



# Market Profile

Miramar Commons  
 11150 Pembroke Rd, Miramar, Florida, 33025  
 Rings: 1, 3, 5 mile radii

Prepared by Esri  
 Latitude: 25.99330  
 Longitude: -80.29580

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	13,080	122,333	338,388
2010 Total Population	20,586	145,886	410,932
2017 Total Population	24,005	160,335	442,229
2017 Group Quarters	0	684	1,362
2022 Total Population	26,401	170,706	466,323
2017-2022 Annual Rate	1.92%	1.26%	1.07%
2017 Total Daytime Population	14,837	125,680	334,221
Workers	5,195	44,906	108,499
Residents	9,642	80,774	225,722
<b>Household Summary</b>			
2000 Households	4,952	46,787	115,016
2000 Average Household Size	2.64	2.59	2.93
2010 Households	7,836	54,469	137,578
2010 Average Household Size	2.63	2.67	2.98
2017 Households	9,047	59,263	146,566
2017 Average Household Size	2.65	2.69	3.01
2022 Households	9,880	62,792	153,946
2022 Average Household Size	2.67	2.71	3.02
2017-2022 Annual Rate	1.78%	1.16%	0.99%
2010 Families	5,317	37,779	105,214
2010 Average Family Size	3.12	3.20	3.38
2017 Families	6,083	40,912	111,560
2017 Average Family Size	3.16	3.24	3.41
2022 Families	6,621	43,229	116,857
2022 Average Family Size	3.19	3.26	3.43
2017-2022 Annual Rate	1.71%	1.11%	0.93%
<b>Housing Unit Summary</b>			
2000 Housing Units	5,461	51,293	122,774
Owner Occupied Housing Units	40.1%	68.6%	71.6%
Renter Occupied Housing Units	50.6%	22.6%	22.0%
Vacant Housing Units	9.3%	8.8%	6.3%
2010 Housing Units	8,702	59,896	147,994
Owner Occupied Housing Units	35.1%	63.4%	67.0%
Renter Occupied Housing Units	55.0%	27.5%	25.9%
Vacant Housing Units	10.0%	9.1%	7.0%
2017 Housing Units	9,604	63,777	155,231
Owner Occupied Housing Units	32.3%	60.4%	64.0%
Renter Occupied Housing Units	61.9%	32.5%	30.4%
Vacant Housing Units	5.8%	7.1%	5.6%
2022 Housing Units	10,346	67,027	162,330
Owner Occupied Housing Units	32.5%	60.4%	63.8%
Renter Occupied Housing Units	63.0%	33.2%	31.0%
Vacant Housing Units	4.5%	6.3%	5.2%
<b>Median Household Income</b>			
2017	\$65,922	\$54,431	\$57,069
2022	\$75,567	\$59,682	\$63,074
<b>Median Home Value</b>			
2017	\$215,620	\$198,049	\$226,738
2022	\$278,869	\$258,771	\$284,797
<b>Per Capita Income</b>			
2017	\$29,146	\$26,377	\$25,138
2022	\$33,126	\$29,483	\$28,241
<b>Median Age</b>			
2010	30.7	37.4	36.3
2017	33.1	38.9	37.4
2022	33.2	39.1	37.8

**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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<b>2017 Households by Income</b>			
Household Income Base	9,047	59,263	146,566
<\$15,000	5.1%	10.1%	9.6%
\$15,000 - \$24,999	5.3%	10.8%	9.9%
\$25,000 - \$34,999	9.6%	10.2%	9.6%
\$35,000 - \$49,999	13.7%	14.0%	13.4%
\$50,000 - \$74,999	22.4%	19.5%	20.1%
\$75,000 - \$99,999	23.8%	14.5%	14.2%
\$100,000 - \$149,999	13.4%	12.6%	13.8%
\$150,000 - \$199,999	4.7%	5.2%	5.6%
\$200,000+	1.9%	3.0%	3.9%
Average Household Income	\$76,250	\$71,366	\$75,587
<b>2022 Households by Income</b>			
Household Income Base	9,880	62,792	153,946
<\$15,000	4.7%	9.9%	9.3%
\$15,000 - \$24,999	4.6%	10.0%	9.1%
\$25,000 - \$34,999	7.9%	8.9%	8.2%
\$35,000 - \$49,999	11.0%	12.0%	11.4%
\$50,000 - \$74,999	20.8%	18.8%	19.3%
\$75,000 - \$99,999	26.6%	16.6%	16.3%
\$100,000 - \$149,999	15.7%	14.2%	15.3%
\$150,000 - \$199,999	6.1%	5.9%	6.4%
\$200,000+	2.6%	3.6%	4.7%
Average Household Income	\$87,244	\$80,206	\$85,292
<b>2017 Owner Occupied Housing Units by Value</b>			
Total	3,100	38,535	99,327
<\$50,000	0.4%	6.9%	4.0%
\$50,000 - \$99,999	5.8%	14.6%	10.1%
\$100,000 - \$149,999	17.5%	13.0%	12.7%
\$150,000 - \$199,999	20.5%	16.1%	15.8%
\$200,000 - \$249,999	18.5%	12.6%	14.0%
\$250,000 - \$299,999	12.5%	10.7%	12.1%
\$300,000 - \$399,999	18.5%	15.9%	17.4%
\$400,000 - \$499,999	6.1%	5.9%	7.5%
\$500,000 - \$749,999	0.2%	3.7%	4.7%
\$750,000 - \$999,999	0.0%	0.4%	0.9%
\$1,000,000 +	0.0%	0.2%	0.8%
Average Home Value	\$231,637	\$225,630	\$259,156
<b>2022 Owner Occupied Housing Units by Value</b>			
Total	3,362	40,510	103,604
<\$50,000	0.2%	5.1%	2.5%
\$50,000 - \$99,999	2.2%	8.9%	5.5%
\$100,000 - \$149,999	8.5%	8.7%	7.7%
\$150,000 - \$199,999	13.3%	12.8%	11.4%
\$200,000 - \$249,999	17.1%	12.4%	13.1%
\$250,000 - \$299,999	15.0%	12.2%	14.1%
\$300,000 - \$399,999	31.1%	23.0%	24.0%
\$400,000 - \$499,999	12.1%	9.8%	11.3%
\$500,000 - \$749,999	0.4%	6.1%	7.4%
\$750,000 - \$999,999	0.0%	0.8%	1.6%
\$1,000,000 +	0.0%	0.2%	1.4%
Average Home Value	\$281,462	\$275,402	\$315,015

**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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<b>2010 Population by Age</b>			
Total	20,587	145,888	410,934
0 - 4	8.1%	6.3%	6.5%
5 - 9	6.8%	6.3%	6.8%
10 - 14	6.8%	6.8%	7.4%
15 - 24	14.5%	13.1%	14.3%
25 - 34	23.4%	14.0%	13.1%
35 - 44	17.1%	14.3%	15.0%
45 - 54	12.0%	13.9%	15.0%
55 - 64	6.8%	10.5%	10.4%
65 - 74	2.9%	6.8%	6.2%
75 - 84	1.1%	5.4%	3.8%
85 +	0.3%	2.6%	1.5%
18 +	74.3%	76.3%	74.6%
<b>2017 Population by Age</b>			
Total	24,006	160,334	442,226
0 - 4	7.5%	5.9%	6.0%
5 - 9	7.1%	6.0%	6.4%
10 - 14	6.2%	6.0%	6.6%
15 - 24	13.0%	12.0%	13.0%
25 - 34	20.1%	14.8%	14.7%
35 - 44	18.6%	13.5%	13.5%
45 - 54	12.7%	12.9%	13.9%
55 - 64	8.6%	11.9%	12.1%
65 - 74	4.2%	8.9%	8.0%
75 - 84	1.5%	5.4%	4.1%
85 +	0.4%	2.9%	1.7%
18 +	75.8%	78.7%	77.2%
<b>2022 Population by Age</b>			
Total	26,402	170,705	466,324
0 - 4	7.5%	5.9%	6.1%
5 - 9	7.1%	5.8%	6.2%
10 - 14	6.7%	6.0%	6.5%
15 - 24	12.7%	11.0%	11.8%
25 - 34	19.7%	15.1%	15.2%
35 - 44	18.9%	14.1%	14.2%
45 - 54	12.4%	11.7%	12.4%
55 - 64	8.3%	11.6%	12.0%
65 - 74	4.7%	9.9%	9.0%
75 - 84	1.7%	6.1%	4.8%
85 +	0.4%	2.8%	1.8%
18 +	75.4%	78.8%	77.5%
<b>2010 Population by Sex</b>			
Males	9,601	66,736	192,687
Females	10,985	79,150	218,245
<b>2017 Population by Sex</b>			
Males	11,274	73,899	207,890
Females	12,731	86,436	234,338
<b>2022 Population by Sex</b>			
Males	12,416	79,250	220,270
Females	13,986	91,456	246,053

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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<b>2010 Population by Race/Ethnicity</b>			
Total	20,585	145,887	410,933
White Alone	43.7%	55.0%	57.9%
Black Alone	40.4%	32.7%	30.7%
American Indian Alone	0.3%	0.3%	0.3%
Asian Alone	5.6%	4.0%	3.7%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	6.1%	4.6%	4.2%
Two or More Races	4.0%	3.4%	3.1%
Hispanic Origin	40.6%	39.6%	45.2%
Diversity Index	81.5	78.6	78.2
<b>2017 Population by Race/Ethnicity</b>			
Total	24,004	160,335	442,228
White Alone	41.6%	52.7%	56.9%
Black Alone	42.0%	34.1%	30.9%
American Indian Alone	0.3%	0.3%	0.3%
Asian Alone	5.6%	4.2%	3.9%
Pacific Islander Alone	0.0%	0.1%	0.0%
Some Other Race Alone	6.3%	4.9%	4.6%
Two or More Races	4.2%	3.7%	3.4%
Hispanic Origin	43.4%	43.8%	49.2%
Diversity Index	82.0	79.9	79.0
<b>2022 Population by Race/Ethnicity</b>			
Total	26,401	170,705	466,322
White Alone	40.7%	51.7%	56.5%
Black Alone	43.0%	35.0%	31.0%
American Indian Alone	0.3%	0.3%	0.3%
Asian Alone	5.5%	4.3%	4.0%
Pacific Islander Alone	0.0%	0.1%	0.0%
Some Other Race Alone	6.3%	5.1%	4.7%
Two or More Races	4.2%	3.7%	3.4%
Hispanic Origin	45.2%	46.7%	52.1%
Diversity Index	82.2	80.4	79.1
<b>2010 Population by Relationship and Household Type</b>			
Total	20,586	145,886	410,932
In Households	100.0%	99.5%	99.7%
In Family Households	83.8%	85.7%	89.7%
Householder	26.3%	25.9%	25.6%
Spouse	15.1%	16.7%	16.7%
Child	31.7%	32.8%	36.0%
Other relative	7.6%	7.5%	8.2%
Nonrelative	3.1%	2.8%	3.3%
In Nonfamily Households	16.2%	13.8%	10.0%
In Group Quarters	0.0%	0.5%	0.3%
Institutionalized Population	0.0%	0.3%	0.1%
Noninstitutionalized Population	0.0%	0.1%	0.2%

**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.

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<b>2017 Population 25+ by Educational Attainment</b>			
Total	15,877	112,569	300,783
Less than 9th Grade	2.3%	4.3%	5.4%
9th - 12th Grade, No Diploma	2.4%	4.9%	5.9%
High School Graduate	17.8%	23.0%	24.2%
GED/Alternative Credential	1.9%	3.1%	3.2%
Some College, No Degree	22.7%	20.4%	20.3%
Associate Degree	17.6%	12.4%	11.4%
Bachelor's Degree	22.5%	20.1%	18.8%
Graduate/Professional Degree	12.9%	11.8%	10.8%
<b>2017 Population 15+ by Marital Status</b>			
Total	18,998	131,793	358,409
Never Married	40.2%	33.4%	35.6%
Married	45.3%	46.4%	46.1%
Widowed	1.8%	7.0%	5.7%
Divorced	12.8%	13.2%	12.6%
<b>2017 Civilian Population 16+ in Labor Force</b>			
Civilian Employed	96.3%	94.1%	93.7%
Civilian Unemployed (Unemployment Rate)	3.7%	5.9%	6.3%
<b>2017 Employed Population 16+ by Industry</b>			
Total	14,610	81,015	220,909
Agriculture/Mining	0.1%	0.1%	0.2%
Construction	3.1%	4.2%	5.2%
Manufacturing	4.3%	4.4%	5.0%
Wholesale Trade	3.9%	3.7%	3.9%
Retail Trade	11.6%	12.4%	12.0%
Transportation/Utilities	7.2%	7.2%	7.3%
Information	2.4%	2.2%	2.1%
Finance/Insurance/Real Estate	13.1%	9.4%	8.7%
Services	50.6%	52.2%	50.9%
Public Administration	3.6%	4.2%	4.7%
<b>2017 Employed Population 16+ by Occupation</b>			
Total	14,610	81,013	220,908
White Collar	70.1%	68.2%	65.0%
Management/Business/Financial	14.2%	14.6%	14.8%
Professional	25.4%	23.9%	20.6%
Sales	15.2%	14.1%	13.3%
Administrative Support	15.2%	15.7%	16.3%
Services	17.3%	17.8%	18.8%
Blue Collar	12.6%	14.0%	16.3%
Farming/Forestry/Fishing	0.0%	0.1%	0.2%
Construction/Extraction	2.6%	2.6%	3.4%
Installation/Maintenance/Repair	2.3%	3.4%	3.6%
Production	4.1%	2.8%	2.9%
Transportation/Material Moving	3.6%	5.1%	6.2%
<b>2010 Population By Urban/ Rural Status</b>			
Total Population	20,586	145,886	410,932
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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<b>2010 Households by Type</b>			
Total	7,837	54,469	137,578
Households with 1 Person	24.1%	25.6%	18.8%
Households with 2+ People	75.9%	74.4%	81.2%
Family Households	67.8%	69.4%	76.5%
Husband-wife Families	39.1%	44.7%	49.8%
With Related Children	21.8%	21.6%	26.3%
Other Family (No Spouse Present)	28.8%	24.7%	26.7%
Other Family with Male Householder	6.9%	5.5%	6.1%
With Related Children	3.9%	2.8%	3.3%
Other Family with Female Householder	21.9%	19.2%	20.6%
With Related Children	15.1%	11.7%	13.0%
Nonfamily Households	8.0%	5.0%	4.7%
All Households with Children	41.3%	36.5%	43.1%
Multigenerational Households	5.3%	7.1%	9.5%
Unmarried Partner Households	9.2%	6.4%	6.8%
Male-female	8.6%	5.8%	6.2%
Same-sex	0.6%	0.6%	0.6%
<b>2010 Households by Size</b>			
Total	7,836	54,469	137,579
1 Person Household	24.1%	25.6%	18.8%
2 Person Household	30.8%	29.0%	26.7%
3 Person Household	21.4%	18.6%	20.4%
4 Person Household	14.8%	15.1%	18.3%
5 Person Household	6.0%	7.1%	9.2%
6 Person Household	1.9%	2.8%	3.8%
7 + Person Household	1.0%	1.8%	2.8%
<b>2010 Households by Tenure and Mortgage Status</b>			
Total	7,836	54,469	137,578
Owner Occupied	39.0%	69.7%	72.1%
Owned with a Mortgage/Loan	35.5%	52.0%	58.2%
Owned Free and Clear	3.4%	17.7%	13.9%
Renter Occupied	61.0%	30.3%	27.9%
<b>2010 Housing Units By Urban/ Rural Status</b>			
Total Housing Units	8,702	59,896	147,994
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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<b>Top 3 Tapestry Segments</b>			
	1. Up and Coming Families	Up and Coming Families	American Dreamers (7C)
	2. Bright Young Professionals	Home Improvement (4B)	Up and Coming Families
	3. Young and Restless (11B)	The Elders (9C)	Soccer Moms (4A)
<b>2017 Consumer Spending</b>			
Apparel & Services: Total \$	\$19,414,459	\$114,545,097	\$302,840,233
Average Spent	\$2,145.96	\$1,932.83	\$2,066.24
Spending Potential Index	99	89	96
Education: Total \$	\$11,781,166	\$71,420,125	\$192,236,540
Average Spent	\$1,302.22	\$1,205.14	\$1,311.60
Spending Potential Index	89	83	90
Entertainment/Recreation: Total \$	\$26,615,599	\$163,286,882	\$425,429,890
Average Spent	\$2,941.93	\$2,755.29	\$2,902.65
Spending Potential Index	94	88	93
Food at Home: Total \$	\$43,687,710	\$263,762,682	\$688,781,355
Average Spent	\$4,828.97	\$4,450.71	\$4,699.46
Spending Potential Index	96	88	93
Food Away from Home: Total \$	\$30,415,866	\$178,577,997	\$466,716,031
Average Spent	\$3,361.98	\$3,013.31	\$3,184.34
Spending Potential Index	101	90	96
Health Care: Total \$	\$45,047,901	\$293,518,636	\$751,656,693
Average Spent	\$4,979.32	\$4,952.81	\$5,128.45
Spending Potential Index	89	89	92
HH Furnishings & Equipment: Total \$	\$17,102,239	\$103,765,204	\$269,891,832
Average Spent	\$1,890.38	\$1,750.93	\$1,841.44
Spending Potential Index	97	90	95
Personal Care Products & Services: Total \$	\$6,936,090	\$42,538,059	\$110,510,912
Average Spent	\$766.67	\$717.78	\$754.00
Spending Potential Index	96	90	95
Shelter: Total \$	\$142,560,710	\$866,662,751	\$2,273,653,265
Average Spent	\$15,757.79	\$14,624.01	\$15,512.83
Spending Potential Index	97	90	96
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$19,326,933	\$126,131,828	\$322,369,519
Average Spent	\$2,136.28	\$2,128.34	\$2,199.48
Spending Potential Index	91	91	94
Travel: Total \$	\$17,269,518	\$109,040,511	\$285,231,514
Average Spent	\$1,908.87	\$1,839.94	\$1,946.10
Spending Potential Index	92	89	94
Vehicle Maintenance & Repairs: Total \$	\$9,159,877	\$56,297,299	\$146,486,780
Average Spent	\$1,012.48	\$949.96	\$999.46
Spending Potential Index	94	89	93

**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.