

Demographic Detail Report

Brookwood Center

7108-7162 W McNab Rd, Tamarac, FL 33321

Building Type: **Class C Office**

Class: **C**

RBA: **27,025 SF**

Typical Floor: **27,025 SF**

Total Available: **4,750 SF**

% Leased: **90.75%**

Rent/SF/Yr: **\$13.84**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2019 Projection	26,803		200,498		484,469	
2014 Estimate	24,521		185,107		446,930	
2010 Census	22,419		174,874		421,094	
Growth 2014 - 2019	9.31%		8.31%		8.40%	
Growth 2010 - 2014	9.38%		5.85%		6.14%	
2014 Population by Age	24,521		185,107		446,930	
Age 0 - 4	1,630	6.65%	11,931	6.45%	29,050	6.50%
Age 5 - 9	1,497	6.10%	11,272	6.09%	27,455	6.14%
Age 10 - 14	1,429	5.83%	11,185	6.04%	27,252	6.10%
Age 15 - 19	1,381	5.63%	11,253	6.08%	27,650	6.19%
Age 20 - 24	1,386	5.65%	11,266	6.09%	28,044	6.27%
Age 25 - 29	1,582	6.45%	11,963	6.46%	29,443	6.59%
Age 30 - 34	1,800	7.34%	12,724	6.87%	30,343	6.79%
Age 35 - 39	1,793	7.31%	12,658	6.84%	29,698	6.64%
Age 40 - 44	1,711	6.98%	12,481	6.74%	29,607	6.62%
Age 45 - 49	1,724	7.03%	12,597	6.81%	30,558	6.84%
Age 50 - 54	1,686	6.88%	12,538	6.77%	30,850	6.90%
Age 55 - 59	1,542	6.29%	11,772	6.36%	28,909	6.47%
Age 60 - 64	1,431	5.84%	10,728	5.80%	26,072	5.83%
Age 65 - 69	1,213	4.95%	8,867	4.79%	21,374	4.78%
Age 70 - 74	915	3.73%	6,698	3.62%	16,027	3.59%
Age 75 - 79	638	2.60%	5,034	2.72%	11,805	2.64%
Age 80 - 84	477	1.95%	4,109	2.22%	9,293	2.08%
Age 85+	686	2.80%	6,030	3.26%	13,499	3.02%
Age 65+	3,929	16.02%	30,738	16.61%	71,998	16.11%
Median Age	39.30		39.30		39.10	
Average Age	39.40		39.50		39.20	

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Radius	1 Mile		3 Mile		5 Mile
2014 Population By Race	24,521		185,107		446,930
White	14,383	58.66%	104,757	56.59%	241,783 54.10%
Black	8,761	35.73%	68,893	37.22%	178,373 39.91%
Am. Indian & Alaskan	78	0.32%	650	0.35%	1,571 0.35%
Asian	700	2.85%	6,446	3.48%	15,017 3.36%
Hawaiian & Pacific Island	26	0.11%	205	0.11%	513 0.11%
Other	574	2.34%	4,156	2.25%	9,674 2.16%
Population by Hispanic Origin	24,521		185,107		446,930
Non-Hispanic Origin	17,644	71.95%	139,783	75.51%	352,414 78.85%
Hispanic Origin	6,877	28.05%	45,324	24.49%	94,516 21.15%
2014 Median Age, Male	37.30		37.00		36.90
2014 Average Age, Male	37.50		37.60		37.40
2014 Median Age, Female	41.20		41.40		41.00
2014 Average Age, Female	41.00		41.20		40.80
2014 Population by Occupation Classification	19,690		148,480		357,649
Civilian Employed	12,912	65.58%	94,385	63.57%	226,848 63.43%
Civilian Unemployed	897	4.56%	7,400	4.98%	17,644 4.93%
Civilian Non-Labor Force	5,870	29.81%	46,600	31.38%	113,003 31.60%
Armed Forces	11	0.06%	95	0.06%	154 0.04%
Households by Marital Status					
Married	3,871		30,416		71,342
Married No Children	2,374		18,273		42,629
Married w/Children	1,496		12,142		28,713
2014 Population by Education	18,281		136,670		328,984
Some High School, No Diploma	1,936	10.59%	16,561	12.12%	40,869 12.42%
High School Grad (Incl Equivalency)	5,813	31.80%	42,189	30.87%	99,618 30.28%
Some College, No Degree	5,723	31.31%	39,267	28.73%	92,601 28.15%
Associate Degree	1,083	5.92%	8,470	6.20%	21,506 6.54%
Bachelor Degree	2,746	15.02%	20,590	15.07%	50,751 15.43%
Advanced Degree	980	5.36%	9,593	7.02%	23,639 7.19%

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Radius	1 Mile		3 Mile		5 Mile	
2014 Population by Occupation	50,565		369,069		885,888	
Real Estate & Finance	1,173	2.32%	8,143	2.21%	18,548	2.09%
Professional & Management	5,234	10.35%	41,032	11.12%	99,271	11.21%
Services	2,644	5.23%	19,781	5.36%	48,726	5.50%
Information	399	0.79%	2,627	0.71%	6,217	0.70%
Sales	4,245	8.40%	29,962	8.12%	69,727	7.87%
Transportation	185	0.37%	1,974	0.53%	6,783	0.77%
Education & Health	2,644	5.23%	20,223	5.48%	50,113	5.66%
Retail	1,925	3.81%	13,446	3.64%	31,787	3.59%
Wholesale	388	0.77%	3,024	0.82%	7,538	0.85%
Construction	1,973	3.90%	15,966	4.33%	36,316	4.10%
Agriculture & Mining	7	0.01%	180	0.05%	576	0.07%
Farming, Fishing, Forestry	0	0.00%	63	0.02%	271	0.03%
2014 Worker Travel Time to Job	12,496		91,052		218,983	
<30 Minutes	6,943	55.56%	49,744	54.63%	120,006	54.80%
30-60 Minutes	4,756	38.06%	34,735	38.15%	83,404	38.09%
60+ Minutes	797	6.38%	6,573	7.22%	15,573	7.11%
2010 Households by HH Size	9,468		69,351		165,611	
1-Person Households	3,056	32.28%	20,330	29.31%	48,084	29.03%
2-Person Households	3,006	31.75%	21,697	31.29%	51,251	30.95%
3-Person Households	1,563	16.51%	11,442	16.50%	27,545	16.63%
4-Person Households	1,103	11.65%	8,736	12.60%	21,173	12.78%
5-Person Households	449	4.74%	4,109	5.92%	10,250	6.19%
6-Person Households	171	1.81%	1,757	2.53%	4,246	2.56%
7 or more Person Households	120	1.27%	1,280	1.85%	3,062	1.85%
2014 Average Household Size	2.40		2.50		2.50	
Households						
2019 Projection	11,362		79,631		191,061	
2014 Estimate	10,385		73,489		176,139	
2010 Census	9,468		69,352		165,611	
Growth 2014 - 2019	9.41%		8.36%		8.47%	
Growth 2010 - 2014	0.03%		-0.81%		-0.56%	

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Brookwood Center 7108-7162 W McNab Rd, Tamarac, FL 33321					
Radius	1 Mile		3 Mile		5 Mile
2014 Households by HH Income	10,386		73,488		176,141
<\$25,000	2,856	27.50%	18,842	25.64%	46,884 26.62%
\$25,000 - \$50,000	3,259	31.38%	22,150	30.14%	52,272 29.68%
\$50,000 - \$75,000	2,099	20.21%	13,596	18.50%	32,109 18.23%
\$75,000 - \$100,000	1,252	12.05%	7,892	10.74%	18,621 10.57%
\$100,000 - \$125,000	552	5.31%	5,448	7.41%	12,847 7.29%
\$125,000 - \$150,000	146	1.41%	2,275	3.10%	5,995 3.40%
\$150,000 - \$200,000	166	1.60%	2,243	3.05%	5,000 2.84%
\$200,000+	56	0.54%	1,042	1.42%	2,413 1.37%
2014 Avg Household Income	\$51,465		\$58,242		\$57,502
2014 Med Household Income	\$42,882		\$44,896		\$44,056
2014 Occupied Housing	10,385		73,489		176,139
Owner Occupied	7,210	69.43%	52,429	71.34%	119,335 67.75%
Renter Occupied	3,175	30.57%	21,060	28.66%	56,804 32.25%
2010 Housing Units	10,976		78,729		190,073
1 Unit	5,638	51.37%	41,118	52.23%	87,091 45.82%
2 - 4 Units	549	5.00%	4,004	5.09%	10,674 5.62%
5 - 19 Units	1,149	10.47%	9,764	12.40%	29,261 15.39%
20+ Units	3,640	33.16%	23,843	30.28%	63,047 33.17%
2014 Housing Value	7,210		52,429		119,334
<\$100,000	3,171	43.98%	19,318	36.85%	45,188 37.87%
\$100,000 - \$200,000	2,867	39.76%	19,415	37.03%	40,906 34.28%
\$200,000 - \$300,000	986	13.68%	8,960	17.09%	20,332 17.04%
\$300,000 - \$400,000	144	2.00%	3,042	5.80%	8,212 6.88%
\$400,000 - \$500,000	22	0.31%	1,091	2.08%	2,740 2.30%
\$500,000 - \$1,000,000	16	0.22%	578	1.10%	1,837 1.54%
\$1,000,000+	4	0.06%	25	0.05%	119 0.10%
2014 Median Home Value	\$115,138		\$135,521		\$135,395
2014 Housing Units by Yr Built	10,974		78,874		191,610
Built 2010+	140	1.28%	2,009	2.55%	6,132 3.20%
Built 2000 - 2010	705	6.42%	6,540	8.29%	14,891 7.77%
Built 1990 - 1999	708	6.45%	9,904	12.56%	24,250 12.66%
Built 1980 - 1989	3,235	29.48%	24,304	30.81%	53,400 27.87%
Built 1970 - 1979	5,255	47.89%	29,863	37.86%	73,039 38.12%
Built 1960 - 1969	749	6.83%	4,809	6.10%	15,867 8.28%
Built 1950 - 1959	118	1.08%	992	1.26%	2,878 1.50%
Built <1949	64	0.58%	453	0.57%	1,153 0.60%
2014 Median Year Built	1978		1980		1980