

Demographic Detail Report

West Broward Shopping Center

3801-3961 W Broward Blvd, Plantation, FL 33312

Building Type: **Shopping Center**
 Center Type: **Community Center**
 Center GLA: **149,794 SF**
 Year Built: **1965**

Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



Radius	3 Mile		5 Mile		10 Mile	
Population						
2021 Projection	170,521		435,569		1,368,458	
2016 Estimate	160,896		409,527		1,281,961	
2010 Census	153,877		383,715		1,175,042	
Growth 2016 - 2021	5.98%		6.36%		6.75%	
Growth 2010 - 2016	4.56%		6.73%		9.10%	
2016 Population by Age						
	160,896		409,527		1,281,961	
Age 0 - 4	11,095	6.90%	26,869	6.56%	78,118	6.09%
Age 5 - 9	10,982	6.83%	25,395	6.20%	74,984	5.85%
Age 10 - 14	10,894	6.77%	23,853	5.82%	73,350	5.72%
Age 15 - 19	10,729	6.67%	22,711	5.55%	71,892	5.61%
Age 20 - 24	11,271	7.01%	24,677	6.03%	75,512	5.89%
Age 25 - 29	11,941	7.42%	29,090	7.10%	83,503	6.51%
Age 30 - 34	11,659	7.25%	31,452	7.68%	88,559	6.91%
Age 35 - 39	10,486	6.52%	29,492	7.20%	85,609	6.68%
Age 40 - 44	10,146	6.31%	28,140	6.87%	85,779	6.69%
Age 45 - 49	10,352	6.43%	27,816	6.79%	88,144	6.88%
Age 50 - 54	10,914	6.78%	28,781	7.03%	93,219	7.27%
Age 55 - 59	10,499	6.53%	27,694	6.76%	90,570	7.06%
Age 60 - 64	8,959	5.57%	24,081	5.88%	79,414	6.19%
Age 65 - 69	7,266	4.52%	19,942	4.87%	66,574	5.19%
Age 70 - 74	5,419	3.37%	14,967	3.65%	51,058	3.98%
Age 75 - 79	3,665	2.28%	10,192	2.49%	36,304	2.83%
Age 80 - 84	2,336	1.45%	6,757	1.65%	25,939	2.02%
Age 85+	2,285	1.42%	7,618	1.86%	33,432	2.61%
Age 65+	20,971	13.03%	59,476	14.52%	213,307	16.64%
Median Age	35.90		38.50		40.60	
Average Age	36.90		38.70		40.10	

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Radius	3 Mile		5 Mile		10 Mile	
2016 Population By Race	160,896		409,527		1,281,961	
White	48,776	30.32%	194,168	47.41%	796,672	62.14%
Black	105,989	65.87%	195,024	47.62%	411,856	32.13%
Am. Indian & Alaskan	487	0.30%	1,437	0.35%	5,317	0.41%
Asian	2,469	1.53%	10,217	2.49%	40,222	3.14%
Hawaiian & Pacific Island	151	0.09%	451	0.11%	1,474	0.11%
Other	3,024	1.88%	8,229	2.01%	26,420	2.06%
Population by Hispanic Origin	160,896		409,527		1,281,961	
Non-Hispanic Origin	137,957	85.74%	335,241	81.86%	962,952	75.12%
Hispanic Origin	22,938	14.26%	74,286	18.14%	319,009	24.88%
2016 Median Age, Male	34.80		38.10		39.50	
2016 Average Age, Male	36.00		38.00		39.10	
2016 Median Age, Female	36.90		39.00		41.60	
2016 Average Age, Female	37.70		39.30		41.10	
2016 Population by Occupation Classification	125,786		328,871		1,041,148	
Civilian Employed	77,891	61.92%	208,194	63.31%	653,272	62.75%
Civilian Unemployed	5,808	4.62%	13,251	4.03%	36,000	3.46%
Civilian Non-Labor Force	42,063	33.44%	107,168	32.59%	351,095	33.72%
Armed Forces	24	0.02%	258	0.08%	781	0.08%
Households by Marital Status						
Married	19,896		53,878		201,549	
Married No Children	11,970		33,444		123,034	
Married w/Children	7,925		20,435		78,515	
2016 Population by Education	114,907		310,235		979,466	
Some High School, No Diploma	22,327	19.43%	46,313	14.93%	119,001	12.15%
High School Grad (Incl Equivalency)	34,841	30.32%	85,170	27.45%	263,352	26.89%
Some College, No Degree	29,550	25.72%	82,909	26.72%	270,840	27.65%
Associate Degree	8,982	7.82%	24,213	7.80%	71,362	7.29%
Bachelor Degree	13,272	11.55%	46,638	15.03%	164,165	16.76%
Advanced Degree	5,935	5.17%	24,992	8.06%	90,746	9.26%

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Radius	3 Mile		5 Mile		10 Mile	
2016 Population by Occupation	146,295		390,562		1,218,847	
Real Estate & Finance	4,099	2.80%	14,541	3.72%	50,803	4.17%
Professional & Management	29,374	20.08%	92,878	23.78%	307,831	25.26%
Public Administration	3,204	2.19%	8,646	2.21%	28,398	2.33%
Education & Health	18,831	12.87%	45,984	11.77%	138,616	11.37%
Services	21,825	14.92%	50,049	12.81%	137,090	11.25%
Information	1,372	0.94%	4,194	1.07%	14,012	1.15%
Sales	20,189	13.80%	56,727	14.52%	189,068	15.51%
Transportation	5,635	3.85%	11,888	3.04%	24,247	1.99%
Retail	10,267	7.02%	28,484	7.29%	91,882	7.54%
Wholesale	2,622	1.79%	6,857	1.76%	23,633	1.94%
Manufacturing	2,742	1.87%	8,565	2.19%	29,972	2.46%
Production	8,524	5.83%	19,787	5.07%	54,716	4.49%
Construction	7,906	5.40%	17,437	4.46%	53,430	4.38%
Utilities	4,366	2.98%	11,144	2.85%	34,104	2.80%
Agriculture & Mining	367	0.25%	556	0.14%	1,621	0.13%
Farming, Fishing, Forestry	126	0.09%	224	0.06%	909	0.07%
Other Services	4,846	3.31%	12,601	3.23%	38,515	3.16%
2016 Worker Travel Time to Job	75,417		199,417		624,532	
<30 Minutes	44,438	58.92%	119,416	59.88%	360,769	57.77%
30-60 Minutes	25,162	33.36%	64,695	32.44%	216,952	34.74%
60+ Minutes	5,817	7.71%	15,306	7.68%	46,811	7.50%
2010 Households by HH Size	54,477		154,407		474,744	
1-Person Households	13,447	24.68%	49,607	32.13%	146,971	30.96%
2-Person Households	15,609	28.65%	48,388	31.34%	151,109	31.83%
3-Person Households	9,699	17.80%	23,691	15.34%	74,477	15.69%
4-Person Households	7,365	13.52%	16,813	10.89%	56,594	11.92%
5-Person Households	4,324	7.94%	8,676	5.62%	26,721	5.63%
6-Person Households	2,121	3.89%	3,960	2.56%	10,952	2.31%
7 or more Person Households	1,912	3.51%	3,272	2.12%	7,920	1.67%
2016 Average Household Size	2.80		2.40		2.40	
Households						
2021 Projection	59,639		173,733		549,105	
2016 Estimate	56,442		163,752		515,479	
2010 Census	54,477		154,405		474,743	
Growth 2016 - 2021	5.66%		6.10%		6.52%	
Growth 2010 - 2016	3.61%		6.05%		8.58%	

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Radius	3 Mile		5 Mile		10 Mile	
2016 Households by HH Income	56,442		163,752		515,477	
<\$25,000	17,775	31.49%	47,529	29.02%	132,299	25.67%
\$25,000 - \$50,000	16,312	28.90%	44,932	27.44%	132,974	25.80%
\$50,000 - \$75,000	9,729	17.24%	28,788	17.58%	91,204	17.69%
\$75,000 - \$100,000	5,396	9.56%	16,904	10.32%	58,230	11.30%
\$100,000 - \$125,000	3,240	5.74%	11,090	6.77%	40,666	7.89%
\$125,000 - \$150,000	1,587	2.81%	4,744	2.90%	19,286	3.74%
\$150,000 - \$200,000	1,496	2.65%	5,263	3.21%	20,535	3.98%
\$200,000+	907	1.61%	4,502	2.75%	20,283	3.93%
2016 Avg Household Income	\$53,858		\$59,801		\$67,276	
2016 Med Household Income	\$39,521		\$43,477		\$48,503	
2016 Occupied Housing	56,442		163,752		515,479	
Owner Occupied	32,619	57.79%	93,600	57.16%	336,755	65.33%
Renter Occupied	23,823	42.21%	70,152	42.84%	178,724	34.67%
2010 Housing Units	60,768		172,420		546,325	
1 Unit	32,054	52.75%	78,865	45.74%	268,307	49.11%
2 - 4 Units	7,825	12.88%	19,747	11.45%	43,867	8.03%
5 - 19 Units	6,484	10.67%	24,193	14.03%	73,388	13.43%
20+ Units	14,405	23.70%	49,615	28.78%	160,763	29.43%
2016 Housing Value	32,620		93,600		336,756	
<\$100,000	10,898	33.41%	31,060	33.18%	89,174	26.48%
\$100,000 - \$200,000	11,019	33.78%	28,159	30.08%	100,236	29.77%
\$200,000 - \$300,000	5,184	15.89%	15,001	16.03%	63,392	18.82%
\$300,000 - \$400,000	3,278	10.05%	9,391	10.03%	36,296	10.78%
\$400,000 - \$500,000	1,159	3.55%	4,301	4.60%	17,939	5.33%
\$500,000 - \$1,000,000	853	2.61%	4,124	4.41%	22,377	6.64%
\$1,000,000+	229	0.70%	1,564	1.67%	7,342	2.18%
2016 Median Home Value	\$149,115		\$155,896		\$179,017	
2016 Housing Units by Yr Built	61,998		178,614		562,972	
Built 2010+	1,851	2.99%	6,134	3.43%	23,873	4.24%
Built 2000 - 2010	3,569	5.76%	14,963	8.38%	41,981	7.46%
Built 1990 - 1999	2,221	3.58%	11,484	6.43%	60,788	10.80%
Built 1980 - 1989	5,879	9.48%	26,050	14.58%	106,322	18.89%
Built 1970 - 1979	17,711	28.57%	55,012	30.80%	160,577	28.52%
Built 1960 - 1969	16,003	25.81%	33,148	18.56%	95,106	16.89%
Built 1950 - 1959	12,147	19.59%	23,841	13.35%	57,550	10.22%
Built <1949	2,617	4.22%	7,982	4.47%	16,775	2.98%
2016 Median Year Built	1969		1973		1976	