

# Demographic Detail Report

## Coral Creek Shops

6500-6588 N State Road 7, Coconut Creek, FL 33073

Building Type: **Shopping Center**      Total Available: **6,750 SF**  
 Center Type: **Neighborhood Center**      % Leased: **94.27%**  
 Center GLA: **117,725 SF**      Rent/SF/Yr: **\$20.04**  
 Year Built: **1989**



Radius	3 Mile		5 Mile		10 Mile	
<b>Population</b>						
2021 Projection	125,531		338,566		995,346	
2016 Estimate	117,585		317,088		933,042	
2010 Census	107,885		290,638		858,559	
Growth 2016 - 2021	6.76%		6.77%		6.68%	
Growth 2010 - 2016	8.99%		9.10%		8.68%	
<b>2016 Population by Age</b>						
	<b>117,585</b>		<b>317,088</b>		<b>933,042</b>	
Age 0 - 4	7,165	6.09%	17,647	5.57%	51,889	5.56%
Age 5 - 9	7,216	6.14%	17,426	5.50%	50,597	5.42%
Age 10 - 14	7,750	6.59%	18,510	5.84%	51,718	5.54%
Age 15 - 19	8,010	6.81%	19,202	6.06%	52,528	5.63%
Age 20 - 24	7,878	6.70%	19,252	6.07%	54,259	5.82%
Age 25 - 29	7,682	6.53%	19,143	6.04%	56,643	6.07%
Age 30 - 34	7,597	6.46%	19,037	6.00%	57,628	6.18%
Age 35 - 39	7,598	6.46%	18,746	5.91%	55,891	5.99%
Age 40 - 44	8,298	7.06%	20,120	6.35%	58,180	6.24%
Age 45 - 49	8,977	7.63%	21,775	6.87%	62,053	6.65%
Age 50 - 54	9,367	7.97%	23,285	7.34%	66,912	7.17%
Age 55 - 59	8,560	7.28%	22,344	7.05%	65,716	7.04%
Age 60 - 64	6,822	5.80%	19,425	6.13%	58,765	6.30%
Age 65 - 69	5,190	4.41%	16,669	5.26%	51,903	5.56%
Age 70 - 74	3,643	3.10%	13,403	4.23%	42,742	4.58%
Age 75 - 79	2,400	2.04%	10,221	3.22%	32,967	3.53%
Age 80 - 84	1,604	1.36%	8,090	2.55%	25,766	2.76%
Age 85+	1,827	1.55%	12,793	4.03%	36,885	3.95%
Age 65+	14,664	12.47%	61,176	19.29%	190,263	20.39%
<b>Median Age</b>	<b>38.60</b>		<b>42.40</b>		<b>43.00</b>	
<b>Average Age</b>	<b>37.90</b>		<b>41.50</b>		<b>42.10</b>	

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Radius	3 Mile	5 Mile	10 Mile
<b>2016 Population By Race</b>	<b>117,585</b>	<b>317,088</b>	<b>933,042</b>
White	89,722 76.30%	246,152 77.63%	666,404 71.42%
Black	18,246 15.52%	48,826 15.40%	212,311 22.75%
Am. Indian & Alaskan	304 0.26%	890 0.28%	2,819 0.30%
Asian	6,295 5.35%	14,029 4.42%	32,221 3.45%
Hawaiian & Pacific Island	118 0.10%	274 0.09%	810 0.09%
Other	2,900 2.47%	6,917 2.18%	18,478 1.98%
<b>Population by Hispanic Origin</b>	<b>117,585</b>	<b>317,088</b>	<b>933,042</b>
Non-Hispanic Origin	90,980 77.37%	251,379 79.28%	748,020 80.17%
Hispanic Origin	26,605 22.63%	65,709 20.72%	185,022 19.83%
<b>2016 Median Age, Male</b>	<b>37.10</b>	<b>40.10</b>	<b>41.20</b>
<b>2016 Average Age, Male</b>	<b>37.00</b>	<b>39.80</b>	<b>40.70</b>
<b>2016 Median Age, Female</b>	<b>40.00</b>	<b>44.40</b>	<b>44.80</b>
<b>2016 Average Age, Female</b>	<b>38.80</b>	<b>43.10</b>	<b>43.50</b>
<b>2016 Population by Occupation Classification</b>	<b>93,848</b>	<b>259,666</b>	<b>768,333</b>
Civilian Employed	65,807 70.12%	159,991 61.61%	461,394 60.05%
Civilian Unemployed	2,718 2.90%	7,297 2.81%	23,613 3.07%
Civilian Non-Labor Force	25,244 26.90%	92,190 35.50%	282,950 36.83%
Armed Forces	79 0.08%	188 0.07%	376 0.05%
<b>Households by Marital Status</b>			
Married	23,125	61,011	169,180
Married No Children	11,794	35,245	105,681
Married w/Children	11,331	25,765	63,499
<b>2016 Population by Education</b>	<b>86,146</b>	<b>241,627</b>	<b>720,125</b>
Some High School, No Diploma	5,543 6.43%	19,003 7.86%	69,111 9.60%
High School Grad (Incl Equivalency)	20,678 24.00%	60,977 25.24%	186,274 25.87%
Some College, No Degree	24,232 28.13%	66,807 27.65%	195,111 27.09%
Associate Degree	6,581 7.64%	16,576 6.86%	48,075 6.68%
Bachelor Degree	19,708 22.88%	51,043 21.12%	143,996 20.00%
Advanced Degree	9,404 10.92%	27,221 11.27%	77,558 10.77%

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Radius	3 Mile		5 Mile		10 Mile	
<b>2016 Population by Occupation</b>	<b>121,924</b>		<b>296,649</b>		<b>857,878</b>	
Real Estate & Finance	5,837	4.79%	14,441	4.87%	41,833	4.88%
Professional & Management	35,881	29.43%	83,967	28.31%	230,611	26.88%
Public Administration	2,202	1.81%	5,498	1.85%	16,152	1.88%
Education & Health	13,248	10.87%	32,749	11.04%	92,957	10.84%
Services	12,340	10.12%	29,818	10.05%	92,284	10.76%
Information	1,388	1.14%	3,557	1.20%	10,105	1.18%
Sales	18,575	15.23%	47,090	15.87%	136,321	15.89%
Transportation	881	0.72%	2,465	0.83%	11,621	1.35%
Retail	8,514	6.98%	22,929	7.73%	66,304	7.73%
Wholesale	2,445	2.01%	6,083	2.05%	16,372	1.91%
Manufacturing	3,604	2.96%	8,073	2.72%	22,341	2.60%
Production	4,508	3.70%	11,072	3.73%	34,229	3.99%
Construction	4,907	4.02%	12,138	4.09%	36,271	4.23%
Utilities	2,709	2.22%	5,796	1.95%	19,374	2.26%
Agriculture & Mining	96	0.08%	248	0.08%	966	0.11%
Farming, Fishing, Forestry	17	0.01%	99	0.03%	527	0.06%
Other Services	4,772	3.91%	10,626	3.58%	29,610	3.45%
<b>2016 Worker Travel Time to Job</b>	<b>62,493</b>		<b>151,777</b>		<b>435,674</b>	
<30 Minutes	36,585	58.54%	88,328	58.20%	260,745	59.85%
30-60 Minutes	22,240	35.59%	54,679	36.03%	148,288	34.04%
60+ Minutes	3,668	5.87%	8,770	5.78%	26,641	6.11%
<b>2010 Households by HH Size</b>	<b>39,843</b>		<b>118,209</b>		<b>355,286</b>	
1-Person Households	8,403	21.09%	34,583	29.26%	110,301	31.05%
2-Person Households	12,613	31.66%	38,543	32.61%	120,334	33.87%
3-Person Households	7,739	19.42%	18,966	16.04%	52,620	14.81%
4-Person Households	6,916	17.36%	16,132	13.65%	42,087	11.85%
5-Person Households	2,769	6.95%	6,575	5.56%	18,320	5.16%
6-Person Households	928	2.33%	2,235	1.89%	6,946	1.96%
7 or more Person Households	475	1.19%	1,175	0.99%	4,678	1.32%
<b>2016 Average Household Size</b>	<b>2.70</b>		<b>2.40</b>		<b>2.40</b>	
<b>Households</b>						
2021 Projection	45,702		137,084		408,469	
2016 Estimate	42,937		128,594		383,666	
2010 Census	39,844		118,208		355,287	
Growth 2016 - 2021	6.44%		6.60%		6.46%	
Growth 2010 - 2016	7.76%		8.79%		7.99%	

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<b>Radius</b>	<b>3 Mile</b>		<b>5 Mile</b>		<b>10 Mile</b>	
<b>2016 Households by HH Income</b>	<b>42,938</b>		<b>128,595</b>		<b>383,667</b>	
<\$25,000	6,022	14.02%	27,297	21.23%	89,582	23.35%
\$25,000 - \$50,000	9,768	22.75%	31,497	24.49%	95,021	24.77%
\$50,000 - \$75,000	7,503	17.47%	22,149	17.22%	66,225	17.26%
\$75,000 - \$100,000	7,107	16.55%	16,401	12.75%	44,575	11.62%
\$100,000 - \$125,000	4,728	11.01%	11,747	9.13%	31,451	8.20%
\$125,000 - \$150,000	2,248	5.24%	5,615	4.37%	15,680	4.09%
\$150,000 - \$200,000	2,866	6.67%	7,003	5.45%	18,306	4.77%
\$200,000+	2,696	6.28%	6,886	5.35%	22,827	5.95%
<b>2016 Avg Household Income</b>	<b>\$86,692</b>		<b>\$76,354</b>		<b>\$75,027</b>	
<b>2016 Med Household Income</b>	<b>\$68,448</b>		<b>\$55,254</b>		<b>\$52,446</b>	
<b>2016 Occupied Housing</b>	<b>42,937</b>		<b>128,594</b>		<b>383,666</b>	
Owner Occupied	30,799	71.73%	93,197	72.47%	270,879	70.60%
Renter Occupied	12,138	28.27%	35,397	27.53%	112,787	29.40%
<b>2010 Housing Units</b>	<b>43,030</b>		<b>134,437</b>		<b>418,996</b>	
1 Unit	26,862	62.43%	68,147	50.69%	204,447	48.79%
2 - 4 Units	3,112	7.23%	9,012	6.70%	28,107	6.71%
5 - 19 Units	7,848	18.24%	25,835	19.22%	64,033	15.28%
20+ Units	5,208	12.10%	31,443	23.39%	122,409	29.21%
<b>2016 Housing Value</b>	<b>30,800</b>		<b>93,197</b>		<b>270,879</b>	
<\$100,000	4,862	15.79%	26,037	27.94%	70,290	25.95%
\$100,000 - \$200,000	6,603	21.44%	19,961	21.42%	67,161	24.79%
\$200,000 - \$300,000	8,837	28.69%	20,249	21.73%	51,297	18.94%
\$300,000 - \$400,000	5,285	17.16%	12,962	13.91%	33,073	12.21%
\$400,000 - \$500,000	2,341	7.60%	6,537	7.01%	17,774	6.56%
\$500,000 - \$1,000,000	2,546	8.27%	6,774	7.27%	24,323	8.98%
\$1,000,000+	326	1.06%	677	0.73%	6,961	2.57%
<b>2016 Median Home Value</b>	<b>\$244,528</b>		<b>\$202,966</b>		<b>\$197,004</b>	
<b>2016 Housing Units by Yr Built</b>	<b>45,459</b>		<b>139,128</b>		<b>427,386</b>	
Built 2010+	3,257	7.16%	7,369	5.30%	15,601	3.65%
Built 2000 - 2010	6,212	13.67%	13,439	9.66%	36,785	8.61%
Built 1990 - 1999	15,006	33.01%	32,968	23.70%	69,563	16.28%
Built 1980 - 1989	13,757	30.26%	45,683	32.84%	111,895	26.18%
Built 1970 - 1979	6,269	13.79%	33,285	23.92%	119,135	27.88%
Built 1960 - 1969	684	1.50%	4,544	3.27%	51,813	12.12%
Built 1950 - 1959	182	0.40%	1,241	0.89%	18,301	4.28%
Built <1949	92	0.20%	599	0.43%	4,293	1.00%
<b>2016 Median Year Built</b>	<b>1990</b>		<b>1986</b>		<b>1981</b>	