

# Demographic Detail Report

## Lincoln Square Center 4860 S State Road 7, Davie, FL 33314

Building Type: **General Retail**      Total Available: **3,960 SF**  
 Secondary: -      % Leased: **100%**  
 GLA: **20,500 SF**      Rent/SF/Yr: **\$24.00**  
 Year Built: **1978**



Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2021 Projection	8,649		112,443		364,126	
2016 Estimate	8,080		105,780		342,518	
2010 Census	7,286		99,443		321,816	
Growth 2016 - 2021	7.04%		6.30%		6.31%	
Growth 2010 - 2016	10.90%		6.37%		6.43%	
<b>2016 Population by Age</b>						
	<b>8,080</b>		<b>105,780</b>		<b>342,518</b>	
Age 0 - 4	553	6.84%	6,890	6.51%	21,723	6.34%
Age 5 - 9	555	6.87%	6,665	6.30%	20,849	6.09%
Age 10 - 14	530	6.56%	6,456	6.10%	20,408	5.96%
Age 15 - 19	492	6.09%	6,249	5.91%	20,104	5.87%
Age 20 - 24	504	6.24%	6,663	6.30%	21,346	6.23%
Age 25 - 29	546	6.76%	7,516	7.11%	23,603	6.89%
Age 30 - 34	589	7.29%	7,910	7.48%	24,564	7.17%
Age 35 - 39	593	7.34%	7,496	7.09%	23,363	6.82%
Age 40 - 44	588	7.28%	7,310	6.91%	23,240	6.79%
Age 45 - 49	576	7.13%	7,330	6.93%	23,872	6.97%
Age 50 - 54	594	7.35%	7,560	7.15%	25,176	7.35%
Age 55 - 59	564	6.98%	7,166	6.77%	24,162	7.05%
Age 60 - 64	472	5.84%	6,106	5.77%	20,602	6.01%
Age 65 - 69	358	4.43%	4,950	4.68%	16,686	4.87%
Age 70 - 74	240	2.97%	3,629	3.43%	12,365	3.61%
Age 75 - 79	147	1.82%	2,467	2.33%	8,492	2.48%
Age 80 - 84	92	1.14%	1,648	1.56%	5,727	1.67%
Age 85+	86	1.06%	1,770	1.67%	6,236	1.82%
Age 65+	923	11.42%	14,464	13.67%	49,506	14.45%
<b>Median Age</b>	<b>37.30</b>		<b>38.00</b>		<b>39.00</b>	
<b>Average Age</b>	<b>37.00</b>		<b>38.10</b>		<b>38.80</b>	

## Demographic Detail Report

### Lincoln Square Center 4860 S State Road 7, Davie, FL 33314

Radius	1 Mile	3 Mile	5 Mile
<b>2016 Population By Race</b>	<b>8,080</b>	<b>105,780</b>	<b>342,518</b>
White	6,180 76.49%	83,549 78.98%	237,470 69.33%
Black	1,354 16.76%	14,472 13.68%	83,044 24.25%
Am. Indian & Alaskan	46 0.57%	1,139 1.08%	2,185 0.64%
Asian	313 3.87%	4,095 3.87%	11,868 3.46%
Hawaiian & Pacific Island	7 0.09%	183 0.17%	518 0.15%
Other	179 2.22%	2,343 2.21%	7,434 2.17%
<b>Population by Hispanic Origin</b>	<b>8,080</b>	<b>105,780</b>	<b>342,518</b>
Non-Hispanic Origin	5,147 63.70%	66,076 62.47%	231,345 67.54%
Hispanic Origin	2,933 36.30%	39,704 37.53%	111,173 32.46%
<b>2016 Median Age, Male</b>	<b>37.40</b>	<b>37.10</b>	<b>38.00</b>
<b>2016 Average Age, Male</b>	<b>36.80</b>	<b>37.30</b>	<b>37.90</b>
<b>2016 Median Age, Female</b>	<b>37.20</b>	<b>38.90</b>	<b>39.90</b>
<b>2016 Average Age, Female</b>	<b>37.10</b>	<b>38.90</b>	<b>39.70</b>
<b>2016 Population by Occupation Classification</b>	<b>6,343</b>	<b>84,523</b>	<b>275,527</b>
Civilian Employed	3,942 62.15%	53,977 63.86%	176,185 63.94%
Civilian Unemployed	244 3.85%	3,009 3.56%	9,929 3.60%
Civilian Non-Labor Force	2,149 33.88%	27,456 32.48%	89,241 32.39%
Armed Forces	8 0.13%	81 0.10%	172 0.06%
<b>Households by Marital Status</b>			
Married	1,262	17,002	54,134
Married No Children	696	9,687	31,749
Married w/Children	566	7,315	22,384
<b>2016 Population by Education</b>	<b>5,837</b>	<b>79,152</b>	<b>257,719</b>
Some High School, No Diploma	895 15.33%	10,551 13.33%	33,486 12.99%
High School Grad (Incl Equivalency)	1,998 34.23%	22,658 28.63%	70,447 27.33%
Some College, No Degree	1,375 23.56%	21,917 27.69%	74,150 28.77%
Associate Degree	392 6.72%	6,296 7.95%	19,631 7.62%
Bachelor Degree	733 12.56%	11,432 14.44%	39,796 15.44%
Advanced Degree	444 7.61%	6,298 7.96%	20,209 7.84%

## Demographic Detail Report

### Lincoln Square Center 4860 S State Road 7, Davie, FL 33314

Radius	1 Mile		3 Mile		5 Mile	
<b>2016 Population by Occupation</b>	<b>7,171</b>		<b>98,012</b>		<b>325,490</b>	
Real Estate & Finance	361	5.03%	3,527	3.60%	12,013	3.69%
Professional & Management	1,922	26.80%	23,985	24.47%	78,919	24.25%
Public Administration	115	1.60%	1,790	1.83%	7,767	2.39%
Education & Health	465	6.48%	10,037	10.24%	37,705	11.58%
Services	763	10.64%	10,911	11.13%	36,200	11.12%
Information	64	0.89%	1,244	1.27%	3,638	1.12%
Sales	881	12.29%	14,998	15.30%	50,456	15.50%
Transportation	226	3.15%	1,435	1.46%	5,844	1.80%
Retail	468	6.53%	7,223	7.37%	23,744	7.29%
Wholesale	131	1.83%	1,873	1.91%	6,833	2.10%
Manufacturing	195	2.72%	2,527	2.58%	7,664	2.35%
Production	345	4.81%	4,991	5.09%	15,818	4.86%
Construction	640	8.92%	6,203	6.33%	16,956	5.21%
Utilities	169	2.36%	2,929	2.99%	10,085	3.10%
Agriculture & Mining	14	0.20%	316	0.32%	565	0.17%
Farming, Fishing, Forestry	0	0.00%	127	0.13%	307	0.09%
Other Services	412	5.75%	3,896	3.98%	10,976	3.37%
<b>2016 Worker Travel Time to Job</b>	<b>3,727</b>		<b>51,749</b>		<b>169,522</b>	
<30 Minutes	2,305	61.85%	30,866	59.65%	100,618	59.35%
30-60 Minutes	1,096	29.41%	17,266	33.36%	57,052	33.65%
60+ Minutes	326	8.75%	3,617	6.99%	11,852	6.99%
<b>2010 Households by HH Size</b>	<b>2,697</b>		<b>37,709</b>		<b>124,073</b>	
1-Person Households	626	23.21%	9,480	25.14%	33,900	27.32%
2-Person Households	829	30.74%	11,986	31.79%	38,849	31.31%
3-Person Households	511	18.95%	6,822	18.09%	21,426	17.27%
4-Person Households	420	15.57%	5,263	13.96%	16,469	13.27%
5-Person Households	190	7.04%	2,477	6.57%	7,846	6.32%
6-Person Households	76	2.82%	1,020	2.70%	3,272	2.64%
7 or more Person Households	45	1.67%	661	1.75%	2,311	1.86%
<b>2016 Average Household Size</b>	<b>2.70</b>		<b>2.60</b>		<b>2.60</b>	
<b>Households</b>						
2021 Projection	3,121		41,946		138,558	
2016 Estimate	2,930		39,603		130,744	
2010 Census	2,697		37,708		124,072	
Growth 2016 - 2021	6.52%		5.92%		5.98%	
Growth 2010 - 2016	8.64%		5.03%		5.38%	

## Demographic Detail Report

### Lincoln Square Center 4860 S State Road 7, Davie, FL 33314

Radius	1 Mile	3 Mile	5 Mile
<b>2016 Households by HH Income</b>	<b>2,930</b>	<b>39,601</b>	<b>130,744</b>
<\$25,000	737 25.15%	10,048 25.37%	33,251 25.43%
\$25,000 - \$50,000	805 27.47%	10,491 26.49%	34,479 26.37%
\$50,000 - \$75,000	377 12.87%	7,005 17.69%	23,149 17.71%
\$75,000 - \$100,000	404 13.79%	4,472 11.29%	14,629 11.19%
\$100,000 - \$125,000	219 7.47%	3,227 8.15%	10,657 8.15%
\$125,000 - \$150,000	138 4.71%	1,563 3.95%	5,326 4.07%
\$150,000 - \$200,000	77 2.63%	1,401 3.54%	5,250 4.02%
\$200,000+	173 5.90%	1,394 3.52%	4,003 3.06%
<b>2016 Avg Household Income</b>	<b>\$71,416</b>	<b>\$65,976</b>	<b>\$65,499</b>
<b>2016 Med Household Income</b>	<b>\$47,884</b>	<b>\$48,271</b>	<b>\$48,335</b>
<b>2016 Occupied Housing</b>	<b>2,930</b>	<b>39,603</b>	<b>130,744</b>
Owner Occupied	1,783 60.85%	25,481 64.34%	84,632 64.73%
Renter Occupied	1,147 39.15%	14,122 35.66%	46,112 35.27%
<b>2010 Housing Units</b>	<b>2,746</b>	<b>37,850</b>	<b>132,848</b>
1 Unit	1,717 62.53%	24,185 63.90%	80,455 60.56%
2 - 4 Units	330 12.02%	3,516 9.29%	12,709 9.57%
5 - 19 Units	412 15.00%	4,608 12.17%	15,288 11.51%
20+ Units	287 10.45%	5,541 14.64%	24,396 18.36%
<b>2016 Housing Value</b>	<b>1,783</b>	<b>25,481</b>	<b>84,632</b>
<\$100,000	383 21.48%	5,852 22.97%	18,386 21.72%
\$100,000 - \$200,000	400 22.43%	7,903 31.02%	27,632 32.65%
\$200,000 - \$300,000	519 29.11%	4,956 19.45%	18,001 21.27%
\$300,000 - \$400,000	134 7.52%	2,992 11.74%	10,813 12.78%
\$400,000 - \$500,000	197 11.05%	1,684 6.61%	4,861 5.74%
\$500,000 - \$1,000,000	100 5.61%	1,741 6.83%	4,131 4.88%
\$1,000,000+	50 2.80%	353 1.39%	808 0.95%
<b>2016 Median Home Value</b>	<b>\$220,905</b>	<b>\$187,162</b>	<b>\$186,602</b>
<b>2016 Housing Units by Yr Built</b>	<b>3,039</b>	<b>42,596</b>	<b>140,687</b>
Built 2010+	139 4.57%	2,059 4.83%	6,357 4.52%
Built 2000 - 2010	365 12.01%	3,127 7.34%	8,490 6.03%
Built 1990 - 1999	194 6.38%	4,498 10.56%	12,353 8.78%
Built 1980 - 1989	351 11.55%	6,184 14.52%	18,546 13.18%
Built 1970 - 1979	965 31.75%	12,076 28.35%	35,728 25.40%
Built 1960 - 1969	627 20.63%	7,962 18.69%	31,412 22.33%
Built 1950 - 1959	357 11.75%	5,896 13.84%	22,889 16.27%
Built <1949	41 1.35%	794 1.86%	4,912 3.49%
<b>2016 Median Year Built</b>	<b>1974</b>	<b>1975</b>	<b>1972</b>

**Lincoln Square Center**  
4860 S State Road 7, Davie, FL 33314

Building Type: **General Retail**      Total Available: **3,960 SF**  
 Secondary: -      % Leased: **100%**  
 GLA: **20,500 SF**      Rent/SF/Yr: **\$24.00**  
 Year Built: **1978**



Description	2010	2016	2021
<b>Population</b>	<b>7,286</b>	<b>8,080</b>	<b>8,649</b>
Age 0 - 4	549 7.53%	553 6.84%	575 6.65%
Age 5 - 9	495 6.79%	555 6.87%	581 6.72%
Age 10 - 14	439 6.03%	530 6.56%	571 6.60%
Age 15 - 19	475 6.52%	492 6.09%	549 6.35%
Age 20 - 24	480 6.59%	504 6.24%	531 6.14%
Age 25 - 29	495 6.79%	546 6.76%	540 6.24%
Age 30 - 34	556 7.63%	589 7.29%	573 6.63%
Age 35 - 39	567 7.78%	593 7.34%	599 6.93%
Age 40 - 44	523 7.18%	588 7.28%	607 7.02%
Age 45 - 49	594 8.15%	576 7.13%	601 6.95%
Age 50 - 54	568 7.80%	594 7.35%	594 6.87%
Age 55 - 59	487 6.68%	564 6.98%	583 6.74%
Age 60 - 64	377 5.17%	472 5.84%	534 6.17%
Age 65 - 69	231 3.17%	358 4.43%	440 5.09%
Age 70 - 74	166 2.28%	240 2.97%	323 3.73%
Age 75 - 79	117 1.61%	147 1.82%	213 2.46%
Age 80 - 84	100 1.37%	92 1.14%	125 1.45%
Age 85+	67 0.92%	86 1.06%	110 1.27%
<b>Age 15+</b>	<b>5,803 79.65%</b>	<b>6,441 79.72%</b>	<b>6,922 80.03%</b>
<b>Age 20+</b>	<b>5,328 73.13%</b>	<b>5,949 73.63%</b>	<b>6,373 73.68%</b>
<b>Age 65+</b>	<b>681 9.35%</b>	<b>923 11.42%</b>	<b>1,211 14.00%</b>
<b>Median Age</b>	<b>36</b>	<b>37</b>	<b>38</b>
<b>Average Age</b>	<b>36.00</b>	<b>37.00</b>	<b>38.00</b>
<b>Population By Race</b>	<b>7,286</b>	<b>8,080</b>	<b>8,649</b>
White	5,855 80.36%	6,180 76.49%	6,592 76.22%
Black	1,007 13.82%	1,354 16.76%	1,468 16.97%
Am. Indian & Alaskan	36 0.49%	46 0.57%	49 0.57%
Asian	235 3.23%	313 3.87%	336 3.88%
Hawaiian & Pacific Islander	6 0.08%	7 0.09%	9 0.10%
Other	132 1.81%	179 2.22%	195 2.25%

**Lincoln Square Center**

4860 S State Road 7, Davie, FL 33314

<b>Description</b>	<b>2010</b>	<b>2016</b>	<b>2021</b>
<b>Population by Race (Hispanic)</b>	<b>2,406</b>	<b>2,933</b>	<b>3,140</b>
White	2,184 90.77%	2,628 89.60%	2,812 89.55%
Black	134 5.57%	181 6.17%	196 6.24%
Am. Indian & Alaskan	16 0.67%	22 0.75%	23 0.73%
Asian	15 0.62%	20 0.68%	21 0.67%
Hawaiian & Pacific Islander	4 0.17%	5 0.17%	6 0.19%
Other	53 2.20%	76 2.59%	82 2.61%
<b>Household by Household Income</b>	<b>2,697</b>	<b>2,930</b>	<b>3,122</b>
<\$25,000	964 35.74%	737 25.15%	745 23.86%
\$25,000 - \$50,000	696 25.81%	805 27.47%	867 27.77%
\$50,000 - \$75,000	522 19.35%	377 12.87%	377 12.08%
\$75,000 - \$100,000	145 5.38%	404 13.79%	463 14.83%
\$100,000 - \$125,000	161 5.97%	219 7.47%	237 7.59%
\$125,000 - \$150,000	37 1.37%	138 4.71%	161 5.16%
\$150,000 - \$200,000	49 1.82%	77 2.63%	85 2.72%
\$200,000+	123 4.56%	173 5.90%	187 5.99%
<b>Average Household Income</b>	<b>\$56,577</b>	<b>\$71,416</b>	<b>\$73,016</b>
<b>Median Household Income</b>	<b>\$36,996</b>	<b>\$47,884</b>	<b>\$48,773</b>

# Traffic Count Report

## Lincoln Square Center

4860 S State Road 7, Davie, FL 33314

Building Type: **General Retail**  
 Secondary: -  
 GLA: **20,500 SF**  
 Year Built: **1978**  
 Total Available: **3,960 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: **\$24.00**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Griffin Rd	SW 45th Ave	0.02 W	2015	30,049	MPSI	.09
2	US Hwy 441	SW 49th Ct	0.04 N	2015	42,841	MPSI	.17
3	US Hwy 441	SW 46th Ct	0.00 SE	2010	52,119	MPSI	.19
4	US Hwy 441	SW 46th Ct	0.00 S	2015	47,244	MPSI	.19
5	Griffin Rd	SW 48th Ave	0.05 NE	2015	27,947	MPSI	.25
6	SW 45th St	SW 47th Ave	0.07 E	2015	8,394	MPSI	.38
7	US Hwy 441	SW 45th St	0.11 S	2015	46,793	MPSI	.42
8	SW 40th Ave	SW 49th Ct	0.01 S	2015	6,373	MPSI	.47
9	Florida's Tpke	Florida Tpke	0.14 N	2015	85,625	MPSI	.60
10	Griffin Rd	SW 54th Ter	0.04 W	2015	26,829	MPSI	.75

