

Demographic Detail Report

Twin Shopping Center South

5400 S State Road 7, Davie, FL

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	
Population						
2019 Projection	12,740		114,047		369,155	
2014 Estimate	11,630		106,242		343,115	
2010 Census	10,546		103,542		331,839	
Growth 2014 - 2019	9.54%		7.35%		7.59%	
Growth 2010 - 2014	10.28%		2.61%		3.40%	
2014 Population by Age						
	11,630		106,242		343,115	
Age 0 - 4	755	6.49%	6,949	6.54%	22,191	6.47%
Age 5 - 9	722	6.21%	6,685	6.29%	20,772	6.05%
Age 10 - 14	656	5.64%	6,556	6.17%	20,525	5.98%
Age 15 - 19	634	5.45%	6,568	6.18%	21,198	6.18%
Age 20 - 24	674	5.80%	6,805	6.41%	22,330	6.51%
Age 25 - 29	733	6.30%	7,259	6.83%	23,765	6.93%
Age 30 - 34	784	6.74%	7,386	6.95%	23,817	6.94%
Age 35 - 39	790	6.79%	7,265	6.84%	23,103	6.73%
Age 40 - 44	777	6.68%	7,381	6.95%	23,618	6.88%
Age 45 - 49	823	7.08%	7,837	7.38%	25,412	7.41%
Age 50 - 54	844	7.26%	7,924	7.46%	26,080	7.60%
Age 55 - 59	811	6.97%	7,222	6.80%	24,016	7.00%
Age 60 - 64	750	6.45%	6,175	5.81%	20,341	5.93%
Age 65 - 69	616	5.30%	4,773	4.49%	15,591	4.54%
Age 70 - 74	461	3.96%	3,392	3.19%	11,077	3.23%
Age 75 - 79	327	2.81%	2,417	2.27%	7,775	2.27%
Age 80 - 84	230	1.98%	1,718	1.62%	5,466	1.59%
Age 85+	244	2.10%	1,929	1.82%	6,038	1.76%
Age 65+	1,878	16.15%	14,229	13.39%	45,947	13.39%
Median Age	40.40		38.40		38.70	
Average Age	39.80		38.10		38.30	

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Radius	1 Mile	3 Mile	5 Mile
2014 Population By Race	11,630	106,242	343,115
White	9,416 80.96%	85,269 80.26%	240,199 70.01%
Black	1,519 13.06%	13,368 12.58%	82,141 23.94%
Am. Indian & Alaskan	69 0.59%	1,152 1.08%	2,196 0.64%
Asian	376 3.23%	3,992 3.76%	10,919 3.18%
Hawaiian & Pacific Island	8 0.07%	203 0.19%	501 0.15%
Other	243 2.09%	2,257 2.12%	7,158 2.09%
Population by Hispanic Origin	11,630	106,242	343,115
Non-Hispanic Origin	7,887 67.82%	67,805 63.82%	235,510 68.64%
Hispanic Origin	3,743 32.18%	38,437 36.18%	107,605 31.36%
2014 Median Age, Male	40.30	37.20	37.60
2014 Average Age, Male	39.40	37.10	37.40
2014 Median Age, Female	40.60	39.60	39.70
2014 Average Age, Female	40.20	39.10	39.20
2014 Population by Occupation Classification	9,372	84,745	275,405
Civilian Employed	5,396 57.58%	52,713 62.20%	173,794 63.10%
Civilian Unemployed	379 4.04%	3,758 4.43%	13,052 4.74%
Civilian Non-Labor Force	3,596 38.37%	28,095 33.15%	88,188 32.02%
Armed Forces	1 0.01%	179 0.21%	371 0.13%
Households by Marital Status			
Married	1,899	17,248	53,758
Married No Children	1,142	9,779	31,295
Married w/Children	757	7,469	22,463
2014 Population by Education	8,779	78,358	255,201
Some High School, No Diploma	1,330 15.15%	10,964 13.99%	35,758 14.01%
High School Grad (Incl Equivalency)	3,223 36.71%	22,699 28.97%	71,451 28.00%
Some College, No Degree	1,858 21.16%	21,102 26.93%	70,849 27.76%
Associate Degree	590 6.72%	5,679 7.25%	19,102 7.49%
Bachelor Degree	1,161 13.22%	11,637 14.85%	38,146 14.95%
Advanced Degree	617 7.03%	6,277 8.01%	19,895 7.80%

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Radius	1 Mile		3 Mile		5 Mile	
2014 Population by Occupation	20,994		205,172		676,073	
Real Estate & Finance	441	2.10%	4,085	1.99%	13,057	1.93%
Professional & Management	2,747	13.08%	23,374	11.39%	76,674	11.34%
Services	1,125	5.36%	9,968	4.86%	34,685	5.13%
Information	210	1.00%	1,417	0.69%	4,054	0.60%
Sales	1,159	5.52%	15,647	7.63%	50,908	7.53%
Transportation	201	0.96%	1,634	0.80%	5,898	0.87%
Education & Health	768	3.66%	9,918	4.83%	34,422	5.09%
Retail	582	2.77%	7,161	3.49%	23,881	3.53%
Wholesale	185	0.88%	2,010	0.98%	6,873	1.02%
Construction	1,267	6.04%	11,361	5.54%	33,658	4.98%
Agriculture & Mining	19	0.09%	215	0.10%	498	0.07%
Farming, Fishing, Forestry	0	0.00%	74	0.04%	149	0.02%
2014 Worker Travel Time to Job	4,984		50,443		167,648	
<30 Minutes	3,228	64.77%	30,898	61.25%	100,283	59.82%
30-60 Minutes	1,498	30.06%	16,262	32.24%	56,059	33.44%
60+ Minutes	258	5.18%	3,283	6.51%	11,306	6.74%
2010 Households by HH Size	4,234		39,257		126,669	
1-Person Households	1,190	28.11%	9,846	25.08%	34,143	26.95%
2-Person Households	1,376	32.50%	12,276	31.27%	39,285	31.01%
3-Person Households	745	17.60%	7,143	18.20%	22,044	17.40%
4-Person Households	543	12.82%	5,586	14.23%	17,063	13.47%
5-Person Households	234	5.53%	2,637	6.72%	8,270	6.53%
6-Person Households	94	2.22%	1,095	2.79%	3,429	2.71%
7 or more Person Households	52	1.23%	674	1.72%	2,435	1.92%
2014 Average Household Size	2.40		2.60		2.60	
Households						
2019 Projection	5,177		42,672		139,384	
2014 Estimate	4,714		39,869		129,865	
2010 Census	4,234		39,257		126,671	
Growth 2014 - 2019	9.82%		7.03%		7.33%	
Growth 2010 - 2014	1.16%		-1.49%		-1.04%	

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Radius	1 Mile	3 Mile	5 Mile
2014 Households by HH Income	4,714	39,870	129,863
<\$25,000	1,214 25.75%	10,160 25.48%	33,309 25.65%
\$25,000 - \$50,000	1,574 33.39%	10,745 26.95%	36,199 27.87%
\$50,000 - \$75,000	797 16.91%	7,640 19.16%	23,796 18.32%
\$75,000 - \$100,000	483 10.25%	4,613 11.57%	14,622 11.26%
\$100,000 - \$125,000	297 6.30%	2,971 7.45%	9,519 7.33%
\$125,000 - \$150,000	117 2.48%	1,255 3.15%	4,686 3.61%
\$150,000 - \$200,000	71 1.51%	1,552 3.89%	4,757 3.66%
\$200,000+	161 3.42%	934 2.34%	2,975 2.29%
2014 Avg Household Income	\$59,270	\$62,177	\$61,777
2014 Med Household Income	\$41,818	\$47,225	\$46,020
2014 Occupied Housing	4,713	39,869	129,865
Owner Occupied	3,038 64.46%	25,860 64.86%	82,431 63.47%
Renter Occupied	1,675 35.54%	14,009 35.14%	47,434 36.53%
2010 Housing Units	4,082	38,795	133,359
1 Unit	2,055 50.34%	25,459 65.62%	81,133 60.84%
2 - 4 Units	516 12.64%	3,722 9.59%	13,126 9.84%
5 - 19 Units	453 11.10%	3,799 9.79%	15,418 11.56%
20+ Units	1,058 25.92%	5,815 14.99%	23,682 17.76%
2014 Housing Value	3,039	25,859	82,431
<\$100,000	1,520 50.02%	7,789 30.12%	21,882 26.55%
\$100,000 - \$200,000	672 22.11%	8,131 31.44%	27,643 33.53%
\$200,000 - \$300,000	422 13.89%	5,270 20.38%	17,278 20.96%
\$300,000 - \$400,000	206 6.78%	2,674 10.34%	8,781 10.65%
\$400,000 - \$500,000	77 2.53%	1,035 4.00%	3,601 4.37%
\$500,000 - \$1,000,000	100 3.29%	786 3.04%	2,930 3.55%
\$1,000,000+	42 1.38%	174 0.67%	316 0.38%
2014 Median Home Value	\$99,966	\$163,220	\$169,939
2014 Housing Units by Yr Built	5,322	43,319	141,435
Built 2010+	125 2.35%	1,248 2.88%	4,732 3.35%
Built 2000 - 2010	524 9.85%	3,400 7.85%	9,480 6.70%
Built 1990 - 1999	536 10.07%	4,394 10.14%	12,812 9.06%
Built 1980 - 1989	750 14.09%	5,926 13.68%	18,337 12.96%
Built 1970 - 1979	1,768 33.22%	12,139 28.02%	35,429 25.05%
Built 1960 - 1969	950 17.85%	9,538 22.02%	31,812 22.49%
Built 1950 - 1959	581 10.92%	5,831 13.46%	23,645 16.72%
Built <1949	88 1.65%	843 1.95%	5,188 3.67%
2014 Median Year Built	1975	1973	1972