

Demographic Detail Report

Twin Shopping Center - North 5220 S State Road 7, Fort Lauderdale, FL 33314

Building Type: **General Retail** Total Available: **0 SF**
 Secondary: - % Leased: **100%**
 GLA: **6,300 SF** Rent/SF/Yr: -
 Year Built: **1974**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2021 Projection	10,536		116,213		374,332	
2016 Estimate	9,801		109,286		352,183	
2010 Census	8,610		102,522		331,241	
Growth 2016 - 2021	7.50%		6.34%		6.29%	
Growth 2010 - 2016	13.83%		6.60%		6.32%	
2016 Population by Age						
	9,801		109,286		352,183	
Age 0 - 4	676	6.90%	7,025	6.43%	22,478	6.38%
Age 5 - 9	676	6.90%	6,883	6.30%	21,545	6.12%
Age 10 - 14	640	6.53%	6,754	6.18%	21,062	5.98%
Age 15 - 19	588	6.00%	6,542	5.99%	20,774	5.90%
Age 20 - 24	601	6.13%	6,846	6.26%	22,078	6.27%
Age 25 - 29	662	6.75%	7,553	6.91%	24,390	6.93%
Age 30 - 34	724	7.39%	7,925	7.25%	25,397	7.21%
Age 35 - 39	731	7.46%	7,608	6.96%	24,160	6.86%
Age 40 - 44	718	7.33%	7,525	6.89%	23,982	6.81%
Age 45 - 49	695	7.09%	7,614	6.97%	24,559	6.97%
Age 50 - 54	705	7.19%	7,894	7.22%	25,855	7.34%
Age 55 - 59	669	6.83%	7,490	6.85%	24,785	7.04%
Age 60 - 64	564	5.75%	6,369	5.83%	21,065	5.98%
Age 65 - 69	434	4.43%	5,161	4.72%	16,977	4.82%
Age 70 - 74	295	3.01%	3,794	3.47%	12,517	3.55%
Age 75 - 79	185	1.89%	2,604	2.38%	8,557	2.43%
Age 80 - 84	117	1.19%	1,760	1.61%	5,754	1.63%
Age 85+	121	1.23%	1,938	1.77%	6,247	1.77%
Age 65+	1,152	11.75%	15,257	13.96%	50,052	14.21%
Median Age	37.30		38.40		38.80	
Average Age	37.00		38.30		38.70	

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Twin Shopping Center - North

5220 S State Road 7, Fort Lauderdale, FL 33314

Radius	1 Mile	3 Mile	5 Mile
2016 Population By Race	9,801	109,286	352,183
White	7,477 76.29%	85,987 78.68%	241,626 68.61%
Black	1,622 16.55%	15,047 13.77%	87,893 24.96%
Am. Indian & Alaskan	78 0.80%	1,189 1.09%	2,265 0.64%
Asian	388 3.96%	4,370 4.00%	12,075 3.43%
Hawaiian & Pacific Island	8 0.08%	209 0.19%	521 0.15%
Other	229 2.34%	2,483 2.27%	7,805 2.22%
Population by Hispanic Origin	9,801	109,286	352,183
Non-Hispanic Origin	6,308 64.36%	67,469 61.74%	235,566 66.89%
Hispanic Origin	3,494 35.65%	41,817 38.26%	116,617 33.11%
2016 Median Age, Male	37.40	37.30	37.80
2016 Average Age, Male	36.80	37.40	37.80
2016 Median Age, Female	37.20	39.40	39.70
2016 Average Age, Female	37.20	39.20	39.50
2016 Population by Occupation Classification	7,690	87,319	282,953
Civilian Employed	4,763 61.94%	55,734 63.83%	181,508 64.15%
Civilian Unemployed	285 3.71%	3,126 3.58%	10,522 3.72%
Civilian Non-Labor Force	2,637 34.29%	28,383 32.50%	90,717 32.06%
Armed Forces	5 0.07%	76 0.09%	206 0.07%
Households by Marital Status			
Married	1,535	17,690	55,219
Married No Children	838	10,019	32,221
Married w/Children	697	7,671	22,998
2016 Population by Education	7,130	81,682	264,869
Some High School, No Diploma	988 13.86%	10,775 13.19%	34,885 13.17%
High School Grad (Incl Equivalency)	2,453 34.40%	23,339 28.57%	72,988 27.56%
Some College, No Degree	1,693 23.74%	23,126 28.31%	75,952 28.68%
Associate Degree	512 7.18%	6,447 7.89%	20,622 7.79%
Bachelor Degree	953 13.37%	11,412 13.97%	39,989 15.10%
Advanced Degree	531 7.45%	6,583 8.06%	20,433 7.71%

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Radius	1 Mile		3 Mile		5 Mile	
2016 Population by Occupation	8,564		101,514		335,355	
Real Estate & Finance	449	5.24%	3,680	3.63%	12,133	3.62%
Professional & Management	2,391	27.92%	24,672	24.30%	80,427	23.98%
Public Administration	124	1.45%	1,874	1.85%	7,975	2.38%
Education & Health	556	6.49%	10,653	10.49%	39,086	11.66%
Services	931	10.87%	11,015	10.85%	37,846	11.29%
Information	108	1.26%	1,385	1.36%	3,693	1.10%
Sales	1,012	11.82%	15,957	15.72%	52,263	15.58%
Transportation	253	2.95%	1,461	1.44%	6,127	1.83%
Retail	529	6.18%	7,661	7.55%	24,826	7.40%
Wholesale	154	1.80%	1,944	1.92%	6,999	2.09%
Manufacturing	225	2.63%	2,777	2.74%	7,815	2.33%
Production	392	4.58%	5,149	5.07%	16,418	4.90%
Construction	741	8.65%	6,083	5.99%	17,229	5.14%
Utilities	232	2.71%	2,997	2.95%	10,488	3.13%
Agriculture & Mining	14	0.16%	165	0.16%	588	0.18%
Farming, Fishing, Forestry	0	0.00%	105	0.10%	323	0.10%
Other Services	453	5.29%	3,936	3.88%	11,119	3.32%
2016 Worker Travel Time to Job	4,493		53,537		174,996	
<30 Minutes	2,832	63.03%	31,802	59.40%	102,828	58.76%
30-60 Minutes	1,275	28.38%	17,822	33.29%	59,721	34.13%
60+ Minutes	386	8.59%	3,913	7.31%	12,447	7.11%
2010 Households by HH Size	3,286		38,859		127,115	
1-Person Households	829	25.23%	9,728	25.03%	34,665	27.27%
2-Person Households	1,014	30.86%	12,187	31.36%	39,561	31.12%
3-Person Households	618	18.81%	7,077	18.21%	21,996	17.30%
4-Person Households	479	14.58%	5,514	14.19%	16,945	13.33%
5-Person Households	213	6.48%	2,602	6.70%	8,164	6.42%
6-Person Households	86	2.62%	1,079	2.78%	3,381	2.66%
7 or more Person Households	47	1.43%	672	1.73%	2,403	1.89%
2016 Average Household Size	2.60		2.60		2.60	
Households						
2021 Projection	3,941		43,293		141,851	
2016 Estimate	3,681		40,864		133,867	
2010 Census	3,285		38,859		127,115	
Growth 2016 - 2021	7.06%		5.94%		5.96%	
Growth 2010 - 2016	12.05%		5.16%		5.31%	

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Radius	1 Mile	3 Mile	5 Mile
2016 Households by HH Income	3,683	40,864	133,866
<\$25,000	908 24.65%	10,615 25.98%	34,620 25.86%
\$25,000 - \$50,000	1,128 30.63%	10,541 25.80%	35,287 26.36%
\$50,000 - \$75,000	490 13.30%	7,166 17.54%	23,577 17.61%
\$75,000 - \$100,000	461 12.52%	4,677 11.45%	15,110 11.29%
\$100,000 - \$125,000	234 6.35%	3,346 8.19%	10,735 8.02%
\$125,000 - \$150,000	170 4.62%	1,662 4.07%	5,284 3.95%
\$150,000 - \$200,000	86 2.34%	1,416 3.47%	5,384 4.02%
\$200,000+	206 5.59%	1,441 3.53%	3,869 2.89%
2016 Avg Household Income	\$68,619	\$65,967	\$64,727
2016 Med Household Income	\$45,981	\$48,405	\$47,865
2016 Occupied Housing	3,681	40,864	133,867
Owner Occupied	2,179 59.20%	26,519 64.90%	85,150 63.61%
Renter Occupied	1,502 40.80%	14,345 35.10%	48,717 36.39%
2010 Housing Units	3,436	39,152	136,107
1 Unit	1,938 56.40%	25,406 64.89%	82,317 60.48%
2 - 4 Units	351 10.22%	3,638 9.29%	12,820 9.42%
5 - 19 Units	499 14.52%	4,497 11.49%	16,225 11.92%
20+ Units	648 18.86%	5,611 14.33%	24,745 18.18%
2016 Housing Value	2,179	26,520	85,152
<\$100,000	509 23.36%	5,914 22.30%	18,284 21.47%
\$100,000 - \$200,000	514 23.59%	8,290 31.26%	28,684 33.69%
\$200,000 - \$300,000	610 27.99%	5,443 20.52%	18,018 21.16%
\$300,000 - \$400,000	162 7.43%	3,121 11.77%	10,719 12.59%
\$400,000 - \$500,000	195 8.95%	1,667 6.29%	4,700 5.52%
\$500,000 - \$1,000,000	129 5.92%	1,681 6.34%	3,958 4.65%
\$1,000,000+	60 2.75%	404 1.52%	789 0.93%
2016 Median Home Value	\$210,902	\$188,612	\$184,687
2016 Housing Units by Yr Built	3,849	43,936	144,202
Built 2010+	175 4.55%	2,189 4.98%	6,504 4.51%
Built 2000 - 2010	448 11.64%	3,354 7.63%	9,557 6.63%
Built 1990 - 1999	333 8.65%	4,372 9.95%	12,725 8.82%
Built 1980 - 1989	477 12.39%	5,968 13.58%	18,889 13.10%
Built 1970 - 1979	1,179 30.63%	12,115 27.57%	35,776 24.81%
Built 1960 - 1969	742 19.28%	9,246 21.04%	31,939 22.15%
Built 1950 - 1959	437 11.35%	5,874 13.37%	23,633 16.39%
Built <1949	58 1.51%	818 1.86%	5,179 3.59%
2016 Median Year Built	1975	1974	1972

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Building Type: **General Retail**
Secondary: -
GLA: **6,300 SF**
Year Built: **1974**

Total Available: **0 SF**
% Leased: **100%**
Rent/SF/Yr: -



Description	2010	2016	2021
Population	8,610	9,801	10,536
Age 0 - 4	647 7.51%	676 6.90%	704 6.68%
Age 5 - 9	584 6.78%	676 6.90%	712 6.76%
Age 10 - 14	506 5.88%	640 6.53%	699 6.63%
Age 15 - 19	544 6.32%	588 6.00%	666 6.32%
Age 20 - 24	565 6.56%	601 6.13%	640 6.07%
Age 25 - 29	590 6.85%	662 6.75%	652 6.19%
Age 30 - 34	668 7.76%	724 7.39%	699 6.63%
Age 35 - 39	673 7.82%	731 7.46%	739 7.01%
Age 40 - 44	616 7.15%	718 7.33%	749 7.11%
Age 45 - 49	689 8.00%	695 7.09%	737 7.00%
Age 50 - 54	644 7.48%	705 7.19%	720 6.83%
Age 55 - 59	579 6.72%	669 6.83%	700 6.64%
Age 60 - 64	442 5.13%	564 5.75%	638 6.06%
Age 65 - 69	282 3.28%	434 4.43%	528 5.01%
Age 70 - 74	203 2.36%	295 3.01%	391 3.71%
Age 75 - 79	144 1.67%	185 1.89%	262 2.49%
Age 80 - 84	126 1.46%	117 1.19%	156 1.48%
Age 85+	108 1.25%	121 1.23%	146 1.39%
Age 15+	6,873 79.83%	7,809 79.68%	8,423 79.94%
Age 20+	6,329 73.51%	7,221 73.68%	7,757 73.62%
Age 65+	863 10.02%	1,152 11.75%	1,483 14.08%
Median Age	37	37	38
Average Age	36.30	37.00	38.00
Population By Race	8,610	9,801	10,536
White	6,912 80.28%	7,477 76.29%	8,006 75.99%
Black	1,166 13.54%	1,622 16.55%	1,768 16.78%
Am. Indian & Alaskan	59 0.69%	78 0.80%	84 0.80%
Asian	285 3.31%	388 3.96%	418 3.97%
Hawaiian & Pacific Islander	6 0.07%	8 0.08%	10 0.09%
Other	163 1.89%	229 2.34%	251 2.38%

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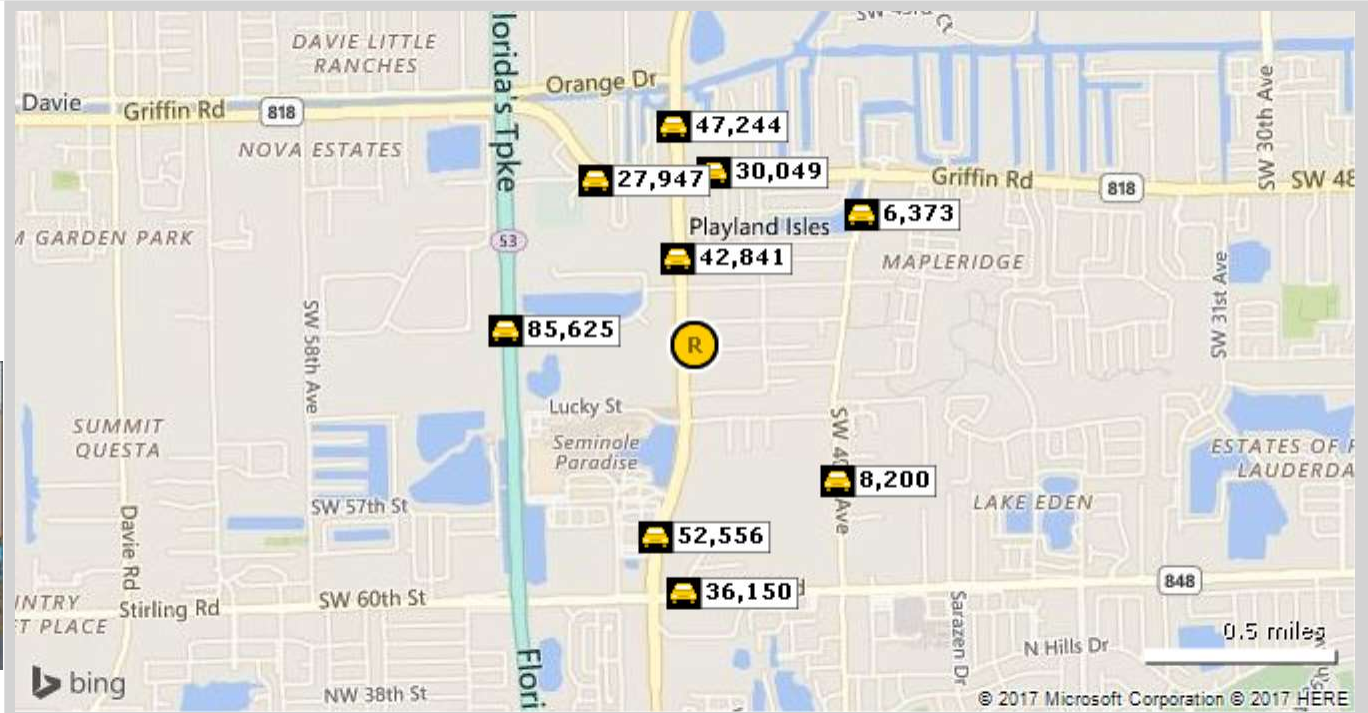
Description	2010		2016		2021	
Population by Race (Hispanic)	2,773		3,494		3,760	
White	2,509	90.48%	3,116	89.18%	3,350	89.10%
Black	159	5.73%	224	6.41%	243	6.46%
Am. Indian & Alaskan	19	0.69%	28	0.80%	30	0.80%
Asian	17	0.61%	24	0.69%	26	0.69%
Hawaiian & Pacific Islander	4	0.14%	5	0.14%	7	0.19%
Other	65	2.34%	96	2.75%	104	2.77%
Household by Household Income	3,287		3,683		3,942	
<\$25,000	1,140	34.68%	908	24.65%	924	23.44%
\$25,000 - \$50,000	895	27.23%	1,128	30.63%	1,229	31.18%
\$50,000 - \$75,000	629	19.14%	490	13.30%	496	12.58%
\$75,000 - \$100,000	188	5.72%	461	12.52%	525	13.32%
\$100,000 - \$125,000	178	5.42%	234	6.35%	254	6.44%
\$125,000 - \$150,000	58	1.76%	170	4.62%	195	4.95%
\$150,000 - \$200,000	54	1.64%	86	2.34%	95	2.41%
\$200,000+	145	4.41%	206	5.59%	224	5.68%
Average Household Income	\$56,473		\$68,619		\$69,894	
Median Household Income	\$37,332		\$45,981		\$46,761	

Traffic Count Report

Twin Shopping Center - North

5220 S State Road 7, Fort Lauderdale, FL 33314

Building Type: **General Retail**
 Secondary: -
 GLA: **6,300 SF**
 Year Built: **1974**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	US Hwy 441	SW 49th Ct	0.04 N	2015	42,841	MPSI	.24
2	Griffin Rd	SW 45th Ave	0.02 W	2015	30,049	MPSI	.46
3	Florida's Tpke	Florida Tpke	0.14 N	2015	85,625	MPSI	.50
4	Griffin Rd	SW 48th Ave	0.05 NE	2015	27,947	MPSI	.51
5	US Hwy 441	Debbie Cir	0.14 N	2015	52,556	MPSI	.52
6	SW 40th Ave	SW 56th Ct	0.01 N	2015	8,200	MPSI	.53
7	SW 40th Ave	SW 49th Ct	0.01 S	2015	6,373	MPSI	.57
8	US Hwy 441	SW 46th Ct	0.00 SE	2010	52,119	MPSI	.58
9	US Hwy 441	SW 46th Ct	0.00 S	2015	47,244	MPSI	.58
10	SW 45th Way	Stirling Rd	0.00 S	2015	36,150	MPSI	.66