

Marketplace at Tamarac

6801-6997 W Commercial Blvd, Tamarac, FL 33319

Building Type: **General Retail**
 Secondary: **Storefront**
 GLA: **67,202 SF**
 Year Built: **1991**
 Total Available: **24,616 SF**
 % Leased: **63.37%**
 Rent/SF/Yr: **\$24.00**



2023 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$212,142	\$2,053,580	\$4,967,158
Total Apparel	\$12,048	\$120,561	\$283,843
Women's Apparel	4,677	46,016	109,563
Men's Apparel	2,378	23,529	56,328
Girl's Apparel	852	8,747	20,126
Boy's Apparel	634	6,600	15,100
Infant Apparel	606	6,174	14,103
Footwear	2,901	29,495	68,623
Total Entertainment & Hobbies	\$31,739	\$308,964	\$748,905
Entertainment	2,961	29,162	71,351
Audio & Visual Equipment/Service	8,350	82,177	192,212
Reading Materials	302	2,936	7,797
Pets, Toys, & Hobbies	4,459	42,854	108,106
Personal Items	15,667	151,835	369,438
Total Food and Alcohol	\$57,656	\$570,855	\$1,366,417
Food At Home	31,296	313,716	737,138
Food Away From Home	23,129	226,055	550,557
Alcoholic Beverages	3,230	31,084	78,722
Total Household	\$37,195	\$354,723	\$852,670
House Maintenance & Repair	10,066	95,322	218,279
Household Equip & Furnishings	13,752	132,934	320,937
Household Operations	9,948	94,945	232,290
Housing Costs	3,430	31,522	81,163

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2023 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
Total Transportation/Maint.	\$53,180	\$503,903	\$1,222,658
Vehicle Purchases	24,536	225,780	558,117
Gasoline	16,038	157,501	367,633
Vehicle Expenses	1,256	12,878	31,143
Transportation	4,650	44,160	113,290
Automotive Repair & Maintenance	6,700	63,583	152,474
Total Health Care	\$9,965	\$96,665	\$236,666
Medical Services	5,341	51,519	127,045
Prescription Drugs	3,420	33,456	81,267
Medical Supplies	1,204	11,690	28,354
Total Education/Day Care	\$10,359	\$97,908	\$256,000
Education	6,642	63,178	164,618
Fees & Admissions	3,717	34,730	91,382

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Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	1,200	7,748	6
Retail & Wholesale Trade	162	1,566	10
Hospitality & Food Service	74	1,179	16
Real Estate, Renting, Leasing	74	329	4
Finance & Insurance	103	474	5
Information	17	91	5
Scientific & Technology Services	167	729	4
Management of Companies	7	21	3
Health Care & Social Assistance	244	1,408	6
Educational Services	30	561	19
Public Administration & Sales	4	81	20
Arts, Entertainment, Recreation	21	160	8
Utilities & Waste Management	65	248	4
Construction	46	233	5
Manufacturing	18	106	6
Agriculture, Mining, Fishing	2	7	4
Other Services	166	555	3

Demographic Summary Report

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Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	20,121	209,144	472,538
2023 Estimate	20,231	210,161	475,894
2010 Census	18,104	187,369	430,259
Growth 2023 - 2028	-0.54%	-0.48%	-0.71%
Growth 2010 - 2023	11.75%	12.16%	10.61%
2023 Population by Hispanic Origin	5,701	59,161	123,658
2023 Population	20,231	210,161	475,894
White	8,860 43.79%	91,314 43.45%	227,298 47.76%
Black	10,103 49.94%	106,004 50.44%	218,286 45.87%
Am. Indian & Alaskan	73 0.36%	815 0.39%	1,848 0.39%
Asian	652 3.22%	6,563 3.12%	16,380 3.44%
Hawaiian & Pacific Island	23 0.11%	279 0.13%	581 0.12%
Other	519 2.57%	5,186 2.47%	11,500 2.42%
U.S. Armed Forces	4	138	217
Households			
2028 Projection	8,258	81,934	186,541
2023 Estimate	8,323	82,316	187,854
2010 Census	7,554	73,286	169,765
Growth 2023 - 2028	-0.78%	-0.46%	-0.70%
Growth 2010 - 2023	10.18%	12.32%	10.66%
Owner Occupied	5,813 69.84%	55,534 67.46%	125,588 66.85%
Renter Occupied	2,509 30.15%	26,782 32.54%	62,266 33.15%
2023 Households by HH Income	8,322	82,317	187,854
Income: <\$25,000	1,881 22.60%	18,610 22.61%	39,968 21.28%
Income: \$25,000 - \$50,000	2,455 29.50%	22,058 26.80%	46,781 24.90%
Income: \$50,000 - \$75,000	1,201 14.43%	17,521 21.28%	36,951 19.67%
Income: \$75,000 - \$100,000	1,190 14.30%	9,365 11.38%	22,525 11.99%
Income: \$100,000 - \$125,000	618 7.43%	5,691 6.91%	14,809 7.88%
Income: \$125,000 - \$150,000	392 4.71%	3,868 4.70%	10,936 5.82%
Income: \$150,000 - \$200,000	392 4.71%	3,408 4.14%	9,677 5.15%
Income: \$200,000+	193 2.32%	1,796 2.18%	6,207 3.30%
2023 Avg Household Income	\$65,937	\$64,519	\$71,067
2023 Med Household Income	\$47,356	\$50,655	\$54,593

Demographic Detail Report

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2028 Projection	20,121	209,144	472,538
2023 Estimate	20,231	210,161	475,894
2010 Census	18,104	187,369	430,259
Growth 2023 - 2028	-0.54%	-0.48%	-0.71%
Growth 2010 - 2023	11.75%	12.16%	10.61%
2023 Population by Age			
	20,231	210,161	475,894
Age 0 - 4	1,176 5.81%	12,496 5.95%	27,723 5.83%
Age 5 - 9	1,209 5.98%	12,909 6.14%	28,402 5.97%
Age 10 - 14	1,253 6.19%	13,439 6.39%	29,523 6.20%
Age 15 - 19	1,181 5.84%	12,743 6.06%	28,234 5.93%
Age 20 - 24	1,088 5.38%	11,793 5.61%	26,506 5.57%
Age 25 - 29	1,144 5.65%	12,470 5.93%	28,253 5.94%
Age 30 - 34	1,307 6.46%	14,166 6.74%	31,881 6.70%
Age 35 - 39	1,421 7.02%	15,135 7.20%	33,566 7.05%
Age 40 - 44	1,424 7.04%	14,951 7.11%	32,956 6.93%
Age 45 - 49	1,340 6.62%	13,852 6.59%	30,840 6.48%
Age 50 - 54	1,306 6.46%	13,251 6.31%	30,128 6.33%
Age 55 - 59	1,337 6.61%	13,263 6.31%	30,773 6.47%
Age 60 - 64	1,297 6.41%	12,614 6.00%	29,598 6.22%
Age 65 - 69	1,156 5.71%	11,138 5.30%	26,099 5.48%
Age 70 - 74	976 4.82%	9,476 4.51%	22,110 4.65%
Age 75 - 79	711 3.51%	7,103 3.38%	16,575 3.48%
Age 80 - 84	448 2.21%	4,646 2.21%	11,025 2.32%
Age 85+	457 2.26%	4,719 2.25%	11,700 2.46%
Age 65+	3,748 18.53%	37,082 17.64%	87,509 18.39%
Median Age	41.20	40.00	40.60
Average Age	40.70	39.90	40.50

Demographic Detail Report

Marketplace at Tamarac						
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Radius	1 Mile		3 Mile		5 Mile	
2023 Population By Race	20,231		210,161		475,894	
White	8,860	43.79%	91,314	43.45%	227,298	47.76%
Black	10,103	49.94%	106,004	50.44%	218,286	45.87%
Am. Indian & Alaskan	73	0.36%	815	0.39%	1,848	0.39%
Asian	652	3.22%	6,563	3.12%	16,380	3.44%
Hawaiian & Pacific Island	23	0.11%	279	0.13%	581	0.12%
Other	519	2.57%	5,186	2.47%	11,500	2.42%
Population by Hispanic Origin	20,231		210,161		475,894	
Non-Hispanic Origin	14,530	71.82%	151,000	71.85%	352,236	74.02%
Hispanic Origin	5,702	28.18%	59,160	28.15%	123,658	25.98%
2023 Median Age, Male	39.70		38.30		39.00	
2023 Average Age, Male	39.40		38.50		39.10	
2023 Median Age, Female	42.50		41.50		42.10	
2023 Average Age, Female	41.80		41.20		41.70	
2023 Population by Occupation Classification	16,357		168,759		384,590	
Civilian Employed	11,032	67.45%	109,064	64.63%	243,524	63.32%
Civilian Unemployed	438	2.68%	3,575	2.12%	8,517	2.21%
Civilian Non-Labor Force	4,882	29.85%	55,985	33.17%	132,335	34.41%
Armed Forces	5	0.03%	135	0.08%	214	0.06%
Households by Marital Status						
Married	3,227		30,913		73,980	
Married No Children	1,955		18,485		44,796	
Married w/Children	1,272		12,427		29,184	
2023 Population by Education	15,584		157,590		361,044	
Some High School, No Diploma	1,420	9.11%	19,759	12.54%	42,518	11.78%
High School Grad (Incl Equivalency)	4,731	30.36%	48,733	30.92%	103,634	28.70%
Some College, No Degree	4,175	26.79%	44,456	28.21%	102,159	28.30%
Associate Degree	1,259	8.08%	10,808	6.86%	25,539	7.07%
Bachelor Degree	2,611	16.75%	22,481	14.27%	57,063	15.80%
Advanced Degree	1,388	8.91%	11,353	7.20%	30,131	8.35%

Demographic Detail Report

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Radius	1 Mile		3 Mile		5 Mile	
2023 Population by Occupation	20,351		203,959		453,525	
Real Estate & Finance	965	4.74%	7,547	3.70%	17,495	3.86%
Professional & Management	5,071	24.92%	44,445	21.79%	106,137	23.40%
Public Administration	599	2.94%	4,406	2.16%	10,372	2.29%
Education & Health	2,280	11.20%	26,135	12.81%	56,839	12.53%
Services	2,538	12.47%	26,077	12.79%	54,671	12.05%
Information	199	0.98%	2,240	1.10%	5,412	1.19%
Sales	2,819	13.85%	29,102	14.27%	63,652	14.03%
Transportation	208	1.02%	3,778	1.85%	7,937	1.75%
Retail	1,606	7.89%	15,516	7.61%	33,303	7.34%
Wholesale	169	0.83%	2,947	1.44%	7,353	1.62%
Manufacturing	559	2.75%	5,157	2.53%	10,926	2.41%
Production	1,485	7.30%	13,476	6.61%	28,768	6.34%
Construction	616	3.03%	9,718	4.76%	20,894	4.61%
Utilities	838	4.12%	7,718	3.78%	16,688	3.68%
Agriculture & Mining	18	0.09%	213	0.10%	490	0.11%
Farming, Fishing, Forestry	18	0.09%	147	0.07%	512	0.11%
Other Services	363	1.78%	5,337	2.62%	12,076	2.66%
2023 Worker Travel Time to Job	10,720		105,261		234,126	
<30 Minutes	6,146	57.33%	54,745	52.01%	125,744	53.71%
30-60 Minutes	3,664	34.18%	41,161	39.10%	87,816	37.51%
60+ Minutes	910	8.49%	9,355	8.89%	20,566	8.78%
2010 Households by HH Size	7,554		73,285		169,764	
1-Person Households	2,422	32.06%	21,654	29.55%	49,570	29.20%
2-Person Households	2,374	31.43%	22,417	30.59%	52,951	31.19%
3-Person Households	1,230	16.28%	12,020	16.40%	28,085	16.54%
4-Person Households	880	11.65%	9,109	12.43%	21,320	12.56%
5-Person Households	393	5.20%	4,529	6.18%	10,283	6.06%
6-Person Households	153	2.03%	1,991	2.72%	4,340	2.56%
7 or more Person Households	102	1.35%	1,565	2.14%	3,215	1.89%
2023 Average Household Size	2.40		2.50		2.50	
Households						
2028 Projection	8,258		81,934		186,541	
2023 Estimate	8,323		82,316		187,854	
2010 Census	7,554		73,286		169,765	
Growth 2023 - 2028	-0.78%		-0.46%		-0.70%	
Growth 2010 - 2023	10.18%		12.32%		10.66%	

Demographic Detail Report

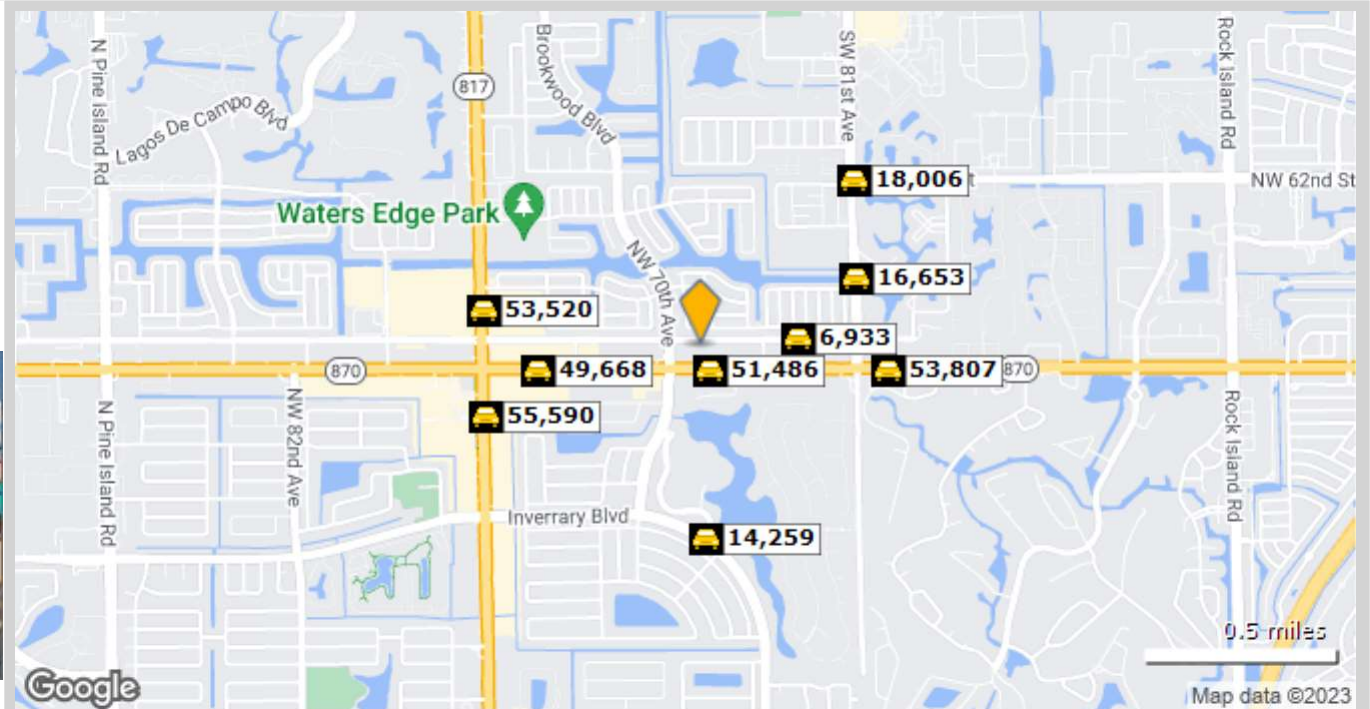
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Radius	1 Mile		3 Mile		5 Mile	
2023 Households by HH Income	8,322		82,317		187,854	
<\$25,000	1,881	22.60%	18,610	22.61%	39,968	21.28%
\$25,000 - \$50,000	2,455	29.50%	22,058	26.80%	46,781	24.90%
\$50,000 - \$75,000	1,201	14.43%	17,521	21.28%	36,951	19.67%
\$75,000 - \$100,000	1,190	14.30%	9,365	11.38%	22,525	11.99%
\$100,000 - \$125,000	618	7.43%	5,691	6.91%	14,809	7.88%
\$125,000 - \$150,000	392	4.71%	3,868	4.70%	10,936	5.82%
\$150,000 - \$200,000	392	4.71%	3,408	4.14%	9,677	5.15%
\$200,000+	193	2.32%	1,796	2.18%	6,207	3.30%
2023 Avg Household Income	\$65,937		\$64,519		\$71,067	
2023 Med Household Income	\$47,356		\$50,655		\$54,593	
2023 Occupied Housing	8,322		82,316		187,854	
Owner Occupied	5,813	69.85%	55,534	67.46%	125,588	66.85%
Renter Occupied	2,509	30.15%	26,782	32.54%	62,266	33.15%
2010 Housing Units	9,441		93,260		211,298	
1 Unit	5,236	55.46%	41,622	44.63%	95,668	45.28%
2 - 4 Units	437	4.63%	5,355	5.74%	12,211	5.78%
5 - 19 Units	1,148	12.16%	13,126	14.07%	32,804	15.52%
20+ Units	2,620	27.75%	33,157	35.55%	70,615	33.42%
2023 Housing Value	5,813		55,533		125,588	
<\$100,000	1,809	31.12%	12,378	22.29%	22,153	17.64%
\$100,000 - \$200,000	1,064	18.30%	12,907	23.24%	25,903	20.63%
\$200,000 - \$300,000	1,259	21.66%	16,717	30.10%	34,446	27.43%
\$300,000 - \$400,000	881	15.16%	8,874	15.98%	26,327	20.96%
\$400,000 - \$500,000	355	6.11%	2,369	4.27%	10,385	8.27%
\$500,000 - \$1,000,000	430	7.40%	2,085	3.75%	6,009	4.78%
\$1,000,000+	15	0.26%	203	0.37%	365	0.29%
2023 Median Home Value	\$202,661		\$214,844		\$242,785	
2023 Housing Units by Yr Built	9,457		94,135		213,784	
Built 2010+	704	7.44%	8,107	8.61%	17,727	8.29%
Built 2000 - 2010	531	5.61%	6,821	7.25%	15,267	7.14%
Built 1990 - 1999	939	9.93%	7,564	8.04%	25,052	11.72%
Built 1980 - 1989	2,864	30.28%	24,568	26.10%	55,644	26.03%
Built 1970 - 1979	3,631	38.39%	38,037	40.41%	74,856	35.01%
Built 1960 - 1969	645	6.82%	7,198	7.65%	19,888	9.30%
Built 1950 - 1959	81	0.86%	1,225	1.30%	3,923	1.84%
Built <1949	62	0.66%	615	0.65%	1,427	0.67%
2023 Median Year Built	1980		1979		1980	

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	West Commercial Boulevard	W Commercial Blv	0.10 W	2022	51,486	MPSI	.07
2	NW 57th St	NW 66th Ter	0.09 W	2022	6,933	MPSI	.27
3	W Commercial Blvd	NW 73rd Ave	0.10 E	2022	49,668	MPSI	.43
4	NW 64th Ave	NW 57th Ct	0.13 S	2022	16,653	MPSI	.46
5	Inverrary Boulevard	NW 71st Ave	0.05 SE	2022	14,259	MPSI	.51
6	W Commercial Blvd	NW 64th Ave	0.08 W	2022	49,531	MPSI	.51
7	W Commercial Blvd	NW 64th Ave	0.08 W	2020	53,807	MPSI	.51
8	NW 76th Ave	NW 58th St	0.06 N	2022	53,520	MPSI	.58
9	NW 76th Ave	W Commercial Blvd	0.12 N	2022	55,590	MPSI	.59
10	Northwest 62nd Street	NW 62nd St	0.00 W	2022	18,006	MPSI	.61

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Description	2010		2023		2028	
Population	18,104		20,231		20,121	
Age 0 - 4	1,100	6.08%	1,176	5.81%	1,146	5.70%
Age 5 - 9	997	5.51%	1,209	5.98%	1,179	5.86%
Age 10 - 14	1,043	5.76%	1,253	6.19%	1,211	6.02%
Age 15 - 19	1,001	5.53%	1,181	5.84%	1,216	6.04%
Age 20 - 24	987	5.45%	1,088	5.38%	1,166	5.79%
Age 25 - 29	1,211	6.69%	1,144	5.65%	1,132	5.63%
Age 30 - 34	1,284	7.09%	1,307	6.46%	1,185	5.89%
Age 35 - 39	1,222	6.75%	1,421	7.02%	1,288	6.40%
Age 40 - 44	1,178	6.51%	1,424	7.04%	1,369	6.80%
Age 45 - 49	1,324	7.31%	1,340	6.62%	1,362	6.77%
Age 50 - 54	1,261	6.97%	1,306	6.46%	1,316	6.54%
Age 55 - 59	1,204	6.65%	1,337	6.61%	1,278	6.35%
Age 60 - 64	1,141	6.30%	1,297	6.41%	1,245	6.19%
Age 65 - 69	829	4.58%	1,156	5.71%	1,162	5.78%
Age 70 - 74	640	3.54%	976	4.82%	1,007	5.00%
Age 75 - 79	466	2.57%	711	3.51%	789	3.92%
Age 80 - 84	457	2.52%	448	2.21%	534	2.65%
Age 85+	758	4.19%	457	2.26%	534	2.65%
Age 15+	14,963	82.65%	16,593	82.02%	16,583	82.42%
Age 20+	13,962	77.12%	15,412	76.18%	15,367	76.37%
Age 65+	3,150	17.40%	3,748	18.53%	4,026	20.01%
Median Age	41		41		42	
Average Age	40.80		40.70		41.30	
Population By Race	18,104		20,231		20,121	
White	9,282	51.27%	8,860	43.79%	8,781	43.64%
Black	7,774	42.94%	10,103	49.94%	10,082	50.11%
Am. Indian & Alaskan	52	0.29%	73	0.36%	73	0.36%
Asian	566	3.13%	652	3.22%	641	3.19%
Hawaiian & Pacific Islander	15	0.08%	23	0.11%	24	0.12%
Other	401	2.21%	519	2.57%	521	2.59%

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Description	2010	2023	2028
Population by Race (Hispanic)	3,785	5,702	5,690
White	3,354 88.61%	4,974 87.23%	4,958 87.14%
Black	305 8.06%	501 8.79%	502 8.82%
Am. Indian & Alaskan	22 0.58%	44 0.77%	44 0.77%
Asian	15 0.40%	27 0.47%	27 0.47%
Hawaiian & Pacific Islander	8 0.21%	15 0.26%	15 0.26%
Other	81 2.14%	140 2.46%	145 2.55%
Household by Household Income	7,555	8,322	8,256
<\$25,000	2,098 27.77%	1,881 22.60%	1,859 22.52%
\$25,000 - \$50,000	2,253 29.82%	2,455 29.50%	2,435 29.49%
\$50,000 - \$75,000	1,438 19.03%	1,201 14.43%	1,151 13.94%
\$75,000 - \$100,000	1,013 13.41%	1,190 14.30%	1,180 14.29%
\$100,000 - \$125,000	316 4.18%	618 7.43%	631 7.64%
\$125,000 - \$150,000	179 2.37%	392 4.71%	400 4.84%
\$150,000 - \$200,000	212 2.81%	392 4.71%	398 4.82%
\$200,000+	46 0.61%	193 2.32%	202 2.45%
Average Household Income	\$52,920	\$65,937	\$66,672
Median Household Income	\$41,862	\$47,356	\$47,492