



Community Profile

Tamarac Town Square
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 26.22709
Longitude: -80.27085

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	14,508	134,844	331,621
2020 Total Population	16,466	150,080	371,186
2020 Group Quarters	25	704	2,427
2023 Total Population	16,684	151,919	373,782
2023 Group Quarters	25	704	2,427
2028 Total Population	16,629	154,902	378,254
2023-2028 Annual Rate	-0.07%	0.39%	0.24%
2023 Total Daytime Population	11,134	113,504	286,392
Workers	3,015	43,422	112,441
Residents	8,119	70,082	173,951
Household Summary			
2010 Households	5,971	53,230	128,363
2010 Average Household Size	2.41	2.52	2.57
2020 Total Households	6,477	57,976	140,064
2020 Average Household Size	2.54	2.58	2.63
2023 Households	6,509	58,495	141,014
2023 Average Household Size	2.56	2.59	2.63
2028 Households	6,468	59,421	142,305
2028 Average Household Size	2.57	2.60	2.64
2023-2028 Annual Rate	-0.13%	0.31%	0.18%
2010 Families	3,997	35,743	85,481
2010 Average Family Size	2.95	3.07	3.14
2023 Families	4,266	38,701	92,715
2023 Average Family Size	3.18	3.18	3.24
2028 Families	4,249	39,426	93,877
2028 Average Family Size	3.18	3.19	3.25
2023-2028 Annual Rate	-0.08%	0.37%	0.25%
Housing Unit Summary			
2000 Housing Units	5,628	55,372	137,970
Owner Occupied Housing Units	81.6%	69.3%	67.8%
Renter Occupied Housing Units	14.2%	24.6%	25.2%
Vacant Housing Units	4.2%	6.1%	7.0%
2010 Housing Units	6,551	59,885	146,247
Owner Occupied Housing Units	71.7%	64.2%	62.6%
Renter Occupied Housing Units	19.4%	24.7%	25.1%
Vacant Housing Units	8.9%	11.1%	12.2%
2020 Housing Units	6,782	61,734	151,369
Vacant Housing Units	4.5%	6.1%	7.5%
2023 Housing Units	6,798	62,142	151,835
Owner Occupied Housing Units	74.5%	62.6%	60.9%
Renter Occupied Housing Units	21.3%	31.5%	32.0%
Vacant Housing Units	4.3%	5.9%	7.1%
2028 Housing Units	6,826	63,641	154,724
Owner Occupied Housing Units	74.6%	61.9%	60.5%
Renter Occupied Housing Units	20.2%	31.4%	31.5%
Vacant Housing Units	5.2%	6.6%	8.0%
Median Household Income			
2023	\$84,705	\$64,194	\$61,204
2028	\$101,615	\$77,107	\$73,264
Median Home Value			
2023	\$374,799	\$322,299	\$311,902
2028	\$388,710	\$339,656	\$326,282
Per Capita Income			
2023	\$42,200	\$34,460	\$32,303
2028	\$48,170	\$40,159	\$37,633
Median Age			
2010	43.8	40.5	39.2
2023	45.7	43.3	42.1
2028	46.8	43.9	42.8

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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2023 Households by Income			
Household Income Base	6,509	58,495	141,014
<\$15,000	7.7%	9.1%	9.5%
\$15,000 - \$24,999	6.9%	7.7%	8.5%
\$25,000 - \$34,999	6.2%	9.3%	9.5%
\$35,000 - \$49,999	7.6%	12.4%	12.9%
\$50,000 - \$74,999	16.3%	17.6%	17.5%
\$75,000 - \$99,999	11.3%	13.2%	13.5%
\$100,000 - \$149,999	25.4%	17.6%	17.0%
\$150,000 - \$199,999	10.7%	7.1%	6.2%
\$200,000+	7.7%	6.0%	5.3%
Average Household Income	\$106,489	\$89,631	\$85,519
2028 Households by Income			
Household Income Base	6,468	59,421	142,305
<\$15,000	6.3%	7.8%	8.2%
\$15,000 - \$24,999	5.2%	6.1%	6.7%
\$25,000 - \$34,999	5.6%	7.8%	8.2%
\$35,000 - \$49,999	6.1%	10.2%	11.0%
\$50,000 - \$74,999	13.9%	16.6%	16.8%
\$75,000 - \$99,999	11.1%	13.6%	14.0%
\$100,000 - \$149,999	29.0%	20.8%	20.1%
\$150,000 - \$199,999	13.8%	9.7%	8.4%
\$200,000+	8.9%	7.4%	6.6%
Average Household Income	\$121,876	\$104,773	\$99,910
2023 Owner Occupied Housing Units by Value			
Total	5,064	38,893	92,420
<\$50,000	6.2%	4.0%	5.5%
\$50,000 - \$99,999	1.8%	7.0%	9.2%
\$100,000 - \$149,999	4.3%	5.8%	6.1%
\$150,000 - \$199,999	4.6%	7.1%	7.0%
\$200,000 - \$249,999	5.1%	9.2%	8.9%
\$250,000 - \$299,999	7.8%	11.6%	10.2%
\$300,000 - \$399,999	27.1%	23.5%	25.6%
\$400,000 - \$499,999	23.9%	17.5%	15.0%
\$500,000 - \$749,999	14.4%	10.7%	9.1%
\$750,000 - \$999,999	1.8%	2.0%	1.9%
\$1,000,000 - \$1,499,999	2.0%	0.7%	0.6%
\$1,500,000 - \$1,999,999	1.0%	0.3%	0.2%
\$2,000,000 +	0.1%	0.5%	0.6%
Average Home Value	\$402,009	\$349,489	\$332,706
2028 Owner Occupied Housing Units by Value			
Total	5,092	39,415	93,586
<\$50,000	7.3%	4.0%	4.7%
\$50,000 - \$99,999	4.4%	10.1%	12.8%
\$100,000 - \$149,999	0.5%	1.2%	2.2%
\$150,000 - \$199,999	4.4%	7.5%	7.1%
\$200,000 - \$249,999	3.4%	7.9%	7.7%
\$250,000 - \$299,999	6.6%	10.2%	8.9%
\$300,000 - \$399,999	26.2%	22.8%	24.7%
\$400,000 - \$499,999	24.8%	19.3%	16.8%
\$500,000 - \$749,999	15.7%	12.3%	10.4%
\$750,000 - \$999,999	2.4%	2.6%	2.6%
\$1,000,000 - \$1,499,999	2.6%	0.9%	0.9%
\$1,500,000 - \$1,999,999	1.3%	0.4%	0.3%
\$2,000,000 +	0.2%	0.7%	0.8%
Average Home Value	\$422,074	\$369,666	\$352,692

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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2010 Population by Age			
Total	14,508	134,845	331,619
0 - 4	4.9%	5.5%	6.0%
5 - 9	5.3%	5.8%	6.0%
10 - 14	5.8%	6.6%	6.6%
15 - 24	11.2%	12.4%	12.7%
25 - 34	11.5%	12.4%	13.0%
35 - 44	13.0%	13.3%	13.8%
45 - 54	15.1%	14.6%	14.7%
55 - 64	13.4%	12.4%	11.8%
65 - 74	8.0%	7.6%	7.2%
75 - 84	8.0%	5.9%	5.1%
85 +	3.9%	3.3%	3.1%
18 +	80.0%	77.7%	77.1%
2023 Population by Age			
Total	16,686	151,919	373,783
0 - 4	4.3%	4.8%	5.1%
5 - 9	4.7%	5.0%	5.4%
10 - 14	5.2%	5.3%	5.6%
15 - 24	10.0%	10.8%	11.0%
25 - 34	12.1%	13.7%	14.0%
35 - 44	12.9%	12.3%	12.6%
45 - 54	12.5%	11.6%	11.8%
55 - 64	13.9%	13.5%	13.2%
65 - 74	12.8%	12.5%	11.8%
75 - 84	7.4%	7.1%	6.6%
85 +	4.2%	3.3%	3.0%
18 +	82.7%	81.6%	80.6%
2028 Population by Age			
Total	16,629	154,904	378,253
0 - 4	4.3%	4.8%	5.1%
5 - 9	4.5%	4.9%	5.2%
10 - 14	4.9%	5.3%	5.6%
15 - 24	9.4%	9.8%	10.4%
25 - 34	11.2%	13.3%	13.2%
35 - 44	13.5%	13.1%	13.4%
45 - 54	12.1%	11.2%	11.4%
55 - 64	12.8%	12.1%	11.9%
65 - 74	13.0%	12.8%	12.2%
75 - 84	9.6%	9.1%	8.3%
85 +	4.7%	3.6%	3.3%
18 +	83.4%	82.0%	80.9%
2010 Population by Sex			
Males	6,670	62,133	154,528
Females	7,838	72,711	177,093
2023 Population by Sex			
Males	7,770	70,751	175,869
Females	8,914	81,168	197,913
2028 Population by Sex			
Males	7,709	72,148	177,770
Females	8,920	82,754	200,484

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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2010 Population by Race/Ethnicity			
Total	14,507	134,844	331,621
White Alone	77.3%	64.3%	58.6%
Black Alone	13.1%	24.6%	29.4%
American Indian Alone	0.2%	0.2%	0.3%
Asian Alone	3.4%	3.6%	3.9%
Pacific Islander Alone	0.0%	0.0%	0.1%
Some Other Race Alone	3.5%	4.2%	4.5%
Two or More Races	2.5%	3.1%	3.3%
Hispanic Origin	21.4%	24.3%	23.5%
Diversity Index	59.0	69.8	72.2
2020 Population by Race/Ethnicity			
Total	16,466	150,080	371,186
White Alone	46.7%	37.2%	33.8%
Black Alone	22.3%	31.6%	34.9%
American Indian Alone	0.3%	0.3%	0.3%
Asian Alone	4.3%	4.0%	4.2%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	7.7%	8.9%	9.3%
Two or More Races	18.6%	18.0%	17.6%
Hispanic Origin	28.8%	29.6%	29.0%
Diversity Index	81.7	83.7	83.7
2023 Population by Race/Ethnicity			
Total	16,684	151,919	373,783
White Alone	45.6%	36.1%	32.9%
Black Alone	22.5%	31.7%	34.9%
American Indian Alone	0.3%	0.3%	0.3%
Asian Alone	4.5%	4.2%	4.3%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	8.0%	9.2%	9.6%
Two or More Races	19.1%	18.4%	17.9%
Hispanic Origin	29.7%	30.5%	29.9%
Diversity Index	82.4	84.2	84.1
2028 Population by Race/Ethnicity			
Total	16,630	154,903	378,254
White Alone	42.5%	33.3%	30.3%
Black Alone	23.0%	32.3%	35.2%
American Indian Alone	0.3%	0.3%	0.3%
Asian Alone	4.8%	4.6%	4.7%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	9.1%	10.3%	10.8%
Two or More Races	20.1%	19.1%	18.6%
Hispanic Origin	30.9%	31.5%	31.0%
Diversity Index	83.7	85.0	84.9
2010 Population by Relationship and Household Type			
Total	14,508	134,844	331,621
In Households	99.3%	99.5%	99.6%
In Family Households	83.2%	83.9%	83.7%
Householder	27.9%	26.5%	25.8%
Spouse	21.2%	18.2%	17.2%
Child	28.2%	30.8%	31.5%
Other relative	3.9%	5.8%	6.4%
Nonrelative	1.9%	2.6%	2.9%
In Nonfamily Households	16.2%	15.6%	15.8%
In Group Quarters	0.7%	0.5%	0.4%
Institutionalized Population	0.6%	0.4%	0.3%
Noninstitutionalized Population	0.1%	0.1%	0.1%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

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2023 Population 25+ by Educational Attainment			
Total	12,654	112,415	272,570
Less than 9th Grade	2.6%	3.5%	3.8%
9th - 12th Grade, No Diploma	3.7%	3.7%	4.6%
High School Graduate	16.4%	24.0%	25.3%
GED/Alternative Credential	4.5%	3.9%	4.2%
Some College, No Degree	19.2%	19.0%	18.2%
Associate Degree	12.9%	12.6%	11.9%
Bachelor's Degree	24.4%	21.9%	21.3%
Graduate/Professional Degree	16.3%	11.3%	10.7%
2023 Population 15+ by Marital Status			
Total	14,320	128,869	313,685
Never Married	29.5%	32.1%	32.4%
Married	50.1%	47.4%	48.0%
Widowed	8.0%	6.7%	6.3%
Divorced	12.4%	13.8%	13.2%
2023 Civilian Population 16+ in Labor Force			
Civilian Population 16+	9,033	86,738	211,491
Population 16+ Employed	96.5%	96.2%	96.4%
Population 16+ Unemployment rate	3.5%	3.8%	3.6%
Population 16-24 Employed	9.1%	10.4%	10.4%
Population 16-24 Unemployment rate	11.9%	9.5%	9.6%
Population 25-54 Employed	60.1%	59.5%	61.1%
Population 25-54 Unemployment rate	2.7%	3.4%	2.9%
Population 55-64 Employed	20.3%	18.9%	18.0%
Population 55-64 Unemployment rate	2.2%	2.1%	2.7%
Population 65+ Employed	10.5%	11.2%	10.5%
Population 65+ Unemployment rate	2.6%	3.0%	3.0%
2023 Employed Population 16+ by Industry			
Total	8,718	83,463	203,838
Agriculture/Mining	0.0%	0.0%	0.1%
Construction	3.3%	6.9%	6.8%
Manufacturing	4.4%	5.2%	5.1%
Wholesale Trade	4.4%	2.7%	2.4%
Retail Trade	11.2%	11.8%	12.7%
Transportation/Utilities	7.3%	7.9%	7.9%
Information	2.4%	2.0%	2.0%
Finance/Insurance/Real Estate	8.7%	8.1%	7.6%
Services	50.2%	50.5%	51.4%
Public Administration	8.1%	4.8%	4.3%
2023 Employed Population 16+ by Occupation			
Total	8,716	83,463	203,838
White Collar	69.5%	61.9%	60.7%
Management/Business/Financial	18.5%	16.1%	15.6%
Professional	28.8%	21.9%	21.1%
Sales	9.9%	10.1%	10.2%
Administrative Support	12.4%	13.7%	13.8%
Services	15.1%	18.8%	19.5%
Blue Collar	15.3%	19.3%	19.8%
Farming/Forestry/Fishing	0.0%	0.0%	0.1%
Construction/Extraction	1.2%	4.6%	4.9%
Installation/Maintenance/Repair	3.0%	3.3%	3.1%
Production	2.8%	3.0%	3.3%
Transportation/Material Moving	8.3%	8.3%	8.4%

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2010 Households by Type			
Total	5,971	53,221	128,363
Households with 1 Person	28.2%	27.4%	27.4%
Households with 2+ People	71.8%	72.6%	72.6%
Family Households	66.9%	67.2%	66.6%
Husband-wife Families	50.7%	46.1%	44.5%
With Related Children	19.8%	19.7%	20.1%
Other Family (No Spouse Present)	16.2%	21.1%	22.1%
Other Family with Male Householder	4.1%	5.0%	5.3%
With Related Children	2.3%	2.7%	2.8%
Other Family with Female Householder	12.1%	16.1%	16.7%
With Related Children	7.0%	10.0%	10.4%
Nonfamily Households	4.8%	5.5%	6.0%
All Households with Children	29.4%	32.9%	33.7%
Multigenerational Households	3.3%	5.1%	5.5%
Unmarried Partner Households	5.6%	6.2%	6.6%
Male-female	5.0%	5.4%	5.8%
Same-sex	0.7%	0.8%	0.8%
2010 Households by Size			
Total	5,971	53,231	128,361
1 Person Household	28.2%	27.4%	27.4%
2 Person Household	34.9%	31.7%	30.6%
3 Person Household	17.3%	17.5%	17.3%
4 Person Household	12.9%	13.8%	13.9%
5 Person Household	4.5%	5.9%	6.4%
6 Person Household	1.7%	2.2%	2.6%
7 + Person Household	0.5%	1.4%	1.7%
2010 Households by Tenure and Mortgage Status			
Total	5,971	53,233	128,363
Owner Occupied	78.7%	72.2%	71.4%
Owned with a Mortgage/Loan	57.0%	53.9%	54.0%
Owned Free and Clear	21.7%	18.3%	17.3%
Renter Occupied	21.3%	27.8%	28.6%
2023 Affordability, Mortgage and Wealth			
Housing Affordability Index	87	79	78
Percent of Income for Mortgage	26.6%	30.2%	30.6%
Wealth Index	110	81	74
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	6,551	59,885	146,247
Housing Units Inside Urbanized Area	100.0%	100.0%	100.0%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.0%	0.0%
2010 Population By Urban/ Rural Status			
Total Population	14,508	134,844	331,621
Population Inside Urbanized Area	100.0%	100.0%	100.0%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.0%	0.0%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

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Top 3 Tapestry Segments			
1.	Old and Newcomers (8F)	Urban Edge Families (7C)	Urban Edge Families (7C)
2.	Savvy Suburbanites (1D)	Retirement Communities (9E)	Home Improvement (4B)
3.	Golden Years (9B)	Home Improvement (4B)	Retirement Communities (9E)
2023 Consumer Spending			
Apparel & Services: Total \$	\$14,176,378	\$107,567,137	\$248,447,368
Average Spent	\$2,177.97	\$1,838.91	\$1,761.86
Spending Potential Index	99	84	80
Education: Total \$	\$11,958,881	\$84,424,383	\$193,429,267
Average Spent	\$1,837.28	\$1,443.28	\$1,371.70
Spending Potential Index	102	80	76
Entertainment/Recreation: Total \$	\$24,288,991	\$183,740,068	\$421,668,746
Average Spent	\$3,731.60	\$3,141.12	\$2,990.26
Spending Potential Index	99	83	79
Food at Home: Total \$	\$43,625,601	\$333,874,637	\$769,442,271
Average Spent	\$6,702.35	\$5,707.75	\$5,456.50
Spending Potential Index	99	84	80
Food Away from Home: Total \$	\$23,862,829	\$184,112,035	\$426,207,422
Average Spent	\$3,666.13	\$3,147.48	\$3,022.45
Spending Potential Index	98	85	81
Health Care: Total \$	\$47,772,978	\$365,017,738	\$835,343,199
Average Spent	\$7,339.53	\$6,240.15	\$5,923.83
Spending Potential Index	100	85	81
HH Furnishings & Equipment: Total \$	\$19,138,265	\$145,509,641	\$335,000,879
Average Spent	\$2,940.28	\$2,487.56	\$2,375.66
Spending Potential Index	99	84	80
Personal Care Products & Services: Total \$	\$6,317,162	\$48,541,299	\$111,870,938
Average Spent	\$970.53	\$829.84	\$793.33
Spending Potential Index	101	87	83
Shelter: Total \$	\$161,351,288	\$1,237,289,833	\$2,853,950,408
Average Spent	\$24,788.95	\$21,152.06	\$20,238.77
Spending Potential Index	100	85	82
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$20,979,142	\$157,802,130	\$360,961,543
Average Spent	\$3,223.10	\$2,697.70	\$2,559.76
Spending Potential Index	103	86	82
Travel: Total \$	\$14,605,615	\$110,273,010	\$253,595,164
Average Spent	\$2,243.91	\$1,885.17	\$1,798.37
Spending Potential Index	100	84	80
Vehicle Maintenance & Repairs: Total \$	\$8,425,325	\$64,937,490	\$149,890,966
Average Spent	\$1,294.41	\$1,110.14	\$1,062.95
Spending Potential Index	99	85	81

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

July 26, 2023