

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	
Population						
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%	
2016 Population by Age						
	117,585		317,088		933,042	
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%
Median Age	38.60		42.40		43.00	
Average Age	37.90		41.50		42.10	

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Radius	3 Mile	5 Mile	10 Mile
2016 Population By Race	117,585	317,088	933,042
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%
Population by Hispanic Origin	117,585	317,088	933,042
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%
2016 Median Age, Male	37.10	40.10	41.20
2016 Average Age, Male	37.00	39.80	40.70
2016 Median Age, Female	40.00	44.40	44.80
2016 Average Age, Female	38.80	43.10	43.50
2016 Population by Occupation Classification	93,848	259,666	768,333
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%
Households by Marital Status			
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
2016 Population by Education	86,146	241,627	720,125
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	
2016 Population by Occupation	121,924		296,649		857,878	
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%
2016 Worker Travel Time to Job	62,493		151,777		435,674	
<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%
2010 Households by HH Size	39,843		118,209		355,286	
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%
2016 Average Household Size	2.70		2.40		2.40	
Households						
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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Radius	3 Mile		5 Mile		10 Mile	
2016 Households by HH Income	42,938		128,595		383,667	
<\$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%
2016 Avg Household Income	\$86,692		\$76,354		\$75,027	
2016 Med Household Income	\$68,448		\$55,254		\$52,446	
2016 Occupied Housing	42,937		128,594		383,666	
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%
2010 Housing Units	43,030		134,437		418,996	
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%
2016 Housing Value	30,800		93,197		270,879	
<\$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%
2016 Median Home Value	\$244,528		\$202,966		\$197,004	
2016 Housing Units by Yr Built	45,459		139,128		427,386	
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%
2016 Median Year Built	1990		1986		1981	