

# Demographic Detail Report

## Twin Shopping Center South

5400 S State Road 7, Davie, FL 33314

Building Type: **General Retail**  
 Secondary: **Freestanding**  
 GLA: **8,400 SF**  
 Year Built: **1965**

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



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2021 Projection	12,130	117,456	377,223
2016 Estimate	11,272	110,467	354,831
2010 Census	9,833	103,694	333,337
Growth 2016 - 2021	7.61%	6.33%	6.31%
Growth 2010 - 2016	14.63%	6.53%	6.45%
<b>2016 Population by Age</b>			
	<b>11,272</b>	<b>110,467</b>	<b>354,831</b>
Age 0 - 4	773 6.86%	7,089 6.42%	22,696 6.40%
Age 5 - 9	772 6.85%	6,963 6.30%	21,757 6.13%
Age 10 - 14	733 6.50%	6,850 6.20%	21,288 6.00%
Age 15 - 19	675 5.99%	6,639 6.01%	21,014 5.92%
Age 20 - 24	693 6.15%	6,929 6.27%	22,336 6.29%
Age 25 - 29	764 6.78%	7,604 6.88%	24,635 6.94%
Age 30 - 34	833 7.39%	7,960 7.21%	25,614 7.22%
Age 35 - 39	834 7.40%	7,656 6.93%	24,347 6.86%
Age 40 - 44	815 7.23%	7,597 6.88%	24,161 6.81%
Age 45 - 49	788 6.99%	7,704 6.97%	24,735 6.97%
Age 50 - 54	795 7.05%	7,997 7.24%	26,032 7.34%
Age 55 - 59	754 6.69%	7,588 6.87%	24,950 7.03%
Age 60 - 64	643 5.70%	6,445 5.83%	21,184 5.97%
Age 65 - 69	506 4.49%	5,218 4.72%	17,040 4.80%
Age 70 - 74	352 3.12%	3,837 3.47%	12,534 3.53%
Age 75 - 79	227 2.01%	2,638 2.39%	8,548 2.41%
Age 80 - 84	150 1.33%	1,786 1.62%	5,738 1.62%
Age 85+	168 1.49%	1,968 1.78%	6,222 1.75%
Age 65+	1,403 12.45%	15,447 13.98%	50,082 14.11%
<b>Median Age</b>	<b>37.40</b>	<b>38.40</b>	<b>38.70</b>
<b>Average Age</b>	<b>37.30</b>	<b>38.40</b>	<b>38.60</b>

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### Twin Shopping Center South

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Radius	1 Mile	3 Mile	5 Mile
<b>2016 Population By Race</b>	<b>11,272</b>	<b>110,467</b>	<b>354,831</b>
White	8,609 76.38%	86,594 78.39%	242,004 68.20%
Black	1,816 16.11%	15,470 14.00%	89,961 25.35%
Am. Indian & Alaskan	143 1.27%	1,204 1.09%	2,281 0.64%
Asian	430 3.81%	4,450 4.03%	12,136 3.42%
Hawaiian & Pacific Island	8 0.07%	215 0.19%	524 0.15%
Other	265 2.35%	2,534 2.29%	7,925 2.23%
<b>Population by Hispanic Origin</b>	<b>11,272</b>	<b>110,467</b>	<b>354,831</b>
Non-Hispanic Origin	7,256 64.37%	68,117 61.66%	236,617 66.68%
Hispanic Origin	4,016 35.63%	42,350 38.34%	118,213 33.32%
<b>2016 Median Age, Male</b>	<b>37.40</b>	<b>37.30</b>	<b>37.70</b>
<b>2016 Average Age, Male</b>	<b>37.00</b>	<b>37.40</b>	<b>37.70</b>
<b>2016 Median Age, Female</b>	<b>37.40</b>	<b>39.50</b>	<b>39.60</b>
<b>2016 Average Age, Female</b>	<b>37.60</b>	<b>39.30</b>	<b>39.40</b>
<b>2016 Population by Occupation Classification</b>	<b>8,858</b>	<b>88,240</b>	<b>284,896</b>
Civilian Employed	5,420 61.19%	56,325 63.83%	183,039 64.25%
Civilian Unemployed	324 3.66%	3,178 3.60%	10,697 3.75%
Civilian Non-Labor Force	3,109 35.10%	28,662 32.48%	90,950 31.92%
Armed Forces	5 0.06%	75 0.08%	210 0.07%
<b>Households by Marital Status</b>			
Married	1,770	17,872	55,563
Married No Children	967	10,112	32,342
Married w/Children	804	7,760	23,221
<b>2016 Population by Education</b>	<b>8,235</b>	<b>82,505</b>	<b>266,696</b>
Some High School, No Diploma	1,124 13.65%	10,892 13.20%	35,315 13.24%
High School Grad (Incl Equivalency)	2,794 33.93%	23,515 28.50%	73,740 27.65%
Some College, No Degree	1,924 23.36%	23,523 28.51%	76,356 28.63%
Associate Degree	608 7.38%	6,508 7.89%	20,956 7.86%
Bachelor Degree	1,145 13.90%	11,426 13.85%	39,817 14.93%
Advanced Degree	640 7.77%	6,641 8.05%	20,512 7.69%

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Radius	1 Mile		3 Mile		5 Mile	
<b>2016 Population by Occupation</b>	<b>9,774</b>		<b>102,674</b>		<b>338,171</b>	
Real Estate & Finance	521	5.33%	3,712	3.62%	12,148	3.59%
Professional & Management	2,772	28.36%	24,949	24.30%	80,617	23.84%
Public Administration	137	1.40%	1,904	1.85%	8,073	2.39%
Education & Health	685	7.01%	10,852	10.57%	39,401	11.65%
Services	1,048	10.72%	11,094	10.81%	38,319	11.33%
Information	152	1.56%	1,411	1.37%	3,750	1.11%
Sales	1,169	11.96%	16,209	15.79%	52,966	15.66%
Transportation	261	2.67%	1,469	1.43%	6,218	1.84%
Retail	576	5.89%	7,774	7.57%	25,216	7.46%
Wholesale	160	1.64%	1,979	1.93%	7,084	2.09%
Manufacturing	274	2.80%	2,842	2.77%	7,800	2.31%
Production	476	4.87%	5,205	5.07%	16,553	4.89%
Construction	776	7.94%	6,073	5.91%	17,330	5.12%
Utilities	288	2.95%	3,019	2.94%	10,613	3.14%
Agriculture & Mining	14	0.14%	146	0.14%	600	0.18%
Farming, Fishing, Forestry	0	0.00%	92	0.09%	333	0.10%
Other Services	465	4.76%	3,944	3.84%	11,150	3.30%
<b>2016 Worker Travel Time to Job</b>	<b>5,118</b>		<b>54,122</b>		<b>176,615</b>	
<30 Minutes	3,276	64.01%	32,092	59.30%	103,024	58.33%
30-60 Minutes	1,428	27.90%	17,988	33.24%	60,863	34.46%
60+ Minutes	414	8.09%	4,042	7.47%	12,728	7.21%
<b>2010 Households by HH Size</b>	<b>3,823</b>		<b>39,303</b>		<b>127,446</b>	
1-Person Households	1,020	26.68%	9,856	25.08%	34,477	27.05%
2-Person Households	1,186	31.02%	12,286	31.26%	39,550	31.03%
3-Person Households	697	18.23%	7,152	18.20%	22,157	17.39%
4-Person Households	532	13.92%	5,593	14.23%	17,106	13.42%
5-Person Households	239	6.25%	2,643	6.72%	8,279	6.50%
6-Person Households	96	2.51%	1,097	2.79%	3,437	2.70%
7 or more Person Households	53	1.39%	676	1.72%	2,440	1.91%
<b>2016 Average Household Size</b>	<b>2.50</b>		<b>2.60</b>		<b>2.60</b>	
<b>Households</b>						
2021 Projection	4,643		43,737		142,458	
2016 Estimate	4,329		41,291		134,406	
2010 Census	3,822		39,303		127,444	
Growth 2016 - 2021	7.25%		5.92%		5.99%	
Growth 2010 - 2016	13.27%		5.06%		5.46%	

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### Twin Shopping Center South

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Radius	1 Mile		3 Mile		5 Mile	
<b>2016 Households by HH Income</b>	<b>4,330</b>		<b>41,292</b>		<b>134,404</b>	
<\$25,000	1,029	23.76%	10,780	26.11%	34,778	25.88%
\$25,000 - \$50,000	1,424	32.89%	10,565	25.59%	35,479	26.40%
\$50,000 - \$75,000	607	14.02%	7,201	17.44%	23,700	17.63%
\$75,000 - \$100,000	477	11.02%	4,747	11.50%	15,198	11.31%
\$100,000 - \$125,000	249	5.75%	3,425	8.29%	10,771	8.01%
\$125,000 - \$150,000	196	4.53%	1,692	4.10%	5,295	3.94%
\$150,000 - \$200,000	108	2.49%	1,435	3.48%	5,380	4.00%
\$200,000+	240	5.54%	1,447	3.50%	3,803	2.83%
<b>2016 Avg Household Income</b>	<b>\$67,757</b>		<b>\$66,034</b>		<b>\$64,535</b>	
<b>2016 Med Household Income</b>	<b>\$45,135</b>		<b>\$48,496</b>		<b>\$47,791</b>	
<b>2016 Occupied Housing</b>	<b>4,329</b>		<b>41,291</b>		<b>134,405</b>	
Owner Occupied	2,549	58.88%	26,773	64.84%	85,388	63.53%
Renter Occupied	1,780	41.12%	14,518	35.16%	49,017	36.47%
<b>2010 Housing Units</b>	<b>4,047</b>		<b>39,665</b>		<b>136,644</b>	
1 Unit	2,138	52.83%	25,774	64.98%	83,018	60.75%
2 - 4 Units	360	8.90%	3,770	9.50%	12,754	9.33%
5 - 19 Units	556	13.74%	4,541	11.45%	16,532	12.10%
20+ Units	993	24.54%	5,580	14.07%	24,340	17.81%
<b>2016 Housing Value</b>	<b>2,549</b>		<b>26,773</b>		<b>85,389</b>	
<\$100,000	628	24.64%	5,894	22.01%	18,287	21.42%
\$100,000 - \$200,000	618	24.24%	8,398	31.37%	29,008	33.97%
\$200,000 - \$300,000	639	25.07%	5,536	20.68%	18,115	21.21%
\$300,000 - \$400,000	210	8.24%	3,172	11.85%	10,647	12.47%
\$400,000 - \$500,000	216	8.47%	1,676	6.26%	4,639	5.43%
\$500,000 - \$1,000,000	176	6.90%	1,678	6.27%	3,905	4.57%
\$1,000,000+	62	2.43%	419	1.57%	788	0.92%
<b>2016 Median Home Value</b>	<b>\$204,460</b>		<b>\$189,217</b>		<b>\$184,140</b>	
<b>2016 Housing Units by Yr Built</b>	<b>4,546</b>		<b>44,434</b>		<b>144,743</b>	
Built 2010+	179	3.94%	2,231	5.02%	6,628	4.58%
Built 2000 - 2010	463	10.18%	3,408	7.67%	9,598	6.63%
Built 1990 - 1999	421	9.26%	4,344	9.78%	12,881	8.90%
Built 1980 - 1989	630	13.86%	5,910	13.30%	18,909	13.06%
Built 1970 - 1979	1,408	30.97%	12,156	27.36%	35,744	24.69%
Built 1960 - 1969	837	18.41%	9,670	21.76%	32,105	22.18%
Built 1950 - 1959	536	11.79%	5,876	13.22%	23,673	16.36%
Built <1949	72	1.58%	839	1.89%	5,205	3.60%
<b>2016 Median Year Built</b>	<b>1975</b>		<b>1974</b>		<b>1972</b>	

**Twin Shopping Center South**

5400 S State Road 7, Davie, FL 33314

Building Type: **General Retail**  
 Secondary: **Freestanding**  
 GLA: **8,400 SF**  
 Year Built: **1965**

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



Description	2010	2016	2021
<b>Population</b>	<b>9,833</b>	<b>11,272</b>	<b>12,130</b>
Age 0 - 4	725 7.37%	773 6.86%	808 6.66%
Age 5 - 9	658 6.69%	772 6.85%	817 6.74%
Age 10 - 14	580 5.90%	733 6.50%	802 6.61%
Age 15 - 19	616 6.26%	675 5.99%	765 6.31%
Age 20 - 24	645 6.56%	693 6.15%	737 6.08%
Age 25 - 29	668 6.79%	764 6.78%	753 6.21%
Age 30 - 34	754 7.67%	833 7.39%	809 6.67%
Age 35 - 39	742 7.55%	834 7.40%	852 7.02%
Age 40 - 44	695 7.07%	815 7.23%	858 7.07%
Age 45 - 49	770 7.83%	788 6.99%	841 6.93%
Age 50 - 54	710 7.22%	795 7.05%	817 6.74%
Age 55 - 59	658 6.69%	754 6.69%	793 6.54%
Age 60 - 64	514 5.23%	643 5.70%	723 5.96%
Age 65 - 69	341 3.47%	506 4.49%	605 4.99%
Age 70 - 74	244 2.48%	352 3.12%	456 3.76%
Age 75 - 79	190 1.93%	227 2.01%	311 2.56%
Age 80 - 84	166 1.69%	150 1.33%	192 1.58%
Age 85+	157 1.60%	168 1.49%	191 1.57%
<b>Age 15+</b>	<b>7,870 80.04%</b>	<b>8,997 79.82%</b>	<b>9,703 79.99%</b>
<b>Age 20+</b>	<b>7,254 73.77%</b>	<b>8,322 73.83%</b>	<b>8,938 73.69%</b>
<b>Age 65+</b>	<b>1,098 11.17%</b>	<b>1,403 12.45%</b>	<b>1,755 14.47%</b>
<b>Median Age</b>	<b>37</b>	<b>37</b>	<b>38</b>
<b>Average Age</b>	<b>36.80</b>	<b>37.30</b>	<b>38.10</b>
<b>Population By Race</b>	<b>9,833</b>	<b>11,272</b>	<b>12,130</b>
White	7,901 80.35%	8,609 76.38%	9,226 76.06%
Black	1,294 13.16%	1,816 16.11%	1,983 16.35%
Am. Indian & Alaskan	109 1.11%	143 1.27%	155 1.28%
Asian	314 3.19%	430 3.81%	465 3.83%
Hawaiian & Pacific Islander	7 0.07%	8 0.07%	11 0.09%
Other	188 1.91%	265 2.35%	291 2.40%

**Twin Shopping Center South**

5400 S State Road 7, Davie, FL 33314

Description	2010	2016	2021
<b>Population by Race (Hispanic)</b>	<b>3,155</b>	<b>4,016</b>	<b>4,330</b>
White	2,854 90.46%	3,583 89.22%	3,858 89.10%
Black	180 5.71%	256 6.37%	278 6.42%
Am. Indian & Alaskan	24 0.76%	35 0.87%	37 0.85%
Asian	19 0.60%	27 0.67%	30 0.69%
Hawaiian & Pacific Islander	5 0.16%	6 0.15%	8 0.18%
Other	73 2.31%	109 2.71%	119 2.75%
<b>Household by Household Income</b>	<b>3,821</b>	<b>4,330</b>	<b>4,641</b>
<\$25,000	1,265 33.11%	1,029 23.76%	1,051 22.65%
\$25,000 - \$50,000	1,110 29.05%	1,424 32.89%	1,555 33.51%
\$50,000 - \$75,000	686 17.95%	607 14.02%	628 13.53%
\$75,000 - \$100,000	244 6.39%	477 11.02%	535 11.53%
\$100,000 - \$125,000	184 4.82%	249 5.75%	271 5.84%
\$125,000 - \$150,000	70 1.83%	196 4.53%	225 4.85%
\$150,000 - \$200,000	93 2.43%	108 2.49%	115 2.48%
\$200,000+	169 4.42%	240 5.54%	261 5.62%
<b>Average Household Income</b>	<b>\$57,834</b>	<b>\$67,757</b>	<b>\$68,720</b>
<b>Median Household Income</b>	<b>\$38,033</b>	<b>\$45,135</b>	<b>\$45,850</b>

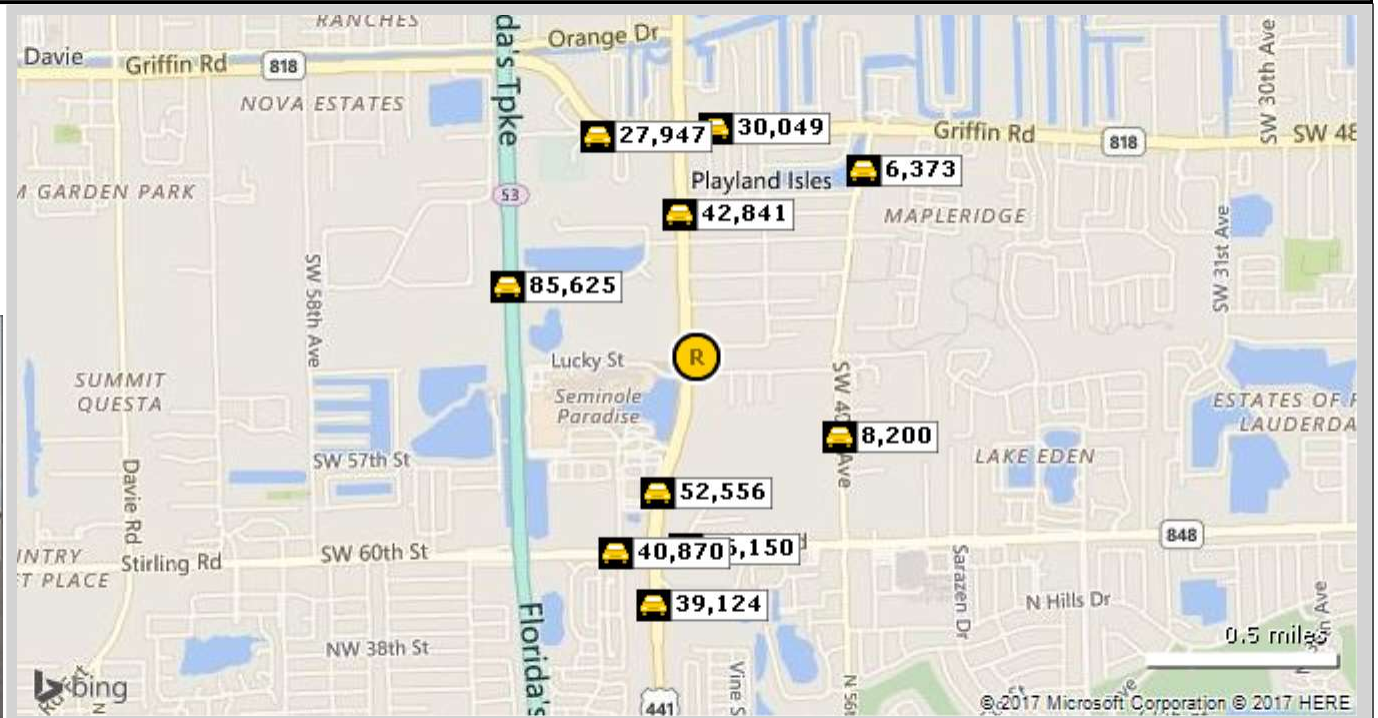


# Traffic Count Report

## Twin Shopping Center South

5400 S State Road 7, Davie, FL 33314

Building Type: **General Retail**  
 Secondary: **Freestanding**  
 GLA: **8,400 SF**  
 Year Built: **1965**  
 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	Debbie Cir	0.14 N	2015	52,556	MPSI	.38
2	US Hwy 441	SW 49th Ct	0.04 N	2015	42,841	MPSI	.38
3	SW 40th Ave	SW 56th Ct	0.01 N	2015	8,200	MPSI	.44
4	SW 45th Way	Stirling Rd	0.00 S	2015	36,150	MPSI	.52
5	Florida's Tpke	Florida Tpke	0.14 N	2015	85,625	MPSI	.54
6	Stirling Rd	US Hwy 441	0.10 E	2015	40,870	MPSI	.57
7	Griffin Rd	SW 45th Ave	0.02 W	2015	30,049	MPSI	.61
8	Griffin Rd	SW 48th Ave	0.05 NE	2015	27,947	MPSI	.64
9	SW 40th Ave	SW 49th Ct	0.01 S	2015	6,373	MPSI	.67
10	US Hwy 441	Oak St	0.07 N	2015	39,124	MPSI	.67