

Demographic Detail Report

The Shoppes On University

5716-5726 N University Dr, Tamarac, FL 33321

Building Type: **General Retail**
 Secondary: -
 GLA: **55,700 SF**
 Year Built: **1976**

Total Available: **2,443 SF**
 % Leased: **95.61%**
 Rent/SF/Yr: **\$18.00**



Radius	1 Mile	3 Mile	5 Mile
Population			
2024 Projection	25,480	212,817	499,362
2019 Estimate	23,885	202,610	474,573
2010 Census	19,348	183,072	423,820
Growth 2019 - 2024	6.68%	5.04%	5.22%
Growth 2010 - 2019	23.45%	10.67%	11.98%
2019 Population by Age			
	23,885	202,610	474,573
Age 0 - 4	1,411 5.91%	12,355 6.10%	29,334 6.18%
Age 5 - 9	1,395 5.84%	12,347 6.09%	29,126 6.14%
Age 10 - 14	1,379 5.77%	12,171 6.01%	28,914 6.09%
Age 15 - 19	1,315 5.51%	11,464 5.66%	27,727 5.84%
Age 20 - 24	1,282 5.37%	11,225 5.54%	27,588 5.81%
Age 25 - 29	1,530 6.41%	13,579 6.70%	33,223 7.00%
Age 30 - 34	1,598 6.69%	14,175 7.00%	33,704 7.10%
Age 35 - 39	1,644 6.88%	14,446 7.13%	33,505 7.06%
Age 40 - 44	1,559 6.53%	13,419 6.62%	31,096 6.55%
Age 45 - 49	1,607 6.73%	13,285 6.56%	31,461 6.63%
Age 50 - 54	1,677 7.02%	13,275 6.55%	32,180 6.78%
Age 55 - 59	1,661 6.95%	12,854 6.34%	31,327 6.60%
Age 60 - 64	1,512 6.33%	11,552 5.70%	27,560 5.81%
Age 65 - 69	1,344 5.63%	10,361 5.11%	23,733 5.00%
Age 70 - 74	1,098 4.60%	8,831 4.36%	19,294 4.07%
Age 75 - 79	737 3.09%	6,423 3.17%	13,443 2.83%
Age 80 - 84	489 2.05%	4,709 2.32%	9,496 2.00%
Age 85+	646 2.70%	6,139 3.03%	11,863 2.50%
Age 65+	4,314 18.06%	36,463 18.00%	77,829 16.40%
Median Age	41.20	39.80	39.10
Average Age	40.70	40.20	39.40

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Radius	1 Mile		3 Mile		5 Mile	
2019 Population By Race	23,885		202,610		474,573	
White	11,558	48.39%	98,869	48.80%	234,506	49.41%
Black	10,874	45.53%	91,216	45.02%	209,985	44.25%
Am. Indian & Alaskan	77	0.32%	670	0.33%	1,613	0.34%
Asian	761	3.19%	6,795	3.35%	16,806	3.54%
Hawaiian & Pacific Island	30	0.13%	256	0.13%	563	0.12%
Other	584	2.45%	4,804	2.37%	11,100	2.34%
Population by Hispanic Origin	23,885		202,610		474,573	
Non-Hispanic Origin	17,506	73.29%	147,819	72.96%	359,607	75.77%
Hispanic Origin	6,379	26.71%	54,791	27.04%	114,966	24.23%
2019 Median Age, Male	39.10		37.70		37.30	
2019 Average Age, Male	39.00		38.30		37.80	
2019 Median Age, Female	43.10		41.90		40.90	
2019 Average Age, Female	42.20		41.80		40.80	
2019 Population by Occupation Classification	19,439		163,445		381,658	
Civilian Employed	12,597	64.80%	102,910	62.96%	241,039	63.16%
Civilian Unemployed	361	1.86%	3,956	2.42%	9,732	2.55%
Civilian Non-Labor Force	6,481	33.34%	56,476	34.55%	130,724	34.25%
Armed Forces	0	0.00%	103	0.06%	163	0.04%
Households by Marital Status						
Married	3,970		31,338		74,733	
Married No Children	2,460		19,257		44,745	
Married w/Children	1,510		12,081		29,988	
2019 Population by Education	18,453		154,301		357,359	
Some High School, No Diploma	1,543	8.36%	19,889	12.89%	44,608	12.48%
High School Grad (Incl Equivalency)	5,245	28.42%	47,049	30.49%	104,802	29.33%
Some College, No Degree	5,180	28.07%	42,403	27.48%	100,707	28.18%
Associate Degree	1,350	7.32%	11,254	7.29%	25,475	7.13%
Bachelor Degree	3,653	19.80%	23,096	14.97%	54,839	15.35%
Advanced Degree	1,482	8.03%	10,610	6.88%	26,928	7.54%

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Radius	1 Mile		3 Mile		5 Mile	
2019 Population by Occupation	23,546		193,309		453,099	
Real Estate & Finance	1,047	4.45%	7,217	3.73%	17,062	3.77%
Professional & Management	5,356	22.75%	43,475	22.49%	104,962	23.17%
Public Administration	719	3.05%	4,299	2.22%	10,789	2.38%
Education & Health	3,077	13.07%	24,119	12.48%	55,146	12.17%
Services	2,831	12.02%	25,376	13.13%	56,678	12.51%
Information	347	1.47%	2,570	1.33%	5,385	1.19%
Sales	4,081	17.33%	30,636	15.85%	71,706	15.83%
Transportation	270	1.15%	4,303	2.23%	10,064	2.22%
Retail	1,986	8.43%	15,162	7.84%	36,637	8.09%
Wholesale	287	1.22%	2,826	1.46%	7,819	1.73%
Manufacturing	355	1.51%	4,519	2.34%	10,030	2.21%
Production	866	3.68%	8,876	4.59%	20,914	4.62%
Construction	980	4.16%	8,337	4.31%	18,971	4.19%
Utilities	808	3.43%	5,232	2.71%	12,587	2.78%
Agriculture & Mining	16	0.07%	109	0.06%	316	0.07%
Farming, Fishing, Forestry	16	0.07%	88	0.05%	223	0.05%
Other Services	504	2.14%	6,165	3.19%	13,810	3.05%
2019 Worker Travel Time to Job	11,915		99,347		232,031	
<30 Minutes	6,454	54.17%	52,209	52.55%	125,257	53.98%
30-60 Minutes	4,554	38.22%	38,186	38.44%	87,081	37.53%
60+ Minutes	907	7.61%	8,952	9.01%	19,693	8.49%
2010 Households by HH Size	7,848		73,939		167,183	
1-Person Households	2,374	30.25%	23,032	31.15%	48,663	29.11%
2-Person Households	2,491	31.74%	23,120	31.27%	52,075	31.15%
3-Person Households	1,303	16.60%	11,712	15.84%	27,821	16.64%
4-Person Households	970	12.36%	8,734	11.81%	21,172	12.66%
5-Person Households	413	5.26%	4,203	5.68%	10,138	6.06%
6-Person Households	178	2.27%	1,786	2.42%	4,222	2.53%
7 or more Person Households	119	1.52%	1,352	1.83%	3,092	1.85%
2019 Average Household Size	2.40		2.40		2.50	
Households						
2024 Projection	10,294		85,521		194,922	
2019 Estimate	9,671		81,608		185,810	
2010 Census	7,848		73,941		167,183	
Growth 2019 - 2024	6.44%		4.79%		4.90%	
Growth 2010 - 2019	23.23%		10.37%		11.14%	

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Radius	1 Mile	3 Mile	5 Mile
2019 Households by HH Income	9,671	81,607	185,808
<\$25,000	2,317 23.96%	20,706 25.37%	44,561 23.98%
\$25,000 - \$50,000	2,808 29.04%	24,747 30.32%	51,679 27.81%
\$50,000 - \$75,000	2,092 21.63%	15,209 18.64%	34,889 18.78%
\$75,000 - \$100,000	1,052 10.88%	9,324 11.43%	21,923 11.80%
\$100,000 - \$125,000	610 6.31%	5,903 7.23%	14,055 7.56%
\$125,000 - \$150,000	436 4.51%	2,627 3.22%	7,513 4.04%
\$150,000 - \$200,000	254 2.63%	1,805 2.21%	6,451 3.47%
\$200,000+	102 1.05%	1,286 1.58%	4,737 2.55%
2019 Avg Household Income	\$58,452	\$57,781	\$63,849
2019 Med Household Income	\$46,633	\$44,736	\$48,235
2019 Occupied Housing	9,671	81,608	185,809
Owner Occupied	7,098 73.39%	57,098 69.97%	124,501 67.00%
Renter Occupied	2,573 26.61%	24,510 30.03%	61,308 33.00%
2010 Housing Units	10,177	85,499	195,170
1 Unit	5,919 58.16%	38,896 45.49%	89,478 45.85%
2 - 4 Units	178 1.75%	4,168 4.87%	10,636 5.45%
5 - 19 Units	679 6.67%	12,323 14.41%	29,711 15.22%
20+ Units	3,401 33.42%	30,112 35.22%	65,345 33.48%
2019 Housing Value	7,098	57,098	124,502
<\$100,000	1,641 23.12%	16,896 29.59%	29,972 24.07%
\$100,000 - \$200,000	2,372 33.42%	20,761 36.36%	39,229 31.51%
\$200,000 - \$300,000	1,935 27.26%	12,170 21.31%	29,240 23.49%
\$300,000 - \$400,000	541 7.62%	4,102 7.18%	15,427 12.39%
\$400,000 - \$500,000	264 3.72%	1,761 3.08%	5,906 4.74%
\$500,000 - \$1,000,000	338 4.76%	996 1.74%	3,912 3.14%
\$1,000,000+	7 0.10%	412 0.72%	816 0.66%
2019 Median Home Value	\$180,438	\$156,129	\$182,283
2019 Housing Units by Yr Built	10,208	86,100	197,122
Built 2010+	1,526 14.95%	6,456 7.50%	17,280 8.77%
Built 2000 - 2010	404 3.96%	5,976 6.94%	14,031 7.12%
Built 1990 - 1999	693 6.79%	8,214 9.54%	23,098 11.72%
Built 1980 - 1989	3,126 30.62%	23,696 27.52%	51,126 25.94%
Built 1970 - 1979	3,702 36.27%	34,271 39.80%	69,781 35.40%
Built 1960 - 1969	652 6.39%	5,917 6.87%	17,268 8.76%
Built 1950 - 1959	50 0.49%	1,029 1.20%	3,229 1.64%
Built <1949	55 0.54%	541 0.63%	1,309 0.66%
2019 Median Year Built	1981	1980	1980