	6.08%	7,239	6.21%	13,471	6.32%
Age 55 - 59	2,368	6.12%	7,007	6.01%	12,654	5.94%
Age 60 - 64	2,433	6.29%	6,749	5.79%	11,740	5.51%
Age 65 - 74	3,831	9.91%	10,236	8.78%	17,830	8.37%
Age 75 - 84	2,966	7.67%	7,035	6.03%	11,947	5.61%
Age 85 and over	1,515	3.92%	3,092	2.65%	4,963	2.33%
Age 16 and over	31,757	82.13%	93,702	80.33%	170,969	80.22%
Age 18 and over	30,831	79.73%	90,571	77.65%	164,992	77.41%
Age 21 and over	29,482	76.24%	86,291	73.98%	156,807	73.57%
Age 65 and over	8,313	21.50%	20,364	17.46%	34,740	16.30%
Median Age	42.30		39.10		38.50	
Average Age	42.50		40.00		39.40	

Demographic Detail Report

Flamingo Park Plaza

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Radius	1 Mile		2 Mile		3 Mile	
2010 Population By Race	38,669		116,641		213,136	
White	34,472	89.15%	102,642	88.00%	187,686	88.06%
Black or African American	533	1.38%	2,199	1.89%	4,652	2.18%
American Indian and Alaska Native	43	0.11%	192	0.16%	386	0.18%
Asian	183	0.47%	471	0.40%	877	0.41%
Native Hawaiian and Pacific Islander	5	0.01%	35	0.03%	59	0.03%
Other Race	2,088	5.40%	6,677	5.72%	11,692	5.49%
Two or More Races	1,345	3.48%	4,423	3.79%	7,784	3.65%
2010 Population by Hispanic Origin	38,670		116,641		213,137	
Not Hispanic or Latino	2,261	5.85%	8,149	6.99%	16,780	7.87%
Hispanic or Latino:	36,409	94.15%	108,490	93.01%	196,356	92.13%
Mexican	191	0.49%	842	0.72%	1,686	0.79%
Puerto Rican	992	2.57%	3,606	3.09%	6,794	3.19%
Cuban	25,711	66.49%	72,131	61.84%	131,323	61.61%
Other Hispanic or Latino	9,515	24.61%	31,913	27.36%	56,554	26.53%
2010 Age 5+ Language at Home	36,521		109,504		199,958	
Speak Only English	2,595	7.11%	8,141	7.43%	16,661	8.33%
Speak Asian or Pacific Island	16	0.04%	142	0.13%	394	0.20%
Speak IndoEuropean	266	0.73%	769	0.70%	1,323	0.66%
Speak Spanish	33,590	91.97%	100,381	91.67%	181,346	90.69%
Speak Other Language	54	0.15%	71	0.06%	234	0.12%
2010 Median Age, Male	39.20		37.00		36.60	
2010 Average Age, Male	40.20		38.20		37.80	
Median Age, Female	45.30		41.30		40.40	
Average Age, Female	44.50		41.60		40.90	
2010 Population by Employment Status (Age 16+)	31,757		93,702		170,969	
In Armed Forces	6	0.02%	21	0.02%	26	0.02%
Civilian, Employed	13,465	42.40%	43,023	45.91%	79,382	46.43%
Civilian, Unemployed	3,374	10.62%	9,921	10.59%	17,124	10.02%
Not In Labor Force	14,912	46.96%	40,737	43.48%	74,437	43.54%
2010 Population by Occupation Classification (Age 16+)	13,465		43,023		79,382	
Blue Collar	4,314	32.04%	13,741	31.94%	25,251	31.81%
White Collar	6,660	49.46%	21,734	50.52%	40,450	50.96%
Service	2,491	18.50%	7,548	17.54%	13,681	17.23%

Demographic Detail Report

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Radius	1 Mile	2 Mile	3 Mile
2000 Population by Marital Status (Age 15+)	32,234	95,291	173,915
Total, Never Married	8,388 26.02%	25,620 26.89%	46,772 26.89%
Married	16,440 51.00%	50,871 53.38%	93,815 53.94%
Widowed	2,828 8.77%	6,573 6.90%	11,260 6.47%
Divorced	4,578 14.20%	12,227 12.83%	22,068 12.69%
Males Divorced	1,410	4,123	7,779
Females Divorced	2,836	7,045	12,043
Males, Never Married	3,915	11,473	20,864
Females Never Married	3,146	9,737	17,273
2010 Population by Education	27,521	80,134	145,092
Less Than 9Th Grade	6,711 24.39%	16,956 21.16%	29,916 20.62%
Some High School, No Diploma	3,981 14.47%	11,615 14.49%	21,707 14.96%
High School Graduate (Includes Equivalency)	8,230 29.90%	24,890 31.06%	43,531 30.00%
Some College, No Degree	3,126 11.36%	9,544 11.91%	17,513 12.07%
Associate Degree	1,426 5.18%	4,837 6.04%	9,155 6.31%
Bachelor Degree	2,481 9.01%	7,734 9.65%	14,625 10.08%
Advanced Degrees	1,566 5.69%	4,558 5.69%	8,645 5.96%
2010 Population by Occupation (Age 16+)	15,956	50,574	93,064
Management, Business, & Financial	3,484 21.84%	11,802 23.34%	21,973 23.61%
Professional & Related Occupations	274 1.72%	898 1.78%	1,582 1.70%
Services	6,754 42.33%	20,846 41.22%	38,517 41.39%
Sales & Office	1,864 11.68%	5,704 11.28%	10,396 11.17%
Farming, Fishing, and Forestry	50 0.31%	137 0.27%	197 0.21%
Construction and Extraction, Maint	920 5.77%	3,392 6.71%	6,270 6.74%
Production & Transportation	2,610 16.36%	7,795 15.41%	14,129 15.18%
2010 Workers by Travel Time to Work (Age 16+)	13,470	43,044	79,408
Less Than 15 Minutes	2,283 16.95%	7,430 17.26%	13,187 16.61%
15 to 29 Minutes	5,209 38.67%	15,665 36.39%	28,429 35.80%
30 to 44 Minutes	3,477 25.81%	11,862 27.56%	22,502 28.34%
45 to 59 Minutes	1,285 9.54%	3,824 8.88%	7,422 9.35%
60+ Minutes	1,216 9.03%	4,263 9.90%	7,868 9.91%

Demographic Detail Report

Flamingo Park Plaza 4410 W 16th Ave, Hialeah, FL 33012

Radius	1 Mile	2 Mile	3 Mile
Households			
2015 Projection	13,062	37,231	66,225
2010 Estimate	13,181	37,401	66,344
2000 Census	13,310	37,316	65,633
Growth 2010 - 2015	-0.90%	-0.50%	-0.20%
Growth 2000 - 2010	-1.00%	0.20%	1.10%
2000 Households by HH Size	13,309	37,315	65,633
1-Person Households	2,460 18.48%	5,522 14.80%	9,438 14.38%
2-Person Households	3,899 29.30%	10,101 27.07%	17,195 26.20%
3-Person Households	2,872 21.58%	8,401 22.51%	14,700 22.40%
4-Person Households	2,202 16.55%	7,022 18.82%	12,752 19.43%
5-Person Households	1,129 8.48%	3,581 9.60%	6,548 9.98%
6-Person Households	449 3.37%	1,605 4.30%	2,919 4.45%
7 or more Person Households	298 2.24%	1,083 2.90%	2,081 3.17%
2010 Average Household Size	2.86	3.07	3.14
2010 Households by HH Income	13,181	37,401	66,344
Income Less than \$15,000	3,523 26.73%	7,941 21.23%	13,078 19.71%
Income: \$15,000 - \$24,999	2,156 16.36%	5,546 14.83%	9,133 13.77%
Income: \$25,000 - \$34,999	2,016 15.29%	5,313 14.21%	9,327 14.06%
Income: \$35,000 - \$49,999	1,987 15.07%	6,163 16.48%	10,465 15.77%
Income: \$50,000 - \$74,999	2,079 15.77%	6,862 18.35%	12,948 19.52%
Income: \$75,000 - \$99,999	827 6.27%	3,321 8.88%	6,451 9.72%
Income: \$100,000 - \$149,999	394 2.99%	1,631 4.36%	3,640 5.49%
Income: \$150,000 - \$249,999	135 1.02%	450 1.20%	954 1.44%
Income: \$250,000 - \$499,999	44 0.33%	125 0.33%	271 0.41%
Income: \$500,000 or more	20 0.15%	49 0.13%	77 0.12%
2010 Avg Household Income	\$39,409	\$44,868	\$47,563
2010 Med Household Income	\$28,793	\$34,779	\$37,513
2010 Per Capita Income	\$13,864	\$14,627	\$15,193
2010 Occupied Housing	13,181	37,401	66,343
Owner Occupied	5,763 43.72%	18,901 50.54%	34,962 52.70%
Renter Occupied	7,418 56.28%	18,500 49.46%	31,381 47.30%

Demographic Detail Report

Flamingo Park Plaza 4410 W 16th Ave, Hialeah, FL 33012

Radius	1 Mile		2 Mile		3 Mile	
2010 Housing Value - Owner Occupied	5,764		18,899		34,962	
Value Less than \$20,000	131	2.27%	368	1.95%	477	1.36%
Value \$20,000 - \$39,999	280	4.86%	536	2.84%	716	2.05%
Value \$40,000 - \$59,999	313	5.43%	911	4.82%	1,103	3.15%
Value \$60,000 - \$79,999	777	13.48%	1,926	10.19%	2,414	6.90%
Value \$80,000 - \$99,999	1,321	22.92%	3,035	16.06%	4,215	12.06%
Value \$100,000 - \$149,999	1,753	30.41%	5,620	29.74%	11,248	32.17%
Value \$150,000 - \$199,999	758	13.15%	3,653	19.33%	8,837	25.28%
Value \$200,000 - \$299,999	378	6.56%	2,543	13.46%	5,224	14.94%
Value \$300,000 - \$399,999	45	0.78%	235	1.24%	527	1.51%
Value \$400,000 - \$499,999	5	0.09%	41	0.22%	110	0.31%
Value \$500,000 - \$749,999	2	0.03%	20	0.11%	70	0.20%
Value \$750,000 - \$999,999	0	0.00%	0	0.00%	2	0.01%
Value \$1,000,000 or more	1	0.02%	11	0.06%	19	0.05%
2010 Med Housing Val-Owner Occupied	\$101,337		\$120,452		\$137,781	
2000 Housing Units by Units in Structure	13,599		38,170		67,180	
1 Unit Attached	1,985	14.60%	4,736	12.41%	7,992	11.90%
1 Unit Detached	2,417	17.77%	11,434	29.96%	25,207	37.52%
2 Units	153	1.13%	619	1.62%	1,239	1.84%
3 - 19 Units	1,578	11.60%	5,863	15.36%	11,349	16.89%
20 - 49 Units	1,530	11.25%	4,555	11.93%	7,322	10.90%
50 or more Units	5,307	39.02%	9,840	25.78%	12,699	18.90%
Mobile Home or Trailer	619	4.55%	1,100	2.88%	1,333	1.98%
Boat, RV, Van, Etc.	10	0.07%	23	0.06%	39	0.06%
2010 Housing Units by Yr Built	13,831		39,176		69,282	
Built 1999 to Present	254	1.84%	1,210	3.09%	2,803	4.05%
Built 1995 to 1998	191	1.38%	1,158	2.96%	3,096	4.47%
Built 1990 to 1994	484	3.50%	2,577	6.58%	7,045	10.17%
Built 1980 to 1989	4,446	32.15%	10,721	27.37%	14,542	20.99%
Built 1970 to 1979	5,014	36.25%	10,698	27.31%	16,025	23.13%
Built 1960 to 1969	2,000	14.46%	6,554	16.73%	11,804	17.04%
Built 1950 to 1959	1,095	7.92%	4,981	12.71%	10,425	15.05%
Built 1940 to 1949	151	1.09%	750	1.91%	2,438	3.52%
Built 1939 or Earlier	196	1.42%	527	1.35%	1,104	1.59%
2010 Median Year Built	1977		1976		1976	



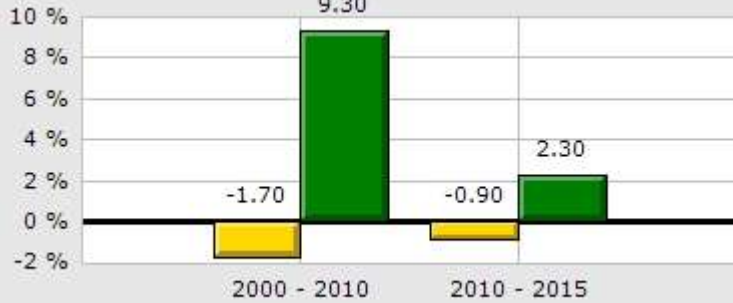
Flamingo Park Plaza

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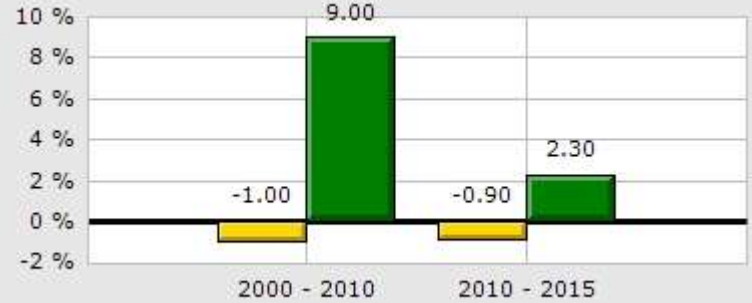
Type: **Retail/General Freestanding (Community Ctr)**
 County: **Miami/Dade**

1 Mile
County

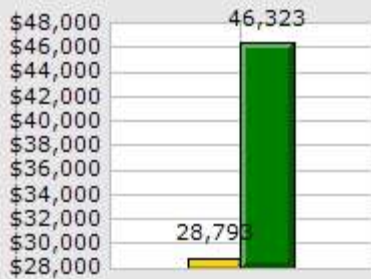
Population Growth



Household Growth



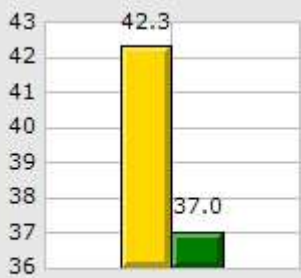
2010 Med Household Inc



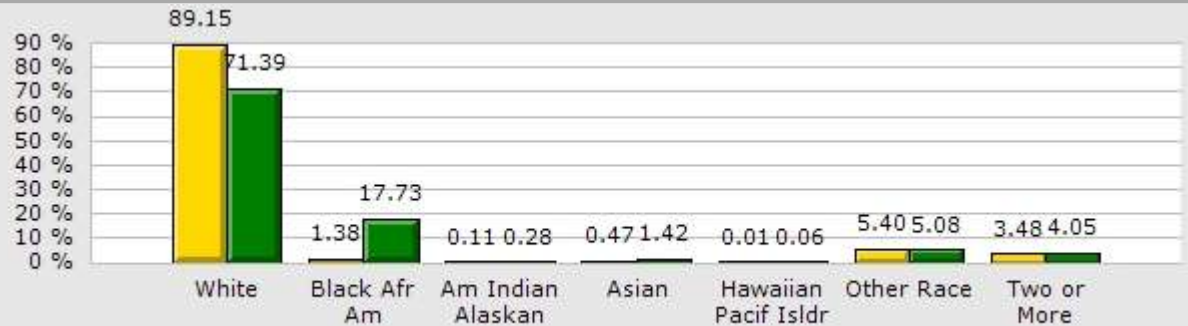
2010 Households by Household Income



2010 Median Age



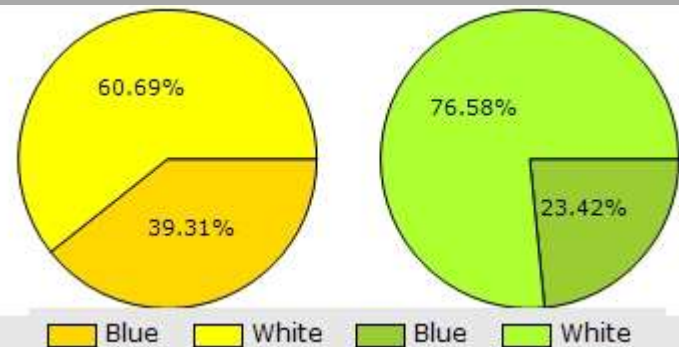
2010 Population by Race



2010 Renter vs. Owner



2010 Blue vs. White Collar



Demographic Market Comparison Report

1 mile radius

Flamingo Park Plaza

4410 W 16th Ave, Hialeah, FL 33012

Type: **Retail/General Freestanding (Community Ctr)**
 County: **Miami/Dade**

	1 Mile		County	
Population				
Growth 2000 - 2010	-1.70%		9.30%	
Growth 2010 - 2015	-0.90%		2.30%	
2010 Blue Collar	4,314	39.31%	192,197	23.42%
2010 White Collar	6,660	60.69%	628,593	76.58%
2010 Population By Race	38,669		2,463,726	
White	34,472	89.15%	1,758,808	71.39%
Black Afr Am	533	1.38%	436,784	17.73%
Am Indian Alaskan	43	0.11%	6,971	0.28%
Asian	183	0.47%	34,985	1.42%
Hawaiian Pacif Islldr	5	0.01%	1,378	0.06%
Other Race	2,088	5.40%	125,142	5.08%
Two or More	1,345	3.48%	99,658	4.05%
Households				
Growth 2000 - 2010	-1.00%		9.00%	
Growth 2010 - 2015	-0.90%		2.30%	
Renter Occupied	7,418	56.28%	365,897	43.23%
Owner Occupied	5,763	43.72%	480,422	56.77%
2010 Households by HH Income	13,181		846,305	
Income < \$35,000	7,695	58.38%	335,802	39.68%
Income \$35,000 - \$74,999	4,066	30.85%	279,321	33.00%
Income \$75,000 - \$149,999	1,221	9.26%	182,839	21.60%
Income \$150,000 - \$249,999	135	1.02%	32,813	3.88%
Income \$250,000+	64	0.49%	15,530	1.84%
2010 Median Household Income	\$28,793		\$46,323	
2010 Median Age	42.30		37.00	



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Total Available: **39,130 SF**
 % Leased: **73.74%**
 Rent/SF/Yr: **Negotiable**



Description	2000 Census		2010 Estimate		2015 Projection	
Population	39,352		38,669		38,306	
Age 0 - 4	2,084	5.30%	2,147	5.55%	2,111	5.51%
Age 5 - 9	2,237	5.68%	2,139	5.53%	2,166	5.65%
Age 10 - 14	2,518	6.40%	2,150	5.56%	2,207	5.76%
Age 15 - 17	1,480	3.76%	1,402	3.63%	1,309	3.42%
Age 18 - 20	1,286	3.27%	1,350	3.49%	1,241	3.24%
Age 21 - 24	1,813	4.61%	1,961	5.07%	1,829	4.77%
Age 25 - 34	5,075	12.90%	4,787	12.38%	4,926	12.86%
Age 35 - 44	5,417	13.77%	4,638	11.99%	4,365	11.40%
Age 45 - 49	2,403	6.11%	2,631	6.80%	2,198	5.74%
Age 50 - 54	2,379	6.05%	2,353	6.08%	2,466	6.44%
Age 55 - 59	2,153	5.47%	2,368	6.12%	2,350	6.13%
Age 60 - 64	2,344	5.96%	2,433	6.29%	2,505	6.54%
Age 65 - 74	4,234	10.76%	3,831	9.91%	4,153	10.84%
Age 75 - 84	2,713	6.89%	2,966	7.67%	2,872	7.50%
Age 85 and over	1,215	3.09%	1,515	3.92%	1,607	4.20%
Age 16 and over	32,009	81.34%	31,757	82.13%	30,512	79.65%
Age 18 and over	31,033	78.86%	30,831	79.73%	29,271	76.41%
Age 21 and over	29,746	75.59%	29,482	76.24%	31,373	81.90%
Age 65 and over	8,162	20.74%	8,313	21.50%	8,632	22.53%
Median Age	41		42		43	
Average Age	42		43		43	

Population By Race	39,352		38,669		38,306	
White	34,917	88.73%	34,472	89.15%	34,224	89.34%
Black or African American	705	1.79%	533	1.38%	462	1.21%
American Indian and Alaska Native	31	0.08%	43	0.11%	43	0.11%
Asian	219	0.56%	183	0.47%	170	0.44%
Native Hawaiian and Pacific Islander	3	0.01%	5	0.01%	5	0.01%
Other Race	2,133	5.42%	2,088	5.40%	2,061	5.38%
Two or More Races	1,341	3.41%	1,345	3.48%	1,342	3.50%



Flamingo Park Plaza

4410 W 16th Ave, Hialeah, FL 33012

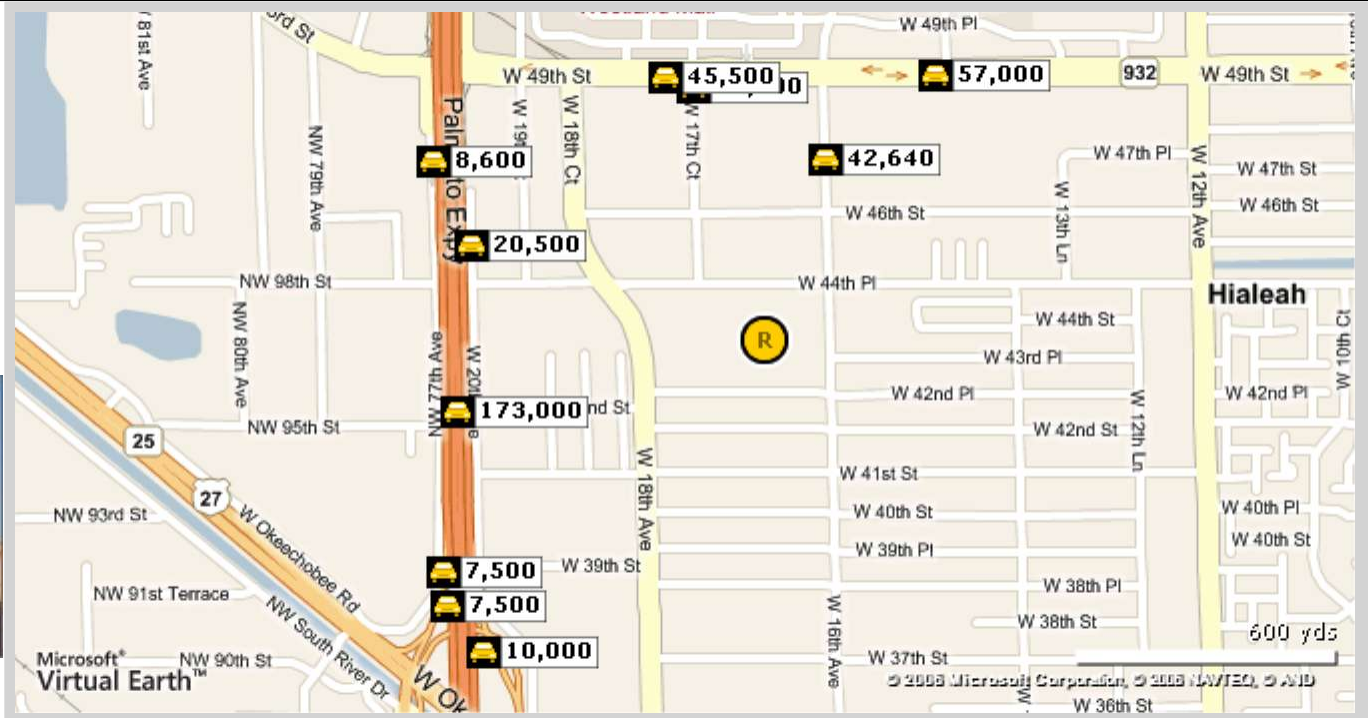
Description	2000 Census	2010 Estimate	2015 Projection
Population by Race (Hispanic or Latino)	35,922	36,409	36,452
White	32,010 89.11%	32,601 89.54%	32,712 89.74%
Black or African American	496 1.38%	395 1.08%	350 0.96%
American Indian & Alaska Native	21 0.06%	33 0.09%	33 0.09%
Asian	13 0.04%	14 0.04%	14 0.04%
Native Hawaiian & Pacific Islander	3 0.01%	5 0.01%	5 0.01%
Other Race	2,123 5.91%	2,081 5.72%	2,054 5.63%
Two or More Races	1,256 3.50%	1,280 3.52%	1,284 3.52%
Household by Household Income	13,311	13,181	13,063
Income Less than \$15,000	3,900 29.30%	3,523 26.73%	3,114 23.84%
Income \$15,000 - \$24,999	2,639 19.83%	2,156 16.36%	1,860 14.24%
Income \$25,000 - \$34,999	2,093 15.72%	2,016 15.29%	1,731 13.25%
Income \$35,000 - \$49,999	2,230 16.75%	1,987 15.07%	1,817 13.91%
Income \$50,000 - \$74,999	1,493 11.22%	2,079 15.77%	2,846 21.79%
Income \$75,000 - \$99,999	508 3.82%	827 6.27%	872 6.68%
Income \$100,000 - \$149,999	305 2.29%	394 2.99%	551 4.22%
Income \$150,000 - \$249,999	52 0.39%	135 1.02%	183 1.40%
Income \$250,000 - \$499,999	91 0.68%	44 0.33%	62 0.47%
Average Household Income	\$35,912	\$39,409	\$44,914
Median Household Income	\$25,416	\$28,793	\$33,618
Per Capita Income	\$12,719	\$13,864	\$15,809
Households by Age of Householder	13,309	13,182	13,063
Householder Under 25 Years	286 2.15%	332 2.52%	300 2.30%
Householder 25 - 34 Years	1,557 11.70%	1,527 11.58%	1,572 12.03%
Householder 35 - 44 Years	2,315 17.39%	2,120 16.08%	1,986 15.20%
Householder 45 - 54 Years	2,530 19.01%	2,449 18.58%	2,293 17.55%
Householder 55 - 64 Years	2,207 16.58%	2,434 18.46%	2,437 18.66%
Householder 65 - 74 Years	2,305 17.32%	2,081 15.79%	2,248 17.21%
Householder 75+ Years	2,109 15.85%	2,239 16.99%	2,227 17.05%
Median Age of Householder	54.90	55.70	56.60

Traffic Count Report

Flamingo Park Plaza

4410 W 16th Ave, Hialeah, FL 33012

Building Type: **Retail**
 Secondary: **General Freestanding**
 GLA: **149,000 SF**
 Year Built: **1988**
 Total Available: **39,130 SF**
 % Leased: **73.74%**
 Rent/SF/Yr: **Negotiable**



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 W 16th Ave	W 46th St	0.07 S	2004	42,640	AWDT	.25
2 W 17th Ct	W 49th St	0.01 N	2004	45,500	AADT	.35
3 W 49th St	W 17th Ct	0.04 E	2004	45,500	AADT	.37
4 W 20th Ave	W 44th Pl	0.05 S	2005	20,500	AADT	.41
5 Palmetto Expy	Okeechobee Rd	0.41 S	2005	173,000	AADT	.42
6 W 49th St	W 14th Ln	0.02 E	2005	57,000	AADT	.42
7 NW 77th Ave	NW 99th St	0.07 S	2005	8,600	AADT	.50
8 NW 77th Ave	NW 95th St	0.19 N	2004	7,500	AADT	.53
9 Palmetto Expy	W Okeechobee Rd	0.15 S	2005	7,500	AADT	.55
10 Palmetto Expy	W Okeechobee Rd	0.09 S	2005	10,000	AADT	.56

