

EXPANDED PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



www.southeastcenters.com

Lat/Lon: 26.0933/-80.154

RF5

Southland Shopping Center

Fort Lauderdale, FL 33315

Population

	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Estimated Population (2020)	10,359		106,958		288,324		1,201,670	
Projected Population (2025)	10,593		111,213		298,955		1,246,514	
Census Population (2010)	9,737		94,005		256,113		1,076,981	
Census Population (2000)	10,083		91,742		257,855		1,042,432	
Projected Annual Growth (2020 to 2025)	234	0.5%	4,256	0.8%	10,631	0.7%	44,844	0.7%
Historical Annual Growth (2010 to 2020)	622	0.6%	12,953	1.4%	32,211	1.3%	124,689	1.2%
Historical Annual Growth (2000 to 2010)	-346	-0.3%	2,263	0.2%	-1,742	-	34,549	0.3%
Estimated Population Density (2020)	3,299 psm		3,783 psm		3,672 psm		3,827 psm	
Trade Area Size	3.1 sq mi		28.3 sq mi		78.5 sq mi		314.0 sq mi	

Households

Estimated Households (2020)	4,577		44,843		117,190		475,209	
Projected Households (2025)	4,654		46,200		120,463		489,975	
Census Households (2010)	4,474		39,934		106,851		440,580	
Census Households (2000)	4,628		37,804		105,076		433,756	
Estimated Households with Children (2020)	962	21.0%	10,154	22.6%	29,197	24.9%	134,013	28.2%
Estimated Average Household Size (2020)	2.25		2.33		2.42		2.51	

Average Household Income

Estimated Average Household Income (2020)	\$100,557		\$94,797		\$87,184		\$84,079	
Projected Average Household Income (2025)	\$123,981		\$112,925		\$103,076		\$98,708	
Estimated Average Family Income (2020)	\$97,527		\$114,848		\$103,192		\$98,146	

Median Household Income

Estimated Median Household Income (2020)	\$70,098		\$68,119		\$65,578		\$65,751	
Projected Median Household Income (2025)	\$80,917		\$79,211		\$76,436		\$76,741	
Estimated Median Family Income (2020)	\$82,030		\$87,211		\$82,194		\$80,765	

Per Capita Income

Estimated Per Capita Income (2020)	\$44,496		\$40,025		\$35,600		\$33,325	
Projected Per Capita Income (2025)	\$54,542		\$47,181		\$41,692		\$38,872	
Estimated Per Capita Income 5 Year Growth	\$10,046	22.6%	\$7,156	17.9%	\$6,092	17.1%	\$5,547	16.6%
Estimated Average Household Net Worth (2020)	\$616,128		\$699,969		\$622,586		\$566,587	

Daytime Demos (2020)

Total Businesses	1,283		13,332		26,578		84,838	
Total Employees	9,819		130,490		220,564		614,122	
Company Headquarter Businesses	6	0.4%	88	0.7%	133	0.5%	330	0.4%
Company Headquarter Employees	162	1.7%	9,580	7.3%	13,488	6.1%	36,111	5.9%
Employee Population per Business	7.7		9.8		8.3		7.2	
Residential Population per Business	8.1		8.0		10.8		14.2	

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Race & Ethnicity

	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
White (2020)	7,542	72.8%	58,470	54.7%	150,627	52.2%	653,835	54.4%
Black or African American (2020)	1,355	13.1%	38,046	35.6%	110,896	38.5%	420,977	35.0%
American Indian or Alaska Native (2020)	44	0.4%	372	0.3%	919	0.3%	3,610	0.3%
Asian (2020)	360	3.5%	2,762	2.6%	7,326	2.5%	40,034	3.3%
Hawaiian or Pacific Islander (2020)	12	0.1%	69	-	157	-	687	-
Other Race (2020)	660	6.4%	4,063	3.8%	10,402	3.6%	45,915	3.8%
Two or More Races (2020)	386	3.7%	3,176	3.0%	7,997	2.8%	36,613	3.0%
Not Hispanic or Latino Population (2020)	6,873	66.3%	80,942	75.7%	220,593	76.5%	858,747	71.5%
Hispanic or Latino Population (2020)	3,486	33.7%	26,016	24.3%	67,731	23.5%	342,923	28.5%
Not Hispanic or Latino Population (2025)	7,079	66.8%	84,776	76.2%	230,306	77.0%	907,014	72.8%
Hispanic or Latino Population (2025)	3,514	33.2%	26,437	23.8%	68,649	23.0%	339,500	27.2%
Not Hispanic or Latino Population (2010)	7,207	74.0%	77,646	82.6%	211,896	82.7%	829,774	77.0%
Hispanic or Latino Population (2010)	2,530	26.0%	16,359	17.4%	44,217	17.3%	247,207	23.0%
Not Hispanic or Latino Population (2000)	8,174	81.1%	80,941	88.2%	227,174	88.1%	875,020	83.9%
Hispanic or Latino Population (2000)	1,909	18.9%	10,801	11.8%	30,681	11.9%	167,413	16.1%
Projected Hispanic Annual Growth (2020 to 2025)	28	0.2%	421	0.3%	918	0.3%	-3,423	-0.2%
Historic Hispanic Annual Growth (2000 to 2020)	1,577	4.1%	15,214	7.0%	37,050	6.0%	175,510	5.2%

Age Distribution (2020)

Age Under 5	579	5.6%	6,162	5.8%	16,397	5.7%	68,652	5.7%
Age 5 to 9 Years	489	4.7%	5,570	5.2%	15,616	5.4%	66,641	5.5%
Age 10 to 14 Years	454	4.4%	5,340	5.0%	15,218	5.3%	66,138	5.5%
Age 15 to 19 Years	468	4.5%	5,363	5.0%	15,011	5.2%	63,669	5.3%
Age 20 to 24 Years	634	6.1%	7,199	6.7%	17,767	6.2%	70,344	5.9%
Age 25 to 29 Years	925	8.9%	8,790	8.2%	21,208	7.4%	84,002	7.0%
Age 30 to 34 Years	878	8.5%	8,357	7.8%	20,961	7.3%	85,641	7.1%
Age 35 to 39 Years	818	7.9%	7,509	7.0%	19,599	6.8%	81,351	6.8%
Age 40 to 44 Years	709	6.8%	6,784	6.3%	18,501	6.4%	76,526	6.4%
Age 45 to 49 Years	713	6.9%	6,780	6.3%	18,739	6.5%	76,478	6.4%
Age 50 to 54 Years	758	7.3%	7,210	6.7%	19,859	6.9%	81,004	6.7%
Age 55 to 59 Years	818	7.9%	7,952	7.4%	21,291	7.4%	86,000	7.2%
Age 60 to 64 Years	644	6.2%	7,085	6.6%	19,513	6.8%	79,783	6.6%
Age 65 to 74 Years	899	8.7%	10,122	9.5%	28,899	10.0%	121,436	10.1%
Age 75 to 84 Years	407	3.9%	4,716	4.4%	14,065	4.9%	64,642	5.4%
Age 85 Years or Over	166	1.6%	2,017	1.9%	5,679	2.0%	29,364	2.4%
Median Age	39.1		38.9		40.0		40.5	

Gender Age Distribution (2020)

Female Population	4,681	45.2%	51,006	47.7%	139,738	48.5%	613,972	51.1%
Age 0 to 19 Years	893	19.1%	10,661	20.9%	29,903	21.4%	127,912	20.8%
Age 20 to 64 Years	3,081	65.8%	31,852	62.4%	84,668	60.6%	366,367	59.7%
Age 65 Years or Over	707	15.1%	8,493	16.7%	25,166	18.0%	119,693	19.5%
Female Median Age	39.6		39.1		40.4		41.7	
Male Population	5,678	54.8%	55,952	52.3%	148,586	51.5%	587,698	48.9%
Age 0 to 19 Years	1,096	19.3%	11,774	21.0%	32,339	21.8%	137,187	23.3%
Age 20 to 64 Years	3,816	67.2%	35,815	64.0%	92,771	62.4%	354,762	60.4%
Age 65 Years or Over	766	13.5%	8,363	14.9%	23,476	15.8%	95,749	16.3%
Male Median Age	38.8		38.8		39.6		39.3	

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Household Income Distribution (2020)

	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
HH Income \$200,000 or More	335	7.3%	4,614	10.3%	10,191	8.7%	34,132	7.2%
HH Income \$150,000 to \$199,999	284	6.2%	2,778	6.2%	6,072	5.2%	24,102	5.1%
HH Income \$100,000 to \$149,999	845	18.5%	5,958	13.3%	15,873	13.5%	66,115	13.9%
HH Income \$75,000 to \$99,999	672	14.7%	5,366	12.0%	14,528	12.4%	62,048	13.1%
HH Income \$50,000 to \$74,999	839	18.3%	7,691	17.2%	21,617	18.4%	94,289	19.8%
HH Income \$35,000 to \$49,999	424	9.3%	5,073	11.3%	14,754	12.6%	61,138	12.9%
HH Income \$25,000 to \$34,999	440	9.6%	3,919	8.7%	10,328	8.8%	43,880	9.2%
HH Income \$15,000 to \$24,999	421	9.2%	3,564	7.9%	9,574	8.2%	37,753	7.9%
HH Income Under \$15,000	317	6.9%	5,880	13.1%	14,253	12.2%	51,753	10.9%
HH Income \$35,000 or More	3,400	74.3%	31,480	70.2%	83,035	70.9%	341,823	71.9%
HH Income \$75,000 or More	2,136	46.7%	18,716	41.7%	46,663	39.8%	186,397	39.2%

Housing (2020)

	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Total Housing Units	5,010		50,439		131,737		549,983	
Housing Units Occupied	4,577	91.4%	44,843	88.9%	117,190	89.0%	475,209	86.4%
Housing Units Owner-Occupied	2,191	47.9%	19,669	43.9%	58,722	50.1%	285,801	60.1%
Housing Units, Renter-Occupied	2,385	52.1%	25,173	56.1%	58,468	49.9%	189,408	39.9%
Housing Units, Vacant	433	9.5%	5,597	12.5%	14,547	12.4%	74,774	15.7%

Marital Status (2020)

	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Never Married	3,552	40.2%	38,491	42.8%	100,163	41.5%	367,948	36.8%
Currently Married	3,069	34.7%	27,351	30.4%	75,190	31.2%	356,315	35.6%
Separated	350	4.0%	5,683	6.3%	16,534	6.9%	73,929	7.4%
Widowed	314	3.6%	4,454	5.0%	13,612	5.6%	59,004	5.9%
Divorced	1,553	17.6%	13,907	15.5%	35,594	14.8%	143,043	14.3%

Household Type (2020)

	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Population Family	7,090	68.4%	74,686	69.8%	212,308	73.6%	947,979	78.9%
Population Non-Family	3,188	30.8%	29,789	27.9%	71,738	24.9%	243,061	20.2%
Population Group Quarters	81	0.8%	2,483	2.3%	4,279	1.5%	10,630	0.9%
Family Households	2,335	51.0%	22,930	51.1%	63,939	54.6%	288,296	60.7%
Non-Family Households	2,241	49.0%	21,913	48.9%	53,252	45.4%	186,913	39.3%
Married Couple with Children	526	17.1%	4,732	17.3%	14,294	19.0%	71,739	20.1%
Average Family Household Size	3.0		3.3		3.3		3.3	

Household Size (2020)

	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
1 Person Households	1,518	33.2%	15,732	35.1%	38,450	32.8%	141,940	29.9%
2 Person Households	1,642	35.9%	14,458	32.2%	37,082	31.6%	148,844	31.3%
3 Person Households	722	15.8%	6,392	14.3%	17,485	14.9%	76,842	16.2%
4 Person Households	437	9.6%	4,301	9.6%	12,543	10.7%	58,562	12.3%
5 Person Households	162	3.5%	2,125	4.7%	6,279	5.4%	28,375	6.0%
6 or More Person Households	97	2.1%	1,835	4.1%	5,351	4.6%	20,646	4.3%

Household Vehicles (2020)

	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Households with 0 Vehicles Available	297	6.5%	4,105	9.2%	9,981	8.5%	37,466	7.9%
Households with 1 Vehicles Available	1,954	42.7%	20,244	45.1%	50,703	43.3%	200,508	42.2%
Households with 2 or More Vehicles Available	2,326	50.8%	20,494	45.7%	56,507	48.2%	237,235	49.9%
Total Vehicles Available	7,533		68,499		184,512		766,196	
Average Vehicles Per Household	1.6		1.5		1.6		1.6	

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Labor Force (2020)

	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Estimated Labor Population Age 16 Years or Over	8,753		88,955		238,270		987,600	
Estimated Civilian Employed	5,662	64.7%	52,768	59.3%	139,121	58.4%	576,293	58.4%
Estimated Civilian Unemployed	460	5.3%	4,656	5.2%	12,504	5.2%	53,766	5.4%
Estimated in Armed Forces	39	0.4%	79	-	161	-	453	-
Estimated Not in Labor Force	2,593	29.6%	31,452	35.4%	86,483	36.3%	357,089	36.2%
Unemployment Rate	5.3%		5.2%		5.2%		5.4%	

Occupation (2020)

	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Occupation: Population Age 16 Years or Over	5,662		52,768		139,121		576,293	
Management, Business, Financial Operations	1,071	18.9%	8,809	16.7%	20,889	15.0%	81,938	14.2%
Professional, Related	1,155	20.4%	10,744	20.4%	27,217	19.6%	112,944	19.6%
Service	1,194	21.1%	10,628	20.1%	29,586	21.3%	123,879	21.5%
Sales, Office	948	16.7%	12,121	23.0%	32,845	23.6%	142,003	24.6%
Farming, Fishing, Forestry	3	-	43	-	303	0.2%	1,538	0.3%
Construct, Extraction, Maintenance	587	10.4%	4,501	8.5%	12,381	8.9%	49,596	8.6%
Production, Transport Material Moving	705	12.4%	5,921	11.2%	15,901	11.4%	64,395	11.2%
White Collar Workers	3,174	56.1%	31,675	60.0%	80,950	58.2%	336,884	58.5%
Blue Collar Workers	2,488	43.9%	21,093	40.0%	58,170	41.8%	239,408	41.5%

Consumer Expenditure (2020)

	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Total Household Expenditure	\$321.51 M		\$3.01 B		\$7.42 B		\$29.31 B	
Total Non-Retail Expenditure	\$170.03 M	52.9%	\$1.6 B	53.1%	\$3.93 B	53.0%	\$15.5 B	52.9%
Total Retail Expenditure	\$151.48 M	47.1%	\$1.41 B	46.9%	\$3.49 B	47.0%	\$13.81 B	47.1%
Apparel	\$11.33 M	3.5%	\$107.03 M	3.6%	\$262.19 M	3.5%	\$1.03 B	3.5%
Contributions	\$10.48 M	3.3%	\$100.71 M	3.3%	\$244.94 M	3.3%	\$958.87 M	3.3%
Education	\$9.64 M	3.0%	\$95.69 M	3.2%	\$228.38 M	3.1%	\$880.46 M	3.0%
Entertainment	\$18.1 M	5.6%	\$170.37 M	5.7%	\$417.98 M	5.6%	\$1.65 B	5.6%
Food and Beverages	\$47.38 M	14.7%	\$442.05 M	14.7%	\$1.09 B	14.7%	\$4.32 B	14.7%
Furnishings and Equipment	\$11.27 M	3.5%	\$105.63 M	3.5%	\$259.39 M	3.5%	\$1.03 B	3.5%
Gifts	\$8.01 M	2.5%	\$77.47 M	2.6%	\$187.1 M	2.5%	\$725.83 M	2.5%
Health Care	\$27.1 M	8.4%	\$250.42 M	8.3%	\$622.82 M	8.4%	\$2.48 B	8.5%
Household Operations	\$12.59 M	3.9%	\$119.08 M	4.0%	\$292.1 M	3.9%	\$1.15 B	3.9%
Miscellaneous Expenses	\$6.08 M	1.9%	\$57.14 M	1.9%	\$140.52 M	1.9%	\$555.08 M	1.9%
Personal Care	\$4.33 M	1.3%	\$40.42 M	1.3%	\$99.5 M	1.3%	\$393.23 M	1.3%
Personal Insurance	\$2.24 M	0.7%	\$21.25 M	0.7%	\$51.92 M	0.7%	\$205.02 M	0.7%
Reading	\$700.2 K	0.2%	\$6.6 M	0.2%	\$16.23 M	0.2%	\$64.05 M	0.2%
Shelter	\$68.14 M	21.2%	\$641.64 M	21.3%	\$1.57 B	21.2%	\$6.18 B	21.1%
Tobacco	\$1.97 M	0.6%	\$18.02 M	0.6%	\$45.26 M	0.6%	\$180.12 M	0.6%
Transportation	\$58.48 M	18.2%	\$541.68 M	18.0%	\$1.34 B	18.1%	\$5.32 B	18.1%
Utilities	\$23.68 M	7.4%	\$219.17 M	7.3%	\$545.97 M	7.4%	\$2.17 B	7.4%

Educational Attainment (2020)

	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Adult Population Age 25 Years or Over	7,735		77,324		208,315		866,227	
Elementary (Grade Level 0 to 8)	409	5.3%	3,548	4.6%	10,794	5.2%	46,477	5.4%
Some High School (Grade Level 9 to 11)	550	7.1%	7,392	9.6%	18,077	8.7%	65,743	7.6%
High School Graduate	2,020	26.1%	18,807	24.3%	56,685	27.2%	238,078	27.5%
Some College	1,313	17.0%	13,657	17.7%	36,313	17.4%	159,491	18.4%
Associate Degree Only	738	9.5%	6,939	9.0%	18,143	8.7%	84,487	9.8%
Bachelor Degree Only	1,903	24.6%	16,888	21.8%	42,764	20.5%	168,401	19.4%
Graduate Degree	802	10.4%	10,093	13.1%	25,539	12.3%	103,550	12.0%

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Units In Structure (2020)

	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
1 Detached Unit	2,158	48.2%	16,243	40.7%	48,364	45.3%	195,149	44.3%
1 Attached Unit	367	8.2%	3,246	8.1%	8,345	7.8%	38,550	8.7%
2 to 4 Units	964	21.5%	6,547	16.4%	14,931	14.0%	37,567	8.5%
5 to 9 Units	317	7.1%	3,374	8.4%	7,439	7.0%	27,079	6.1%
10 to 19 Units	350	7.8%	3,029	7.6%	8,383	7.8%	33,273	7.6%
20 to 49 Units	207	4.6%	3,344	8.4%	11,383	10.7%	56,983	12.9%
50 or More Units	118	2.6%	7,829	19.6%	14,873	13.9%	75,339	17.1%
Mobile Home or Trailer	92	2.1%	1,218	3.0%	3,394	3.2%	10,914	2.5%
Other Structure	4	-	13	-	78	-	354	-

Homes Built By Year (2020)

Homes Built 2010 or later	368	8.2%	4,158	10.4%	7,241	6.8%	21,526	4.9%
Homes Built 2000 to 2009	274	6.1%	6,409	16.0%	11,373	10.6%	35,833	8.1%
Homes Built 1990 to 1999	439	9.8%	3,267	8.2%	9,808	9.2%	48,045	10.9%
Homes Built 1980 to 1989	505	11.3%	4,601	11.5%	13,210	12.4%	81,489	18.5%
Homes Built 1970 to 1979	628	14.0%	7,704	19.3%	25,427	23.8%	135,345	30.7%
Homes Built 1960 to 1969	688	15.4%	7,361	18.4%	22,607	21.2%	84,698	19.2%
Homes Built 1950 to 1959	1,458	32.6%	8,652	21.7%	22,162	20.7%	55,544	12.6%
Homes Built Before 1949	217	4.8%	2,692	6.7%	5,363	5.0%	12,730	2.9%

Home Values (2020)

Home Values \$1,000,000 or More	49	2.3%	1,596	8.1%	3,341	5.7%	10,752	3.8%
Home Values \$500,000 to \$999,999	400	18.3%	2,861	14.5%	7,970	13.6%	31,896	11.2%
Home Values \$400,000 to \$499,999	185	8.5%	1,957	9.9%	5,785	9.9%	26,602	9.3%
Home Values \$300,000 to \$399,999	565	25.8%	3,379	17.2%	9,729	16.6%	46,394	16.2%
Home Values \$200,000 to \$299,999	506	23.1%	4,564	23.2%	12,949	22.1%	68,312	23.9%
Home Values \$150,000 to \$199,999	271	12.4%	2,470	12.6%	7,635	13.0%	36,006	12.6%
Home Values \$100,000 to \$149,999	103	4.7%	1,358	6.9%	4,811	8.2%	26,765	9.4%
Home Values \$70,000 to \$99,999	39	1.8%	594	3.0%	2,750	4.7%	16,876	5.9%
Home Values \$50,000 to \$69,999	17	0.8%	258	1.3%	1,180	2.0%	8,595	3.0%
Home Values \$25,000 to \$49,999	6	0.3%	146	0.7%	870	1.5%	6,608	2.3%
Home Values Under \$25,000	48	2.2%	486	2.5%	1,701	2.9%	6,994	2.4%
Owner-Occupied Median Home Value	\$337,471		\$364,285		\$327,748		\$274,890	
Renter-Occupied Median Rent	\$1,229		\$1,260		\$1,225		\$1,227	

Transportation To Work (2020)

Drive to Work Alone	3,796	75.3%	39,276	75.5%	107,169	76.8%	453,122	79.0%
Drive to Work in Carpool	536	10.6%	4,304	8.3%	11,686	8.4%	49,890	8.7%
Travel to Work by Public Transportation	146	2.9%	2,301	4.4%	6,412	4.6%	22,087	3.8%
Drive to Work on Motorcycle	15	0.3%	106	0.2%	387	0.3%	1,158	0.2%
Walk or Bicycle to Work	221	4.4%	1,630	3.1%	3,203	2.3%	10,675	1.9%
Other Means	105	2.1%	1,248	2.4%	2,674	1.9%	8,994	1.6%
Work at Home	220	4.4%	3,134	6.0%	8,002	5.7%	27,799	4.8%

Travel Time (2020)

Travel to Work in 14 Minutes or Less	1,403	27.8%	10,184	19.6%	24,468	17.5%	89,035	15.5%
Travel to Work in 15 to 29 Minutes	2,055	40.8%	18,928	36.4%	51,523	36.9%	211,801	36.9%
Travel to Work in 30 to 59 Minutes	1,694	33.6%	16,244	31.2%	42,704	30.6%	195,635	34.1%
Travel to Work in 60 Minutes or More	257	5.1%	4,092	7.9%	12,054	8.6%	51,646	9.0%
Average Minutes Travel to Work	22.1		24.5		24.9		26.0	

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