Demographic Detail Report

Silver Lakes Plaza		
290-298 NW 172nd Ave, Pembroke Pines, FL 33029		

Building Type: **General Retail**
Secondary: **Freestanding**
GLA: **7,806 SF**
Year Built: **1997**

Total Available: **0 SF**
% Leased: **100%**
Rent/SF/Yr: **-**

Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	10,734		87,955		201,781	
2023 Estimate	11,028		90,034		204,425	
2010 Census	11,197		89,608		191,547	
Growth 2023 - 2028	-2.67%		-2.31%		-1.29%	
Growth 2010 - 2023	-1.51%		0.48%		6.72%	
2023 Population by Age	**11,028**		**90,034**		**204,425**	
Age 0 - 4	602	5.46%	5,025	5.58%	10,940	5.35%
Age 5 - 9	602	5.46%	5,055	5.61%	11,059	5.41%
Age 10 - 14	690	6.26%	5,746	6.38%	12,310	6.02%
Age 15 - 19	766	6.95%	6,255	6.95%	13,033	6.38%
Age 20 - 24	773	7.01%	6,233	6.92%	12,808	6.27%
Age 25 - 29	765	6.94%	6,164	6.85%	12,802	6.26%
Age 30 - 34	712	6.46%	5,834	6.48%	12,626	6.18%
Age 35 - 39	642	5.82%	5,369	5.96%	12,169	5.95%
Age 40 - 44	657	5.96%	5,486	6.09%	12,500	6.11%
Age 45 - 49	739	6.70%	6,038	6.71%	13,296	6.50%
Age 50 - 54	844	7.65%	6,697	7.44%	14,264	6.98%
Age 55 - 59	895	8.12%	6,977	7.75%	14,758	7.22%
Age 60 - 64	801	7.26%	6,173	6.86%	13,494	6.60%
Age 65 - 69	607	5.50%	4,692	5.21%	11,110	5.43%
Age 70 - 74	426	3.86%	3,384	3.76%	9,053	4.43%
Age 75 - 79	261	2.37%	2,232	2.48%	6,985	3.42%
Age 80 - 84	143	1.30%	1,386	1.54%	5,106	2.50%
Age 85+	104	0.94%	1,286	1.43%	6,112	2.99%
Age 65+	1,541	13.97%	12,980	14.42%	38,366	18.77%
Median Age	**39.70**		**39.40**		**41.80**	
Average Age	**39.00**		**39.00**		**41.20**	

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Radius	**1 Mile**		**3 Mile**		**5 Mile**	
2023 Population By Race	**11,028**		**90,034**		**204,425**	
White	7,690	69.73%	61,897	68.75%	145,433	71.14%
Black	2,213	20.07%	18,900	20.99%	41,146	20.13%
Am. Indian & Alaskan	33	0.30%	320	0.36%	714	0.35%
Asian	802	7.27%	6,521	7.24%	12,395	6.06%
Hawaiian & Pacific Island	7	0.06%	102	0.11%	206	0.10%
Other	282	2.56%	2,293	2.55%	4,530	2.22%
Population by Hispanic Origin	**11,028**		**90,034**		**204,425**	
Non-Hispanic Origin	5,081	46.07%	41,428	46.01%	93,177	45.58%
Hispanic Origin	5,947	53.93%	48,606	53.99%	111,248	54.42%
2023 Median Age, Male	**38.10**		**37.60**		**39.20**	
2023 Average Age, Male	**38.30**		**38.00**		**39.30**	
2023 Median Age, Female	**41.20**		**41.00**		**44.00**	
2023 Average Age, Female	**39.80**		**40.00**		**42.80**	
2023 Population by Occupation Classification	**8,983**		**72,959**		**167,511**	
Civilian Employed	6,216	69.20%	48,065	65.88%	102,992	61.48%
Civilian Unemployed	249	2.77%	1,269	1.74%	2,583	1.54%
Civilian Non-Labor Force	2,499	27.82%	23,383	32.05%	61,473	36.70%
Armed Forces	19	0.21%	242	0.33%	463	0.28%
Households by Marital Status						
Married	2,194		18,213		40,185	
Married No Children	953		8,011		19,575	
Married w/Children	1,242		10,202		20,611	
2023 Population by Education	**7,969**		**65,536**		**152,783**	
Some High School, No Diploma	377	4.73%	3,184	4.86%	8,894	5.82%
High School Grad (Incl Equivalency)	1,396	17.52%	12,292	18.76%	34,812	22.79%
Some College, No Degree	2,193	27.52%	18,203	27.78%	42,883	28.07%
Associate Degree	375	4.71%	3,816	5.82%	8,509	5.57%
Bachelor Degree	2,169	27.22%	16,732	25.53%	33,773	22.11%
Advanced Degree	1,459	18.31%	11,309	17.26%	23,912	15.65%

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Radius	**1 Mile**		**3 Mile**		**5 Mile**	
2023 Population by Occupation	**11,923**		**91,561**		**194,896**	
Real Estate & Finance	673	5.64%	4,198	4.58%	8,987	4.61%
Professional & Management	4,359	36.56%	31,330	34.22%	64,327	33.01%
Public Administration	304	2.55%	2,646	2.89%	4,975	2.55%
Education & Health	1,664	13.96%	11,776	12.86%	24,128	12.38%
Services	633	5.31%	5,811	6.35%	13,533	6.94%
Information	216	1.81%	1,511	1.65%	3,159	1.62%
Sales	1,599	13.41%	13,237	14.46%	27,942	14.34%
Transportation	56	0.47%	862	0.94%	1,368	0.70%
Retail	526	4.41%	5,859	6.40%	12,481	6.40%
Wholesale	313	2.63%	1,823	1.99%	4,054	2.08%
Manufacturing	299	2.51%	3,000	3.28%	6,042	3.10%
Production	369	3.09%	2,585	2.82%	6,922	3.55%
Construction	193	1.62%	2,002	2.19%	5,328	2.73%
Utilities	442	3.71%	2,962	3.24%	6,786	3.48%
Agriculture & Mining	17	0.14%	65	0.07%	156	0.08%
Farming, Fishing, Forestry	7	0.06%	103	0.11%	131	0.07%
Other Services	253	2.12%	1,791	1.96%	4,577	2.35%
2023 Worker Travel Time to Job	**5,831**		**45,958**		**97,807**	
<30 Minutes	2,067	35.45%	19,195	41.77%	42,869	43.83%
30-60 Minutes	2,895	49.65%	20,694	45.03%	43,420	44.39%
60+ Minutes	869	14.90%	6,069	13.21%	11,518	11.78%
2010 Households by HH Size	**3,447**		**27,342**		**63,428**	
1-Person Households	328	9.52%	2,959	10.82%	10,957	17.27%
2-Person Households	890	25.82%	6,615	24.19%	16,474	25.97%
3-Person Households	749	21.73%	5,734	20.97%	12,417	19.58%
4-Person Households	888	25.76%	7,116	26.03%	13,898	21.91%
5-Person Households	385	11.17%	3,146	11.51%	6,182	9.75%
6-Person Households	135	3.92%	1,138	4.16%	2,254	3.55%
7 or more Person Households	72	2.09%	634	2.32%	1,246	1.96%
2023 Average Household Size	**3.30**		**3.20**		**2.80**	
Households						
2028 Projection	2,974		26,172		70,125	
2023 Estimate	3,108		26,894		70,566	
2010 Census	3,447		27,342		63,429	
Growth 2023 - 2028	-4.31%		-2.68%		-0.62%	
Growth 2010 - 2023	-9.83%		-1.64%		11.25%	

Demographic Detail Report

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Radius	**1 Mile**		**3 Mile**		**5 Mile**	
2023 Households by HH Income	**3,108**		**26,894**		**70,566**	
<$25,000	159	5.12%	1,817	6.76%	11,807	16.73%
$25,000 - $50,000	270	8.69%	3,018	11.22%	9,800	13.89%
$50,000 - $75,000	327	10.52%	3,097	11.52%	9,594	13.60%
$75,000 - $100,000	507	16.31%	3,677	13.67%	8,708	12.34%
$100,000 - $125,000	317	10.20%	2,915	10.84%	7,193	10.19%
$125,000 - $150,000	375	12.07%	2,761	10.27%	6,173	8.75%
$150,000 - $200,000	538	17.31%	4,819	17.92%	8,129	11.52%
$200,000+	615	19.79%	4,790	17.81%	9,162	12.98%
2023 Avg Household Income	**$144,487**		**$137,279**		**$110,560**	
2023 Med Household Income	**$122,949**		**$115,763**		**$86,719**	
2023 Occupied Housing	**3,108**		**26,894**		**70,566**	
Owner Occupied	2,820	90.73%	23,610	87.79%	57,147	80.98%
Renter Occupied	288	9.27%	3,284	12.21%	13,419	19.02%
2010 Housing Units	**3,300**		**28,239**		**73,382**	
1 Unit	3,144	95.27%	25,351	89.77%	52,339	71.32%
2 - 4 Units	43	1.30%	289	1.02%	1,761	2.40%
5 - 19 Units	72	2.18%	782	2.77%	3,960	5.40%
20+ Units	41	1.24%	1,817	6.43%	15,322	20.88%
2023 Housing Value	**2,820**		**23,610**		**57,148**	
<$100,000	13	0.46%	206	0.87%	4,114	7.20%
$100,000 - $200,000	21	0.74%	1,117	4.73%	8,175	14.30%
$200,000 - $300,000	160	5.67%	1,616	6.84%	5,738	10.04%
$300,000 - $400,000	1,093	38.76%	6,343	26.87%	12,581	22.01%
$400,000 - $500,000	1,030	36.52%	7,407	31.37%	12,342	21.60%
$500,000 - $1,000,000	503	17.84%	6,599	27.95%	12,760	22.33%
$1,000,000+	0	0.00%	322	1.36%	1,438	2.52%
2023 Median Home Value	**$411,942**		**$434,062**		**$383,832**	
2023 Housing Units by Yr Built	**3,336**		**28,404**		**74,781**	
Built 2010+	96	2.88%	1,236	4.35%	9,350	12.50%
Built 2000 - 2010	257	7.70%	7,716	27.17%	16,771	22.43%
Built 1990 - 1999	2,931	87.86%	17,892	62.99%	35,405	47.34%
Built 1980 - 1989	10	0.30%	941	3.31%	10,212	13.66%
Built 1970 - 1979	29	0.87%	509	1.79%	2,502	3.35%
Built 1960 - 1969	6	0.18%	77	0.27%	398	0.53%
Built 1950 - 1959	7	0.21%	30	0.11%	94	0.13%
Built <1949	0	0.00%	3	0.01%	49	0.07%
2023 Median Year Built	**1995**		**1996**		**1996**	

Traffic Count Report

Silver Lakes Plaza
290-298 NW 172nd Ave, Pembroke Pines, FL 33029

Building Type: **General Retail**
Secondary: **Freestanding**
GLA: **7,806 SF**
Year Built: **1997**
Total Available: **0 SF**
% Leased: **100%**
Rent/SF/Yr: **-**
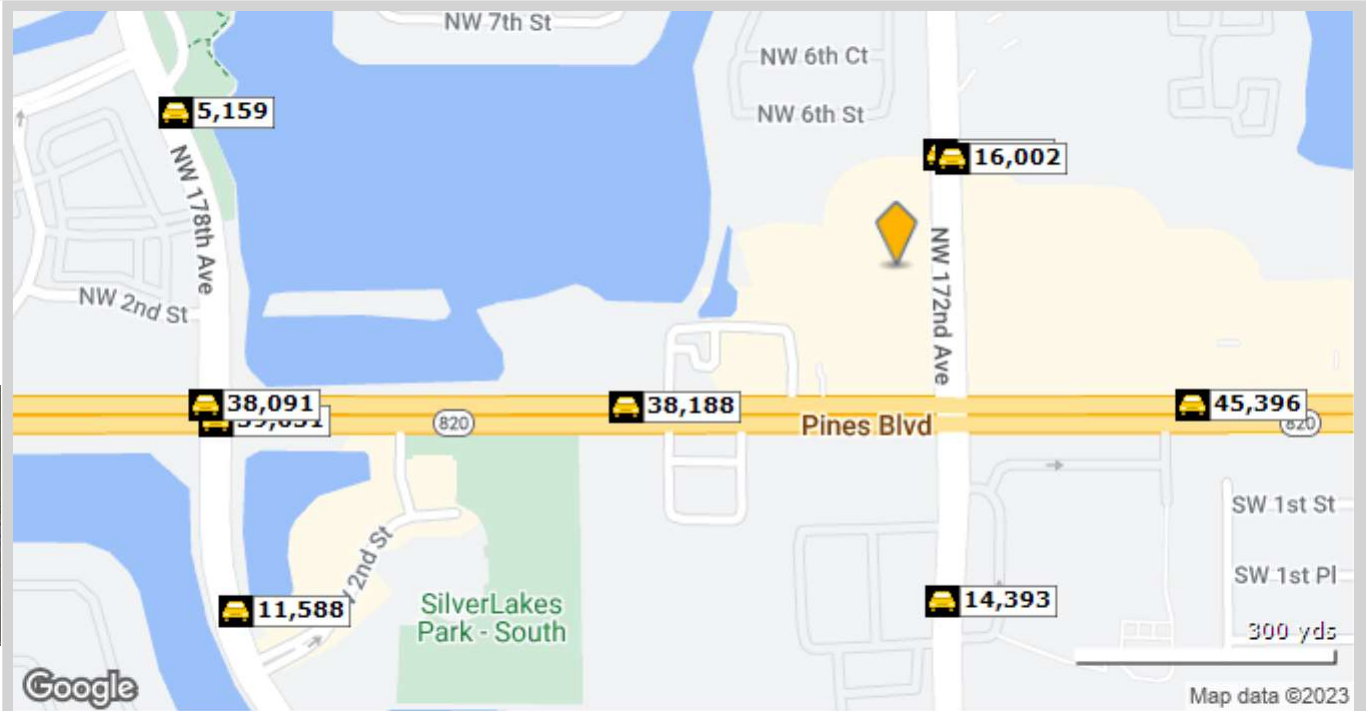
	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	NW 172nd Ave	NW 173rd Ave	0.03 S	2022	11,298	MPSI	.08
2	Northwest 172nd Avenue	NW 172nd Ave	0.02 S	2022	16,002	MPSI	.08
3	Pines Blvd	177th Ave	0.15 W	2022	38,188	MPSI	.20
4	Pines Blvd	SW 172nd Ave	0.12 W	2022	45,396	MPSI	.22
5	SW 172nd Ave	SW 1st Ct	0.03 S	2022	14,393	MPSI	.22
6	Pines Boulevard	SW 178th Ave	0.01 E	2022	39,651	MPSI	.46
7	Pines Blvd	NW 178th Ave	0.01 E	2022	38,091	MPSI	.47
8	NW 178th Ave	NW 9th St	0.05 NW	2022	5,153	MPSI	.49
9	NW 178th Ave	NW 9th St	0.05 NW	2021	5,159	MPSI	.49
10	SW 178th Ave	SW 2nd St	0.04 SE	2022	11,588	MPSI	.49