

# FULL DEMOGRAPHIC REPORT - POPSTATS

1990 - 2000 - 2010 Census, Q4 2021 Estimates & Q4 2026 Projections



Latitude/Longitude: 26.013643, -80.250669

20-Apr-2022

## 120610-Pembroke Commons

### Pembroke Pines, FL

|  | 1.00 Mile Radius                          | 3.00 Mile Radius          | 5.00 Mile Radius | 10.00 Mile Radius |           |
|--|---|---------------------------|------------------|-------------------|-----------|
| <b>POPULATION</b>                        | 2021 Estimated Population                 | 20,283                    | 189,702          | 442,771           | 1,518,758 |
|  | 2021 Daytime Population                   | 12,682                    | 148,012          | 412,634           | 1,510,370 |
|  | 2026 Population Forecast                  | 20,659                    | 195,210          | 453,826           | 1,544,052 |
|  | 2010 Census Population                    | 18,471                    | 167,086          | 396,675           | 1,398,874 |
|  | 2000 Census Population                    | 15,769                    | 152,353          | 364,222           | 1,268,435 |
|  | 1990 Census Population                    | 14,386                    | 124,567          | 292,361           | 989,219   |
|  | Historical Annual Growth, 1990 to 2000    | 0.92%                     | 2.03%            | 2.22%             | 2.52%     |
|  | Historical Annual Growth, 2000 to 2010    | 1.59%                     | 0.93%            | 0.86%             | 0.98%     |
|  | CY Estimated Annual Growth, 2010 to 2021  | 0.80%                     | 1.09%            | 0.94%             | 0.70%     |
|  | FY Projected Annual Growth, 2021 to 2025  | 0.37%                     | 0.57%            | 0.49%             | 0.33%     |
|  | <b>HOUSEHOLDS</b>                         | 2021 Estimated Households | 7,388            | 65,800            | 159,476   |
| 2026 Households Forecast                 |   | 7,536                     | 67,772           | 163,610           | 561,739   |
| 2010 Census Households                   |   | 6,699                     | 57,797           | 142,274           | 504,862   |
| 2000 Census Households                   |   | 5,894                     | 53,603           | 133,557           | 467,925   |
| 1990 Census Households                   |   | 5,716                     | 45,820           | 107,886           | 380,993   |
| Historical Annual Growth, 1990 to 2000   |   | 0.31%                     | 1.58%            | 2.16%             | 2.08%     |
| Historical Annual Growth, 2000 to 2010   |   | 1.29%                     | 0.76%            | 0.63%             | 0.76%     |
| CY Estimated Annual Growth, 2010 to 2021 |   | 0.84%                     | 1.11%            | 0.98%             | 0.75%     |
| FY Projected Annual Growth, 2021 to 2025 |   | 0.40%                     | 0.59%            | 0.51%             | 0.37%     |
| 2021 % Households With Children          |   | 30%                       | 31%              | 29%               | 28%       |
| 2021 Persons per Household               |   | 2.70                      | 2.87             | 2.76              | 2.73      |
| <b>INCOME 2021</b>                       | HH Income \$500,000 or more               | 0.68%                     | 0.68%            | 0.83%             | 1.19%     |
|  | HH Income \$250,000 to \$499,999          | 0.80%                     | 0.82%            | 0.99%             | 1.43%     |
|  | HH Income \$200,000 to \$249,999          | 1.84%                     | 1.92%            | 2.33%             | 3.34%     |
|  | HH Income \$175,000 to \$199,999          | 2.22%                     | 2.21%            | 2.41%             | 3.13%     |
|  | HH Income \$150,000 to \$174,999          | 2.92%                     | 3.54%            | 3.68%             | 4.21%     |
|  | HH Income \$100,000 to \$149,999          | 13.23%                    | 15.13%           | 15.55%            | 14.76%    |
|  | HH Income \$75,000 to \$99,999            | 18.69%                    | 15.72%           | 14.15%            | 12.52%    |
|  | HH Income \$50,000 to \$74,999            | 19.85%                    | 21.19%           | 19.10%            | 17.91%    |
|  | HH Income \$35,000 to \$49,999            | 15.57%                    | 14.14%           | 14.31%            | 13.37%    |
|  | HH Income \$25,000 to \$34,999            | 7.79%                     | 8.63%            | 8.74%             | 8.96%     |
|  | HH Income \$15,000 to \$24,999            | 6.88%                     | 7.00%            | 7.81%             | 8.55%     |
|  | HH Income \$0 to \$14,999                 | 9.53%                     | 9.02%            | 10.10%            | 10.65%    |
|  | CY Average Household Income               | \$75,346                  | \$77,521         | \$78,842          | \$85,365  |
|  | CY Median Household Income                | \$60,999                  | \$62,353         | \$60,988          | \$60,917  |
|  | Per Capita Income                         | \$27,686                  | \$26,954         | \$28,504          | \$31,149  |
|  | 2000 Average Household Income             | \$51,595                  | \$53,073         | \$52,829          | \$54,239  |
| 2000 Median Household Income             | \$47,264                                  | \$45,317                  | \$43,094         | \$40,788          |           |
| 2026 Projected Average Household Income  | \$86,742                                  | \$89,392                  | \$91,049         | \$99,440          |           |
| 2026 Projected Median Household Income   | \$71,273                                  | \$72,989                  | \$71,270         | \$71,977          |           |
| <b>WRKPLACE 2021</b>                     | Workplace Establishments                  | 495                       | 4,264            | 12,080            | 48,753    |
|  | Workplace Employees (Full Time Employees) | 4,755                     | 50,046           | 156,320           | 612,569   |

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|                                 | 1.00 Mile Radius                     | 3.00 Mile Radius | 5.00 Mile Radius | 10.00 Mile Radius |           |
|---------------------------------|--------------------------------------|------------------|------------------|-------------------|-----------|
| <b>POPULATION BY AGE 2021</b>   | Count of Pop 0 to 4 years            | 1,329            | 12,458           | 28,390            | 95,719    |
|                                 | Count of Pop 5 to 14 years           | 2,378            | 22,228           | 50,805            | 171,685   |
|                                 | Count of Pop 14 to 22 years          | 1,878            | 18,180           | 42,277            | 142,320   |
|                                 | Count of Pop 22 to 30 years          | 2,089            | 20,804           | 46,788            | 155,999   |
|                                 | Count of Pop 30 to 45 years          | 3,918            | 36,236           | 82,548            | 279,451   |
|                                 | Count of Pop 45 to 60 years          | 4,150            | 37,261           | 85,398            | 302,799   |
|                                 | Count of Pop 60 to 75 years          | 3,190            | 30,366           | 72,278            | 254,527   |
|                                 | Count of Pop 75+ years               | 1,351            | 12,169           | 34,287            | 116,257   |
|                                 | Population 0 to 4 Years              | 6.55%            | 6.57%            | 6.41%             | 6.30%     |
|                                 | Population 5 to 13 Years             | 11.73%           | 11.72%           | 11.47%            | 11.30%    |
|                                 | Population 14 to 21 Years            | 9.26%            | 9.58%            | 9.55%             | 9.37%     |
|                                 | Population 22 to 29 Years            | 10.30%           | 10.97%           | 10.57%            | 10.27%    |
|                                 | Population 30 to 44 Years            | 19.31%           | 19.10%           | 18.64%            | 18.40%    |
|                                 | Population 45 to 59 Years            | 20.46%           | 19.64%           | 19.29%            | 19.94%    |
|                                 | Population 60 to 74 Years            | 15.73%           | 16.01%           | 16.32%            | 16.76%    |
| Population 74 Years Plus        | 6.66%                                | 6.41%            | 7.74%            | 7.65%             |           |
| Median Age                      | 39.4                                 | 38.7             | 39.6             | 40.3              |           |
| <b>GENDER 2021</b>              | Male Population                      | 9,748            | 90,254           | 209,473           | 728,324   |
|                                 | Female Population                    | 10,534           | 99,449           | 233,298           | 790,433   |
| <b>RACE 2021</b>                | 2021 Estimated Population            | 20,283           | 189,702          | 442,771           | 1,518,758 |
|                                 | White                                | 62.29%           | 50.81%           | 53.63%            | 59.50%    |
|                                 | Black or African American            | 22.23%           | 34.56%           | 34.28%            | 30.80%    |
|                                 | Asian or Pacific Islander            | 3.35%            | 3.65%            | 3.37%             | 2.90%     |
|                                 | Other Races                          | 12.13%           | 10.99%           | 8.73%             | 6.80%     |
| <b>HISPANIC</b>                 | 2021 Hispanic Population             | 9,471            | 71,355           | 157,136           | 583,134   |
|                                 | 2021 Hispanic Population %           | 46.70%           | 37.61%           | 35.49%            | 38.40%    |
|                                 | 2026 Hispanic Population Forecast    | 9,593            | 73,504           | 162,732           | 598,094   |
|                                 | 2026 Hispanic Population % Forecast  | 46.43%           | 37.65%           | 35.86%            | 38.74%    |
|                                 | 2000 Hispanic Population %           | 28.60%           | 25.50%           | 23.35%            | 26.76%    |
| 1990 Hispanic Population %      | 11.62%                               | 14.90%           | 14.61%           | 18.42%            |           |
| <b>EDUCATION (AGE 25+) 2021</b> | Adult Population (25 Years or Older) | 13,937           | 129,085          | 303,810           | 1,050,426 |
|                                 | Elementary                           | 4.92%            | 5.30%            | 6.16%             | 6.66%     |
|                                 | Some High School                     | 5.05%            | 5.95%            | 6.20%             | 6.88%     |
|                                 | High School Graduate                 | 33.71%           | 32.64%           | 30.93%            | 27.83%    |
|                                 | Some College                         | 21.35%           | 22.20%           | 20.85%            | 19.26%    |
|                                 | Associates Degree                    | 9.25%            | 10.64%           | 10.47%            | 9.90%     |
|                                 | Bachelors Degree                     | 18.41%           | 14.88%           | 16.11%            | 18.45%    |
|                                 | Graduate Degree                      | 7.31%            | 8.40%            | 9.29%             | 11.03%    |
| % College (4+)                  | 25.72%                               | 23.28%           | 25.40%           | 29.47%            |           |
| <b>HOUSING 2021</b>             | Total Housing Units                  | 7,950            | 71,747           | 174,554           | 638,118   |
|                                 | Owner Occupied Percent               | 60.89%           | 63.31%           | 62.78%            | 55.93%    |
|                                 | Renter Occupied Percent              | 32.04%           | 28.40%           | 28.58%            | 30.48%    |
|                                 | Vacant Housing Percent               | 7.07%            | 8.29%            | 8.64%             | 13.58%    |

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|---|------------------|------------------|------------------|-------------------|
| <b>HOMES BUILT BY YEAR 2021</b>                     |                  |                  |                  |                   |
| Homes Built 2010 or later                           | 0.40%            | 0.34%            | 0.20%            | 0.15%             |
| Homes Built 2000 to 2009                            | 14.16%           | 10.74%           | 10.87%           | 11.84%            |
| Homes Built 1990 to 1999                            | 6.82%            | 12.68%           | 15.55%           | 15.88%            |
| Homes Built 1980 to 1989                            | 14.98%           | 18.58%           | 20.50%           | 15.71%            |
| Homes Built 1970 to 1979                            | 33.28%           | 25.43%           | 23.96%           | 23.39%            |
| Homes Built 1960 to 1979                            | 25.01%           | 21.35%           | 18.38%           | 16.18%            |
| Homes Built 1950 to 1959                            | 3.91%            | 9.43%            | 9.24%            | 13.93%            |
| Homes Built 1940 to 1949                            | 0.77%            | 0.93%            | 0.89%            | 2.03%             |
| Homes Built 1939 or earlier                         | 0.67%            | 0.52%            | 0.40%            | 0.89%             |
| <b>HOME VALUE (OWNER OCCUPIED) 2021</b>             |                  |                  |                  |                   |
| Property Value \$1,000,000 or more                  | 0.88%            | 4.16%            | 5.74%            | 9.92%             |
| Property Value \$750,000 to \$999,999               | 6.53%            | 9.14%            | 10.50%           | 13.36%            |
| Property Value \$500,000 to \$749,999               | 39.39%           | 32.88%           | 28.13%           | 25.89%            |
| Property Value \$400,000 to \$499,999               | 23.99%           | 19.53%           | 15.75%           | 13.06%            |
| Property Value \$300,000 to \$399,999               | 14.71%           | 16.45%           | 15.27%           | 13.77%            |
| Property Value \$200,000 to \$299,999               | 10.11%           | 10.97%           | 12.50%           | 10.87%            |
| Property Value \$150,000 to \$199,999               | 2.56%            | 3.58%            | 5.18%            | 4.48%             |
| Property Value \$100,000 to \$149,999               | 0.09%            | 1.04%            | 2.83%            | 2.71%             |
| Property Value \$60,000 to \$99,999                 | 0.23%            | 0.39%            | 1.58%            | 1.28%             |
| Property Value \$40,000 to \$59,999                 | 0.01%            | 0.40%            | 0.74%            | 0.60%             |
| Property Value \$0 to \$39,999                      | 0.33%            | 0.91%            | 1.20%            | 1.28%             |
| CY Median Home Value                                | \$489,100        | \$481,847        | \$466,100        | \$505,446         |
| CY Median Rent per Month (Census 2000)              | \$823            | \$787            | \$787            | \$720             |
| <b>OCCUPATION (EMPLOYED CIVILIANS AGE 16+) 2021</b> |                  |                  |                  |                   |
| Employed Civilian Population 16+ by Occupation      | 10,570           | 98,257           | 222,201          | 751,846           |
| Managerial/Executive                                | 13.27%           | 13.53%           | 14.22%           | 15.45%            |
| Professional Specialty                              | 18.18%           | 18.75%           | 19.33%           | 19.53%            |
| Healthcare Support                                  | 3.33%            | 4.26%            | 3.78%            | 3.33%             |
| Sales   | 9.77%            | 10.46%           | 11.61%           | 12.52%            |
| Office & Administrative Support                     | 14.19%           | 14.52%           | 14.15%           | 12.98%            |
| Protective Service                                  | 3.04%            | 3.36%            | 3.46%            | 3.20%             |
| Food Preparation                                    | 6.35%            | 5.16%            | 5.00%            | 5.66%             |
| Building Maintenance & Cleaning                     | 4.55%            | 4.98%            | 4.51%            | 4.57%             |
| Personal Care                                       | 3.34%            | 3.02%            | 3.16%            | 3.14%             |
| Farming, Fishing, & Forestry                        | 0.48%            | 0.44%            | 0.32%            | 0.18%             |
| Construction  | 12.21%           | 9.85%            | 8.52%            | 8.12%             |
| Production & Transportation                         | 11.30%           | 11.68%           | 11.94%           | 11.32%            |
| Percent White Collar                                | 58.73%           | 61.52%           | 63.10%           | 63.81%            |
| Percent Blue Collar                                 | 41.27%           | 38.48%           | 36.90%           | 36.19%            |
| CY Median Employee Salary                           | \$45,784         | \$46,558         | \$46,973         | \$47,004          |
| CY Average Employee Salary                          | \$54,710         | \$54,688         | \$55,540         | \$55,713          |
| <b>UNEMPLOYMENT</b>                                 |                  |                  |                  |                   |
| 2000 Census Unemployed (Age 16 and Up)              | 277              | 4,176            | 10,556           | 42,026            |
| 2021 Estimated Unemployed (Age 16 and Up)           | 580              | 4,362            | 10,306           | 39,683            |
| 2021 Estimated Unemployed Rate (Age 16 and Up)      | 5.11%            | 4.21%            | 4.41%            | 4.98%             |

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|------------------------------------|--|------------------|------------------|-------------------|----------|
| <b>TRANSPORTATION TO WORK 2021</b> | Drive to Work Alone                                    | 82.58%           | 84.24%           | 82.91%            | 79.63%   |
|                                    | Drive to Work Carpool                                  | 9.61%            | 8.39%            | 8.97%             | 9.42%    |
|                                    | Travel to Work by Public Transportation                | 1.76%            | 2.45%            | 2.75%             | 4.01%    |
|                                    | Drive to Work on Motorcycle                            | 0.30%            | 0.28%            | 0.17%             | 0.14%    |
|                                    | Drive to Work on Bicycle                               | 0.66%            | 0.50%            | 0.37%             | 0.42%    |
|                                    | Walk to Work   | 1.61%            | 1.00%            | 1.07%             | 1.32%    |
|                                    | Other Means  | 0.88%            | 0.64%            | 0.59%             | 0.80%    |
|                                    | Work at Home   | 2.59%            | 2.42%            | 3.11%             | 4.16%    |
| <b>TRAVEL TIME TO WORK 2021</b>    | Travel Time in Less than 5 minutes                     | 0.73%            | 1.09%            | 1.18%             | 1.14%    |
|                                    | Travel to Work in 5 to 9 minutes                       | 5.71%            | 4.67%            | 5.28%             | 5.48%    |
|                                    | Travel to Work in 10 to 14 minutes                     | 8.95%            | 9.16%            | 9.86%             | 10.30%   |
|                                    | Travel to Work in 15 to 19 minutes                     | 12.79%           | 13.99%           | 13.40%            | 13.04%   |
|                                    | Travel to Work in 20 to 29 minutes                     | 24.45%           | 24.58%           | 23.97%            | 23.51%   |
|                                    | Travel to Work in 30 to 44 minutes                     | 29.11%           | 29.03%           | 29.04%            | 29.56%   |
|                                    | Travel to Work in 45 to 59 minutes                     | 11.13%           | 10.17%           | 9.83%             | 9.53%    |
|                                    | Travel to Work in 60 minutes or more                   | 7.13%            | 7.30%            | 7.44%             | 7.44%    |
| Average Travel Time to Work        | 29.4   | 28.9             | 28.6             | 28.4              |          |
| <b>SPENDING PATTERNS 2021</b>      | Grocery Store Market Basket Weekly Per Capita Spending | \$59.43          | \$59.11          | \$59.24           | \$59.68  |
|                                    | Apparel and Related Services                           | \$14.31          | \$14.21          | \$14.14           | \$14.29  |
|                                    | Transportation   | \$90.02          | \$89.37          | \$89.06           | \$89.93  |
|                                    | Healthcare   | \$56.93          | \$56.22          | \$56.46           | \$57.47  |
|                                    | Entertainment  | \$21.40          | \$21.21          | \$21.21           | \$21.48  |
| <b>SPENDING 2021</b>               | Med Disposable Inc-Inc minus taxes                     | \$54,860         | \$56,086         | \$54,934          | \$54,869 |
|                                    | Avg Disposable Inc-Inc minus taxes                     | \$64,028         | \$65,503         | \$66,062          | \$69,090 |
|                                    | Med Discretionary-Disp less food/shelter/clothing      | \$35,243         | \$35,133         | \$34,256          | \$34,138 |
|                                    | Avg Discretionary-Disp less food/shelter/clothing      | \$41,722         | \$42,042         | \$42,754          | \$44,990 |
| <b>LIFESTYLE SEGMENTATION 2021</b> | Category A - Crème de la Crème                         | 0                | 4,173            | 19,753            | 119,012  |
|                                    | Category B - Urban Cliff Climbers                      | 0                | 2,075            | 7,422             | 17,439   |
|                                    | Category C - Urban Cliff Dwellers                      | 1,494            | 12,513           | 14,886            | 31,301   |
|                                    | Category D - Seasoned Urban Dwellers                   | 0                | 2,187            | 6,544             | 13,446   |
|                                    | Category E - Thriving Alone                            | 0                | 88               | 6,505             | 59,881   |
|                                    | Category F - Going it Alone                            | 5,349            | 27,634           | 66,413            | 198,670  |
|                                    | Category G - Struggling Alone                          | 920              | 11,640           | 23,633            | 62,822   |
|                                    | Category H - Single in the Suburbs                     | 0                | 11,580           | 32,658            | 47,200   |
|                                    | Category I - Married in the Suburbs                    | 1,083            | 9,541            | 34,378            | 115,683  |
|                                    | Category J - Retired in the Suburbs                    | 1,007            | 4,853            | 10,344            | 32,363   |
|                                    | Category K - Living with Nature                        | 0                | 0                | 0                 | 0        |
|                                    | Category M - Harlem Gateway                            | 224              | 63,937           | 137,871           | 409,961  |
|                                    | Category N - Espaniola                                 | 9,889            | 30,976           | 49,509            | 328,649  |
| Category O - Specialties           | 0  | 7,766            | 30,566           | 70,615            |          |

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