



Market Profile

1600 Commons
 1592-1592 N Federal Hwy, Fort Lauderdale, Florida, 33304
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 26.14739
 Longitude: -80.11993

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	16,235	118,958	250,555
2010 Total Population	14,984	115,536	246,441
2017 Total Population	16,699	126,007	266,487
2017 Group Quarters	196	3,000	4,208
2022 Total Population	17,874	134,054	282,398
2017-2022 Annual Rate	1.37%	1.25%	1.17%
2017 Total Daytime Population	17,644	173,232	349,540
Workers	10,887	111,635	214,767
Residents	6,757	61,597	134,773
Household Summary			
2000 Households	8,215	53,951	108,880
2000 Average Household Size	1.91	2.12	2.24
2010 Households	8,058	55,751	110,466
2010 Average Household Size	1.84	2.02	2.19
2017 Households	8,936	60,557	118,785
2017 Average Household Size	1.85	2.03	2.21
2022 Households	9,539	64,312	125,575
2022 Average Household Size	1.85	2.04	2.22
2017-2022 Annual Rate	1.31%	1.21%	1.12%
2010 Families	2,811	22,715	53,176
2010 Average Family Size	2.73	2.92	3.02
2017 Families	3,040	24,246	56,352
2017 Average Family Size	2.75	2.95	3.05
2022 Families	3,212	25,535	59,151
2022 Average Family Size	2.77	2.96	3.07
2017-2022 Annual Rate	1.11%	1.04%	0.97%
Housing Unit Summary			
2000 Housing Units	9,116	63,365	126,533
Owner Occupied Housing Units	44.7%	45.5%	49.3%
Renter Occupied Housing Units	45.4%	39.7%	36.8%
Vacant Housing Units	9.9%	14.9%	14.0%
2010 Housing Units	9,524	70,391	136,756
Owner Occupied Housing Units	40.6%	41.1%	44.3%
Renter Occupied Housing Units	44.0%	38.1%	36.5%
Vacant Housing Units	15.4%	20.8%	19.2%
2017 Housing Units	10,446	75,037	144,883
Owner Occupied Housing Units	35.8%	37.0%	40.2%
Renter Occupied Housing Units	49.8%	43.7%	41.8%
Vacant Housing Units	14.5%	19.3%	18.0%
2022 Housing Units	11,101	78,750	151,940
Owner Occupied Housing Units	35.5%	37.0%	40.0%
Renter Occupied Housing Units	50.4%	44.7%	42.6%
Vacant Housing Units	14.1%	18.3%	17.4%
Median Household Income			
2017	\$57,791	\$52,728	\$50,483
2022	\$69,190	\$61,426	\$57,025
Median Home Value			
2017	\$409,833	\$344,282	\$272,988
2022	\$483,250	\$424,251	\$353,448
Per Capita Income			
2017	\$51,275	\$42,688	\$35,770
2022	\$58,948	\$48,893	\$40,896
Median Age			
2010	44.7	43.6	41.9
2017	46.2	45.2	43.4
2022	46.7	45.5	43.7

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.



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2017 Households by Income			
Household Income Base	8,936	60,557	118,785
<\$15,000	12.6%	13.7%	13.8%
\$15,000 - \$24,999	8.5%	10.7%	11.5%
\$25,000 - \$34,999	9.6%	10.5%	10.7%
\$35,000 - \$49,999	13.5%	12.8%	13.5%
\$50,000 - \$74,999	14.8%	15.7%	17.2%
\$75,000 - \$99,999	10.8%	10.6%	10.2%
\$100,000 - \$149,999	12.4%	11.9%	11.2%
\$150,000 - \$199,999	7.1%	5.5%	5.1%
\$200,000+	10.7%	8.6%	6.7%
Average Household Income	\$95,810	\$86,618	\$78,947
2022 Households by Income			
Household Income Base	9,539	64,312	125,575
<\$15,000	11.2%	12.6%	13.0%
\$15,000 - \$24,999	7.2%	9.4%	10.2%
\$25,000 - \$34,999	7.9%	8.9%	9.1%
\$35,000 - \$49,999	11.4%	10.8%	11.6%
\$50,000 - \$74,999	14.9%	15.3%	16.9%
\$75,000 - \$99,999	13.1%	12.7%	12.2%
\$100,000 - \$149,999	13.8%	14.1%	13.3%
\$150,000 - \$199,999	8.0%	6.4%	6.0%
\$200,000+	12.4%	9.9%	7.7%
Average Household Income	\$110,706	\$99,783	\$90,739
2017 Owner Occupied Housing Units by Value			
Total	3,735	27,790	58,204
<\$50,000	1.4%	2.2%	3.6%
\$50,000 - \$99,999	1.0%	6.2%	9.8%
\$100,000 - \$149,999	4.9%	8.1%	10.6%
\$150,000 - \$199,999	6.5%	8.8%	11.3%
\$200,000 - \$249,999	8.1%	8.8%	10.8%
\$250,000 - \$299,999	8.9%	8.9%	8.7%
\$300,000 - \$399,999	17.9%	15.9%	14.2%
\$400,000 - \$499,999	12.8%	10.5%	8.5%
\$500,000 - \$749,999	20.8%	14.5%	10.7%
\$750,000 - \$999,999	7.5%	6.0%	4.5%
\$1,000,000 +	10.1%	10.0%	7.3%
Average Home Value	\$504,037	\$446,997	\$375,903
2022 Owner Occupied Housing Units by Value			
Total	3,940	29,131	60,822
<\$50,000	0.4%	0.7%	1.6%
\$50,000 - \$99,999	0.3%	2.7%	5.1%
\$100,000 - \$149,999	2.0%	4.1%	6.5%
\$150,000 - \$199,999	3.5%	5.3%	8.0%
\$200,000 - \$249,999	4.9%	7.2%	10.1%
\$250,000 - \$299,999	7.7%	9.3%	9.7%
\$300,000 - \$399,999	18.6%	17.4%	16.9%
\$400,000 - \$499,999	15.2%	13.6%	11.6%
\$500,000 - \$749,999	26.9%	19.7%	15.2%
\$750,000 - \$999,999	9.0%	7.9%	6.2%
\$1,000,000 +	11.6%	12.1%	9.2%
Average Home Value	\$565,806	\$523,816	\$450,526

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.



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2010 Population by Age			
Total	14,983	115,538	246,440
0 - 4	3.9%	4.7%	5.5%
5 - 9	3.4%	4.0%	4.9%
10 - 14	3.4%	4.0%	4.8%
15 - 24	8.3%	10.3%	11.2%
25 - 34	14.7%	14.7%	14.0%
35 - 44	16.8%	14.5%	14.2%
45 - 54	20.6%	17.7%	16.9%
55 - 64	14.9%	14.4%	13.4%
65 - 74	7.3%	8.5%	8.2%
75 - 84	4.5%	5.1%	4.9%
85 +	2.2%	2.1%	2.0%
18 +	87.2%	84.6%	81.7%
2017 Population by Age			
Total	16,700	126,007	266,489
0 - 4	3.8%	4.4%	5.0%
5 - 9	3.3%	4.2%	4.9%
10 - 14	3.3%	3.9%	4.7%
15 - 24	8.6%	9.7%	10.5%
25 - 34	14.7%	14.6%	14.2%
35 - 44	14.3%	12.9%	12.6%
45 - 54	17.7%	15.3%	14.6%
55 - 64	16.5%	15.6%	15.0%
65 - 74	10.5%	11.4%	10.7%
75 - 84	4.9%	5.5%	5.3%
85 +	2.6%	2.5%	2.4%
18 +	87.6%	85.1%	82.5%
2022 Population by Age			
Total	17,876	134,055	282,398
0 - 4	3.9%	4.6%	5.1%
5 - 9	3.4%	4.1%	4.8%
10 - 14	3.2%	3.9%	4.8%
15 - 24	8.5%	9.3%	10.1%
25 - 34	14.8%	14.7%	14.2%
35 - 44	13.9%	12.7%	12.6%
45 - 54	14.7%	13.1%	12.7%
55 - 64	16.6%	15.2%	14.7%
65 - 74	12.1%	13.0%	12.2%
75 - 84	6.1%	6.8%	6.4%
85 +	2.6%	2.6%	2.5%
18 +	87.5%	85.1%	82.6%
2010 Population by Sex			
Males	8,508	63,907	129,442
Females	6,476	51,629	116,999
2017 Population by Sex			
Males	9,343	68,761	138,807
Females	7,356	57,246	127,680
2022 Population by Sex			
Males	9,825	72,042	145,694
Females	8,049	62,012	136,704

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.



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2010 Population by Race/Ethnicity			
Total	14,985	115,535	246,442
White Alone	82.0%	66.6%	59.0%
Black Alone	11.1%	26.8%	34.3%
American Indian Alone	0.3%	0.3%	0.2%
Asian Alone	2.3%	1.5%	1.5%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	2.4%	2.6%	2.8%
Two or More Races	1.9%	2.1%	2.2%
Hispanic Origin	12.7%	12.7%	13.9%
Diversity Index	46.7	59.9	64.6
2017 Population by Race/Ethnicity			
Total	16,700	126,008	266,488
White Alone	77.4%	63.2%	55.8%
Black Alone	13.7%	28.8%	36.1%
American Indian Alone	0.4%	0.3%	0.3%
Asian Alone	2.9%	1.9%	1.8%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	3.1%	3.2%	3.4%
Two or More Races	2.5%	2.5%	2.6%
Hispanic Origin	16.9%	16.1%	17.3%
Diversity Index	55.5	64.8	68.4
2022 Population by Race/Ethnicity			
Total	17,875	134,055	282,398
White Alone	74.1%	60.7%	53.6%
Black Alone	15.6%	30.3%	37.3%
American Indian Alone	0.4%	0.4%	0.3%
Asian Alone	3.3%	2.2%	2.0%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	3.6%	3.6%	3.8%
Two or More Races	2.9%	2.7%	2.8%
Hispanic Origin	20.5%	19.0%	20.0%
Diversity Index	61.2	68.1	70.9
2010 Population by Relationship and Household Type			
Total	14,984	115,536	246,441
In Households	98.7%	97.4%	98.3%
In Family Households	53.1%	59.9%	68.0%
Householder	18.6%	19.7%	21.6%
Spouse	13.1%	12.6%	13.2%
Child	16.2%	20.4%	25.0%
Other relative	3.2%	4.7%	5.5%
Nonrelative	2.0%	2.4%	2.8%
In Nonfamily Households	45.6%	37.6%	30.3%
In Group Quarters	1.3%	2.6%	1.7%
Institutionalized Population	0.4%	1.5%	0.9%
Noninstitutionalized Population	0.9%	1.1%	0.8%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.



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2017 Population 25+ by Educational Attainment			
Total	13,538	97,988	199,153
Less than 9th Grade	2.9%	5.1%	6.3%
9th - 12th Grade, No Diploma	2.7%	6.2%	7.2%
High School Graduate	16.7%	19.9%	22.3%
GED/Alternative Credential	2.1%	2.6%	3.3%
Some College, No Degree	17.2%	17.5%	18.3%
Associate Degree	10.1%	8.3%	8.9%
Bachelor's Degree	29.8%	24.5%	21.1%
Graduate/Professional Degree	18.6%	15.9%	12.6%
2017 Population 15+ by Marital Status			
Total	14,976	110,220	227,260
Never Married	44.7%	44.1%	42.0%
Married	37.6%	36.2%	37.4%
Widowed	4.4%	5.4%	5.9%
Divorced	13.4%	14.3%	14.7%
2017 Civilian Population 16+ in Labor Force			
Civilian Employed	96.1%	92.8%	92.4%
Civilian Unemployed (Unemployment Rate)	3.9%	7.2%	7.6%
2017 Employed Population 16+ by Industry			
Total	10,125	65,006	133,709
Agriculture/Mining	0.2%	0.2%	0.3%
Construction	5.0%	5.0%	6.9%
Manufacturing	4.3%	4.2%	4.6%
Wholesale Trade	5.0%	3.2%	3.2%
Retail Trade	11.6%	12.4%	11.8%
Transportation/Utilities	4.6%	4.7%	5.2%
Information	1.5%	1.8%	1.5%
Finance/Insurance/Real Estate	10.2%	10.3%	8.9%
Services	53.8%	54.6%	54.0%
Public Administration	3.7%	3.7%	3.6%
2017 Employed Population 16+ by Occupation			
Total	10,124	65,005	133,710
White Collar	67.1%	64.0%	59.8%
Management/Business/Financial	21.0%	20.6%	17.4%
Professional	21.0%	19.2%	18.0%
Sales	14.5%	14.0%	12.4%
Administrative Support	10.6%	10.2%	12.0%
Services	19.3%	21.3%	22.3%
Blue Collar	13.6%	14.7%	17.9%
Farming/Forestry/Fishing	0.1%	0.1%	0.2%
Construction/Extraction	2.7%	3.5%	5.1%
Installation/Maintenance/Repair	2.9%	2.8%	3.6%
Production	3.1%	2.5%	2.9%
Transportation/Material Moving	4.7%	5.8%	6.2%
2010 Population By Urban/ Rural Status			
Total Population	14,984	115,536	246,441
Population Inside Urbanized Area	100.0%	100.0%	100.0%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.0%	0.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.



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2010 Households by Type			
Total	8,059	55,751	110,466
Households with 1 Person	46.7%	43.6%	38.7%
Households with 2+ People	53.3%	56.4%	61.3%
Family Households	34.9%	40.7%	48.1%
Husband-wife Families	24.5%	26.0%	29.4%
With Related Children	8.7%	8.5%	10.7%
Other Family (No Spouse Present)	10.3%	14.7%	18.7%
Other Family with Male Householder	3.5%	4.4%	5.1%
With Related Children	1.5%	2.0%	2.4%
Other Family with Female Householder	6.8%	10.3%	13.7%
With Related Children	3.7%	6.6%	8.7%
Nonfamily Households	18.4%	15.7%	13.1%
All Households with Children	14.2%	17.3%	22.2%
Multigenerational Households	1.1%	2.6%	3.9%
Unmarried Partner Households	13.3%	11.6%	10.4%
Male-female	6.1%	6.5%	6.7%
Same-sex	7.2%	5.1%	3.7%
2010 Households by Size			
Total	8,058	55,751	110,466
1 Person Household	46.7%	43.6%	38.7%
2 Person Household	34.9%	33.9%	33.0%
3 Person Household	9.5%	10.2%	12.4%
4 Person Household	5.8%	6.7%	8.4%
5 Person Household	2.0%	3.1%	4.1%
6 Person Household	0.7%	1.3%	1.8%
7 + Person Household	0.4%	1.1%	1.6%
2010 Households by Tenure and Mortgage Status			
Total	8,058	55,751	110,466
Owner Occupied	48.0%	51.8%	54.9%
Owned with a Mortgage/Loan	33.4%	33.4%	36.5%
Owned Free and Clear	14.7%	18.4%	18.3%
Renter Occupied	52.0%	48.2%	45.1%
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	9,524	70,391	136,756
Housing Units Inside Urbanized Area	100.0%	100.0%	100.0%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.0%	0.0%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

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Top 3 Tapestry Segments			
1.	Emerald City (8B)	Emerald City (8B)	Emerald City (8B)
2.	Urban Chic (2A)	Golden Years (9B)	Golden Years (9B)
3.	Young and Restless (11B)	City Commons (11E)	City Commons (11E)
2017 Consumer Spending			
Apparel & Services: Total \$	\$23,464,402	\$142,550,393	\$253,914,671
Average Spent	\$2,625.83	\$2,353.99	\$2,137.60
Spending Potential Index	122	109	99
Education: Total \$	\$16,584,971	\$99,600,585	\$174,852,586
Average Spent	\$1,855.97	\$1,644.74	\$1,472.01
Spending Potential Index	128	113	101
Entertainment/Recreation: Total \$	\$32,673,836	\$200,717,050	\$359,840,755
Average Spent	\$3,656.43	\$3,314.51	\$3,029.35
Spending Potential Index	117	106	97
Food at Home: Total \$	\$53,388,296	\$329,952,360	\$591,524,156
Average Spent	\$5,974.52	\$5,448.62	\$4,979.79
Spending Potential Index	119	108	99
Food Away from Home: Total \$	\$36,310,142	\$221,295,399	\$394,280,765
Average Spent	\$4,063.36	\$3,654.33	\$3,319.28
Spending Potential Index	122	110	100
Health Care: Total \$	\$55,577,351	\$348,988,683	\$632,419,226
Average Spent	\$6,219.49	\$5,762.98	\$5,324.07
Spending Potential Index	111	103	95
HH Furnishings & Equipment: Total \$	\$20,414,557	\$125,167,168	\$224,675,998
Average Spent	\$2,284.53	\$2,066.93	\$1,891.45
Spending Potential Index	117	106	97
Personal Care Products & Services: Total \$	\$8,602,619	\$52,556,039	\$93,637,957
Average Spent	\$962.69	\$867.88	\$788.30
Spending Potential Index	121	109	99
Shelter: Total \$	\$181,413,571	\$1,108,278,732	\$1,967,551,206
Average Spent	\$20,301.43	\$18,301.41	\$16,563.97
Spending Potential Index	125	113	102
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$24,154,770	\$149,747,289	\$269,425,921
Average Spent	\$2,703.09	\$2,472.83	\$2,268.18
Spending Potential Index	115	106	97
Travel: Total \$	\$22,023,401	\$133,539,501	\$237,755,030
Average Spent	\$2,464.57	\$2,205.19	\$2,001.56
Spending Potential Index	119	106	97
Vehicle Maintenance & Repairs: Total \$	\$11,120,639	\$68,559,404	\$123,587,507
Average Spent	\$1,244.48	\$1,132.15	\$1,040.43
Spending Potential Index	116	106	97

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2013 and 2014 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.