Market Profile

Shops at Sunset Lakes
18600 Sunrise Ave, Miramar, Florida, 33029
Rings: 1, 3, 5 mile radii

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	4,630	37,165	97,617
2010 Total Population	10,786	62,832	151,949
2017 Total Population	11,240	65,698	160,060
2017 Group Quarters	0	0	28
2022 Total Population	11,642	68,364	167,909
2017-2022 Annual Rate	0.71%	0.80%	0.96%
2017 Total Daytime Population	6,617	47,896	115,499
Workers	814	14,680	33,672
Residents	5,803	33,216	81,827
Household Summary			
2000 Households	1,368	11,036	32,420
2000 Average Household Size	3.38	3.31	2.99
2010 Households	3,071	18,396	47,661
2010 Average Household Size	3.51	3.42	3.18
2017 Households	3,159	19,007	49,982
2017 Average Household Size	3.56	3.46	3.20
2022 Households	3,255	19,692	52,230
2022 Average Household Size	3.58	3.47	3.21
2017-2022 Annual Rate	0.60%	0.71%	0.88%
2010 Families	2,760	16,245	39,239
2010 Average Family Size	3.68	3.62	3.51
2017 Families	2,833	16,739	40,937
2017 Average Family Size	3.73	3.66	3.55
2022 Families	2,916	17,313	42,669
2022 Average Family Size	3.75	3.68	3.57
2017-2022 Annual Rate	0.58%	0.68%	0.83%
Housing Unit Summary			
2000 Housing Units	1,510	11,942	35,733
Owner Occupied Housing Units	87.5%	89.0%	83.8%
Renter Occupied Housing Units	3.1%	3.5%	6.9%
Vacant Housing Units	9.4%	7.6%	9.3%
2010 Housing Units	3,227	19,323	50,663
Owner Occupied Housing Units	85.9%	83.1%	80.4%
Renter Occupied Housing Units	9.3%	12.1%	13.7%
Vacant Housing Units	4.8%	4.8%	5.9%
2017 Housing Units	3,280	19,753	52,333
Owner Occupied Housing Units	84.5%	81.1%	78.5%
Renter Occupied Housing Units	11.8%	15.2%	17.0%
Vacant Housing Units	3.7%	3.8%	4.5%
2022 Housing Units	3,285	20,126	54,139
Owner Occupied Housing Units	86.8%	82.7%	79.3%
Renter Occupied Housing Units	12.3%	15.1%	17.2%
Vacant Housing Units	0.9%	2.2%	3.5%
Median Household Income			
2017	$97,429	$96,849	$83,851
2022	$106,391	$103,619	$90,649
Median Home Value			
2017	$404,023	$354,971	$328,920
2022	$440,768	$392,397	$370,259
Per Capita Income			
2017	$35,870	$34,309	$32,877
2022	$41,040	$38,764	$36,994
Median Age			
2010	35.7	35.9	37.5
2017	36.1	36.6	38.7
2022	35.7	36.4	38.5

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.

August 02, 2017

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Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 25.97930
Longitude: -80.39542

	1 mile	3 miles	5 miles
2017 Households by Income			
Household Income Base	3,159	19,007	49,982
<$15,000	2.9%	2.8%	5.5%
$15,000 - $24,999	1.5%	2.3%	5.9%
$25,000 - $34,999	4.0%	4.0%	5.6%
$35,000 - $49,999	7.7%	8.2%	9.1%
$50,000 - $74,999	19.4%	18.6%	17.3%
$75,000 - $99,999	15.7%	15.7%	15.6%
$100,000 - $149,999	19.8%	24.8%	21.5%
$150,000 - $199,999	13.5%	13.2%	10.8%
$200,000+	15.5%	10.5%	8.7%
Average Household Income	$128,821	$117,951	$105,199
2022 Households by Income			
Household Income Base	3,255	19,692	52,230
<$15,000	2.8%	2.6%	5.4%
$15,000 - $24,999	1.2%	1.9%	5.3%
$25,000 - $34,999	3.3%	3.2%	4.7%
$35,000 - $49,999	6.1%	6.5%	7.4%
$50,000 - $74,999	17.1%	16.6%	15.8%
$75,000 - $99,999	15.8%	16.1%	16.5%
$100,000 - $149,999	19.8%	25.4%	22.5%
$150,000 - $199,999	14.4%	14.5%	11.9%
$200,000+	19.4%	13.0%	10.6%
Average Household Income	$148,158	$133,795	$118,831
2017 Owner Occupied Housing Units by Value			
Total	2,771	16,010	41,096
<$50,000	0.5%	0.8%	1.7%
$50,000 - $99,999	1.0%	1.5%	5.2%
$100,000 - $149,999	5.3%	3.8%	5.2%
$150,000 - $199,999	2.3%	4.8%	8.2%
$200,000 - $249,999	5.9%	9.0%	10.0%
$250,000 - $299,999	5.3%	12.0%	11.9%
$300,000 - $399,999	28.4%	32.8%	27.7%
$400,000 - $499,999	28.3%	22.2%	17.4%
$500,000 - $749,999	17.4%	10.7%	10.4%
$750,000 - $999,999	4.4%	2.0%	1.9%
$1,000,000 +	1.0%	0.3%	0.6%
Average Home Value	$426,913	$370,970	$344,743
2022 Owner Occupied Housing Units by Value			
Total	2,850	16,644	42,921
<$50,000	0.1%	0.2%	0.8%
$50,000 - $99,999	0.2%	0.3%	3.4%
$100,000 - $149,999	1.4%	1.1%	3.1%
$150,000 - $199,999	0.8%	1.9%	5.0%
$200,000 - $249,999	3.3%	5.2%	6.6%
$250,000 - $299,999	4.0%	9.8%	10.0%
$300,000 - $399,999	27.3%	34.1%	30.2%
$400,000 - $499,999	31.5%	28.2%	22.6%
$500,000 - $749,999	23.9%	15.9%	14.9%
$750,000 - $999,999	6.2%	2.9%	2.7%
$1,000,000 +	1.2%	0.4%	0.8%
Average Home Value	$478,203	$419,512	$391,644

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.

August 02, 2017

Market Profile

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18600 Sunrise Ave, Miramar, Florida, 33029
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 25.97930
Longitude: -80.39542

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	10,780	62,832	151,948
0 - 4	6.6%	6.4%	6.1%
5 - 9	8.9%	8.4%	7.6%
10 - 14	10.0%	9.4%	8.5%
15 - 24	13.9%	14.4%	13.7%
25 - 34	9.6%	9.9%	10.1%
35 - 44	18.5%	18.2%	17.0%
45 - 54	17.3%	17.8%	16.9%
55 - 64	8.7%	8.8%	9.5%
65 - 74	4.4%	4.2%	5.5%
75 - 84	1.8%	1.9%	3.7%
85 +	0.5%	0.5%	1.4%
18 +	69.2%	70.0%	72.5%
2017 Population by Age			
Total	11,240	65,698	160,060
0 - 4	6.1%	6.0%	5.7%
5 - 9	7.9%	7.3%	6.8%
10 - 14	8.6%	8.4%	7.6%
15 - 24	13.6%	13.9%	12.8%
25 - 34	12.1%	12.2%	12.1%
35 - 44	15.9%	15.3%	14.4%
45 - 54	15.9%	17.1%	16.0%
55 - 64	11.0%	11.1%	11.6%
65 - 74	6.0%	5.9%	7.3%
75 - 84	2.1%	2.2%	4.0%
85 +	0.6%	0.7%	1.7%
18 +	72.6%	73.4%	75.4%
2022 Population by Age			
Total	11,642	68,367	167,908
0 - 4	6.3%	6.0%	5.7%
5 - 9	7.4%	7.0%	6.5%
10 - 14	7.7%	7.8%	7.2%
15 - 24	11.6%	12.4%	11.4%
25 - 34	15.8%	14.6%	13.8%
35 - 44	16.3%	15.7%	14.8%
45 - 54	13.6%	14.7%	13.9%
55 - 64	11.0%	11.4%	11.9%
65 - 74	7.1%	7.0%	8.5%
75 - 84	2.6%	2.7%	4.5%
85 +	0.7%	0.7%	1.7%
18 +	74.3%	74.6%	76.3%
2010 Population by Sex			
Males	5,285	30,340	72,131
Females	5,501	32,492	79,818
2017 Population by Sex			
Males	5,494	31,691	76,245
Females	5,746	34,007	83,815
2022 Population by Sex			
Males	5,715	33,021	80,182
Females	5,927	35,343	87,727

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	10,786	62,832	151,949
White Alone	61.7%	63.8%	68.9%
Black Alone	22.6%	21.5%	18.2%
American Indian Alone	0.1%	0.2%	0.2%
Asian Alone	8.3%	7.6%	6.1%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	3.4%	3.3%	3.4%
Two or More Races	3.8%	3.6%	3.1%
Hispanic Origin	48.7%	47.1%	50.9%
Diversity Index	78.1	77.0	74.4
2017 Population by Race/Ethnicity			
Total	11,239	65,698	160,060
White Alone	59.9%	61.8%	67.2%
Black Alone	23.7%	22.7%	19.1%
American Indian Alone	0.1%	0.2%	0.2%
Asian Alone	8.6%	7.8%	6.4%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	3.6%	3.5%	3.7%
Two or More Races	4.1%	3.9%	3.4%
Hispanic Origin	52.8%	51.7%	55.6%
Diversity Index	78.8	78.0	75.1
2022 Population by Race/Ethnicity			
Total	11,643	68,365	167,908
White Alone	59.2%	60.9%	66.5%
Black Alone	24.3%	23.4%	19.6%
American Indian Alone	0.2%	0.2%	0.2%
Asian Alone	8.6%	7.9%	6.5%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	3.7%	3.6%	3.8%
Two or More Races	4.1%	3.9%	3.4%
Hispanic Origin	55.5%	54.8%	58.8%
Diversity Index	78.9	78.2	75.0
2010 Population by Relationship and Household Type			
Total	10,786	62,832	151,949
In Households	100.0%	100.0%	99.7%
In Family Households	96.1%	95.4%	92.7%
Householder	25.4%	25.9%	25.9%
Spouse	20.3%	20.7%	20.3%
Child	40.7%	40.0%	37.4%
Other relative	7.8%	7.0%	7.2%
Nonrelative	1.9%	1.9%	2.0%
In Nonfamily Households	3.9%	4.6%	6.9%
In Group Quarters	0.0%	0.0%	0.3%
Institutionalized Population	0.0%	0.0%	0.3%
Noninstitutionalized Population	0.0%	0.0%	0.0%

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	7,165	42,323	107,332
Less than 9th Grade	2.3%	2.4%	3.9%
9th - 12th Grade, No Diploma	1.4%	2.5%	3.8%
High School Graduate	21.8%	15.0%	17.3%
GED/Alternative Credential	1.5%	2.2%	2.4%
Some College, No Degree	28.6%	21.7%	20.2%
Associate Degree	8.5%	10.7%	11.6%
Bachelor's Degree	17.3%	26.9%	25.3%
Graduate/Professional Degree	18.7%	18.6%	15.6%
2017 Population 15+ by Marital Status			
Total	8,697	51,460	127,848
Never Married	37.1%	31.5%	29.8%
Married	49.5%	54.0%	53.7%
Widowed	3.8%	3.7%	5.8%
Divorced	9.6%	10.8%	10.7%
2017 Civilian Population 16+ in Labor Force			
Civilian Employed	92.7%	95.0%	94.9%
Civilian Unemployed (Unemployment Rate)	7.3%	5.0%	5.1%
2017 Employed Population 16+ by Industry			
Total	5,537	33,060	79,583
Agriculture/Mining	0.1%	0.2%	0.2%
Construction	4.4%	4.0%	4.2%
Manufacturing	4.5%	4.4%	5.3%
Wholesale Trade	4.1%	4.8%	4.7%
Retail Trade	13.0%	12.6%	11.6%
Transportation/Utilities	2.3%	6.4%	7.8%
Information	4.7%	3.2%	3.0%
Finance/Insurance/Real Estate	9.7%	10.6%	9.8%
Services	47.1%	46.6%	47.5%
Public Administration	10.0%	7.2%	6.0%
2017 Employed Population 16+ by Occupation			
Total	5,538	33,059	79,583
White Collar	74.5%	78.7%	75.7%
Management/Business/Financial	18.7%	23.5%	21.9%
Professional	26.5%	24.4%	24.0%
Sales	17.5%	16.5%	15.1%
Administrative Support	11.8%	14.3%	14.8%
Services	12.5%	11.3%	13.2%
Blue Collar	13.1%	10.1%	11.1%
Farming/Forestry/Fishing	0.0%	0.1%	0.1%
Construction/Extraction	1.7%	2.1%	2.1%
Installation/Maintenance/Repair	7.7%	3.8%	3.3%
Production	0.7%	1.1%	1.4%
Transportation/Material Moving	3.0%	3.0%	4.2%
2010 Population By Urban/ Rural Status			
Total Population	10,786	62,832	151,949
Population Inside Urbanized Area	100.0%	99.9%	99.8%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.1%	0.2%

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2010 Households by Type			
Total	3,071	18,397	47,661
Households with 1 Person	7.6%	8.8%	14.4%
Households with 2+ People	92.4%	91.2%	85.6%
Family Households	89.9%	88.3%	82.3%
Husband-wife Families	71.9%	70.3%	64.4%
With Related Children	47.0%	44.7%	37.8%
Other Family (No Spouse Present)	18.0%	18.0%	17.9%
Other Family with Male Householder	4.9%	4.6%	4.4%
With Related Children	3.1%	2.8%	2.6%
Other Family with Female Householder	13.1%	13.4%	13.5%
With Related Children	8.9%	9.0%	8.4%
Nonfamily Households	2.5%	2.9%	3.3%
All Households with Children	59.4%	56.9%	49.1%
Multigenerational Households	10.6%	10.1%	9.2%
Unmarried Partner Households	5.4%	5.0%	5.1%
Male-female	4.6%	4.3%	4.5%
Same-sex	0.7%	0.7%	0.6%
2010 Households by Size			
Total	3,070	18,396	47,662
1 Person Household	7.6%	8.8%	14.4%
2 Person Household	20.0%	21.9%	24.1%
3 Person Household	20.8%	21.6%	20.1%
4 Person Household	28.0%	27.7%	23.7%
5 Person Household	14.5%	12.4%	11.0%
6 Person Household	5.7%	4.7%	4.1%
7 + Person Household	3.4%	2.9%	2.5%
2010 Households by Tenure and Mortgage Status			
Total	3,071	18,396	47,661
Owner Occupied	90.3%	87.3%	85.4%
Owned with a Mortgage/Loan	82.3%	79.6%	71.9%
Owned Free and Clear	8.0%	7.7%	13.6%
Renter Occupied	9.7%	12.7%	14.6%
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	3,227	19,323	50,663
Housing Units Inside Urbanized Area	100.0%	99.8%	99.8%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.2%	0.2%

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.
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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Top 3 Tapestry Segments				
	1.	Boomburbs (1C)	Soccer Moms (4A)	Soccer Moms (4A)
	2.	Soccer Moms (4A)	Boomburbs (1C)	Boomburbs (1C)
	3.	Top Tier (1A)	Up and Coming Families	Up and Coming Families
2017 Consumer Spending				
Apparel & Services: Total $		$11,269,138	$61,458,902	$142,025,921
Average Spent		$3,567.31	$3,233.49	$2,841.54
Spending Potential Index		165	150	132
Education: Total $		$7,084,005	$39,842,999	$91,791,755
Average Spent		$2,242.48	$2,096.23	$1,836.50
Spending Potential Index		154	144	126
Entertainment/Recreation: Total $		$15,553,681	$85,614,432	$201,603,308
Average Spent		$4,923.61	$4,504.36	$4,033.52
Spending Potential Index		158	144	129
Food at Home: Total $		$23,573,376	$130,741,464	$309,564,615
Average Spent		$7,462.29	$6,878.60	$6,193.52
Spending Potential Index		148	137	123
Food Away from Home: Total $		$17,017,266	$93,302,142	$217,425,620
Average Spent		$5,386.92	$4,908.83	$4,350.08
Spending Potential Index		162	147	131
Health Care: Total $		$26,247,613	$146,542,228	$355,358,076
Average Spent		$8,308.84	$7,709.91	$7,109.72
Spending Potential Index		149	138	127
HH Furnishings & Equipment: Total $		$10,017,099	$54,968,074	$128,857,180
Average Spent		$3,170.97	$2,891.99	$2,578.07
Spending Potential Index		163	149	133
Personal Care Products & Services: Total $		$4,034,878	$22,147,885	$52,303,659
Average Spent		$1,277.26	$1,165.25	$1,046.45
Spending Potential Index		160	146	131
Shelter: Total $		$78,883,941	$436,036,074	$1,031,236,285
Average Spent		$24,971.17	$22,940.82	$20,632.15
Spending Potential Index		154	141	127
Support Payments/Cash Contributions/Gifts in Kind: Total $		$11,778,880	$64,762,948	$156,122,493
Average Spent		$3,728.67	$3,407.32	$3,123.57
Spending Potential Index		159	145	133
Travel: Total $		$11,024,531	$60,184,375	$141,274,883
Average Spent		$3,489.88	$3,166.43	$2,826.52
Spending Potential Index		168	153	136
Vehicle Maintenance & Repairs: Total $		$5,135,043	$28,538,447	$67,773,722
Average Spent		$1,625.53	$1,501.47	$1,355.96
Spending Potential Index		152	140	126

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