



Executive Summary

Plaza at Coral Springs

Summary

The Plaza at Coral Springs trade area shows a stable, mature suburban profile with modest recent growth and a small projected population decline into 2031; the 1-mile population is estimated at 18,965 (2026) with a projected drop to 18,368 by 2031. Household formation is steady (7,233 households; 31.8% include children) and average household income is strong at \$120,735 (1-mile) with a median household income of \$96,431, supporting above-average purchasing power. The area is becoming more diverse—Hispanic share rose from 26.8% (2010) to 33.6% (2026)—while educational attainment is solid (36.5% hold bachelor's or graduate degrees within 1 mile). Ageing is notable: median age 42 and elevated 65–74 cohort (11.4% within 1 mile), consistent with a stable, higher-wealth suburban market.

Live Insights

Recent, site-specific commercial activity confirms active capital and leasing movement at the Plaza at Coral Springs: the roughly 93k SF center adjacent to Coral Square Mall remains theater-anchored and mixed retail/medical/restaurant, is being actively marketed for leasing with multiple small available bays, and transferred ownership in July 2026 in a documented sale transaction — indicating recent investor interest and an occupied tenant base anchored by a cinema and local restaurants, while brokerage marketing materials continue to list available storefronts.

Key Takeaways

- 2026 population (1-mile) is 18,965 with a projected decline of 597 residents (-0.6% annually) to 18,368 by 2031.
- Estimated 7,233 households (2026) with 31.8% containing children and an average household size of 2.62.
- Income profile shows high spending capacity: 1-mile average household income \$120,735 and average household net worth \$1,327,732 (2026).
- Diversity increased: Hispanic share rose from 26.8% in 2010 to 33.6% in 2026, and Two-or-More-Races is 18.4% (1 mile).
- Trade-area daytime base includes 1,431 businesses and 9,236 employees (1-mile), and the Plaza at Coral Springs completed a documented ownership sale in July 2026.

Expanded Profile

2010-2020 Census, 2026 Estimates with 2031 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.2416/-80.2436

Plaza at Coral Springs		1 mi radius		3 mi radius		5 mi radius		10 mi radius	
650 Riverside Dr, Coral Springs, FL 33071									
Population									
Estimated Population (2026)		18,965		196,968		412,495		1,212,096	
Projected Population (2031)		18,368		190,516		402,049		1,196,929	
Census Population (2020)		18,887		195,741		403,826		1,151,901	
Census Population (2010)		17,438		176,720		362,489		1,033,323	
Projected Annual Growth (2026 to 2031)		-597	-0.6%	-6,452	-0.7%	-10,446	-0.5%	-15,167	-0.3%
Historical Annual Growth (2020 to 2026)		78	-	1,227	0.1%	8,669	0.4%	60,195	0.9%
Historical Annual Growth (2010 to 2020)		1,449	0.8%	19,021	1.1%	41,337	1.1%	118,578	1.1%
Estimated Population Density (2026)		6,040	psm	6,967	psm	5,254	psm	3,860	psm
Trade Area Size		3.1	sq mi	28.3	sq mi	78.5	sq mi	314.0	sq mi
Households									
Estimated Households (2026)		7,233		71,893		157,985		485,182	
Projected Households (2031)		6,848		68,107		151,173		472,059	
Census Households (2020)		7,176		71,724		154,862		455,113	
Census Households (2010)		6,693		65,997		141,987		413,831	
Estimated Households with Children (2026)		2,299	31.8%	25,174	35.0%	50,424	31.9%	142,690	29.4%
Estimated Average Household Size (2026)		2.62		2.73		2.59		2.48	
Average Household Income									
Estimated Average Household Income (2026)		\$120,735		\$105,646		\$111,928		\$118,411	
Projected Average Household Income (2031)		\$121,113		\$105,974		\$112,469		\$118,665	
Estimated Average Family Income (2026)		\$148,916		\$124,600		\$130,369		\$137,680	
Median Household Income									
Estimated Median Household Income (2026)		\$96,431		\$83,473		\$84,717		\$88,855	
Projected Median Household Income (2031)		\$96,386		\$83,728		\$84,876		\$88,861	
Estimated Median Family Income (2026)		\$123,695		\$98,715		\$103,014		\$107,034	
Per Capita Income									
Estimated Per Capita Income (2026)		\$46,053		\$38,616		\$42,934		\$47,470	
Projected Per Capita Income (2031)		\$45,162		\$37,942		\$42,357		\$46,873	
Estimated Per Capita Income 5 Year Growth		-\$891	-1.9%	-\$674	-1.7%	-\$577	-1.3%	-\$597	-1.3%
Estimated Average Household Net Worth (2026)		\$1,327,732		\$969,453		\$1,030,913		\$1,125,855	
Daytime Demos (2026)									
Total Businesses		1,431		12,474		28,901		98,908	
Total Employees		9,236		68,070		162,455		622,607	
Company Headquarter Businesses		26	1.8%	214	1.7%	611	2.1%	2,365	2.4%
Company Headquarter Employees		559	6.1%	3,073	4.5%	10,847	6.7%	62,860	10.1%
Employee Population per Business		6.5		5.5		5.6		6.3	
Residential Population per Business		13.3		15.8		14.3		12.3	

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Expanded Profile

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Plaza at Coral Springs

650 Riverside Dr, Coral Springs, FL

1 mi radius

3 mi radius

5 mi radius

10 mi radius

Race & Ethnicity

White (2026)	7,769	41.0%	67,203	34.1%	148,740	36.1%	483,794	39.9%
Black or African American (2026)	5,327	28.1%	71,715	36.4%	146,525	35.5%	418,609	34.5%
American Indian or Alaska Native (2026)	45	0.2%	639	0.3%	1,109	0.3%	3,518	0.3%
Asian (2026)	750	4.0%	8,897	4.5%	18,785	4.6%	45,603	3.8%
Hawaiian or Pacific Islander (2026)	10	-	71	-	134	-	467	-
Other Race (2026)	1,566	8.3%	15,948	8.1%	30,838	7.5%	81,939	6.8%
Two or More Races (2026)	3,499	18.4%	32,495	16.5%	66,364	16.1%	178,167	14.7%
Not Hispanic or Latino Population (2026)	12,593	66.4%	135,831	69.0%	290,034	70.3%	885,506	73.1%
Hispanic or Latino Population (2026)	6,372	33.6%	61,137	31.0%	122,461	29.7%	326,591	26.9%
Not Hispanic or Latino Population (2031)	12,147	66.1%	129,270	67.9%	276,174	68.7%	842,498	70.4%
Hispanic or Latino Population (2031)	6,220	33.9%	61,246	32.1%	125,875	31.3%	354,431	29.6%
Not Hispanic or Latino Population (2020)	12,774	67.6%	136,980	70.0%	291,742	72.2%	877,317	76.2%
Hispanic or Latino Population (2020)	6,114	32.4%	58,762	30.0%	112,085	27.8%	274,585	23.8%
Not Hispanic or Latino Population (2010)	12,759	73.2%	133,244	75.4%	281,681	77.7%	843,483	81.6%
Hispanic or Latino Population (2010)	4,680	26.8%	43,476	24.6%	80,808	22.3%	189,841	18.4%
Projected Hispanic Annual Growth (2026 to 2031)	-151	-0.5%	110	-	3,414	0.6%	27,840	1.7%
Historic Hispanic Annual Growth (2010 to 2026)	1,692	2.3%	17,661	2.5%	41,653	3.2%	136,750	4.5%

Age Distribution (2026)

Age Under 5	912	4.8%	11,092	5.6%	22,420	5.4%	66,480	5.5%
Age 5 to 9 Years	1,086	5.7%	12,109	6.1%	24,057	5.8%	68,855	5.7%
Age 10 to 14 Years	1,232	6.5%	12,335	6.3%	24,824	6.0%	69,739	5.8%
Age 15 to 19 Years	1,214	6.4%	12,771	6.5%	25,289	6.1%	69,608	5.7%
Age 20 to 24 Years	975	5.1%	11,500	5.8%	22,943	5.6%	65,325	5.4%
Age 25 to 29 Years	1,027	5.4%	11,797	6.0%	23,815	5.8%	71,630	5.9%
Age 30 to 34 Years	1,165	6.1%	13,443	6.8%	27,847	6.8%	82,879	6.8%
Age 35 to 39 Years	1,319	7.0%	14,429	7.3%	29,330	7.1%	84,956	7.0%
Age 40 to 44 Years	1,372	7.2%	14,300	7.3%	28,994	7.0%	82,050	6.8%
Age 45 to 49 Years	1,226	6.5%	12,835	6.5%	26,242	6.4%	75,453	6.2%
Age 50 to 54 Years	1,181	6.2%	12,433	6.3%	25,836	6.3%	77,084	6.4%
Age 55 to 59 Years	1,254	6.6%	12,390	6.3%	25,867	6.3%	78,592	6.5%
Age 60 to 64 Years	1,276	6.7%	12,368	6.3%	26,655	6.5%	81,149	6.7%
Age 65 to 74 Years	2,159	11.4%	19,178	9.7%	43,277	10.5%	129,232	10.7%
Age 75 to 84 Years	1,204	6.3%	10,286	5.2%	24,663	6.0%	76,378	6.3%
Age 85 Years or Over	363	1.9%	3,704	1.9%	10,438	2.5%	32,688	2.7%
Median Age	42.0		39.4		40.9		41.6	

Gender Age Distribution (2026)

Female Population	10,106	53.3%	104,062	52.8%	218,277	52.9%	623,115	51.4%
Age 0 to 19 Years	2,256	22.3%	23,793	22.9%	47,660	21.8%	134,912	21.7%
Age 20 to 64 Years	5,672	56.1%	61,044	58.7%	125,705	57.6%	357,460	57.4%
Age 65 Years or Over	2,178	21.6%	19,226	18.5%	44,912	20.6%	130,742	21.0%
Female Median Age	43.1		40.9		42.3		42.5	
Male Population	8,859	46.7%	92,906	47.2%	194,218	47.1%	588,982	48.6%
Age 0 to 19 Years	2,188	24.7%	24,513	26.4%	48,929	25.2%	139,769	23.7%
Age 20 to 64 Years	5,124	57.8%	54,451	58.6%	111,823	57.6%	341,657	58.0%
Age 65 Years or Over	1,547	17.5%	13,942	15.0%	33,466	17.2%	107,555	18.3%
Male Median Age	40.9		37.7		39.2		40.5	

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Household Income Distribution (2026)								
HH Income \$200,000 or More	1,111	15.4%	6,843	9.5%	16,465	10.4%	63,833	13.2%
HH Income \$150,000 to \$199,999	720	10.0%	6,465	9.0%	15,350	9.7%	45,046	9.3%
HH Income \$100,000 to \$149,999	1,377	19.0%	14,429	20.1%	30,200	19.1%	87,875	18.1%
HH Income \$75,000 to \$99,999	1,063	14.7%	10,500	14.6%	21,834	13.8%	62,704	12.9%
HH Income \$50,000 to \$74,999	1,338	18.5%	12,510	17.4%	26,409	16.7%	76,042	15.7%
HH Income \$35,000 to \$49,999	627	8.7%	7,251	10.1%	16,539	10.5%	49,298	10.2%
HH Income \$25,000 to \$34,999	232	3.2%	4,081	5.7%	9,879	6.3%	31,022	6.4%
HH Income \$15,000 to \$24,999	340	4.7%	4,961	6.9%	10,122	6.4%	29,978	6.2%
HH Income Under \$15,000	425	5.9%	4,853	6.8%	11,186	7.1%	39,383	8.1%
HH Income \$35,000 or More	6,236	86.2%	57,998	80.7%	126,798	80.3%	384,798	79.3%
HH Income \$75,000 or More	4,271	59.1%	38,237	53.2%	83,849	53.1%	259,458	53.5%
Housing (2026)								
Total Housing Units	7,740		76,581		169,178		524,408	
Housing Units Occupied	7,233	93.4%	71,893	93.9%	157,985	93.4%	485,182	92.5%
Housing Units Owner-Occupied	4,451	61.5%	44,029	61.2%	99,384	62.9%	288,450	59.5%
Housing Units, Renter-Occupied	2,782	38.5%	27,864	38.8%	58,602	37.1%	196,732	40.5%
Housing Units, Vacant	508	6.6%	4,688	6.1%	11,193	6.6%	39,226	7.5%
Marital Status (2026)								
Never Married	5,667	36.0%	57,694	35.7%	115,707	33.9%	364,931	36.2%
Currently Married	6,429	40.9%	66,527	41.2%	142,278	41.7%	392,698	39.0%
Separated	858	5.5%	9,717	6.0%	21,455	6.3%	66,161	6.6%
Widowed	786	5.0%	8,185	5.1%	20,794	6.1%	59,937	6.0%
Divorced	1,996	12.7%	19,309	12.0%	40,960	12.0%	123,296	12.2%
Household Type (2026)								
Population Family	15,626	82.4%	165,193	83.9%	333,113	80.8%	942,378	77.7%
Population Non-Family	3,328	17.5%	30,761	15.6%	76,714	18.6%	258,823	21.4%
Population Group Quarters	11	-	1,014	0.5%	2,669	0.6%	10,895	0.9%
Family Households	5,004	69.2%	51,032	71.0%	104,608	66.2%	301,889	62.2%
Non-Family Households	2,229	30.8%	20,861	29.0%	53,377	33.8%	183,293	37.8%
Married Couple with Children	1,547	24.1%	15,712	23.6%	31,624	22.2%	85,754	21.8%
Average Family Household Size	3.1		3.2		3.2		3.1	
Household Size (2026)								
1 Person Households	1,631	22.6%	15,503	21.6%	40,481	25.6%	139,989	28.9%
2 Person Households	2,514	34.8%	23,897	33.2%	51,754	32.8%	161,450	33.3%
3 Person Households	1,369	18.9%	13,221	18.4%	27,233	17.2%	77,332	15.9%
4 Person Households	976	13.5%	10,740	14.9%	21,901	13.9%	61,197	12.6%
5 Person Households	451	6.2%	5,113	7.1%	10,045	6.4%	27,392	5.6%
6 or More Person Households	292	4.0%	3,420	4.8%	6,572	4.2%	17,822	3.7%
Household Vehicles (2026)								
Households with 0 Vehicles Available	210	2.9%	4,854	6.8%	11,608	7.3%	38,514	7.9%
Households with 1 Vehicles Available	2,827	39.1%	27,060	37.6%	62,735	39.7%	201,975	41.6%
Households with 2 or More Vehicles Available	4,196	58.0%	39,979	55.6%	83,643	52.9%	244,693	50.4%
Total Vehicles Available	12,760		123,398		261,178		786,445	
Average Vehicles Per Household	1.8		1.7		1.7		1.6	

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Labor Force (2026)

Estimated Labor Population Age 16 Years or Over	15,483		158,789		335,865		992,410	
Estimated Civilian Employed	10,421	67.3%	106,448	67.0%	217,671	64.8%	628,988	63.4%
Estimated Civilian Unemployed	675	4.4%	4,610	2.9%	9,199	2.7%	28,657	2.9%
Estimated in Armed Forces	8	-	136	-	263	-	723	-
Estimated Not in Labor Force	4,379	28.3%	47,594	30.0%	108,732	32.4%	334,041	33.7%
Unemployment Rate	4.4%		2.9%		2.7%		2.9%	

Occupation (2026)

Occupation: Population Age 16 Years or Over	10,421		106,444		217,666		628,967	
Management, Business, Financial Operations	1,588	15.2%	17,139	16.1%	35,927	16.5%	110,944	17.6%
Professional, Related	2,716	26.1%	21,911	20.6%	47,210	21.7%	133,329	21.2%
Service	1,909	18.3%	20,978	19.7%	41,726	19.2%	122,231	19.4%
Sales, Office	2,513	24.1%	24,965	23.5%	50,913	23.4%	142,708	22.7%
Farming, Fishing, Forestry	19	0.2%	139	0.1%	233	0.1%	768	0.1%
Construct, Extraction, Maintenance	735	7.1%	8,957	8.4%	17,301	7.9%	50,428	8.0%
Production, Transport Material Moving	940	9.0%	12,355	11.6%	24,357	11.2%	68,559	10.9%
White Collar Workers	6,818	65.4%	64,015	60.1%	134,050	61.6%	386,981	61.5%
Blue Collar Workers	3,604	34.6%	42,429	39.9%	83,616	38.4%	241,986	38.5%

Consumer Expenditure (2026)

Total Household Expenditure	\$740.13 M		\$6.71 B		\$14.75 B		\$46.06 B	
Total Non-Retail Expenditure	\$357.62 M	48.3%	\$3.18 B	47.4%	\$7.04 B	47.7%	\$22.44 B	48.7%
Total Retail Expenditure	\$382.51 M	51.7%	\$3.53 B	52.6%	\$7.71 B	52.3%	\$23.62 B	51.3%
Alcoholic Beverages	\$5.21 M	0.7%	\$47.21 M	0.7%	\$103.76 M	0.7%	\$323.88 M	0.7%
Apparel	\$16.27 M	2.2%	\$150.99 M	2.2%	\$329.15 M	2.2%	\$1.02 B	2.2%
Contributions	\$18.55 M	2.5%	\$162.75 M	2.4%	\$361.61 M	2.5%	\$1.15 B	2.5%
Education	\$12.71 M	1.7%	\$112.97 M	1.7%	\$249.9 M	1.7%	\$786.81 M	1.7%
Entertainment	\$36.73 M	5.0%	\$341.02 M	5.1%	\$743.44 M	5.0%	\$2.3 B	5.0%
Food Away From Home	\$35.88 M	4.8%	\$328.37 M	4.9%	\$719.24 M	4.9%	\$2.23 B	4.9%
Grocery	\$51.2 M	6.9%	\$504.3 M	7.5%	\$1.08 B	7.3%	\$3.24 B	7.0%
Health Care	\$49.4 M	6.7%	\$476.97 M	7.1%	\$1.06 B	7.2%	\$3.28 B	7.1%
Household Furnishings and Equipment	\$19.34 M	2.6%	\$176.9 M	2.6%	\$387.58 M	2.6%	\$1.2 B	2.6%
Household Operations	\$14.73 M	2.0%	\$137.18 M	2.0%	\$298.51 M	2.0%	\$921.07 M	2.0%
Miscellaneous Expenses	\$11.27 M	1.5%	\$103.1 M	1.5%	\$226.08 M	1.5%	\$702.62 M	1.5%
Personal Care	\$8.24 M	1.1%	\$79.76 M	1.2%	\$171.48 M	1.2%	\$519.22 M	1.1%
Shelter	\$131.26 M	17.7%	\$1.24 B	18.5%	\$2.7 B	18.3%	\$8.35 B	18.1%
Tax and Retirement	\$178.85 M	24.2%	\$1.46 B	21.7%	\$3.3 B	22.4%	\$10.85 B	23.5%
Tobacco and Related	\$2.86 M	0.4%	\$31.39 M	0.5%	\$64.95 M	0.4%	\$187.69 M	0.4%
Transportation	\$109.04 M	14.7%	\$977.54 M	14.6%	\$2.13 B	14.5%	\$6.57 B	14.3%
Utilities	\$38.58 M	5.2%	\$382.55 M	5.7%	\$816.28 M	5.5%	\$2.45 B	5.3%

Educational Attainment (2026)

Adult Population Age 25 Years or Over	13,546		137,163		292,962		872,090	
Elementary (Grade Level 0 to 8)	508	3.7%	5,751	4.2%	13,016	4.4%	40,913	4.7%
Some High School (Grade Level 9 to 11)	595	4.4%	7,505	5.5%	14,430	4.9%	47,619	5.5%
High School Graduate	3,147	23.2%	40,105	29.2%	81,126	27.7%	231,875	26.6%
Some College	2,428	17.9%	25,265	18.4%	52,591	18.0%	152,743	17.5%
Associate Degree Only	1,928	14.2%	15,107	11.0%	31,374	10.7%	83,384	9.6%
Bachelor Degree Only	3,190	23.6%	27,648	20.2%	63,209	21.6%	194,096	22.3%
Graduate Degree	1,751	12.9%	15,783	11.5%	37,215	12.7%	121,460	13.9%

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Units In Structure (2026)

1 Detached Unit	3,339	46.2%	30,715	42.7%	64,115	40.6%	195,584	40.3%
1 Attached Unit	387	5.4%	7,537	10.5%	17,526	11.1%	49,330	10.2%
2 to 4 Units	481	6.7%	5,336	7.4%	11,677	7.4%	40,234	8.3%
5 to 9 Units	449	6.2%	4,931	6.9%	11,132	7.0%	31,924	6.6%
10 to 19 Units	1,013	14.0%	6,873	9.6%	13,425	8.5%	36,801	7.6%
20 to 49 Units	930	12.9%	7,910	11.0%	18,380	11.6%	52,550	10.8%
50 or More Units	550	7.6%	6,927	9.6%	18,174	11.5%	66,571	13.7%
Mobile Home or Trailer	82	1.1%	1,611	2.2%	3,329	2.1%	11,722	2.4%
Other Structure	2	-	52	-	227	0.1%	466	-

Occupied Homes Built By Year (2026)

Homes Built 2020 or later	59	0.8%	842	1.2%	2,220	1.4%	10,533	2.2%
Homes Built 2010 to 2019	142	2.0%	1,724	2.4%	4,778	3.0%	23,706	4.9%
Homes Built 2000 to 2009	414	5.7%	6,925	9.6%	16,755	10.6%	47,715	9.8%
Homes Built 1990 to 1999	898	12.4%	10,699	14.9%	26,394	16.7%	65,923	13.6%
Homes Built 1980 to 1989	2,375	32.8%	19,764	27.5%	45,195	28.6%	112,890	23.3%
Homes Built 1970 to 1979	2,936	40.6%	23,828	33.1%	45,943	29.1%	126,433	26.1%
Homes Built 1960 to 1969	232	3.2%	4,486	6.2%	9,861	6.2%	55,136	11.4%
Homes Built Before 1959	177	2.4%	3,625	5.0%	6,841	4.3%	42,845	8.8%

Home Values (2026)

Home Values \$1,000,000 or More	97	2.2%	1,433	3.3%	3,977	4.0%	22,871	7.9%
Home Values \$500,000 to \$999,999	1,937	43.5%	14,054	31.9%	31,458	31.7%	96,385	33.4%
Home Values \$400,000 to \$499,999	738	16.6%	6,963	15.8%	14,795	14.9%	41,802	14.5%
Home Values \$300,000 to \$399,999	383	8.6%	7,748	17.6%	16,059	16.2%	43,354	15.0%
Home Values \$200,000 to \$299,999	398	8.9%	6,307	14.3%	15,729	15.8%	38,073	13.2%
Home Values \$150,000 to \$199,999	221	5.0%	2,469	5.6%	6,343	6.4%	15,669	5.4%
Home Values \$100,000 to \$149,999	326	7.3%	2,002	4.5%	4,155	4.2%	10,559	3.7%
Home Values \$70,000 to \$99,999	136	3.1%	1,039	2.4%	2,403	2.4%	6,709	2.3%
Home Values \$50,000 to \$69,999	82	1.9%	496	1.1%	928	0.9%	3,116	1.1%
Home Values \$25,000 to \$49,999	55	1.2%	598	1.4%	1,226	1.2%	3,608	1.3%
Home Values Under \$25,000	76	1.7%	920	2.1%	2,312	2.3%	6,305	2.2%
Owner-Occupied Median Home Value	\$457,505		\$406,501		\$409,434		\$461,721	
Renter-Occupied Median Rent	\$1,976		\$1,957		\$1,981		\$1,954	

Transportation To Work (2026)

Drive to Work Alone	7,025	67.4%	75,328	70.8%	153,390	70.5%	426,148	67.8%
Drive to Work in Carpool	1,229	11.8%	12,932	12.1%	26,305	12.1%	79,009	12.6%
Travel to Work by Public Transportation	378	3.6%	2,716	2.6%	5,736	2.6%	19,165	3.0%
Drive to Work on Motorcycle	3	-	97	-	186	-	594	-
Walk or Bicycle to Work	115	1.1%	1,448	1.4%	2,670	1.2%	8,779	1.4%
Other Means	478	4.6%	2,179	2.0%	3,863	1.8%	10,752	1.7%
Work at Home	1,194	11.5%	11,744	11.0%	25,516	11.7%	84,519	13.4%

Travel Time (2026)

Travel to Work in 14 Minutes or Less	1,281	12.3%	14,900	14.0%	29,503	13.6%	94,462	15.0%
Travel to Work in 15 to 29 Minutes	3,117	29.9%	30,820	29.0%	65,996	30.3%	200,892	31.9%
Travel to Work in 30 to 59 Minutes	3,735	35.8%	38,466	36.1%	76,455	35.1%	197,690	31.4%
Travel to Work in 60 Minutes or More	1,094	10.5%	10,515	9.9%	20,197	9.3%	51,404	8.2%
Average Minutes Travel to Work	29.4		29.0		28.4		26.4	