

Consumer Spending Report

Mural Plaza

6510-6590 N University Dr, Tamarac, FL 33321

Building Type: **General Retail**
 Secondary: **Storefront Retail/Office**
 GLA: **32,533 SF**
 Year Built: **2018**
 Total Available: **5,804 SF**
 % Leased: **82.16%**
 Rent/SF/Yr: **\$21.93**



2023 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$241,044	\$2,053,758	\$4,799,242
Total Apparel	\$13,494	\$115,309	\$274,353
Women's Apparel	5,249	44,776	105,784
Men's Apparel	2,633	22,821	54,343
Girl's Apparel	949	8,091	19,462
Boy's Apparel	701	6,057	14,626
Infant Apparel	681	5,684	13,667
Footwear	3,281	27,879	66,471
Total Entertainment & Hobbies	\$35,626	\$307,901	\$722,428
Entertainment	2,939	29,634	68,972
Audio & Visual Equipment/Service	9,735	79,600	185,505
Reading Materials	354	3,281	7,483
Pets, Toys, & Hobbies	5,187	44,657	104,058
Personal Items	17,411	150,729	356,411
Total Food and Alcohol	\$66,981	\$564,893	\$1,323,050
Food At Home	36,107	303,288	715,370
Food Away From Home	26,982	228,713	531,632
Alcoholic Beverages	3,891	32,892	76,048
Total Household	\$43,877	\$359,616	\$822,957
House Maintenance & Repair	12,259	95,591	211,170
Household Equip & Furnishings	16,101	133,706	309,515
Household Operations	11,584	96,745	224,236
Housing Costs	3,934	33,574	78,037

Consumer Spending Report

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2023 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
Total Transportation/Maint.	\$57,763	\$502,240	\$1,180,292
Vehicle Purchases	25,287	227,954	538,010
Gasoline	18,310	152,048	355,827
Vehicle Expenses	1,517	13,192	30,157
Transportation	5,078	45,993	109,150
Automotive Repair & Maintenance	7,571	63,053	147,148
Total Health Care	\$11,886	\$99,759	\$229,834
Medical Services	6,425	53,748	123,476
Prescription Drugs	4,066	34,155	78,961
Medical Supplies	1,396	11,856	27,397
Total Education/Day Care	\$11,416	\$104,040	\$246,328
Education	7,132	66,271	158,305
Fees & Admissions	4,284	37,769	88,023

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Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	1,557	9,140	6
Retail & Wholesale Trade	170	1,379	8
Hospitality & Food Service	73	1,179	16
Real Estate, Renting, Leasing	63	299	5
Finance & Insurance	103	511	5
Information	18	145	8
Scientific & Technology Services	137	597	4
Management of Companies	4	12	3
Health Care & Social Assistance	691	3,096	4
Educational Services	28	712	25
Public Administration & Sales	4	30	8
Arts, Entertainment, Recreation	23	123	5
Utilities & Waste Management	55	225	4
Construction	43	143	3
Manufacturing	9	55	6
Agriculture, Mining, Fishing	3	9	3
Other Services	133	625	5

Demographic Detail Report

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Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	23,093		191,710		460,434	
2023 Estimate	22,940		192,905		463,178	
2010 Census	18,958		173,447		415,795	
Growth 2023 - 2028	0.67%		-0.62%		-0.59%	
Growth 2010 - 2023	21.00%		11.22%		11.40%	
2023 Population by Age	22,940		192,905		463,178	
Age 0 - 4	1,309	5.71%	11,030	5.72%	27,001	5.83%
Age 5 - 9	1,348	5.88%	11,305	5.86%	27,616	5.96%
Age 10 - 14	1,382	6.02%	11,743	6.09%	28,748	6.21%
Age 15 - 19	1,284	5.60%	11,223	5.82%	27,630	5.97%
Age 20 - 24	1,166	5.08%	10,478	5.43%	26,044	5.62%
Age 25 - 29	1,228	5.35%	11,093	5.75%	27,724	5.99%
Age 30 - 34	1,447	6.31%	12,583	6.52%	31,089	6.71%
Age 35 - 39	1,632	7.11%	13,502	7.00%	32,591	7.04%
Age 40 - 44	1,671	7.28%	13,485	6.99%	31,972	6.90%
Age 45 - 49	1,581	6.89%	12,659	6.56%	29,982	6.47%
Age 50 - 54	1,529	6.67%	12,246	6.35%	29,344	6.34%
Age 55 - 59	1,539	6.71%	12,373	6.41%	29,969	6.47%
Age 60 - 64	1,467	6.39%	11,884	6.16%	28,780	6.21%
Age 65 - 69	1,305	5.69%	10,596	5.49%	25,327	5.47%
Age 70 - 74	1,128	4.92%	9,153	4.74%	21,401	4.62%
Age 75 - 79	841	3.67%	7,062	3.66%	16,006	3.46%
Age 80 - 84	541	2.36%	4,888	2.53%	10,631	2.30%
Age 85+	541	2.36%	5,602	2.90%	11,323	2.44%
Age 65+	4,356	18.99%	37,301	19.34%	84,688	18.28%
Median Age	42.00		41.30		40.50	
Average Age	41.20		41.00		40.40	

Demographic Detail Report

Mural Plaza 6510-6590 N University Dr, Tamarac, FL 33321					
Radius	1 Mile		3 Mile		5 Mile
2023 Population By Race	22,940		192,905		463,178
White	12,913	56.29%	101,321	52.52%	227,317 49.08%
Black	8,655	37.73%	78,638	40.77%	205,172 44.30%
Am. Indian & Alaskan	83	0.36%	746	0.39%	1,841 0.40%
Asian	677	2.95%	7,079	3.67%	16,765 3.62%
Hawaiian & Pacific Island	29	0.13%	260	0.13%	603 0.13%
Other	582	2.54%	4,860	2.52%	11,480 2.48%
Population by Hispanic Origin	22,940		192,905		463,178
Non-Hispanic Origin	14,570	63.51%	132,876	68.88%	337,749 72.92%
Hispanic Origin	8,370	36.49%	60,029	31.12%	125,429 27.08%
2023 Median Age, Male	40.30		39.40		38.80
2023 Average Age, Male	39.60		39.30		39.00
2023 Median Age, Female	43.50		43.10		42.00
2023 Average Age, Female	42.50		42.50		41.70
2023 Population by Occupation Classification	18,645		156,572		374,274
Civilian Employed	12,451	66.78%	101,532	64.85%	237,988 63.59%
Civilian Unemployed	398	2.13%	3,271	2.09%	8,416 2.25%
Civilian Non-Labor Force	5,796	31.09%	51,692	33.01%	127,667 34.11%
Armed Forces	0	0.00%	77	0.05%	203 0.05%
Households by Marital Status					
Married	3,615		31,150		72,875
Married No Children	2,281		18,984		43,606
Married w/Children	1,333		12,166		29,269
2023 Population by Education	17,819		146,390		350,860
Some High School, No Diploma	1,825	10.24%	15,531	10.61%	41,053 11.70%
High School Grad (Incl Equivalency)	5,310	29.80%	43,536	29.74%	100,989 28.78%
Some College, No Degree	5,070	28.45%	42,296	28.89%	100,085 28.53%
Associate Degree	1,369	7.68%	9,265	6.33%	24,722 7.05%
Bachelor Degree	2,883	16.18%	23,415	15.99%	55,615 15.85%
Advanced Degree	1,362	7.64%	12,347	8.43%	28,396 8.09%

Demographic Detail Report

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Radius	1 Mile		3 Mile		5 Mile	
2023 Population by Occupation	23,203		189,975		443,292	
Real Estate & Finance	881	3.80%	7,470	3.93%	16,743	3.78%
Professional & Management	5,158	22.23%	44,229	23.28%	103,112	23.26%
Public Administration	515	2.22%	4,311	2.27%	10,105	2.28%
Education & Health	2,552	11.00%	24,000	12.63%	55,215	12.46%
Services	2,722	11.73%	21,897	11.53%	53,613	12.09%
Information	196	0.84%	2,537	1.34%	5,159	1.16%
Sales	3,327	14.34%	27,623	14.54%	62,668	14.14%
Transportation	329	1.42%	2,766	1.46%	7,552	1.70%
Retail	2,181	9.40%	14,024	7.38%	33,412	7.54%
Wholesale	201	0.87%	3,086	1.62%	7,193	1.62%
Manufacturing	786	3.39%	5,270	2.77%	10,891	2.46%
Production	1,960	8.45%	11,881	6.25%	28,226	6.37%
Construction	712	3.07%	8,810	4.64%	20,292	4.58%
Utilities	981	4.23%	7,134	3.76%	15,952	3.60%
Agriculture & Mining	43	0.19%	114	0.06%	508	0.11%
Farming, Fishing, Forestry	43	0.19%	98	0.05%	480	0.11%
Other Services	616	2.65%	4,725	2.49%	12,171	2.75%
2023 Worker Travel Time to Job	11,970		97,536		228,755	
<30 Minutes	6,232	52.06%	50,192	51.46%	121,122	52.95%
30-60 Minutes	4,575	38.22%	38,760	39.74%	86,917	38.00%
60+ Minutes	1,163	9.72%	8,584	8.80%	20,716	9.06%
2010 Households by HH Size	8,231		69,433		163,068	
1-Person Households	2,754	33.46%	20,752	29.89%	46,954	28.79%
2-Person Households	2,710	32.92%	21,788	31.38%	50,509	30.97%
3-Person Households	1,306	15.87%	11,387	16.40%	27,254	16.71%
4-Person Households	909	11.04%	8,595	12.38%	20,998	12.88%
5-Person Households	340	4.13%	4,008	5.77%	10,124	6.21%
6-Person Households	124	1.51%	1,679	2.42%	4,193	2.57%
7 or more Person Households	88	1.07%	1,224	1.76%	3,036	1.86%
2023 Average Household Size	2.30		2.40		2.50	
Households						
2028 Projection	9,917		77,023		180,808	
2023 Estimate	9,866		77,465		181,857	
2010 Census	8,230		69,433		163,068	
Growth 2023 - 2028	0.52%		-0.57%		-0.58%	
Growth 2010 - 2023	19.88%		11.57%		11.52%	

Demographic Detail Report

Mural Plaza 6510-6590 N University Dr, Tamarac, FL 33321					
Radius	1 Mile		3 Mile		5 Mile
2023 Households by HH Income	9,866		77,469		181,856
<\$25,000	2,400	24.33%	14,999	19.36%	38,674 21.27%
\$25,000 - \$50,000	2,669	27.05%	19,741	25.48%	45,772 25.17%
\$50,000 - \$75,000	1,982	20.09%	16,741	21.61%	36,556 20.10%
\$75,000 - \$100,000	1,269	12.86%	9,174	11.84%	21,652 11.91%
\$100,000 - \$125,000	549	5.56%	6,163	7.96%	14,033 7.72%
\$125,000 - \$150,000	447	4.53%	4,286	5.53%	10,068 5.54%
\$150,000 - \$200,000	346	3.51%	4,143	5.35%	8,826 4.85%
\$200,000+	204	2.07%	2,222	2.87%	6,275 3.45%
2023 Avg Household Income	\$62,598		\$70,871		\$70,743
2023 Med Household Income	\$47,687		\$55,666		\$54,161
2023 Occupied Housing	9,866		77,465		181,857
Owner Occupied	7,086	71.82%	55,155	71.20%	121,519 66.82%
Renter Occupied	2,780	28.18%	22,310	28.80%	60,338 33.18%
2010 Housing Units	11,187		86,921		203,928
1 Unit	5,694	50.90%	41,371	47.60%	91,059 44.65%
2 - 4 Units	432	3.86%	4,386	5.05%	12,188 5.98%
5 - 19 Units	1,296	11.58%	14,464	16.64%	33,489 16.42%
20+ Units	3,765	33.66%	26,700	30.72%	67,192 32.95%
2023 Housing Value	7,086		55,154		121,521
<\$100,000	1,478	20.86%	9,060	16.43%	22,047 18.14%
\$100,000 - \$200,000	1,652	23.31%	13,984	25.35%	24,936 20.52%
\$200,000 - \$300,000	2,537	35.80%	16,258	29.48%	32,437 26.69%
\$300,000 - \$400,000	578	8.16%	9,374	17.00%	25,428 20.92%
\$400,000 - \$500,000	76	1.07%	3,530	6.40%	10,159 8.36%
\$500,000 - \$1,000,000	764	10.78%	2,731	4.95%	6,198 5.10%
\$1,000,000+	1	0.01%	217	0.39%	316 0.26%
2023 Median Home Value	\$216,279		\$227,881		\$242,474
2023 Housing Units by Yr Built	11,187		87,314		206,485
Built 2010+	1,638	14.64%	7,589	8.69%	17,960 8.70%
Built 2000 - 2010	586	5.24%	6,736	7.71%	14,679 7.11%
Built 1990 - 1999	546	4.88%	10,875	12.46%	24,914 12.07%
Built 1980 - 1989	2,715	24.27%	25,597	29.32%	54,854 26.57%
Built 1970 - 1979	4,846	43.32%	30,458	34.88%	73,739 35.71%
Built 1960 - 1969	703	6.28%	4,676	5.36%	16,156 7.82%
Built 1950 - 1959	93	0.83%	940	1.08%	2,996 1.45%
Built <1949	60	0.54%	443	0.51%	1,187 0.57%
2023 Median Year Built	1979		1982		1981

Demographic Summary Report

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Growth 2023 - 2028	0.67%		-0.62%		-0.59%	
Growth 2010 - 2023	21.00%		11.22%		11.40%	
2023 Population by Hispanic Origin	8,369		60,029		125,431	
2023 Population	22,940		192,905		463,178	
White	12,913	56.29%	101,321	52.52%	227,317	49.08%
Black	8,655	37.73%	78,638	40.77%	205,172	44.30%
Am. Indian & Alaskan	83	0.36%	746	0.39%	1,841	0.40%
Asian	677	2.95%	7,079	3.67%	16,765	3.62%
Hawaiian & Pacific Island	29	0.13%	260	0.13%	603	0.13%
Other	582	2.54%	4,860	2.52%	11,480	2.48%
U.S. Armed Forces	0		78		206	
Households						
2028 Projection	9,917		77,023		180,808	
2023 Estimate	9,866		77,465		181,857	
2010 Census	8,230		69,433		163,068	
Growth 2023 - 2028	0.52%		-0.57%		-0.58%	
Growth 2010 - 2023	19.88%		11.57%		11.52%	
Owner Occupied	7,086	71.82%	55,155	71.20%	121,519	66.82%
Renter Occupied	2,780	28.18%	22,310	28.80%	60,338	33.18%
2023 Households by HH Income	9,866		77,469		181,856	
Income: <\$25,000	2,400	24.33%	14,999	19.36%	38,674	21.27%
Income: \$25,000 - \$50,000	2,669	27.05%	19,741	25.48%	45,772	25.17%
Income: \$50,000 - \$75,000	1,982	20.09%	16,741	21.61%	36,556	20.10%
Income: \$75,000 - \$100,000	1,269	12.86%	9,174	11.84%	21,652	11.91%
Income: \$100,000 - \$125,000	549	5.56%	6,163	7.96%	14,033	7.72%
Income: \$125,000 - \$150,000	447	4.53%	4,286	5.53%	10,068	5.54%
Income: \$150,000 - \$200,000	346	3.51%	4,143	5.35%	8,826	4.85%
Income: \$200,000+	204	2.07%	2,222	2.87%	6,275	3.45%
2023 Avg Household Income	\$62,598		\$70,871		\$70,743	
2023 Med Household Income	\$47,687		\$55,666		\$54,161	

Demographic Trend Report

1 Mile Radius

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Description	2010		2023		2028	
Population	18,958		22,940		23,093	
Age 0 - 4	1,103	5.82%	1,309	5.71%	1,284	5.56%
Age 5 - 9	992	5.23%	1,348	5.88%	1,329	5.75%
Age 10 - 14	1,039	5.48%	1,382	6.02%	1,365	5.91%
Age 15 - 19	971	5.12%	1,284	5.60%	1,358	5.88%
Age 20 - 24	945	4.98%	1,166	5.08%	1,288	5.58%
Age 25 - 29	1,284	6.77%	1,228	5.35%	1,238	5.36%
Age 30 - 34	1,399	7.38%	1,447	6.31%	1,307	5.66%
Age 35 - 39	1,294	6.83%	1,632	7.11%	1,459	6.32%
Age 40 - 44	1,257	6.63%	1,671	7.28%	1,589	6.88%
Age 45 - 49	1,401	7.39%	1,581	6.89%	1,615	6.99%
Age 50 - 54	1,268	6.69%	1,529	6.67%	1,569	6.79%
Age 55 - 59	1,197	6.31%	1,539	6.71%	1,518	6.57%
Age 60 - 64	1,234	6.51%	1,467	6.39%	1,456	6.30%
Age 65 - 69	994	5.24%	1,305	5.69%	1,345	5.82%
Age 70 - 74	732	3.86%	1,128	4.92%	1,164	5.04%
Age 75 - 79	545	2.87%	841	3.67%	927	4.01%
Age 80 - 84	557	2.94%	541	2.36%	639	2.77%
Age 85+	745	3.93%	541	2.36%	644	2.79%
Age 15+	15,823	83.46%	18,900	82.39%	19,116	82.78%
Age 20+	14,852	78.34%	17,616	76.79%	17,758	76.90%
Age 65+	3,573	18.85%	4,356	18.99%	4,719	20.43%
Median Age	42		42		43	
Average Age	41.60		41.20		41.80	
Population By Race	18,958		22,940		23,093	
White	12,024	63.42%	12,913	56.29%	12,970	56.16%
Black	5,924	31.25%	8,655	37.73%	8,743	37.86%
Am. Indian & Alaskan	52	0.27%	83	0.36%	83	0.36%
Asian	523	2.76%	677	2.95%	677	2.93%
Hawaiian & Pacific Islander	17	0.09%	29	0.13%	32	0.14%
Other	400	2.11%	582	2.54%	588	2.55%

Demographic Trend Report

1 Mile Radius

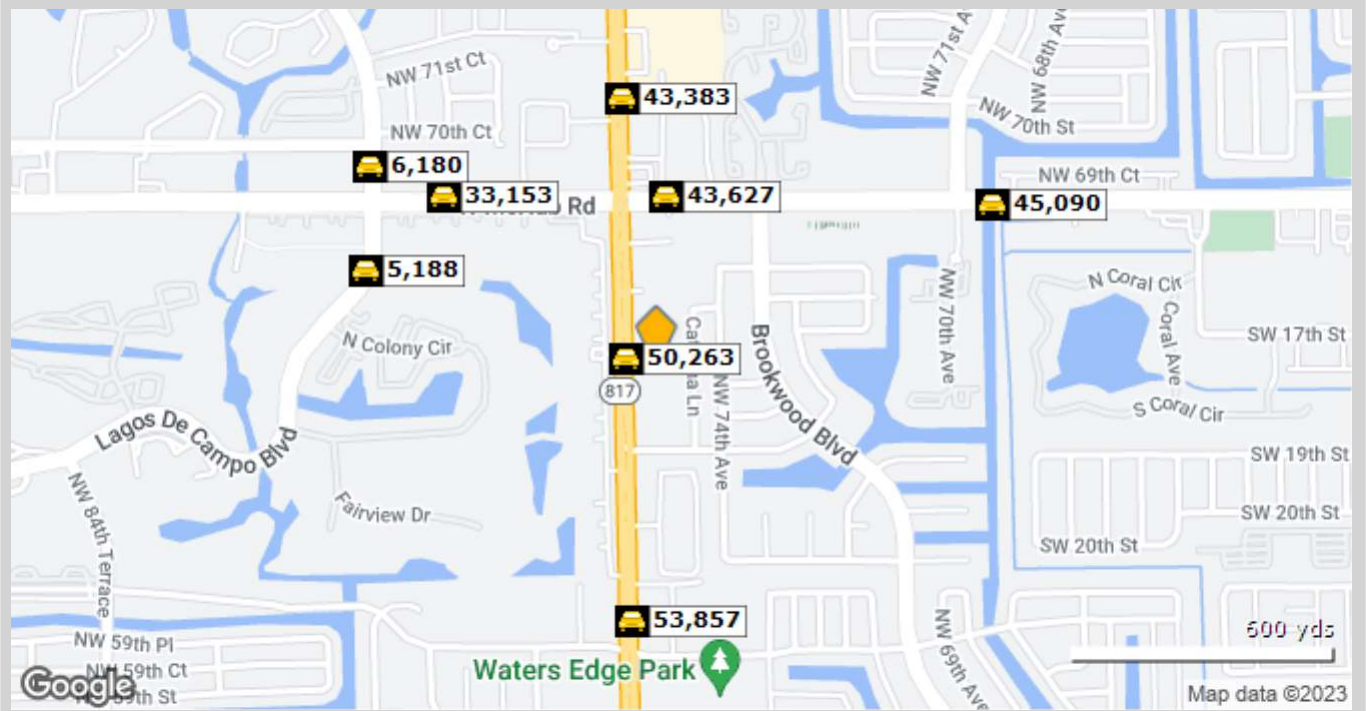
Mural Plaza					
6510-6590 N University Dr, Tamarac, FL 33321					
Description	2010		2023		2028
Population by Race (Hispanic)	5,164		8,370		8,464
White	4,684	90.70%	7,517	89.81%	7,600 89.79%
Black	336	6.51%	572	6.83%	576 6.81%
Am. Indian & Alaskan	23	0.45%	46	0.55%	47 0.56%
Asian	19	0.37%	34	0.41%	35 0.41%
Hawaiian & Pacific Islander	7	0.14%	17	0.20%	19 0.22%
Other	94	1.82%	183	2.19%	188 2.22%
Household by Household Income	8,228		9,866		9,916
<\$25,000	2,477	30.10%	2,400	24.33%	2,407 24.27%
\$25,000 - \$50,000	2,601	31.61%	2,669	27.05%	2,667 26.90%
\$50,000 - \$75,000	1,742	21.17%	1,982	20.09%	1,952 19.69%
\$75,000 - \$100,000	794	9.65%	1,269	12.86%	1,298 13.09%
\$100,000 - \$125,000	297	3.61%	549	5.56%	561 5.66%
\$125,000 - \$150,000	96	1.17%	447	4.53%	465 4.69%
\$150,000 - \$200,000	155	1.88%	346	3.51%	356 3.59%
\$200,000+	66	0.80%	204	2.07%	210 2.12%
Average Household Income	\$49,184		\$62,598		\$63,138
Median Household Income	\$39,190		\$47,687		\$48,006

Traffic Count Report

Mural Plaza

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 Rent/SF/Yr: **\$21.93**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	N University Dr	NW 64th St	0.12 S	2022	50,263	MPSI	.04
2	SW 15th St	McNab Rd	0.43 E	2016	45,000	MPSI	.24
3	SW 15th St	McNab Rd	0.43 E	2022	43,627	MPSI	.24
4	North University Drive	N University Dr	0.03 S	2022	53,857	MPSI	.33
5	W McNab Rd	NW 80th Ave	0.10 W	2022	33,153	MPSI	.37
6	N University Dr	NW 71st Ct	0.08 N	2022	43,383	MPSI	.37
7	Lagos de Campo Blvd	N Colony Cir	0.09 SW	2022	5,185	MPSI	.41
8	Lagos de Campo Blvd	N Colony Cir	0.09 SW	2021	5,188	MPSI	.41
9	NW 80th Ave	NW 70th St	0.03 N	2022	6,180	MPSI	.47
10	West McNab Road	NW 69 Ave	0.03 NE	2022	45,090	MPSI	.50