

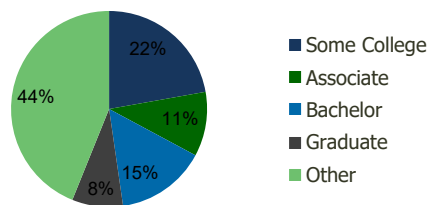
120610-Pembroke Commons Pembroke Pines, FL	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius	10.00 Mile Radius
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Demographics (2021)

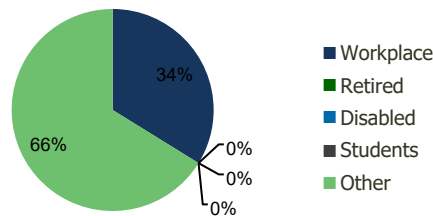
Current Population	20,283	189,702	442,771	1,518,758
Total Daytime Pop	12,682	148,012	412,634	1,510,370
Workplace Pop	4,755	50,046	156,320	612,569
Average Household Income	\$75,346	\$77,521	\$78,842	\$85,365
Median Household Income	\$60,999	\$62,353	\$60,988	\$60,917
Total Housing Units	7,388	65,800	159,476	551,431
Median Home Value	\$489,100	\$481,847	\$466,100	\$505,446
Bachelors Degree	18.4%	14.9%	16.1%	18.4%
Graduate Degree	7.3%	8.4%	9.3%	11.0%

Projections (2026)

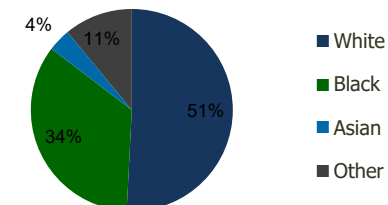
Projected Population	20,659	195,210	453,826	1,544,052
Projected 5 Year Pop Growth	0.4%	0.6%	0.5%	0.3%
Projected Households	7,536	67,772	163,610	561,739
Projected 5 Year Household Growth	0.4%	0.6%	0.5%	0.4%



Education (3-Mile)



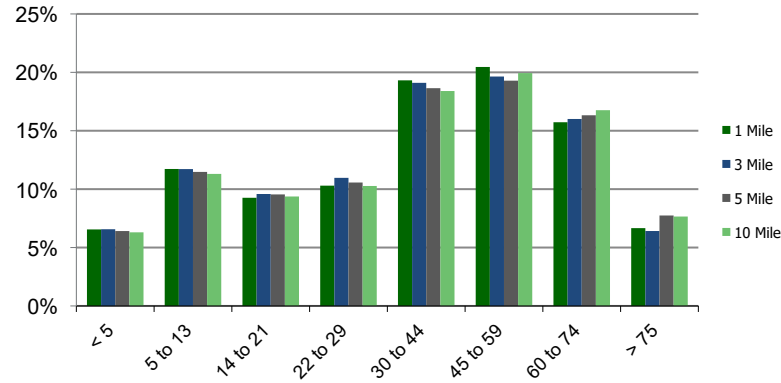
Daytime Population (3-Mile)



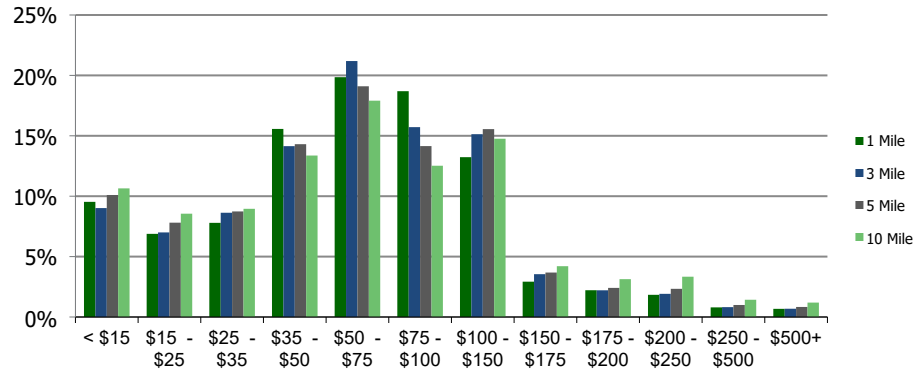
Ethnicity (3-Mile)

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Population by Age Range



Household Income by Income Range (\$000)



120610-Pembroke Commons

Pembroke Pines, FL

1.00 Mile Radius

3.00 Mile Radius

5.00 Mile Radius

10.00 Mile Radius

	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius	10.00 Mile Radius
Population				
Current Estimated Population	20,283	189,702	442,771	1,518,758
2010 Census Population	18,471	167,086	396,675	1,398,874
2000 Census Population	15,769	152,353	364,222	1,268,435
Historical Annual Growth 2000 to 2010	1.59%	0.93%	0.86%	0.98%
Estimated Annual Growth 2010 to 2020	0.80%	1.09%	0.94%	0.70%
Projected Annual Growth 2020 to 2025	0.37%	0.57%	0.49%	0.33%
Households				
Current Estimated Households	7,388	65,800	159,476	551,431
2010 Census Households	6,699	57,797	142,274	504,862
2000 Census Households	5,894	53,603	133,557	467,925
Historical Annual Growth 2000 to 2010	1.3%	0.8%	0.6%	0.8%
Estimated Annual Growth 2010 to 2020	0.8%	1.1%	1.0%	0.8%
Projected Annual Growth 2020 to 2025	0.4%	0.6%	0.5%	0.4%
Population per Household	2.7	2.9	2.8	2.7
Ethnicity				
White	62.3%	50.8%	53.6%	59.5%
Black or African American	22.2%	34.6%	34.3%	30.8%
Asian & Pacific Islander	3.3%	3.6%	3.4%	2.9%
Other Races	12.1%	11.0%	8.7%	6.8%
Hispanic or Latino Population	46.7%	37.6%	35.5%	38.4%
Non Hispanic or Latino Population	53.3%	62.4%	64.5%	61.6%

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