

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: **\$23.21**



2022 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$231,663	\$1,949,171	\$4,711,922
Total Apparel	\$13,087	\$110,902	\$270,800
Women's Apparel	5,086	42,960	104,346
Men's Apparel	2,531	21,857	53,451
Girl's Apparel	920	7,838	19,259
Boy's Apparel	684	5,869	14,455
Infant Apparel	671	5,566	13,653
Footwear	3,195	26,812	65,635
Total Entertainment & Hobbies	\$34,361	\$291,464	\$709,317
Entertainment	2,804	28,347	67,961
Audio & Visual Equipment/Service	9,554	75,998	183,025
Reading Materials	345	2,995	7,225
Pets, Toys, & Hobbies	4,986	42,060	101,618
Personal Items	16,671	142,065	349,488
Total Food and Alcohol	\$65,125	\$537,085	\$1,298,673
Food At Home	35,331	289,569	704,141
Food Away From Home	26,077	216,624	520,388
Alcoholic Beverages	3,717	30,891	74,143
Total Household	\$41,529	\$338,246	\$804,861
House Maintenance & Repair	11,918	90,136	207,393
Household Equip & Furnishings	15,406	126,480	303,267
Household Operations	10,712	90,607	218,697
Housing Costs	3,492	31,023	75,505

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2022 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
Total Transportation/Maint.	\$55,667	\$479,724	\$1,161,645
Vehicle Purchases	24,461	219,397	531,976
Gasoline	17,855	145,020	349,241
Vehicle Expenses	1,407	12,149	29,196
Transportation	4,595	42,916	106,255
Automotive Repair & Maintenance	7,349	60,243	144,977
Total Health Care	\$11,632	\$93,834	\$225,653
Medical Services	6,238	50,643	121,388
Prescription Drugs	4,018	31,991	77,312
Medical Supplies	1,376	11,200	26,953
Total Education/Day Care	\$10,262	\$97,915	\$240,973
Education	6,432	62,905	155,545
Fees & Admissions	3,831	35,010	85,429

Demographic Detail Report

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Radius	1 Mile	3 Mile	5 Mile
Population			
2027 Projection	23,459	190,363	469,628
2022 Estimate	22,632	186,674	459,244
2010 Census	18,586	171,378	414,080
Growth 2022 - 2027	3.65%	1.98%	2.26%
Growth 2010 - 2022	21.77%	8.93%	10.91%
2022 Population by Age			
	22,632	186,674	459,244
Age 0 - 4	1,318 5.82%	11,115 5.95%	27,586 6.01%
Age 5 - 9	1,343 5.93%	11,261 6.03%	27,887 6.07%
Age 10 - 14	1,342 5.93%	11,384 6.10%	28,238 6.15%
Age 15 - 19	1,232 5.44%	10,756 5.76%	26,838 5.84%
Age 20 - 24	1,148 5.07%	10,304 5.52%	25,948 5.65%
Age 25 - 29	1,254 5.54%	11,320 6.06%	28,662 6.24%
Age 30 - 34	1,454 6.42%	12,624 6.76%	31,620 6.89%
Age 35 - 39	1,605 7.09%	13,242 7.09%	32,451 7.07%
Age 40 - 44	1,615 7.14%	12,988 6.96%	31,346 6.83%
Age 45 - 49	1,551 6.85%	12,339 6.61%	29,789 6.49%
Age 50 - 54	1,500 6.63%	11,861 6.35%	28,984 6.31%
Age 55 - 59	1,505 6.65%	11,943 6.40%	29,563 6.44%
Age 60 - 64	1,421 6.28%	11,279 6.04%	28,033 6.10%
Age 65 - 69	1,263 5.58%	9,908 5.31%	24,463 5.33%
Age 70 - 74	1,092 4.83%	8,429 4.52%	20,547 4.47%
Age 75 - 79	835 3.69%	6,445 3.45%	15,469 3.37%
Age 80 - 84	553 2.44%	4,398 2.36%	10,340 2.25%
Age 85+	600 2.65%	5,080 2.72%	11,480 2.50%
Age 65+	4,343 19.19%	34,260 18.35%	82,299 17.92%
Median Age	41.90	40.50	40.10
Average Age	41.20	40.40	40.10

Demographic Detail Report

Mural Plaza						
6510-6590 N University Dr, Tamarac, FL 33321						
Radius	1 Mile		3 Mile		5 Mile	
2022 Population By Race	22,632		186,674		459,244	
White	12,797	56.54%	96,104	51.48%	224,276	48.84%
Black	8,498	37.55%	78,131	41.85%	204,903	44.62%
Am. Indian & Alaskan	79	0.35%	704	0.38%	1,765	0.38%
Asian	667	2.95%	6,806	3.65%	16,476	3.59%
Hawaiian & Pacific Island	29	0.13%	248	0.13%	589	0.13%
Other	562	2.48%	4,680	2.51%	11,235	2.45%
Population by Hispanic Origin	22,632		186,674		459,244	
Non-Hispanic Origin	14,571	64.38%	129,555	69.40%	337,975	73.59%
Hispanic Origin	8,061	35.62%	57,118	30.60%	121,269	26.41%
2022 Median Age, Male	39.90		38.50		38.20	
2022 Average Age, Male	39.50		38.70		38.60	
2022 Median Age, Female	43.70		42.40		41.80	
2022 Average Age, Female	42.80		42.00		41.50	
2022 Population by Occupation Classification	18,382		150,759		370,153	
Civilian Employed	12,033	65.46%	95,572	63.39%	228,563	61.75%
Civilian Unemployed	551	3.00%	5,528	3.67%	15,458	4.18%
Civilian Non-Labor Force	5,798	31.54%	49,633	32.92%	126,008	34.04%
Armed Forces	0	0.00%	26	0.02%	124	0.03%
Households by Marital Status						
Married	3,584		29,936		72,263	
Married No Children	2,266		17,987		43,030	
Married w/Children	1,317		11,949		29,233	
2022 Population by Education	17,564		140,649		346,606	
Some High School, No Diploma	1,809	10.30%	15,261	10.85%	40,892	11.80%
High School Grad (Incl Equivalency)	5,248	29.88%	42,037	29.89%	99,985	28.85%
Some College, No Degree	4,968	28.29%	40,439	28.75%	98,624	28.45%
Associate Degree	1,314	7.48%	8,795	6.25%	23,858	6.88%
Bachelor Degree	2,863	16.30%	22,538	16.02%	55,180	15.92%
Advanced Degree	1,362	7.75%	11,579	8.23%	28,067	8.10%



Demographic Detail Report

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Radius	1 Mile		3 Mile		5 Mile	
2022 Population by Occupation	22,446		178,856		425,664	
Real Estate & Finance	842	3.75%	7,000	3.91%	16,159	3.80%
Professional & Management	4,968	22.13%	41,569	23.24%	99,358	23.34%
Public Administration	517	2.30%	4,092	2.29%	9,717	2.28%
Education & Health	2,449	10.91%	22,538	12.60%	53,008	12.45%
Services	2,601	11.59%	20,876	11.67%	51,634	12.13%
Information	194	0.86%	2,345	1.31%	4,937	1.16%
Sales	3,233	14.40%	25,899	14.48%	59,941	14.08%
Transportation	328	1.46%	2,625	1.47%	7,244	1.70%
Retail	2,122	9.45%	13,396	7.49%	32,192	7.56%
Wholesale	198	0.88%	2,846	1.59%	6,896	1.62%
Manufacturing	782	3.48%	4,962	2.77%	10,431	2.45%
Production	1,912	8.52%	11,155	6.24%	26,938	6.33%
Construction	677	3.02%	8,259	4.62%	19,492	4.58%
Utilities	939	4.18%	6,628	3.71%	15,091	3.55%
Agriculture & Mining	42	0.19%	112	0.06%	503	0.12%
Farming, Fishing, Forestry	42	0.19%	94	0.05%	489	0.11%
Other Services	600	2.67%	4,460	2.49%	11,634	2.73%
2022 Worker Travel Time to Job	11,563		91,787		219,657	
<30 Minutes	6,033	52.18%	47,393	51.63%	116,635	53.10%
30-60 Minutes	4,413	38.16%	36,435	39.70%	83,422	37.98%
60+ Minutes	1,117	9.66%	7,959	8.67%	19,600	8.92%
2010 Households by HH Size	8,040		68,098		161,830	
1-Person Households	2,668	33.18%	20,032	29.42%	46,220	28.56%
2-Person Households	2,658	33.06%	21,244	31.20%	50,005	30.90%
3-Person Households	1,276	15.87%	11,344	16.66%	27,238	16.83%
4-Person Households	893	11.11%	8,579	12.60%	21,006	12.98%
5-Person Households	335	4.17%	4,000	5.87%	10,131	6.26%
6-Person Households	123	1.53%	1,676	2.46%	4,195	2.59%
7 or more Person Households	87	1.08%	1,223	1.80%	3,035	1.88%
2022 Average Household Size	2.30		2.50		2.50	
Households						
2027 Projection	10,043		75,305		182,634	
2022 Estimate	9,703		73,910		178,765	
2010 Census	8,041		68,098		161,830	
Growth 2022 - 2027	3.50%		1.89%		2.16%	
Growth 2010 - 2022	20.67%		8.53%		10.46%	



Demographic Detail Report

Mural Plaza						
6510-6590 N University Dr, Tamarac, FL 33321						
Radius	1 Mile		3 Mile		5 Mile	
2022 Households by HH Income	9,703		73,911		178,765	
<\$25,000	2,242	23.11%	15,676	21.21%	40,300	22.54%
\$25,000 - \$50,000	2,966	30.57%	19,495	26.38%	45,979	25.72%
\$50,000 - \$75,000	1,939	19.98%	14,350	19.42%	34,338	19.21%
\$75,000 - \$100,000	1,221	12.58%	9,300	12.58%	21,680	12.13%
\$100,000 - \$125,000	551	5.68%	5,673	7.68%	13,315	7.45%
\$125,000 - \$150,000	389	4.01%	3,997	5.41%	9,270	5.19%
\$150,000 - \$200,000	253	2.61%	3,257	4.41%	7,768	4.35%
\$200,000+	142	1.46%	2,163	2.93%	6,115	3.42%
2022 Avg Household Income	\$59,119		\$68,822		\$69,017	
2022 Med Household Income	\$44,886		\$52,850		\$52,116	
2022 Occupied Housing	9,703		73,911		178,764	
Owner Occupied	6,993	72.07%	52,187	70.61%	119,535	66.87%
Renter Occupied	2,710	27.93%	21,724	29.39%	59,229	33.13%
2010 Housing Units	10,170		77,286		187,019	
1 Unit	5,230	51.43%	37,642	48.70%	84,480	45.17%
2 - 4 Units	377	3.71%	3,835	4.96%	10,942	5.85%
5 - 19 Units	1,137	11.18%	12,797	16.56%	30,473	16.29%
20+ Units	3,426	33.69%	23,012	29.78%	61,124	32.68%
2022 Housing Value	6,993		52,187		119,536	
<\$100,000	1,386	19.82%	9,300	17.82%	23,735	19.86%
\$100,000 - \$200,000	1,875	26.81%	12,823	24.57%	24,592	20.57%
\$200,000 - \$300,000	3,061	43.77%	16,813	32.22%	34,118	28.54%
\$300,000 - \$400,000	253	3.62%	8,370	16.04%	22,544	18.86%
\$400,000 - \$500,000	146	2.09%	3,043	5.83%	9,128	7.64%
\$500,000 - \$1,000,000	271	3.88%	1,616	3.10%	5,026	4.20%
\$1,000,000+	1	0.01%	222	0.43%	393	0.33%
2022 Median Home Value	\$207,693		\$223,615		\$233,533	
2022 Housing Units by Yr Built	10,169		77,658		189,473	
Built 2010+	1,306	12.84%	5,019	6.46%	12,860	6.79%
Built 2000 - 2010	519	5.10%	5,926	7.63%	13,653	7.21%
Built 1990 - 1999	474	4.66%	9,204	11.85%	22,816	12.04%
Built 1980 - 1989	2,486	24.45%	23,190	29.86%	51,077	26.96%
Built 1970 - 1979	4,578	45.02%	28,529	36.74%	69,738	36.81%
Built 1960 - 1969	667	6.56%	4,466	5.75%	15,389	8.12%
Built 1950 - 1959	83	0.82%	904	1.16%	2,826	1.49%
Built <1949	56	0.55%	420	0.54%	1,114	0.59%
2022 Median Year Built	1978		1981		1980	



Demographic Summary Report

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Growth 2022 - 2027	3.65%	1.98%	2.26%
Growth 2010 - 2022	21.77%	8.93%	10.91%
2022 Population by Hispanic Origin	8,061	57,118	121,268
2022 Population	22,632	186,674	459,244
White	12,797 56.54%	96,104 51.48%	224,276 48.84%
Black	8,498 37.55%	78,131 41.85%	204,903 44.62%
Am. Indian & Alaskan	79 0.35%	704 0.38%	1,765 0.38%
Asian	667 2.95%	6,806 3.65%	16,476 3.59%
Hawaiian & Pacific Island	29 0.13%	248 0.13%	589 0.13%
Other	562 2.48%	4,680 2.51%	11,235 2.45%
U.S. Armed Forces	0	26	129
Households			
2027 Projection	10,043	75,305	182,634
2022 Estimate	9,703	73,910	178,765
2010 Census	8,041	68,098	161,830
Growth 2022 - 2027	3.50%	1.89%	2.16%
Growth 2010 - 2022	20.67%	8.53%	10.46%
Owner Occupied	6,993 72.07%	52,187 70.61%	119,535 66.87%
Renter Occupied	2,710 27.93%	21,724 29.39%	59,229 33.13%
2022 Households by HH Income	9,703	73,911	178,765
Income: <\$25,000	2,242 23.11%	15,676 21.21%	40,300 22.54%
Income: \$25,000 - \$50,000	2,966 30.57%	19,495 26.38%	45,979 25.72%
Income: \$50,000 - \$75,000	1,939 19.98%	14,350 19.42%	34,338 19.21%
Income: \$75,000 - \$100,000	1,221 12.58%	9,300 12.58%	21,680 12.13%
Income: \$100,000 - \$125,000	551 5.68%	5,673 7.68%	13,315 7.45%
Income: \$125,000 - \$150,000	389 4.01%	3,997 5.41%	9,270 5.19%
Income: \$150,000 - \$200,000	253 2.61%	3,257 4.41%	7,768 4.35%
Income: \$200,000+	142 1.46%	2,163 2.93%	6,115 3.42%
2022 Avg Household Income	\$59,119	\$68,822	\$69,017
2022 Med Household Income	\$44,886	\$52,850	\$52,116

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Description	2010		2022		2027	
Population	18,586		22,632		23,459	
Age 0 - 4	1,075	5.78%	1,318	5.82%	1,318	5.62%
Age 5 - 9	972	5.23%	1,343	5.93%	1,367	5.83%
Age 10 - 14	1,021	5.49%	1,342	5.93%	1,393	5.94%
Age 15 - 19	957	5.15%	1,232	5.44%	1,365	5.82%
Age 20 - 24	929	5.00%	1,148	5.07%	1,287	5.49%
Age 25 - 29	1,253	6.74%	1,254	5.54%	1,263	5.38%
Age 30 - 34	1,362	7.33%	1,454	6.42%	1,351	5.76%
Age 35 - 39	1,265	6.81%	1,605	7.09%	1,500	6.39%
Age 40 - 44	1,235	6.64%	1,615	7.14%	1,612	6.87%
Age 45 - 49	1,379	7.42%	1,551	6.85%	1,628	6.94%
Age 50 - 54	1,247	6.71%	1,500	6.63%	1,583	6.75%
Age 55 - 59	1,180	6.35%	1,505	6.65%	1,532	6.53%
Age 60 - 64	1,208	6.50%	1,421	6.28%	1,466	6.25%
Age 65 - 69	978	5.26%	1,263	5.58%	1,345	5.73%
Age 70 - 74	710	3.82%	1,092	4.83%	1,166	4.97%
Age 75 - 79	535	2.88%	835	3.69%	932	3.97%
Age 80 - 84	548	2.95%	553	2.44%	654	2.79%
Age 85+	734	3.95%	600	2.65%	697	2.97%
Age 15+	15,520	83.50%	18,628	82.31%	19,381	82.62%
Age 20+	14,563	78.35%	17,396	76.86%	18,016	76.80%
Age 65+	3,505	18.86%	4,343	19.19%	4,794	20.44%
Median Age	42		42		43	
Average Age	41.60		41.20		41.80	
Population By Race	18,586		22,632		23,459	
White	11,866	63.84%	12,797	56.54%	13,008	55.45%
Black	5,731	30.84%	8,498	37.55%	9,049	38.57%
Am. Indian & Alaskan	50	0.27%	79	0.35%	83	0.35%
Asian	516	2.78%	667	2.95%	680	2.90%
Hawaiian & Pacific Islander	16	0.09%	29	0.13%	34	0.14%
Other	389	2.09%	562	2.48%	605	2.58%

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Description	2010		2022		2027	
Population by Race (Hispanic)	5,077		8,061		8,903	
White	4,607	90.74%	7,238	89.79%	7,976	89.59%
Black	331	6.52%	558	6.92%	624	7.01%
Am. Indian & Alaskan	22	0.43%	44	0.55%	51	0.57%
Asian	18	0.35%	32	0.40%	35	0.39%
Hawaiian & Pacific Islander	7	0.14%	17	0.21%	20	0.22%
Other	92	1.81%	172	2.13%	198	2.22%
Household by Household Income	8,042		9,703		10,043	
<\$25,000	2,422	30.12%	2,242	23.11%	2,295	22.85%
\$25,000 - \$50,000	2,532	31.48%	2,966	30.57%	3,074	30.61%
\$50,000 - \$75,000	1,695	21.08%	1,939	19.98%	1,975	19.67%
\$75,000 - \$100,000	783	9.74%	1,221	12.58%	1,285	12.79%
\$100,000 - \$125,000	291	3.62%	551	5.68%	582	5.80%
\$125,000 - \$150,000	97	1.21%	389	4.01%	417	4.15%
\$150,000 - \$200,000	157	1.95%	253	2.61%	266	2.65%
\$200,000+	65	0.81%	142	1.46%	149	1.48%
Average Household Income	\$49,396		\$59,119		\$59,554	
Median Household Income	\$39,269		\$44,886		\$45,021	

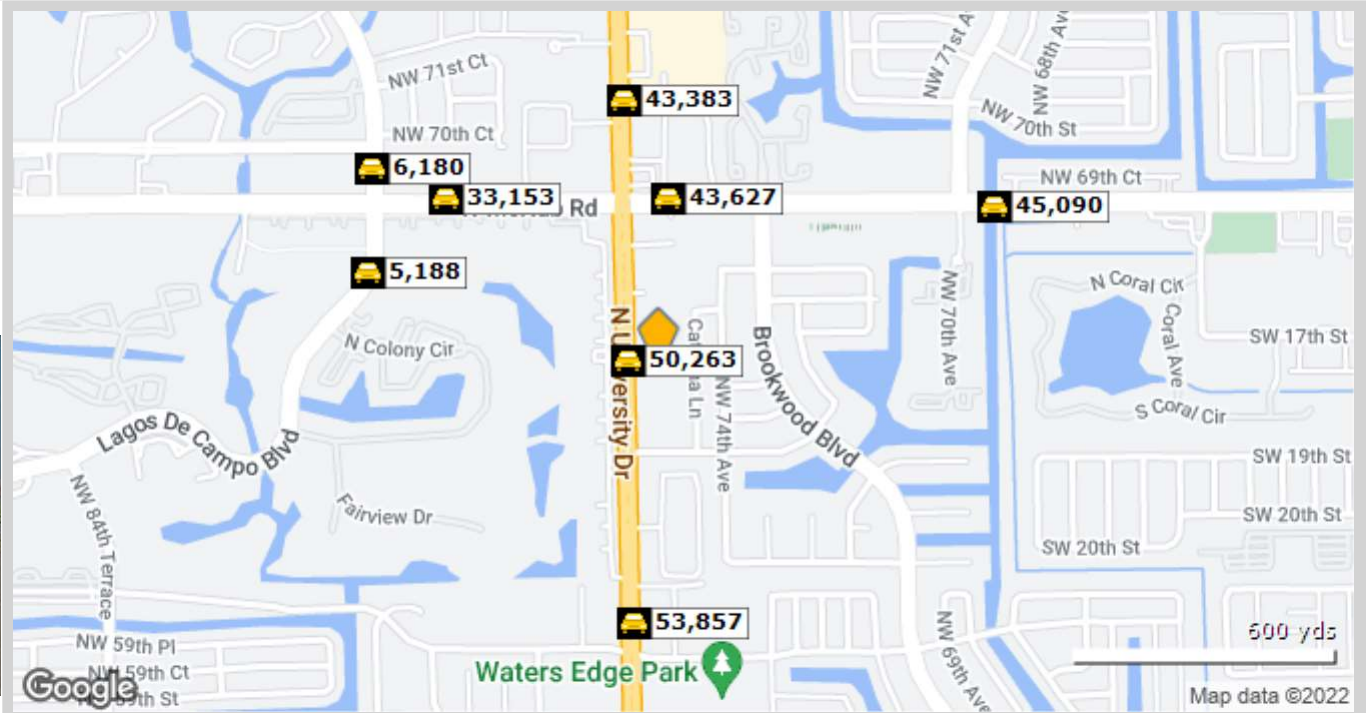


Traffic Count Report

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	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

