

FULL DEMOGRAPHIC REPORT - POPSTATS

1990 - 2000 - 2010 Census, Q4 2020 Estimates & Q4 2025 Projections

MANAGED BY AN AFFILIATE OF



Latitude/Longitude: 26.03083, -80.29586

9-Jun-2021

Embassy Lakes Shopping Center

Cooper City, FL

	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius	10.00 Mile Radius		
POPULATION	2020 Estimated Population	18,326	135,596	349,613	1,324,349	
	2020 Daytime Population	12,933	130,751	335,527	1,349,993	
	2025 Population Forecast	18,249	140,867	364,084	1,353,074	
	2010 Census Population	17,211	116,791	301,361	1,211,243	
	2000 Census Population	17,917	108,220	254,183	1,084,489	
	1990 Census Population	13,022	74,078	166,921	802,531	
	Historical Annual Growth, 1990 to 2000	3.24%	3.86%	4.29%	3.06%	
	Historical Annual Growth, 2000 to 2010	-0.40%	0.77%	1.72%	1.11%	
	Estimated Annual Growth, 2010 to 2020	0.59%	1.40%	1.39%	0.83%	
	Projected Annual Growth, 2020 to 2025	-0.08%	0.77%	0.81%	0.43%	
	HOUSEHOLDS	2020 Estimated Households	6,658	52,426	125,872	469,243
		2025 Households Forecast	6,627	54,422	131,186	479,490
2010 Census Households		6,274	45,228	108,129	427,841	
2000 Census Households		6,287	42,593	94,069	392,269	
1990 Census Households		4,852	28,028	62,818	301,769	
Historical Annual Growth, 1990 to 2000		2.63%	4.27%	4.12%	2.66%	
Historical Annual Growth, 2000 to 2010		-0.02%	0.60%	1.40%	0.87%	
Estimated Annual Growth, 2010 to 2020		0.55%	1.38%	1.42%	0.86%	
Projected Annual Growth, 2020 to 2025		-0.09%	0.75%	0.83%	0.43%	
2020 % Households With Children		29%	27%	30%	30%	
2020 Persons per Household		2.75	2.58	2.76	2.81	
INCOME 2020		HH Income \$500,000 or more	1.21%	0.82%	0.96%	0.90%
	HH Income \$250,000 to \$499,999	1.41%	0.98%	1.16%	1.08%	
	HH Income \$200,000 to \$249,999	3.33%	2.31%	2.71%	2.53%	
	HH Income \$175,000 to \$199,999	9.10%	5.30%	5.57%	4.07%	
	HH Income \$150,000 to \$174,999	7.68%	4.85%	5.00%	4.23%	
	HH Income \$100,000 to \$149,999	24.13%	17.21%	17.45%	15.05%	
	HH Income \$75,000 to \$99,999	16.20%	14.44%	14.41%	12.98%	
	HH Income \$50,000 to \$74,999	13.49%	17.46%	17.65%	17.98%	
	HH Income \$35,000 to \$49,999	9.43%	11.90%	12.31%	13.40%	
	HH Income \$25,000 to \$34,999	4.58%	6.36%	6.70%	9.06%	
	HH Income \$15,000 to \$24,999	4.92%	7.41%	6.85%	8.51%	
	HH Income \$0 to \$14,999	4.52%	10.95%	9.23%	10.20%	
	Average Household Income	\$112,403	\$88,750	\$92,964	\$84,249	
	Median Household Income	\$94,244	\$69,091	\$70,675	\$61,294	
Per Capita Income	\$40,848	\$34,352	\$33,581	\$29,966		
2000 Average Household Income	\$77,628	\$61,605	\$61,684	\$56,247		
2000 Median Household Income	\$68,065	\$52,274	\$50,634	\$43,624		
WRKPLACE 2020	Workplace Establishments	388	4,607	9,646	39,344	
	Workplace Employees (Full Time Employees)	4,267	54,585	130,848	544,217	

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POPULATION BY AGE 2020	Count of Pop 0 to 4 years	971	8,192	21,779	83,438
	Count of Pop 5 to 14 years	1,661	14,206	38,444	148,440
	Count of Pop 14 to 22 years	1,554	11,732	33,873	129,643
	Count of Pop 22 to 30 years	2,316	14,497	39,057	145,072
	Count of Pop 30 to 45 years	2,675	23,261	61,573	238,049
	Count of Pop 45 to 60 years	3,782	26,562	71,661	273,536
	Count of Pop 60 to 75 years	4,033	24,044	57,044	214,434
	Count of Pop 75+ years	1,335	13,104	26,182	91,738
	Population 0 to 4 Years	5.30%	6.04%	6.23%	6.30%
	Population 5 to 13 Years	9.06%	10.48%	11.00%	11.21%
	Population 14 to 21 Years	8.48%	8.65%	9.69%	9.79%
	Population 22 to 29 Years	12.64%	10.69%	11.17%	10.95%
	Population 30 to 44 Years	14.60%	17.15%	17.61%	17.97%
	Population 45 to 59 Years	20.64%	19.59%	20.50%	20.65%
	Population 60 to 74 Years	22.01%	17.73%	16.32%	16.19%
	Population 74 Years Plus	7.28%	9.66%	7.49%	6.93%
Median Age	44.9	42.3	40.0	39.7	
GENDER 2020	Male Population	8,667	62,991	165,037	632,848
	Female Population	9,660	72,605	184,575	691,501
RACE 2020	2020 Estimated Population	18,326	135,596	349,613	1,324,349
	White	79.84%	67.26%	61.90%	60.07%
	Black or African American	8.21%	19.83%	24.32%	29.39%
	Asian or Pacific Islander	5.70%	4.92%	5.09%	3.31%
	Other Races	6.25%	7.99%	8.69%	7.23%
HISPANIC	2020 Hispanic Population	6,135	50,772	132,376	522,286
	2020 Hispanic Population %	33.47%	37.44%	37.86%	39.44%
	2025 Hispanic Population Forecast	6,202	53,318	138,409	539,146
	2025 Hispanic Population % Projected	33.99%	37.85%	38.02%	39.85%
	2000 Hispanic Population %	17.66%	21.30%	24.36%	26.64%
1990 Hispanic Population %	12.08%	11.71%	13.14%	16.87%	
EDUCATION (AGE 25+) 2020	Adult Population (25 Years or Older)	13,253	95,900	240,499	907,667
	Elementary	4.23%	3.02%	3.92%	6.07%
	Some High School	2.98%	3.43%	4.45%	6.40%
	High School Graduate	18.46%	27.97%	27.09%	28.03%
	Some College	19.62%	20.74%	21.07%	19.23%
	Associates Degree	11.31%	10.68%	10.38%	10.23%
	Bachelors Degree	27.22%	21.04%	20.33%	18.85%
	Graduate Degree	16.19%	13.12%	12.77%	11.19%
% College (4+)	43.41%	34.16%	33.10%	30.04%	
HOUSING 2020	Total Housing Units	6,907	57,435	136,440	520,100
	Owner Occupied Percent	84.16%	66.59%	68.03%	61.17%
	Renter Occupied Percent	12.24%	24.69%	24.22%	29.05%
	Vacant Housing Percent	3.60%	8.72%	7.75%	9.78%

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HOMES BUILT BY YEAR 2020	Homes Built 2010 or later	0.01%	0.21%	0.21%	0.17%
	Homes Built 2000 to 2009	2.22%	11.65%	16.50%	12.09%
	Homes Built 1990 to 1999	29.30%	27.95%	26.40%	19.22%
	Homes Built 1980 to 1989	32.41%	31.59%	23.24%	18.20%
	Homes Built 1970 to 1979	33.99%	23.26%	19.62%	22.26%
	Homes Built 1960 to 1979	1.51%	4.07%	10.14%	14.66%
	Homes Built 1950 to 1959	0.54%	0.87%	3.23%	11.31%
	Homes Built 1940 to 1949	0.02%	0.30%	0.45%	1.42%
	Homes Built 1939 or earlier	0.00%	0.10%	0.20%	0.67%
HOME VALUE (OWNER OCCUPIED) 2020	Property Value \$1,000,000 or more	7.98%	7.92%	8.77%	7.12%
	Property Value \$750,000 to \$999,999	13.87%	8.31%	8.91%	8.04%
	Property Value \$500,000 to \$749,999	38.45%	27.87%	27.48%	24.35%
	Property Value \$400,000 to \$499,999	16.39%	15.59%	15.50%	14.32%
	Property Value \$300,000 to \$399,999	12.52%	13.48%	14.64%	15.38%
	Property Value \$200,000 to \$299,999	4.91%	13.01%	12.87%	13.72%
	Property Value \$150,000 to \$199,999	2.69%	6.77%	5.30%	5.88%
	Property Value \$100,000 to \$149,999	1.11%	4.28%	3.00%	4.78%
	Property Value \$60,000 to \$99,999	0.22%	1.04%	0.97%	2.27%
	Property Value \$40,000 to \$59,999	0.28%	0.29%	0.46%	0.80%
	Property Value \$0 to \$39,999	1.15%	1.02%	0.94%	1.60%
	Median Home Value	\$568,320	\$463,493	\$472,524	\$432,849
Median Rent per Month (Census 2000)	\$1,210	\$962	\$875	\$749	
OCCUPATION (EMPLOYED CIVILIANS AGE 16+) 2020	Employed Civilian Population 16+ by Occupation	9,816	67,925	177,621	637,432
	Managerial/Executive	19.03%	17.92%	18.02%	15.86%
	Professional Specialty	28.12%	23.66%	22.81%	20.39%
	Healthcare Support	1.98%	2.91%	2.87%	3.13%
	Sales	14.34%	13.46%	11.78%	12.34%
	Office & Administrative Support	13.50%	14.30%	13.84%	13.56%
	Protective Service	3.27%	2.92%	3.22%	3.11%
	Food Preparation	3.07%	3.94%	4.47%	5.21%
	Building Maintenance & Cleaning	1.33%	2.49%	3.08%	4.01%
	Personal Care	3.85%	3.05%	3.26%	3.03%
	Farming, Fishing, & Forestry	0.19%	0.06%	0.27%	0.19%
	Construction	5.24%	6.25%	7.32%	8.05%
	Production & Transportation	6.09%	9.05%	9.05%	11.11%
	Percent White Collar	76.97%	72.25%	69.33%	65.29%
	Percent Blue Collar	23.03%	27.75%	30.67%	34.71%
Median Employee Salary	43,679	44,221	44,617	44,877	
Average Employee Salary	52,742	53,170	53,445	53,478	
UNEMPLOYMENT	2000 Census Unemployed (Age 16 and Up)	341	1,935	5,632	33,116
	2020 Estimated Unemployed (Age 16 and Up)	581	3,962	11,540	61,525
	2020 Estimated Unemployed Rate (Age 16 and Up)	5.37%	5.65%	6.22%	8.80%

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TRANSPORTATION TO WORK 2020	Drive to Work Alone	86.30%	85.24%	84.40%	81.10%
	Drive to Work Carpool	5.90%	8.01%	8.46%	9.33%
	Travel to Work by Public Transportation	0.60%	1.23%	1.43%	3.10%
	Drive to Work on Motorcycle	0.13%	0.10%	0.14%	0.15%
	Drive to Work on Bicycle	0.15%	0.16%	0.29%	0.35%
	Walk to Work	0.65%	0.73%	0.72%	1.12%
	Other Means	0.58%	0.40%	0.53%	0.73%
	Work at Home	5.65%	4.06%	4.00%	4.05%
TRAVEL TIME TO WORK 2020	Travel Time in Less than 5 minutes	1.27%	1.42%	1.19%	1.12%
	Travel to Work in 5 to 9 minutes	7.25%	6.46%	5.57%	5.70%
	Travel to Work in 10 to 14 minutes	9.03%	10.16%	9.90%	10.48%
	Travel to Work in 15 to 19 minutes	12.18%	12.08%	13.41%	12.94%
	Travel to Work in 20 to 29 minutes	25.77%	24.30%	23.09%	23.42%
	Travel to Work in 30 to 44 minutes	26.15%	27.20%	28.95%	29.34%
	Travel to Work in 45 to 59 minutes	12.01%	11.81%	11.35%	9.73%
	Travel to Work in 60 minutes or more	6.34%	6.56%	6.53%	7.26%
Average Travel Time to Work	27.3	29.2	29.6	28.4	
SPENDING PATTERNS 2020	Grocery Store Market Basket Weekly Per Capita Spending	\$61.07	\$60.30	\$59.77	\$59.69
	Apparel and Related Services	\$16.11	\$15.00	\$14.92	\$14.45
	Transportation	\$99.70	\$93.57	\$93.24	\$90.77
	Healthcare	\$60.78	\$58.23	\$57.56	\$57.25
	Entertainment	\$24.06	\$22.42	\$22.32	\$21.66
LIFESTYLE SEGMENTATION 2020	Category A - Crème de la Crème	6,455	20,258	37,120	97,979
	Category B - Urban Cliff Climbers	0	4,425	8,095	17,599
	Category C - Urban Cliff Dwellers	0	4,383	11,547	29,062
	Category D - Seasoned Urban Dwellers	2,383	2,389	2,389	13,850
	Category E - Thriving Alone	0	2,206	6,635	33,370
	Category F - Going it Alone	4,226	31,855	54,380	178,160
	Category G - Struggling Alone	0	0	4,846	57,402
	Category H - Single in the Suburbs	264	16,770	34,409	51,871
	Category I - Married in the Suburbs	3,814	14,271	54,080	129,674
	Category J - Retired in the Suburbs	587	7,017	11,743	29,251
	Category K - Living with Nature	0	0	0	0
	Category L - Working with Nature	0	0	0	0
	Category M - Harlem Gateway	0	11,417	52,469	310,802
	Category N - Espaniola	0	5,995	43,752	301,508
	Category O - Specialties	591	14,445	26,410	66,185

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