

## Expanded Profile

2010-2020 Census, 2022 Estimates with 2027 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.0624/-80.2535

<b>4701 S University Dr Davie, FL 33328</b>	<b>1 mi radius</b>		<b>3 mi radius</b>		<b>5 mi radius</b>	
<b>Population</b>						
Estimated Population (2022)	11,147		113,921		340,449	
Projected Population (2027)	12,428		123,313		358,502	
Census Population (2020)	11,226		114,385		342,632	
Census Population (2010)	9,210		94,909		307,523	
Projected Annual Growth (2022 to 2027)	1,281	2.3%	9,392	1.6%	18,053	1.1%
Historical Annual Growth (2020 to 2022)	-79	-0.4%	-464	-0.2%	-2,183	-0.3%
Historical Annual Growth (2010 to 2020)	2,016	10.9%	19,476	10.3%	35,110	5.7%
Estimated Population Density (2022)	3,550 psm		4,030 psm		4,336 psm	
Trade Area Size	3.1 sq mi		28.3 sq mi		78.5 sq mi	
<b>Households</b>						
Estimated Households (2022)	4,231		42,242		126,026	
Projected Households (2027)	4,713		45,704		132,576	
Census Households (2020)	4,265		42,465		126,761	
Census Households (2010)	3,482		35,799		115,254	
Estimated Households with Children (2022)	1,399	33.1%	14,258	33.8%	42,967	34.1%
Estimated Average Household Size (2022)	2.59		2.66		2.68	
<b>Average Household Income</b>						
Estimated Average Household Income (2022)	\$103,026		\$93,671		\$91,959	
Projected Average Household Income (2027)	\$109,056		\$103,344		\$106,729	
Estimated Average Family Income (2022)	\$119,622		\$111,081		\$105,644	
<b>Median Household Income</b>						
Estimated Median Household Income (2022)	\$95,585		\$82,045		\$77,479	
Projected Median Household Income (2027)	\$113,794		\$98,111		\$93,435	
Estimated Median Family Income (2022)	\$111,882		\$98,237		\$91,966	
<b>Per Capita Income</b>						
Estimated Per Capita Income (2022)	\$39,162		\$34,780		\$34,093	
Projected Per Capita Income (2027)	\$41,405		\$38,346		\$39,518	
Estimated Per Capita Income 5 Year Growth	\$2,244	5.7%	\$3,566	10.3%	\$5,425	15.9%
Estimated Average Household Net Worth (2022)	\$704,648		\$597,914		\$554,761	
<b>Daytime Demos (2022)</b>						
Total Businesses	1,345		10,331		30,248	
Total Employees	7,494		69,268		184,524	
Company Headquarter Businesses	35	2.6%	276	2.7%	758	2.5%
Company Headquarter Employees	1,141	15.2%	10,913	15.8%	23,314	12.6%
Employee Population per Business	5.6		6.7		6.1	
Residential Population per Business	8.3		11.0		11.3	

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<b>Race &amp; Ethnicity</b>							
White (2022)	6,078	54.5%	54,672	48.0%	151,383	44.5%	
Black or African American (2022)	934	8.4%	13,056	11.5%	56,452	16.6%	
American Indian or Alaska Native (2022)	49	0.4%	636	0.6%	1,988	0.6%	
Asian (2022)	1,121	10.1%	7,963	7.0%	17,227	5.1%	
Hawaiian or Pacific Islander (2022)	8	-	77	-	196	-	
Other Race (2022)	717	6.4%	10,359	9.1%	27,018	7.9%	
Two or More Races (2022)	2,240	20.1%	27,157	23.8%	86,186	25.3%	
Not Hispanic or Latino Population (2022)	7,661	68.7%	69,111	60.7%	204,210	60.0%	
Hispanic or Latino Population (2022)	3,486	31.3%	44,810	39.3%	136,239	40.0%	
Not Hispanic or Latino Population (2027)	8,513	68.5%	74,491	60.4%	214,541	59.8%	
Hispanic or Latino Population (2027)	3,915	31.5%	48,823	39.6%	143,961	40.2%	
Not Hispanic or Latino Population (2020)	7,715	68.7%	69,314	60.6%	205,081	59.9%	
Hispanic or Latino Population (2020)	3,511	31.3%	45,071	39.4%	137,551	40.1%	
Not Hispanic or Latino Population (2010)	7,281	79.1%	66,009	69.5%	210,302	68.4%	
Hispanic or Latino Population (2010)	1,929	20.9%	28,900	30.5%	97,221	31.6%	
Projected Hispanic Annual Growth (2022 to 2027)	430	2.5%	4,013	1.8%	7,722	1.1%	
Historic Hispanic Annual Growth (2010 to 2022)	1,556	6.7%	15,910	4.6%	39,018	3.3%	
<b>Age Distribution (2022)</b>							
Age Under 5	559	5.0%	5,876	5.2%	17,317	5.1%	
Age 5 to 9 Years	590	5.3%	6,284	5.5%	18,621	5.5%	
Age 10 to 14 Years	730	6.6%	7,245	6.4%	21,543	6.3%	
Age 15 to 19 Years	683	6.1%	7,531	6.6%	21,843	6.4%	
Age 20 to 24 Years	810	7.3%	7,941	7.0%	21,677	6.4%	
Age 25 to 29 Years	824	7.4%	8,348	7.3%	23,632	6.9%	
Age 30 to 34 Years	817	7.3%	8,171	7.2%	24,690	7.3%	
Age 35 to 39 Years	794	7.1%	8,029	7.0%	24,730	7.3%	
Age 40 to 44 Years	833	7.5%	7,911	6.9%	24,098	7.1%	
Age 45 to 49 Years	735	6.6%	7,444	6.5%	22,414	6.6%	
Age 50 to 54 Years	785	7.0%	7,500	6.6%	22,680	6.7%	
Age 55 to 59 Years	748	6.7%	7,198	6.3%	22,063	6.5%	
Age 60 to 64 Years	694	6.2%	6,775	5.9%	20,964	6.2%	
Age 65 to 74 Years	941	8.4%	10,659	9.4%	32,690	9.6%	
Age 75 to 84 Years	458	4.1%	5,264	4.6%	15,931	4.7%	
Age 85 Years or Over	148	1.3%	1,744	1.5%	5,556	1.6%	
Median Age	37.6		37.8		38.7		
<b>Gender Age Distribution (2022)</b>							
Female Population	5,738	51.5%	58,618	51.5%	175,794	51.6%	
Age 0 to 19 Years	1,240	21.6%	13,073	22.3%	38,596	22.0%	
Age 20 to 64 Years	3,626	63.2%	35,587	60.7%	106,699	60.7%	
Age 65 Years or Over	871	15.2%	9,958	17.0%	30,499	17.3%	
Female Median Age	38.5		39.0		39.8		
Male Population	5,409	48.5%	55,303	48.5%	164,655	48.4%	
Age 0 to 19 Years	1,321	24.4%	13,863	25.1%	40,728	24.7%	
Age 20 to 64 Years	3,413	63.1%	33,731	61.0%	100,248	60.9%	
Age 65 Years or Over	675	12.5%	7,709	13.9%	23,679	14.4%	
Male Median Age	36.6		36.6		37.4		

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<b>Household Income Distribution (2022)</b>						
HH Income \$200,000 or More	473	11.2%	3,987	9.4%	10,670	8.5%
HH Income \$150,000 to \$199,999	408	9.6%	3,008	7.1%	8,490	6.7%
HH Income \$100,000 to \$149,999	1,012	23.9%	7,850	18.6%	22,105	17.5%
HH Income \$75,000 to \$99,999	635	15.0%	6,549	15.5%	18,094	14.4%
HH Income \$50,000 to \$74,999	830	19.6%	7,596	18.0%	24,174	19.2%
HH Income \$35,000 to \$49,999	363	8.6%	4,219	10.0%	14,628	11.6%
HH Income \$25,000 to \$34,999	89	2.1%	3,126	7.4%	9,663	7.7%
HH Income \$15,000 to \$24,999	176	4.2%	2,536	6.0%	7,063	5.6%
HH Income Under \$15,000	245	5.8%	3,372	8.0%	11,139	8.8%
HH Income \$35,000 or More	3,721	87.9%	33,208	78.6%	98,160	77.9%
HH Income \$75,000 or More	2,528	59.7%	21,393	50.6%	59,359	47.1%
<b>Housing (2022)</b>						
Total Housing Units	4,389		45,088		134,346	
Housing Units Occupied	4,231	96.4%	42,242	93.7%	126,026	93.8%
Housing Units Owner-Occupied	2,890	68.3%	26,069	61.7%	82,056	65.1%
Housing Units, Renter-Occupied	1,341	31.7%	16,173	38.3%	43,970	34.9%
Housing Units, Vacant	157	3.7%	2,846	6.7%	8,321	6.6%
<b>Marital Status (2022)</b>						
Never Married	3,227	34.8%	34,012	36.0%	99,873	35.3%
Currently Married	4,284	46.2%	38,135	40.3%	113,340	40.1%
Separated	344	3.7%	4,536	4.8%	15,628	5.5%
Widowed	414	4.5%	4,778	5.1%	15,836	5.6%
Divorced	999	10.8%	13,056	13.8%	38,291	13.5%
<b>Household Type (2022)</b>						
Population Family	9,014	80.9%	94,129	82.6%	285,501	83.9%
Population Non-Family	1,933	17.3%	18,424	16.2%	52,377	15.4%
Population Group Quarters	200	1.8%	1,368	1.2%	2,570	0.8%
Family Households	2,829	66.9%	28,561	67.6%	86,537	68.7%
Non-Family Households	1,402	33.1%	13,681	32.4%	39,489	31.3%
Married Couple with Children	927	21.6%	8,819	23.1%	26,589	23.5%
Average Family Household Size	3.2		3.3		3.3	
<b>Household Size (2022)</b>						
1 Person Households	1,004	23.7%	10,148	24.0%	30,043	23.8%
2 Person Households	1,431	33.8%	12,939	30.6%	39,313	31.2%
3 Person Households	818	19.3%	8,347	19.8%	24,119	19.1%
4 Person Households	643	15.2%	6,613	15.7%	19,259	15.3%
5 Person Households	239	5.7%	2,823	6.7%	8,584	6.8%
6 or More Person Households	97	2.3%	1,372	3.2%	4,709	3.7%
<b>Household Vehicles (2022)</b>						
Households with 0 Vehicles Available	109	2.6%	1,819	4.3%	6,113	4.9%
Households with 1 Vehicles Available	1,078	25.5%	13,764	32.6%	42,746	33.9%
Households with 2 or More Vehicles Available	3,045	72.0%	26,660	63.1%	77,167	61.2%
Total Vehicles Available	8,111		77,883		230,998	
Average Vehicles Per Household	1.9		1.8		1.8	

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<b>Labor Force (2022)</b>							
Estimated Labor Population Age 16 Years or Over		9,125		92,946		278,266	
Estimated Civilian Employed		6,184	67.8%	61,773	66.5%	180,311	64.8%
Estimated Civilian Unemployed		160	1.7%	2,149	2.3%	6,273	2.3%
Estimated in Armed Forces		3	-	94	0.1%	260	-
Estimated Not in Labor Force		2,778	30.4%	28,930	31.1%	91,422	32.9%
Unemployment Rate		1.7%		2.3%		2.3%	
<b>Occupation (2022)</b>							
Occupation: Population Age 16 Years or Over		6,184		61,773		180,311	
Management, Business, Financial Operations		1,473	23.8%	10,801	17.5%	30,014	16.6%
Professional, Related		1,384	22.4%	14,012	22.7%	38,199	21.2%
Service		1,306	21.1%	12,007	19.4%	35,696	19.8%
Sales, Office		1,152	18.6%	14,682	23.8%	43,161	23.9%
Farming, Fishing, Forestry		3	-	147	0.2%	376	0.2%
Construct, Extraction, Maintenance		386	6.2%	4,421	7.2%	15,123	8.4%
Production, Transport Material Moving		481	7.8%	5,703	9.2%	17,744	9.8%
White Collar Workers		4,008	64.8%	39,495	63.9%	111,373	61.8%
Blue Collar Workers		2,176	35.2%	22,278	36.1%	68,938	38.2%
<b>Consumer Expenditure (2022)</b>							
Total Household Expenditure		\$303.07 M		\$2.81 B		\$8.29 B	
Total Non-Retail Expenditure		\$159.87 M	52.7%	\$1.48 B	52.8%	\$4.38 B	52.8%
Total Retail Expenditure		\$143.2 M	47.3%	\$1.33 B	47.2%	\$3.92 B	47.2%
Apparel		\$10.79 M	3.6%	\$100.02 M	3.6%	\$294.16 M	3.5%
Contributions		\$10.12 M	3.3%	\$92.95 M	3.3%	\$272.7 M	3.3%
Education		\$9.58 M	3.2%	\$87.51 M	3.1%	\$254.68 M	3.1%
Entertainment		\$17.42 M	5.7%	\$160.3 M	5.7%	\$471.56 M	5.7%
Food and Beverages		\$44.33 M	14.6%	\$413 M	14.7%	\$1.22 B	14.7%
Furnishings and Equipment		\$10.83 M	3.6%	\$99.44 M	3.5%	\$292.69 M	3.5%
Gifts		\$7.77 M	2.6%	\$70.86 M	2.5%	\$207.11 M	2.5%
Health Care		\$25.15 M	8.3%	\$234.51 M	8.3%	\$695.37 M	8.4%
Household Operations		\$11.97 M	3.9%	\$110.8 M	3.9%	\$326.49 M	3.9%
Miscellaneous Expenses		\$5.76 M	1.9%	\$53.17 M	1.9%	\$156.93 M	1.9%
Personal Care		\$4.08 M	1.3%	\$37.74 M	1.3%	\$111.25 M	1.3%
Personal Insurance		\$2.22 M	0.7%	\$20.18 M	0.7%	\$59.17 M	0.7%
Reading		\$660.21 K	0.2%	\$6.11 M	0.2%	\$18.03 M	0.2%
Shelter		\$63.56 M	21.0%	\$591.56 M	21.0%	\$1.74 B	21.0%
Tobacco		\$1.69 M	0.6%	\$16.34 M	0.6%	\$48.94 M	0.6%
Transportation		\$55.53 M	18.3%	\$513.23 M	18.3%	\$1.51 B	18.3%
Utilities		\$21.61 M	7.1%	\$203.77 M	7.2%	\$605.7 M	7.3%
<b>Educational Attainment (2022)</b>							
Adult Population Age 25 Years or Over		7,776		79,044		239,448	
Elementary (Grade Level 0 to 8)		281	3.6%	3,449	4.4%	11,551	4.8%
Some High School (Grade Level 9 to 11)		368	4.7%	4,702	5.9%	13,217	5.5%
High School Graduate		1,408	18.1%	20,419	25.8%	64,355	26.9%
Some College		1,627	20.9%	13,952	17.7%	45,130	18.8%
Associate Degree Only		718	9.2%	8,265	10.5%	25,028	10.5%
Bachelor Degree Only		2,178	28.0%	18,309	23.2%	50,449	21.1%
Graduate Degree		1,196	15.4%	9,948	12.6%	29,719	12.4%

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1 mi radius      3 mi radius      5 mi radius

	1 mi radius		3 mi radius		5 mi radius	
<b>Units In Structure (2022)</b>						
1 Detached Unit	2,162	62.1%	20,005	55.9%	63,095	54.7%
1 Attached Unit	750	21.5%	4,842	13.5%	14,782	12.8%
2 to 4 Units	67	1.9%	2,045	5.7%	7,432	6.4%
5 to 9 Units	237	6.8%	2,186	6.1%	6,331	5.5%
10 to 19 Units	206	5.9%	3,427	9.6%	8,312	7.2%
20 to 49 Units	257	7.4%	5,145	14.4%	11,422	9.9%
50 or More Units	384	11.0%	3,055	8.5%	10,041	8.7%
Mobile Home or Trailer	169	4.8%	1,523	4.3%	4,518	3.9%
Other Structure	-	-	14	-	92	-
<b>Homes Built By Year (2022)</b>						
Homes Built 2010 or later	855	24.6%	4,708	13.2%	7,643	6.6%
Homes Built 2000 to 2009	486	14.0%	4,072	11.4%	11,101	9.6%
Homes Built 1990 to 1999	590	16.9%	6,367	17.8%	19,154	16.6%
Homes Built 1980 to 1989	1,077	30.9%	8,059	22.5%	26,565	23.0%
Homes Built 1970 to 1979	910	26.1%	11,356	31.7%	30,650	26.6%
Homes Built 1960 to 1969	154	4.4%	4,426	12.4%	17,427	15.1%
Homes Built 1950 to 1959	72	2.1%	2,568	7.2%	11,740	10.2%
Homes Built Before 1949	86	2.5%	686	1.9%	1,746	1.5%
<b>Home Values (2022)</b>						
Home Values \$1,000,000 or More	15	0.5%	449	1.7%	1,884	2.3%
Home Values \$500,000 to \$999,999	563	19.5%	3,834	14.7%	10,133	12.3%
Home Values \$400,000 to \$499,999	563	19.5%	3,880	14.9%	11,300	13.8%
Home Values \$300,000 to \$399,999	826	28.6%	6,473	24.8%	19,273	23.5%
Home Values \$200,000 to \$299,999	563	19.5%	5,723	22.0%	21,066	25.7%
Home Values \$150,000 to \$199,999	107	3.7%	2,431	9.3%	7,252	8.8%
Home Values \$100,000 to \$149,999	92	3.2%	1,763	6.8%	5,468	6.7%
Home Values \$70,000 to \$99,999	46	1.6%	723	2.8%	2,501	3.0%
Home Values \$50,000 to \$69,999	24	0.8%	262	1.0%	1,017	1.2%
Home Values \$25,000 to \$49,999	2	-	240	0.9%	929	1.1%
Home Values Under \$25,000	89	3.1%	292	1.1%	1,232	1.5%
Owner-Occupied Median Home Value	\$385,052		\$339,005		\$329,182	
Renter-Occupied Median Rent	\$1,693		\$1,458		\$1,402	
<b>Transportation To Work (2022)</b>						
Drive to Work Alone	4,936	79.8%	49,529	80.2%	145,458	80.7%
Drive to Work in Carpool	409	6.6%	5,651	9.1%	16,670	9.2%
Travel to Work by Public Transportation	110	1.8%	1,360	2.2%	3,852	2.1%
Drive to Work on Motorcycle	-	-	19	-	270	0.1%
Walk or Bicycle to Work	139	2.3%	1,161	1.9%	3,225	1.8%
Other Means	48	0.8%	667	1.1%	2,410	1.3%
Work at Home	541	8.8%	3,385	5.5%	8,426	4.7%
<b>Travel Time (2022)</b>						
Travel to Work in 14 Minutes or Less	1,234	20.0%	9,466	15.3%	27,530	15.3%
Travel to Work in 15 to 29 Minutes	2,140	34.6%	23,157	37.5%	67,260	37.3%
Travel to Work in 30 to 59 Minutes	1,742	28.2%	19,969	32.3%	59,869	33.2%
Travel to Work in 60 Minutes or More	526	8.5%	5,795	9.4%	17,227	9.6%
Average Minutes Travel to Work	23.4		25.6		26.0	