

Demographic Detail Report

Rivertowne Square

1011-1219 S Federal Hwy, Deerfield Beach, FL 33441

Building Type: **Shopping Center** Total Available: **15,706 SF**
 Center Type: **Neighborhood Center** % Leased: **95.86%**
 Center GLA: **137,895 SF** Rent/SF/Yr: **\$13.56**
 Year Built: **1980**



Radius	3 Mile		5 Mile		10 Mile	
Population						
2021 Projection	117,826		235,305		795,253	
2016 Estimate	110,457		220,995		744,810	
2010 Census	101,801		205,537		681,713	
Growth 2016 - 2021	6.67%		6.48%		6.77%	
Growth 2010 - 2016	8.50%		7.52%		9.26%	
2016 Population by Age						
	110,457		220,995		744,810	
Age 0 - 4	5,697	5.16%	11,685	5.29%	39,274	5.27%
Age 5 - 9	5,504	4.98%	11,009	4.98%	37,863	5.08%
Age 10 - 14	5,374	4.87%	10,587	4.79%	37,986	5.10%
Age 15 - 19	5,158	4.67%	10,425	4.72%	38,328	5.15%
Age 20 - 24	5,396	4.89%	11,490	5.20%	40,406	5.43%
Age 25 - 29	6,139	5.56%	13,171	5.96%	43,569	5.85%
Age 30 - 34	6,663	6.03%	13,873	6.28%	45,047	6.05%
Age 35 - 39	6,450	5.84%	13,105	5.93%	43,632	5.86%
Age 40 - 44	6,595	5.97%	13,225	5.98%	45,445	6.10%
Age 45 - 49	7,101	6.43%	14,103	6.38%	48,995	6.58%
Age 50 - 54	7,858	7.11%	15,504	7.02%	53,746	7.22%
Age 55 - 59	7,913	7.16%	15,610	7.06%	53,643	7.20%
Age 60 - 64	7,368	6.67%	14,410	6.52%	48,855	6.56%
Age 65 - 69	6,993	6.33%	13,492	6.11%	44,336	5.95%
Age 70 - 74	6,213	5.62%	11,819	5.35%	37,564	5.04%
Age 75 - 79	5,008	4.53%	9,521	4.31%	29,541	3.97%
Age 80 - 84	3,883	3.52%	7,482	3.39%	23,223	3.12%
Age 85+	5,146	4.66%	10,484	4.74%	33,358	4.48%
Age 65+	27,243	24.66%	52,798	23.89%	168,022	22.56%
Median Age	46.60		45.70		45.10	
Average Age	44.70		44.20		43.60	

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Radius	3 Mile		5 Mile		10 Mile	
2016 Population By Race	110,457		220,995		744,810	
White	81,668	73.94%	168,598	76.29%	571,538	76.74%
Black	24,392	22.08%	42,989	19.45%	133,926	17.98%
Am. Indian & Alaskan	351	0.32%	682	0.31%	2,195	0.29%
Asian	1,834	1.66%	4,592	2.08%	22,737	3.05%
Hawaiian & Pacific Island	80	0.07%	144	0.07%	661	0.09%
Other	2,133	1.93%	3,990	1.81%	13,754	1.85%
Population by Hispanic Origin	110,457		220,995		744,810	
Non-Hispanic Origin	93,051	84.24%	185,515	83.95%	608,013	81.63%
Hispanic Origin	17,406	15.76%	35,480	16.05%	136,798	18.37%
2016 Median Age, Male	44.80		43.70		43.30	
2016 Average Age, Male	43.20		42.70		42.20	
2016 Median Age, Female	48.40		47.60		46.70	
2016 Average Age, Female	46.10		45.60		44.90	
2016 Population by Occupation Classification	92,850		185,624		622,021	
Civilian Employed	51,756	55.74%	104,767	56.44%	362,426	58.27%
Civilian Unemployed	2,827	3.04%	5,542	2.99%	17,880	2.87%
Civilian Non-Labor Force	38,192	41.13%	75,183	40.50%	241,350	38.80%
Armed Forces	75	0.08%	132	0.07%	365	0.06%
Households by Marital Status						
Married	18,835		37,579		134,562	
Married No Children	13,265		26,258		88,366	
Married w/Children	5,570		11,321		46,196	
2016 Population by Education	89,761		179,105		592,243	
Some High School, No Diploma	10,969	12.22%	18,388	10.27%	57,529	9.71%
High School Grad (Incl Equivalency)	26,439	29.45%	47,934	26.76%	148,067	25.00%
Some College, No Degree	21,927	24.43%	44,674	24.94%	155,062	26.18%
Associate Degree	6,433	7.17%	13,306	7.43%	41,291	6.97%
Bachelor Degree	15,039	16.75%	34,809	19.43%	121,681	20.55%
Advanced Degree	8,954	9.98%	19,994	11.16%	68,613	11.59%

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Radius	3 Mile		5 Mile		10 Mile	
2016 Population by Occupation	95,129		191,450		669,604	
Real Estate & Finance	5,235	5.50%	10,181	5.32%	33,948	5.07%
Professional & Management	23,368	24.56%	50,666	26.46%	185,454	27.70%
Public Administration	1,761	1.85%	3,389	1.77%	11,790	1.76%
Education & Health	8,343	8.77%	18,294	9.56%	68,119	10.17%
Services	12,340	12.97%	23,168	12.10%	71,464	10.67%
Information	1,256	1.32%	2,538	1.33%	7,567	1.13%
Sales	13,852	14.56%	28,534	14.90%	104,594	15.62%
Transportation	1,664	1.75%	2,626	1.37%	9,465	1.41%
Retail	7,319	7.69%	14,432	7.54%	50,607	7.56%
Wholesale	1,408	1.48%	3,047	1.59%	13,107	1.96%
Manufacturing	2,897	3.05%	5,299	2.77%	17,910	2.67%
Production	5,021	5.28%	8,706	4.55%	27,008	4.03%
Construction	4,699	4.94%	9,046	4.72%	28,987	4.33%
Utilities	2,107	2.21%	3,887	2.03%	14,398	2.15%
Agriculture & Mining	117	0.12%	235	0.12%	893	0.13%
Farming, Fishing, Forestry	39	0.04%	127	0.07%	609	0.09%
Other Services	3,703	3.89%	7,275	3.80%	23,684	3.54%
2016 Worker Travel Time to Job	49,010		98,751		340,179	
<30 Minutes	32,044	65.38%	65,990	66.82%	215,900	63.47%
30-60 Minutes	14,899	30.40%	28,483	28.84%	105,320	30.96%
60+ Minutes	2,067	4.22%	4,278	4.33%	18,959	5.57%
2010 Households by HH Size	44,797		91,632		294,456	
1-Person Households	15,702	35.05%	33,154	36.18%	99,467	33.78%
2-Person Households	15,701	35.05%	32,315	35.27%	102,980	34.97%
3-Person Households	5,711	12.75%	11,670	12.74%	39,761	13.50%
4-Person Households	4,194	9.36%	8,198	8.95%	30,703	10.43%
5-Person Households	1,953	4.36%	3,618	3.95%	13,106	4.45%
6-Person Households	814	1.82%	1,483	1.62%	5,027	1.71%
7 or more Person Households	722	1.61%	1,194	1.30%	3,412	1.16%
2016 Average Household Size	2.20		2.10		2.20	
Households						
2021 Projection	51,563		103,696		340,163	
2016 Estimate	48,428		97,616		319,246	
2010 Census	44,798		91,632		294,455	
Growth 2016 - 2021	6.47%		6.23%		6.55%	
Growth 2010 - 2016	8.10%		6.53%		8.42%	

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Radius	3 Mile		5 Mile		10 Mile	
2016 Households by HH Income	48,427		97,616		319,245	
<\$25,000	14,410	29.76%	26,852	27.51%	75,433	23.63%
\$25,000 - \$50,000	12,315	25.43%	23,615	24.19%	77,844	24.38%
\$50,000 - \$75,000	7,406	15.29%	16,111	16.50%	53,468	16.75%
\$75,000 - \$100,000	4,448	9.18%	10,139	10.39%	36,486	11.43%
\$100,000 - \$125,000	3,239	6.69%	7,297	7.48%	26,557	8.32%
\$125,000 - \$150,000	1,654	3.42%	3,745	3.84%	13,067	4.09%
\$150,000 - \$200,000	1,855	3.83%	3,947	4.04%	15,656	4.90%
\$200,000+	3,100	6.40%	5,910	6.05%	20,734	6.49%
2016 Avg Household Income	\$69,721		\$71,519		\$76,434	
2016 Med Household Income	\$44,292		\$47,945		\$52,617	
2016 Occupied Housing	48,428		97,616		319,246	
Owner Occupied	33,585	69.35%	64,233	65.80%	222,420	69.67%
Renter Occupied	14,843	30.65%	33,383	34.20%	96,826	30.33%
2010 Housing Units	54,260		111,416		356,398	
1 Unit	22,409	41.30%	44,907	40.31%	158,659	44.52%
2 - 4 Units	3,234	5.96%	7,366	6.61%	25,325	7.11%
5 - 19 Units	7,980	14.71%	17,925	16.09%	56,029	15.72%
20+ Units	20,637	38.03%	41,218	36.99%	116,385	32.66%
2016 Housing Value	33,584		64,232		222,420	
<\$100,000	11,929	35.52%	17,475	27.21%	52,577	23.64%
\$100,000 - \$200,000	6,687	19.91%	13,624	21.21%	51,431	23.12%
\$200,000 - \$300,000	4,868	14.49%	12,264	19.09%	42,465	19.09%
\$300,000 - \$400,000	2,746	8.18%	7,459	11.61%	28,796	12.95%
\$400,000 - \$500,000	1,519	4.52%	3,717	5.79%	14,976	6.73%
\$500,000 - \$1,000,000	3,975	11.84%	7,094	11.04%	24,153	10.86%
\$1,000,000+	1,860	5.54%	2,599	4.05%	8,022	3.61%
2016 Median Home Value	\$172,722		\$208,292		\$216,960	
2016 Housing Units by Yr Built	56,700		114,561		364,158	
Built 2010+	1,654	2.92%	2,821	2.46%	12,438	3.42%
Built 2000 - 2010	2,373	4.19%	7,838	6.84%	26,972	7.41%
Built 1990 - 1999	4,014	7.08%	10,949	9.56%	52,164	14.32%
Built 1980 - 1989	9,389	16.56%	24,311	21.22%	91,488	25.12%
Built 1970 - 1979	18,719	33.01%	33,520	29.26%	100,665	27.64%
Built 1960 - 1969	14,358	25.32%	23,945	20.90%	54,299	14.91%
Built 1950 - 1959	5,125	9.04%	9,178	8.01%	21,362	5.87%
Built <1949	1,068	1.88%	1,999	1.74%	4,770	1.31%
2016 Median Year Built	1973		1976		1979	