

# Demographic Detail Report

## Seminole Shopping Center

4217-4221 N State Road 7, Hollywood, FL 33021

Building Type: **General Retail**      Total Available: **4,800 SF**  
 Secondary: -      % Leased: **100%**  
 GLA: **17,200 SF**      Rent/SF/Yr: **\$24.00**  
 Year Built: **1962**



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2021 Projection	13,857	132,840	400,957
2016 Estimate	12,867	124,793	376,869
2010 Census	11,169	116,355	352,472
Growth 2016 - 2021	7.69%	6.45%	6.39%
Growth 2010 - 2016	15.20%	7.25%	6.92%
<b>2016 Population by Age</b>			
	<b>12,867</b>	<b>124,793</b>	<b>376,869</b>
Age 0 - 4	804 6.25%	7,977 6.39%	24,344 6.46%
Age 5 - 9	798 6.20%	7,864 6.30%	23,377 6.20%
Age 10 - 14	790 6.14%	7,803 6.25%	22,897 6.08%
Age 15 - 19	765 5.95%	7,618 6.10%	22,572 5.99%
Age 20 - 24	791 6.15%	7,890 6.32%	23,946 6.35%
Age 25 - 29	841 6.54%	8,507 6.82%	26,296 6.98%
Age 30 - 34	879 6.83%	8,837 7.08%	27,274 7.24%
Age 35 - 39	863 6.71%	8,547 6.85%	25,902 6.87%
Age 40 - 44	871 6.77%	8,587 6.88%	25,679 6.81%
Age 45 - 49	887 6.89%	8,785 7.04%	26,169 6.94%
Age 50 - 54	917 7.13%	9,128 7.31%	27,384 7.27%
Age 55 - 59	881 6.85%	8,622 6.91%	26,148 6.94%
Age 60 - 64	780 6.06%	7,267 5.82%	22,179 5.89%
Age 65 - 69	664 5.16%	5,827 4.67%	17,833 4.73%
Age 70 - 74	500 3.89%	4,279 3.43%	13,133 3.48%
Age 75 - 79	345 2.68%	2,970 2.38%	8,984 2.38%
Age 80 - 84	236 1.83%	2,033 1.63%	6,067 1.61%
Age 85+	254 1.97%	2,250 1.80%	6,685 1.77%
Age 65+	1,999 15.54%	17,359 13.91%	52,702 13.98%
<b>Median Age</b>	<b>39.40</b>	<b>38.50</b>	<b>38.40</b>
<b>Average Age</b>	<b>39.10</b>	<b>38.30</b>	<b>38.40</b>

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### Seminole Shopping Center

4217-4221 N State Road 7, Hollywood, FL 33021

Radius	1 Mile	3 Mile	5 Mile
<b>2016 Population By Race</b>	<b>12,867</b>	<b>124,793</b>	<b>376,869</b>
White	9,832 76.41%	96,341 77.20%	249,633 66.24%
Black	1,762 13.69%	18,880 15.13%	103,091 27.35%
Am. Indian & Alaskan	520 4.04%	1,279 1.02%	2,405 0.64%
Asian	429 3.33%	5,141 4.12%	12,579 3.34%
Hawaiian & Pacific Island	14 0.11%	230 0.18%	565 0.15%
Other	311 2.42%	2,921 2.34%	8,597 2.28%
<b>Population by Hispanic Origin</b>	<b>12,867</b>	<b>124,793</b>	<b>376,869</b>
Non-Hispanic Origin	8,230 63.96%	76,037 60.93%	249,039 66.08%
Hispanic Origin	4,637 36.04%	48,756 39.07%	127,829 33.92%
<b>2016 Median Age, Male</b>	<b>38.80</b>	<b>37.20</b>	<b>37.30</b>
<b>2016 Average Age, Male</b>	<b>38.50</b>	<b>37.30</b>	<b>37.50</b>
<b>2016 Median Age, Female</b>	<b>40.10</b>	<b>39.60</b>	<b>39.50</b>
<b>2016 Average Age, Female</b>	<b>39.80</b>	<b>39.30</b>	<b>39.30</b>
<b>2016 Population by Occupation Classification</b>	<b>10,321</b>	<b>99,628</b>	<b>301,745</b>
Civilian Employed	6,121 59.31%	63,416 63.65%	194,463 64.45%
Civilian Unemployed	374 3.62%	3,673 3.69%	11,683 3.87%
Civilian Non-Labor Force	3,826 37.07%	32,466 32.59%	95,382 31.61%
Armed Forces	0 0.00%	73 0.07%	217 0.07%
<b>Households by Marital Status</b>			
Married	2,053	20,389	58,430
Married No Children	1,180	11,447	33,776
Married w/Children	874	8,942	24,654
<b>2016 Population by Education</b>	<b>9,677</b>	<b>92,786</b>	<b>282,127</b>
Some High School, No Diploma	1,305 13.49%	12,218 13.17%	37,481 13.29%
High School Grad (Incl Equivalency)	3,545 36.63%	26,499 28.56%	78,644 27.88%
Some College, No Degree	2,243 23.18%	26,677 28.75%	81,520 28.89%
Associate Degree	759 7.84%	7,146 7.70%	22,394 7.94%
Bachelor Degree	1,200 12.40%	12,797 13.79%	40,878 14.49%
Advanced Degree	625 6.46%	7,449 8.03%	21,210 7.52%

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Radius	1 Mile		3 Mile		5 Mile	
<b>2016 Population by Occupation</b>	<b>11,004</b>		<b>116,157</b>		<b>358,996</b>	
Real Estate & Finance	471	4.28%	4,593	3.95%	12,740	3.55%
Professional & Management	2,769	25.16%	27,955	24.07%	84,284	23.48%
Public Administration	162	1.47%	2,180	1.88%	8,800	2.45%
Education & Health	887	8.06%	12,584	10.83%	41,159	11.47%
Services	1,323	12.02%	12,166	10.47%	41,370	11.52%
Information	196	1.78%	1,626	1.40%	4,196	1.17%
Sales	1,503	13.66%	18,888	16.26%	57,106	15.91%
Transportation	237	2.15%	1,545	1.33%	6,343	1.77%
Retail	656	5.96%	9,091	7.83%	27,751	7.73%
Wholesale	211	1.92%	2,300	1.98%	7,333	2.04%
Manufacturing	395	3.59%	3,118	2.68%	7,939	2.21%
Production	635	5.77%	5,846	5.03%	17,397	4.85%
Construction	774	7.03%	6,493	5.59%	18,468	5.14%
Utilities	340	3.09%	3,366	2.90%	11,286	3.14%
Agriculture & Mining	8	0.07%	127	0.11%	606	0.17%
Farming, Fishing, Forestry	0	0.00%	77	0.07%	360	0.10%
Other Services	437	3.97%	4,202	3.62%	11,858	3.30%
<b>2016 Worker Travel Time to Job</b>	<b>5,845</b>		<b>61,067</b>		<b>188,115</b>	
<30 Minutes	3,850	65.87%	36,138	59.18%	106,890	56.82%
30-60 Minutes	1,568	26.83%	20,227	33.12%	66,947	35.59%
60+ Minutes	427	7.31%	4,702	7.70%	14,278	7.59%
<b>2010 Households by HH Size</b>	<b>4,372</b>		<b>43,758</b>		<b>133,680</b>	
1-Person Households	1,189	27.20%	10,855	24.81%	35,671	26.68%
2-Person Households	1,393	31.86%	13,495	30.84%	41,007	30.68%
3-Person Households	771	17.63%	7,985	18.25%	23,504	17.58%
4-Person Households	581	13.29%	6,351	14.51%	18,208	13.62%
5-Person Households	254	5.81%	3,026	6.92%	8,941	6.69%
6-Person Households	114	2.61%	1,279	2.92%	3,709	2.77%
7 or more Person Households	70	1.60%	767	1.75%	2,640	1.97%
<b>2016 Average Household Size</b>	<b>2.50</b>		<b>2.70</b>		<b>2.60</b>	
<b>Households</b>						
2021 Projection	5,312		48,958		150,666	
2016 Estimate	4,953		46,183		141,976	
2010 Census	4,373		43,758		133,679	
Growth 2016 - 2021	7.25%		6.01%		6.12%	
Growth 2010 - 2016	13.26%		5.54%		6.21%	

## Demographic Detail Report

<b>Seminole Shopping Center</b>					
4217-4221 N State Road 7, Hollywood, FL 33021					
Radius	1 Mile		3 Mile		5 Mile
<b>2016 Households by HH Income</b>	<b>4,955</b>		<b>46,184</b>		<b>141,975</b>
<\$25,000	1,153	23.27%	12,140	26.29%	37,552 26.45%
\$25,000 - \$50,000	1,718	34.67%	11,406	24.70%	37,987 26.76%
\$50,000 - \$75,000	808	16.31%	8,156	17.66%	24,974 17.59%
\$75,000 - \$100,000	507	10.23%	5,341	11.56%	15,906 11.20%
\$100,000 - \$125,000	255	5.15%	3,960	8.57%	11,138 7.85%
\$125,000 - \$150,000	151	3.05%	1,919	4.16%	5,404 3.81%
\$150,000 - \$200,000	113	2.28%	1,642	3.56%	5,373 3.78%
\$200,000+	250	5.05%	1,620	3.51%	3,641 2.56%
<b>2016 Avg Household Income</b>	<b>\$64,935</b>		<b>\$66,615</b>		<b>\$63,043</b>
<b>2016 Med Household Income</b>	<b>\$44,673</b>		<b>\$49,143</b>		<b>\$46,827</b>
<b>2016 Occupied Housing</b>	<b>4,953</b>		<b>46,183</b>		<b>141,977</b>
Owner Occupied	3,383	68.30%	30,737	66.55%	90,037 63.42%
Renter Occupied	1,570	31.70%	15,446	33.45%	51,940 36.58%
<b>2010 Housing Units</b>	<b>4,402</b>		<b>44,838</b>		<b>144,603</b>
1 Unit	2,660	60.43%	29,946	66.79%	87,135 60.26%
2 - 4 Units	207	4.70%	3,690	8.23%	13,031 9.01%
5 - 19 Units	526	11.95%	4,987	11.12%	17,785 12.30%
20+ Units	1,009	22.92%	6,215	13.86%	26,652 18.43%
<b>2016 Housing Value</b>	<b>3,383</b>		<b>30,738</b>		<b>90,037</b>
<\$100,000	1,116	32.99%	6,209	20.20%	20,578 22.86%
\$100,000 - \$200,000	979	28.94%	10,283	33.45%	31,314 34.78%
\$200,000 - \$300,000	538	15.90%	6,672	21.71%	18,913 21.01%
\$300,000 - \$400,000	257	7.60%	3,480	11.32%	10,367 11.51%
\$400,000 - \$500,000	218	6.44%	1,805	5.87%	4,442 4.93%
\$500,000 - \$1,000,000	234	6.92%	1,810	5.89%	3,705 4.11%
\$1,000,000+	41	1.21%	479	1.56%	718 0.80%
<b>2016 Median Home Value</b>	<b>\$158,784</b>		<b>\$189,078</b>		<b>\$178,049</b>
<b>2016 Housing Units by Yr Built</b>	<b>5,508</b>		<b>49,462</b>		<b>153,061</b>
Built 2010+	190	3.45%	2,542	5.14%	7,473 4.88%
Built 2000 - 2010	391	7.10%	3,816	7.72%	9,965 6.51%
Built 1990 - 1999	547	9.93%	4,428	8.95%	14,395 9.40%
Built 1980 - 1989	883	16.03%	6,096	12.32%	21,034 13.74%
Built 1970 - 1979	1,862	33.81%	13,040	26.36%	38,129 24.91%
Built 1960 - 1969	905	16.43%	12,231	24.73%	33,153 21.66%
Built 1950 - 1959	638	11.58%	6,449	13.04%	23,638 15.44%
Built <1949	92	1.67%	860	1.74%	5,274 3.45%
<b>2016 Median Year Built</b>	<b>1975</b>		<b>1973</b>		<b>1973</b>

### Seminole Shopping Center

4217-4221 N State Road 7, Hollywood, FL 33021

Building Type: **General Retail**  
 Secondary: -  
 GLA: **17,200 SF**  
 Year Built: **1962**

Total Available: **4,800 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: **\$24.00**



Description	2010	2016	2021
<b>Population</b>	<b>11,169</b>	<b>12,867</b>	<b>13,857</b>
Age 0 - 4	704 6.30%	804 6.25%	865 6.24%
Age 5 - 9	682 6.11%	798 6.20%	862 6.22%
Age 10 - 14	675 6.04%	790 6.14%	852 6.15%
Age 15 - 19	710 6.36%	765 5.95%	835 6.03%
Age 20 - 24	678 6.07%	791 6.15%	830 5.99%
Age 25 - 29	671 6.01%	841 6.54%	854 6.16%
Age 30 - 34	741 6.63%	879 6.83%	892 6.44%
Age 35 - 39	765 6.85%	863 6.71%	913 6.59%
Age 40 - 44	789 7.06%	871 6.77%	915 6.60%
Age 45 - 49	886 7.93%	887 6.89%	917 6.62%
Age 50 - 54	799 7.15%	917 7.13%	926 6.68%
Age 55 - 59	761 6.81%	881 6.85%	924 6.67%
Age 60 - 64	675 6.04%	780 6.06%	865 6.24%
Age 65 - 69	507 4.54%	664 5.16%	759 5.48%
Age 70 - 74	364 3.26%	500 3.89%	610 4.40%
Age 75 - 79	302 2.70%	345 2.68%	444 3.20%
Age 80 - 84	247 2.21%	236 1.83%	292 2.11%
Age 85+	214 1.92%	254 1.97%	303 2.19%
<b>Age 15+</b>	<b>9,109 81.56%</b>	<b>10,474 81.40%</b>	<b>11,279 81.40%</b>
<b>Age 20+</b>	<b>8,399 75.20%</b>	<b>9,709 75.46%</b>	<b>10,444 75.37%</b>
<b>Age 65+</b>	<b>1,634 14.63%</b>	<b>1,999 15.54%</b>	<b>2,408 17.38%</b>
<b>Median Age</b>	<b>40</b>	<b>39</b>	<b>40</b>
<b>Average Age</b>	<b>39.00</b>	<b>39.10</b>	<b>39.80</b>
<b>Population By Race</b>	<b>11,169</b>	<b>12,867</b>	<b>13,857</b>
White	8,980 80.40%	9,832 76.41%	10,537 76.04%
Black	1,232 11.03%	1,762 13.69%	1,932 13.94%
Am. Indian & Alaskan	395 3.54%	520 4.04%	566 4.08%
Asian	314 2.81%	429 3.33%	464 3.35%
Hawaiian & Pacific Islander	11 0.10%	14 0.11%	18 0.13%
Other	219 1.96%	311 2.42%	339 2.45%

**Seminole Shopping Center**

4217-4221 N State Road 7, Hollywood, FL 33021

Description	2010	2016	2021
<b>Population by Race (Hispanic)</b>	<b>3,613</b>	<b>4,637</b>	<b>5,007</b>
White	3,289 91.03%	4,167 89.86%	4,491 89.69%
Black	185 5.12%	264 5.69%	287 5.73%
Am. Indian & Alaskan	37 1.02%	55 1.19%	61 1.22%
Asian	18 0.50%	25 0.54%	28 0.56%
Hawaiian & Pacific Islander	4 0.11%	4 0.09%	8 0.16%
Other	81 2.24%	122 2.63%	133 2.66%
<b>Household by Household Income</b>	<b>4,373</b>	<b>4,955</b>	<b>5,312</b>
<\$25,000	1,310 29.96%	1,153 23.27%	1,200 22.59%
\$25,000 - \$50,000	1,354 30.96%	1,718 34.67%	1,865 35.11%
\$50,000 - \$75,000	747 17.08%	808 16.31%	857 16.13%
\$75,000 - \$100,000	407 9.31%	507 10.23%	546 10.28%
\$100,000 - \$125,000	159 3.64%	255 5.15%	284 5.35%
\$125,000 - \$150,000	102 2.33%	151 3.05%	172 3.24%
\$150,000 - \$200,000	152 3.48%	113 2.28%	111 2.09%
\$200,000+	142 3.25%	250 5.05%	277 5.21%
<b>Average Household Income</b>	<b>\$57,975</b>	<b>\$64,935</b>	<b>\$65,614</b>
<b>Median Household Income</b>	<b>\$38,766</b>	<b>\$44,673</b>	<b>\$45,255</b>

# Traffic Count Report

## Seminole Shopping Center 4217-4221 N State Road 7, Hollywood, FL 33021

Building Type: **General Retail**  
 Secondary: -  
 GLA: **17,200 SF**  
 Year Built: **1962**  
 Total Available: **4,800 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	SW 45th Way	Stirling Rd	0.00 S	2015	36,150	MPSI	.08
2	US Hwy 441	Oak St	0.07 N	2015	39,124	MPSI	.09
3	Stirling Rd	US Hwy 441	0.10 E	2015	40,870	MPSI	.15
4	US Hwy 441	Debbie Cir	0.14 N	2015	52,556	MPSI	.22
5	N 64th Ave	Oak St	0.01 N	2015	5,266	MPSI	.53
6	N 64th Ave	Oak St	0.01 N	2012	5,699	MPSI	.53
7	SW 40th Ave	SW 56th Ct	0.01 N	2015	8,200	MPSI	.58
8	Stirling Rd	N 55th Ave	0.03 W	2015	40,024	MPSI	.59
9	Stirling Rd	SW 54th Ave	0.01 E	2015	33,349	MPSI	.63
10	N Hills Dr	N 53rd Ave	0.06 W	2015	2,034	MPSI	.70