

Demographic Detail Report

Lyons Plaza

1303-1509 Lyons Rd, Coconut Creek, FL 33063

Building Type: **General Retail**
 Secondary: -
 GLA: **80,027 SF**
 Year Built: **1986**

Total Available: **24,572 SF**
 % Leased: **75.54%**
 Rent/SF/Yr: **\$16.58**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2025 Projection	16,665		146,159		416,676	
2020 Estimate	15,844		139,651		398,410	
2010 Census	13,678		124,470		357,296	
Growth 2020 - 2025	5.18%		4.66%		4.58%	
Growth 2010 - 2020	15.84%		12.20%		11.51%	
2020 Population by Age						
	15,844		139,651		398,410	
Age 0 - 4	718	4.53%	7,950	5.69%	24,012	6.03%
Age 5 - 9	695	4.39%	7,826	5.60%	23,955	6.01%
Age 10 - 14	675	4.26%	7,795	5.58%	24,378	6.12%
Age 15 - 19	593	3.74%	7,223	5.17%	22,859	5.74%
Age 20 - 24	587	3.70%	7,366	5.27%	22,990	5.77%
Age 25 - 29	759	4.79%	9,209	6.59%	27,909	7.01%
Age 30 - 34	850	5.36%	9,670	6.92%	28,650	7.19%
Age 35 - 39	907	5.72%	9,807	7.02%	28,830	7.24%
Age 40 - 44	850	5.36%	9,027	6.46%	26,613	6.68%
Age 45 - 49	845	5.33%	9,029	6.47%	26,861	6.74%
Age 50 - 54	865	5.46%	9,090	6.51%	27,162	6.82%
Age 55 - 59	946	5.97%	9,150	6.55%	26,862	6.74%
Age 60 - 64	1,004	6.34%	8,332	5.97%	23,287	5.84%
Age 65 - 69	1,036	6.54%	7,412	5.31%	19,233	4.83%
Age 70 - 74	1,028	6.49%	6,546	4.69%	15,687	3.94%
Age 75 - 79	887	5.60%	4,960	3.55%	11,068	2.78%
Age 80 - 84	820	5.18%	3,695	2.65%	7,685	1.93%
Age 85+	1,780	11.23%	5,564	3.98%	10,370	2.60%
Age 65+	5,551	35.04%	28,177	20.18%	64,043	16.07%
Median Age	52.60		41.70		39.20	
Average Age	49.80		41.70		39.50	

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Radius	1 Mile		3 Mile		5 Mile	
2020 Population By Race	15,844		139,651		398,410	
White	12,019	75.86%	83,515	59.80%	236,729	59.42%
Black	2,928	18.48%	46,755	33.48%	134,983	33.88%
Am. Indian & Alaskan	45	0.28%	525	0.38%	1,469	0.37%
Asian	530	3.35%	5,479	3.92%	14,903	3.74%
Hawaiian & Pacific Island	11	0.07%	158	0.11%	512	0.13%
Other	311	1.96%	3,219	2.31%	9,813	2.46%
Population by Hispanic Origin	15,844		139,651		398,410	
Non-Hispanic Origin	12,785	80.69%	105,079	75.24%	288,740	72.47%
Hispanic Origin	3,059	19.31%	34,572	24.76%	109,670	27.53%
2020 Median Age, Male	47.70		39.70		37.90	
2020 Average Age, Male	46.30		40.10		38.20	
2020 Median Age, Female	56.70		43.60		40.60	
2020 Average Age, Female	52.60		43.30		40.70	
2020 Population by Occupation Classification	13,638		114,632		321,499	
Civilian Employed	6,896	50.56%	68,966	60.16%	206,859	64.34%
Civilian Unemployed	225	1.65%	2,560	2.23%	7,587	2.36%
Civilian Non-Labor Force	6,517	47.79%	43,011	37.52%	106,882	33.24%
Armed Forces	0	0.00%	95	0.08%	171	0.05%
Households by Marital Status						
Married	2,647		22,496		63,129	
Married No Children	1,911		14,112		36,497	
Married w/Children	736		8,385		26,632	
2020 Population by Education	13,346		108,910		304,016	
Some High School, No Diploma	1,423	10.66%	13,470	12.37%	38,574	12.69%
High School Grad (Incl Equivalency)	3,955	29.63%	34,000	31.22%	90,017	29.61%
Some College, No Degree	3,625	27.16%	29,261	26.87%	82,433	27.11%
Associate Degree	769	5.76%	7,419	6.81%	23,800	7.83%
Bachelor Degree	2,113	15.83%	16,678	15.31%	47,092	15.49%
Advanced Degree	1,461	10.95%	8,082	7.42%	22,100	7.27%

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Radius	1 Mile		3 Mile		5 Mile	
2020 Population by Occupation	12,879		128,216		381,863	
Real Estate & Finance	390	3.03%	5,027	3.92%	14,674	3.84%
Professional & Management	3,341	25.94%	30,877	24.08%	92,294	24.17%
Public Administration	490	3.80%	3,126	2.44%	8,259	2.16%
Education & Health	1,555	12.07%	14,066	10.97%	41,454	10.86%
Services	1,752	13.60%	15,608	12.17%	46,368	12.14%
Information	159	1.23%	1,264	0.99%	4,283	1.12%
Sales	2,029	15.75%	20,504	15.99%	59,453	15.57%
Transportation	96	0.75%	2,321	1.81%	6,888	1.80%
Retail	1,015	7.88%	10,168	7.93%	29,740	7.79%
Wholesale	259	2.01%	2,000	1.56%	6,257	1.64%
Manufacturing	373	2.90%	3,377	2.63%	10,835	2.84%
Production	456	3.54%	6,106	4.76%	18,651	4.88%
Construction	351	2.73%	6,063	4.73%	20,602	5.40%
Utilities	173	1.34%	3,153	2.46%	8,984	2.35%
Agriculture & Mining	7	0.05%	58	0.05%	141	0.04%
Farming, Fishing, Forestry	0	0.00%	45	0.04%	127	0.03%
Other Services	433	3.36%	4,453	3.47%	12,853	3.37%
2020 Worker Travel Time to Job	6,451		66,715		198,853	
<30 Minutes	4,082	63.28%	36,428	54.60%	111,196	55.92%
30-60 Minutes	2,017	31.27%	25,602	38.38%	73,226	36.82%
60+ Minutes	352	5.46%	4,685	7.02%	14,431	7.26%
2010 Households by HH Size	7,205		50,985		138,061	
1-Person Households	3,410	47.33%	16,983	33.31%	39,867	28.88%
2-Person Households	2,310	32.06%	16,316	32.00%	42,567	30.83%
3-Person Households	696	9.66%	7,450	14.61%	22,583	16.36%
4-Person Households	509	7.06%	5,626	11.03%	18,021	13.05%
5-Person Households	202	2.80%	2,685	5.27%	8,650	6.27%
6-Person Households	53	0.74%	1,147	2.25%	3,593	2.60%
7 or more Person Households	25	0.35%	778	1.53%	2,780	2.01%
2020 Average Household Size	1.90		2.30		2.50	
Households						
2025 Projection	8,706		59,024		158,837	
2020 Estimate	8,298		56,571		152,362	
2010 Census	7,204		50,985		138,061	
Growth 2020 - 2025	4.92%		4.34%		4.25%	
Growth 2010 - 2020	15.19%		10.96%		10.36%	

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Radius	1 Mile		3 Mile		5 Mile	
2020 Households by HH Income	8,299		56,571		152,363	
<\$25,000	2,229	26.86%	12,836	22.69%	31,835	20.89%
\$25,000 - \$50,000	2,303	27.75%	14,854	26.26%	40,552	26.62%
\$50,000 - \$75,000	1,394	16.80%	11,107	19.63%	29,666	19.47%
\$75,000 - \$100,000	926	11.16%	7,068	12.49%	18,979	12.46%
\$100,000 - \$125,000	770	9.28%	4,749	8.39%	11,760	7.72%
\$125,000 - \$150,000	323	3.89%	2,516	4.45%	6,610	4.34%
\$150,000 - \$200,000	208	2.51%	2,193	3.88%	6,886	4.52%
\$200,000+	146	1.76%	1,248	2.21%	6,075	3.99%
2020 Avg Household Income	\$59,788		\$65,260		\$70,726	
2020 Med Household Income	\$46,113		\$51,135		\$52,619	
2020 Occupied Housing	8,298		56,571		152,362	
Owner Occupied	5,992	72.21%	39,712	70.20%	100,781	66.15%
Renter Occupied	2,306	27.79%	16,859	29.80%	51,581	33.85%
2010 Housing Units	8,831		59,738		159,135	
1 Unit	1,892	21.42%	23,867	39.95%	75,136	47.22%
2 - 4 Units	287	3.25%	3,322	5.56%	11,693	7.35%
5 - 19 Units	2,038	23.08%	13,486	22.58%	31,516	19.80%
20+ Units	4,614	52.25%	19,063	31.91%	40,790	25.63%
2020 Housing Value	5,991		39,711		100,780	
<\$100,000	2,166	36.15%	7,900	19.89%	17,323	17.19%
\$100,000 - \$200,000	1,610	26.87%	11,590	29.19%	27,492	27.28%
\$200,000 - \$300,000	1,212	20.23%	11,671	29.39%	25,868	25.67%
\$300,000 - \$400,000	601	10.03%	5,376	13.54%	16,276	16.15%
\$400,000 - \$500,000	272	4.54%	2,022	5.09%	8,373	8.31%
\$500,000 - \$1,000,000	130	2.17%	997	2.51%	4,085	4.05%
\$1,000,000+	0	0.00%	155	0.39%	1,363	1.35%
2020 Median Home Value	\$151,521		\$203,132		\$221,552	
2020 Housing Units by Yr Built	8,850		60,940		163,933	
Built 2010+	665	7.51%	3,429	5.63%	9,875	6.02%
Built 2000 - 2010	696	7.86%	6,258	10.27%	14,037	8.56%
Built 1990 - 1999	1,071	12.10%	9,407	15.44%	24,593	15.00%
Built 1980 - 1989	3,849	43.49%	16,751	27.49%	41,511	25.32%
Built 1970 - 1979	2,139	24.17%	19,370	31.79%	48,791	29.76%
Built 1960 - 1969	302	3.41%	4,089	6.71%	17,592	10.73%
Built 1950 - 1959	96	1.08%	1,170	1.92%	5,918	3.61%
Built <1949	32	0.36%	466	0.76%	1,616	0.99%
2020 Median Year Built	1984		1982		1981	

