



Market Profile

Regency Square
 4990 SW 148th Ave, Southwest Ranches, Florida, 33330
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 26.05754
 Longitude: -80.34595

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	3,917	47,506	200,987
2010 Total Population	3,924	57,114	226,498
2017 Total Population	4,079	60,245	240,017
2017 Group Quarters	4	75	192
2022 Total Population	4,236	63,154	252,018
2017-2022 Annual Rate	0.76%	0.95%	0.98%
2017 Total Daytime Population	2,895	50,351	189,382
Workers	994	21,279	71,883
Residents	1,901	29,072	117,499
Household Summary			
2000 Households	1,227	14,801	72,436
2000 Average Household Size	3.19	3.21	2.77
2010 Households	1,292	17,880	79,721
2010 Average Household Size	3.03	3.18	2.83
2017 Households	1,332	18,679	83,998
2017 Average Household Size	3.06	3.22	2.86
2022 Households	1,375	19,489	87,853
2022 Average Household Size	3.08	3.24	2.87
2017-2022 Annual Rate	0.64%	0.85%	0.90%
2010 Families	1,103	15,393	61,196
2010 Average Family Size	3.25	3.42	3.24
2017 Families	1,132	16,032	64,080
2017 Average Family Size	3.29	3.46	3.28
2022 Families	1,167	16,705	66,801
2022 Average Family Size	3.30	3.48	3.30
2017-2022 Annual Rate	0.61%	0.83%	0.84%
Housing Unit Summary			
2000 Housing Units	1,252	15,334	77,748
Owner Occupied Housing Units	94.6%	86.6%	79.7%
Renter Occupied Housing Units	3.5%	10.0%	13.5%
Vacant Housing Units	1.9%	3.5%	6.8%
2010 Housing Units	1,329	18,681	86,574
Owner Occupied Housing Units	89.5%	83.4%	75.0%
Renter Occupied Housing Units	7.7%	12.4%	17.1%
Vacant Housing Units	2.8%	4.3%	7.9%
2017 Housing Units	1,358	19,478	90,511
Owner Occupied Housing Units	88.2%	80.6%	72.3%
Renter Occupied Housing Units	9.8%	15.3%	20.5%
Vacant Housing Units	1.9%	4.1%	7.2%
2022 Housing Units	1,402	20,346	94,398
Owner Occupied Housing Units	88.2%	80.2%	72.3%
Renter Occupied Housing Units	9.9%	15.5%	20.8%
Vacant Housing Units	1.9%	4.2%	6.9%
Median Household Income			
2017	\$94,096	\$104,411	\$82,146
2022	\$99,285	\$107,931	\$87,681
Median Home Value			
2017	\$368,605	\$410,720	\$321,464
2022	\$417,112	\$457,328	\$369,597
Per Capita Income			
2017	\$38,442	\$42,475	\$38,223
2022	\$42,402	\$46,439	\$42,214
Median Age			
2010	41.9	39.3	40.1
2017	43.5	40.5	41.5
2022	43.6	41.2	42.3

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	1,332	18,679	83,998
<\$15,000	2.5%	2.7%	6.0%
\$15,000 - \$24,999	4.6%	3.8%	7.3%
\$25,000 - \$34,999	2.3%	4.2%	7.0%
\$35,000 - \$49,999	9.6%	6.9%	9.4%
\$50,000 - \$74,999	15.2%	13.7%	15.3%
\$75,000 - \$99,999	19.4%	15.8%	14.3%
\$100,000 - \$149,999	22.7%	22.0%	19.4%
\$150,000 - \$199,999	12.5%	14.0%	10.2%
\$200,000+	11.3%	16.9%	11.1%
Average Household Income	\$118,674	\$135,864	\$109,148
2022 Households by Income			
Household Income Base	1,375	19,489	87,853
<\$15,000	2.2%	2.5%	5.9%
\$15,000 - \$24,999	3.8%	3.3%	6.6%
\$25,000 - \$34,999	1.8%	3.5%	5.9%
\$35,000 - \$49,999	7.7%	5.8%	7.9%
\$50,000 - \$74,999	14.1%	12.7%	14.5%
\$75,000 - \$99,999	20.9%	17.1%	15.8%
\$100,000 - \$149,999	23.6%	22.2%	20.2%
\$150,000 - \$199,999	13.3%	14.2%	10.7%
\$200,000+	12.7%	18.7%	12.5%
Average Household Income	\$131,762	\$149,203	\$121,021
2017 Owner Occupied Housing Units by Value			
Total	1,198	15,698	65,480
<\$50,000	0.8%	0.7%	4.5%
\$50,000 - \$99,999	0.3%	0.5%	6.5%
\$100,000 - \$149,999	0.7%	1.8%	5.8%
\$150,000 - \$199,999	3.8%	3.8%	8.6%
\$200,000 - \$249,999	12.5%	8.5%	9.7%
\$250,000 - \$299,999	12.2%	10.1%	10.5%
\$300,000 - \$399,999	28.7%	22.8%	20.3%
\$400,000 - \$499,999	11.6%	17.2%	13.2%
\$500,000 - \$749,999	14.0%	21.7%	13.6%
\$750,000 - \$999,999	6.8%	6.4%	4.2%
\$1,000,000 +	8.6%	6.5%	3.1%
Average Home Value	\$476,544	\$486,697	\$369,497
2022 Owner Occupied Housing Units by Value			
Total	1,236	16,327	68,252
<\$50,000	0.2%	0.2%	3.0%
\$50,000 - \$99,999	0.1%	0.1%	4.1%
\$100,000 - \$149,999	0.2%	0.7%	3.7%
\$150,000 - \$199,999	1.5%	1.7%	6.0%
\$200,000 - \$249,999	6.9%	5.0%	7.4%
\$250,000 - \$299,999	9.5%	8.1%	9.9%
\$300,000 - \$399,999	29.0%	22.5%	22.6%
\$400,000 - \$499,999	15.1%	20.6%	17.0%
\$500,000 - \$749,999	18.6%	26.7%	17.6%
\$750,000 - \$999,999	9.2%	7.6%	5.2%
\$1,000,000 +	9.5%	6.9%	3.3%
Average Home Value	\$531,321	\$528,465	\$415,630

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	3,927	57,115	226,499
0 - 4	5.1%	5.1%	5.2%
5 - 9	6.2%	7.3%	6.6%
10 - 14	7.9%	9.3%	8.2%
15 - 24	14.1%	14.7%	13.6%
25 - 34	8.1%	8.0%	9.6%
35 - 44	13.7%	15.6%	14.9%
45 - 54	20.3%	20.0%	18.1%
55 - 64	14.5%	11.8%	11.5%
65 - 74	5.9%	5.0%	6.1%
75 - 84	3.2%	2.4%	4.3%
85 +	0.9%	0.7%	1.8%
18 +	75.4%	72.1%	74.5%
2017 Population by Age			
Total	4,080	60,246	240,019
0 - 4	4.6%	4.7%	4.8%
5 - 9	5.6%	6.2%	5.8%
10 - 14	6.6%	7.7%	6.9%
15 - 24	13.2%	13.4%	12.6%
25 - 34	10.4%	11.4%	11.9%
35 - 44	11.3%	12.6%	12.7%
45 - 54	16.8%	17.6%	15.8%
55 - 64	17.0%	14.8%	14.1%
65 - 74	9.2%	7.5%	8.7%
75 - 84	4.0%	2.9%	4.6%
85 +	1.2%	1.0%	2.2%
18 +	78.7%	76.4%	78.2%
2022 Population by Age			
Total	4,234	63,156	252,017
0 - 4	4.7%	4.7%	4.7%
5 - 9	5.2%	5.9%	5.4%
10 - 14	6.2%	7.2%	6.4%
15 - 24	11.6%	11.7%	11.0%
25 - 34	11.3%	11.5%	12.3%
35 - 44	12.7%	14.4%	13.7%
45 - 54	14.2%	15.3%	13.7%
55 - 64	16.5%	14.8%	14.3%
65 - 74	10.9%	9.5%	10.6%
75 - 84	5.4%	3.9%	5.6%
85 +	1.3%	1.1%	2.3%
18 +	80.0%	77.6%	79.4%
2010 Population by Sex			
Males	1,927	27,760	107,494
Females	1,997	29,354	119,004
2017 Population by Sex			
Males	2,004	29,280	114,287
Females	2,075	30,966	125,730
2022 Population by Sex			
Males	2,084	30,700	120,179
Females	2,152	32,453	131,838

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	3,923	57,113	226,497
White Alone	82.5%	78.6%	77.9%
Black Alone	6.5%	9.0%	10.6%
American Indian Alone	0.3%	0.3%	0.2%
Asian Alone	5.3%	6.3%	5.1%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	1.6%	2.7%	3.2%
Two or More Races	3.7%	3.1%	2.9%
Hispanic Origin	28.7%	35.3%	36.4%
Diversity Index	59.5	65.8	66.7
2017 Population by Race/Ethnicity			
Total	4,079	60,245	240,017
White Alone	78.9%	75.5%	75.0%
Black Alone	7.8%	10.3%	12.0%
American Indian Alone	0.3%	0.3%	0.3%
Asian Alone	6.2%	7.1%	5.7%
Pacific Islander Alone	0.2%	0.0%	0.0%
Some Other Race Alone	2.0%	3.1%	3.7%
Two or More Races	4.6%	3.6%	3.4%
Hispanic Origin	35.8%	41.9%	43.0%
Diversity Index	65.8	69.9	70.4
2022 Population by Race/Ethnicity			
Total	4,236	63,154	252,018
White Alone	76.7%	73.7%	73.2%
Black Alone	8.8%	11.2%	12.9%
American Indian Alone	0.3%	0.3%	0.3%
Asian Alone	6.9%	7.6%	6.0%
Pacific Islander Alone	0.2%	0.0%	0.0%
Some Other Race Alone	2.1%	3.3%	4.0%
Two or More Races	5.0%	3.8%	3.6%
Hispanic Origin	41.2%	46.8%	47.8%
Diversity Index	69.1	71.8	72.1
2010 Population by Relationship and Household Type			
Total	3,924	57,114	226,498
In Households	99.9%	99.6%	99.6%
In Family Households	93.6%	93.9%	89.5%
Householder	28.0%	27.1%	27.0%
Spouse	22.9%	22.1%	20.9%
Child	36.2%	38.3%	34.8%
Other relative	4.4%	4.7%	4.9%
Nonrelative	2.2%	1.8%	1.9%
In Nonfamily Households	6.3%	5.7%	10.1%
In Group Quarters	0.1%	0.4%	0.4%
Institutionalized Population	0.0%	0.3%	0.3%
Noninstitutionalized Population	0.1%	0.1%	0.1%

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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2017 Population 25+ by Educational Attainment			
Total	2,856	40,896	167,821
Less than 9th Grade	4.6%	1.8%	2.6%
9th - 12th Grade, No Diploma	2.6%	2.7%	3.1%
High School Graduate	16.8%	15.0%	17.4%
GED/Alternative Credential	1.1%	1.4%	2.8%
Some College, No Degree	18.6%	17.8%	18.2%
Associate Degree	14.3%	11.6%	10.8%
Bachelor's Degree	28.2%	29.6%	27.0%
Graduate/Professional Degree	13.9%	20.1%	17.9%
2017 Population 15+ by Marital Status			
Total	3,393	48,992	198,019
Never Married	29.1%	29.4%	28.6%
Married	59.2%	57.6%	54.0%
Widowed	4.7%	3.9%	5.8%
Divorced	7.0%	9.1%	11.5%
2017 Civilian Population 16+ in Labor Force			
Civilian Employed	94.3%	94.4%	95.0%
Civilian Unemployed (Unemployment Rate)	5.7%	5.6%	5.0%
2017 Employed Population 16+ by Industry			
Total	2,211	31,669	124,658
Agriculture/Mining	0.6%	0.1%	0.2%
Construction	10.4%	4.2%	4.6%
Manufacturing	2.4%	5.6%	5.2%
Wholesale Trade	6.3%	5.4%	4.6%
Retail Trade	11.7%	10.7%	11.4%
Transportation/Utilities	6.4%	6.8%	5.9%
Information	2.8%	2.2%	2.5%
Finance/Insurance/Real Estate	8.1%	11.2%	10.2%
Services	45.7%	48.5%	50.7%
Public Administration	5.7%	5.2%	4.6%
2017 Employed Population 16+ by Occupation			
Total	2,211	31,669	124,659
White Collar	69.7%	76.6%	75.0%
Management/Business/Financial	15.3%	23.2%	20.8%
Professional	23.0%	24.7%	25.3%
Sales	10.3%	14.2%	14.5%
Administrative Support	21.1%	14.5%	14.4%
Services	17.1%	13.5%	14.6%
Blue Collar	13.2%	9.9%	10.4%
Farming/Forestry/Fishing	0.1%	0.1%	0.1%
Construction/Extraction	2.3%	1.5%	2.0%
Installation/Maintenance/Repair	5.7%	2.3%	2.7%
Production	4.2%	1.9%	2.0%
Transportation/Material Moving	0.9%	4.0%	3.6%
2010 Population By Urban/ Rural Status			
Total Population	3,924	57,114	226,498
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	1,292	17,880	79,720
Households with 1 Person	11.0%	10.6%	19.0%
Households with 2+ People	89.0%	89.4%	81.0%
Family Households	85.4%	86.1%	76.8%
Husband-wife Families	69.9%	70.3%	59.4%
With Related Children	34.0%	39.4%	30.9%
Other Family (No Spouse Present)	15.5%	15.8%	17.4%
Other Family with Male Householder	3.9%	4.1%	4.4%
With Related Children	2.5%	2.3%	2.4%
Other Family with Female Householder	11.6%	11.7%	13.0%
With Related Children	7.0%	7.4%	7.8%
Nonfamily Households	3.6%	3.3%	4.2%
All Households with Children	43.7%	49.5%	41.5%
Multigenerational Households	6.9%	6.6%	5.6%
Unmarried Partner Households	5.2%	4.4%	5.0%
Male-female	4.6%	3.8%	4.3%
Same-sex	0.6%	0.6%	0.6%
2010 Households by Size			
Total	1,293	17,880	79,721
1 Person Household	11.0%	10.6%	19.0%
2 Person Household	29.3%	26.5%	29.2%
3 Person Household	23.4%	21.5%	19.5%
4 Person Household	22.7%	25.4%	20.1%
5 Person Household	8.9%	11.0%	8.3%
6 Person Household	3.5%	3.5%	2.6%
7 + Person Household	1.2%	1.5%	1.2%
2010 Households by Tenure and Mortgage Status			
Total	1,292	17,880	79,721
Owner Occupied	92.1%	87.1%	81.4%
Owned with a Mortgage/Loan	73.1%	72.9%	63.1%
Owned Free and Clear	19.0%	14.2%	18.3%
Renter Occupied	7.9%	12.9%	18.6%
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	1,329	18,681	86,574
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.	Soccer Moms (4A)	Professional Pride (1B)	Soccer Moms (4A)
2.	Pleasantville (2B)	Savvy Suburbanites (1D)	Professional Pride (1B)
3.	Professional Pride (1B)	Soccer Moms (4A)	Savvy Suburbanites (1D)
2017 Consumer Spending			
Apparel & Services: Total \$	\$4,161,890	\$67,442,187	\$244,594,020
Average Spent	\$3,124.54	\$3,610.59	\$2,911.90
Spending Potential Index	145	167	135
Education: Total \$	\$3,190,224	\$50,491,299	\$169,038,519
Average Spent	\$2,395.06	\$2,703.11	\$2,012.41
Spending Potential Index	165	186	138
Entertainment/Recreation: Total \$	\$5,953,829	\$95,710,699	\$350,025,691
Average Spent	\$4,469.84	\$5,123.97	\$4,167.07
Spending Potential Index	143	164	134
Food at Home: Total \$	\$8,966,359	\$143,061,087	\$540,176,988
Average Spent	\$6,731.50	\$7,658.93	\$6,430.83
Spending Potential Index	134	152	128
Food Away from Home: Total \$	\$6,209,563	\$101,043,762	\$374,115,984
Average Spent	\$4,661.83	\$5,409.48	\$4,453.87
Spending Potential Index	140	162	134
Health Care: Total \$	\$10,441,073	\$166,511,850	\$622,231,341
Average Spent	\$7,838.64	\$8,914.39	\$7,407.69
Spending Potential Index	140	159	132
HH Furnishings & Equipment: Total \$	\$3,703,037	\$60,501,836	\$221,695,737
Average Spent	\$2,780.06	\$3,239.03	\$2,639.30
Spending Potential Index	143	167	136
Personal Care Products & Services: Total \$	\$1,520,200	\$24,644,348	\$90,815,624
Average Spent	\$1,141.29	\$1,319.36	\$1,081.16
Spending Potential Index	143	166	136
Shelter: Total \$	\$31,087,386	\$488,328,294	\$1,810,454,973
Average Spent	\$23,338.88	\$26,143.17	\$21,553.55
Spending Potential Index	144	161	133
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$4,534,558	\$73,941,505	\$273,006,854
Average Spent	\$3,404.32	\$3,958.54	\$3,250.16
Spending Potential Index	145	169	139
Travel: Total \$	\$4,325,949	\$69,794,956	\$246,224,628
Average Spent	\$3,247.71	\$3,736.55	\$2,931.32
Spending Potential Index	157	180	141
Vehicle Maintenance & Repairs: Total \$	\$1,988,882	\$31,830,876	\$118,241,258
Average Spent	\$1,493.15	\$1,704.10	\$1,407.67
Spending Potential Index	139	159	131

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.