

Demographic Summary Report

Lyons Plaza 1303-1509 Lyons Rd, Coconut Creek, FL 33063

Building Type: **General Retail** Total Available: **8,475 SF**
 Secondary: - % Leased: **97.99%**
 GLA: **80,027 SF** Rent/SF/Yr: **\$17.52**
 Year Built: **1986**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2024 Projection	20,691		152,208		419,864	
2019 Estimate	19,153		144,236		399,255	
2010 Census	14,031		125,991		357,628	
Growth 2019 - 2024	8.03%		5.53%		5.16%	
Growth 2010 - 2019	36.50%		14.48%		11.64%	
2019 Population by Hispanic Origin	3,833		35,132		107,473	
2019 Population	19,153		144,236		399,255	
White	14,411	75.24%	86,187	59.75%	237,940	59.60%
Black	3,595	18.77%	48,421	33.57%	134,822	33.77%
Am. Indian & Alaskan	56	0.29%	534	0.37%	1,412	0.35%
Asian	689	3.60%	5,680	3.94%	14,999	3.76%
Hawaiian & Pacific Island	18	0.09%	165	0.11%	484	0.12%
Other	384	2.00%	3,249	2.25%	9,598	2.40%
U.S. Armed Forces	0		132		197	
Households						
2024 Projection	10,726		61,457		160,109	
2019 Estimate	9,969		58,448		152,753	
2010 Census	7,442		51,774		138,199	
Growth 2019 - 2024	7.59%		5.15%		4.82%	
Growth 2010 - 2019	33.96%		12.89%		10.53%	
Owner Occupied	6,970	69.92%	40,347	69.03%	99,895	65.40%
Renter Occupied	2,999	30.08%	18,101	30.97%	52,859	34.60%
2019 Households by HH Income	9,968		58,448		152,753	
Income: <\$25,000	2,589	25.97%	13,367	22.87%	32,676	21.39%
Income: \$25,000 - \$50,000	2,841	28.50%	16,118	27.58%	42,564	27.86%
Income: \$50,000 - \$75,000	1,801	18.07%	11,214	19.19%	29,384	19.24%
Income: \$75,000 - \$100,000	1,291	12.95%	7,558	12.93%	18,557	12.15%
Income: \$100,000 - \$125,000	807	8.10%	4,490	7.68%	11,040	7.23%
Income: \$125,000 - \$150,000	205	2.06%	2,432	4.16%	6,578	4.31%
Income: \$150,000 - \$200,000	306	3.07%	2,079	3.56%	6,664	4.36%
Income: \$200,000+	128	1.28%	1,190	2.04%	5,290	3.46%
2019 Avg Household Income	\$58,230		\$63,645		\$68,357	
2019 Med Household Income	\$46,763		\$49,581		\$50,818	

