

# Community Profile

500 N Pine Island Rd, Fort Lauderdale, Florida, 33324  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 26.12679  
Longitude: -80.26267

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	17,302	136,944	345,506
2010 Total Population	18,417	137,937	354,355
2020 Total Population	19,937	146,852	388,241
2020 Group Quarters	83	778	3,422
2025 Total Population	22,589	153,518	409,275
2020-2025 Annual Rate	2.53%	0.89%	1.06%
2020 Total Daytime Population	23,191	141,813	360,180
Workers	13,995	67,056	159,347
Residents	9,196	74,757	200,833
<b>Household Summary</b>			
2000 Households	8,015	57,549	135,102
2000 Average Household Size	2.14	2.37	2.54
2010 Households	8,434	57,186	135,371
2010 Average Household Size	2.17	2.40	2.59
2020 Households	9,029	60,154	146,313
2020 Average Household Size	2.20	2.43	2.63
2025 Households	10,121	62,540	153,076
2025 Average Household Size	2.22	2.44	2.65
2020-2025 Annual Rate	2.31%	0.78%	0.91%
2010 Families	4,623	35,830	89,300
2010 Average Family Size	2.82	3.01	3.16
2020 Families	4,902	37,273	95,557
2020 Average Family Size	2.86	3.06	3.21
2025 Families	5,518	38,700	100,025
2025 Average Family Size	2.89	3.08	3.23
2020-2025 Annual Rate	2.40%	0.75%	0.92%
<b>Housing Unit Summary</b>			
2000 Housing Units	8,464	62,090	147,348
Owner Occupied Housing Units	49.4%	68.8%	65.3%
Renter Occupied Housing Units	45.3%	23.8%	26.4%
Vacant Housing Units	5.3%	7.3%	8.3%
2010 Housing Units	9,249	64,688	154,463
Owner Occupied Housing Units	42.2%	64.1%	60.1%
Renter Occupied Housing Units	48.9%	24.3%	27.5%
Vacant Housing Units	8.8%	11.6%	12.4%
2020 Housing Units	9,616	66,518	162,843
Owner Occupied Housing Units	37.3%	60.2%	55.9%
Renter Occupied Housing Units	56.6%	30.2%	34.0%
Vacant Housing Units	6.1%	9.6%	10.2%
2025 Housing Units	10,670	68,737	169,230
Owner Occupied Housing Units	34.9%	59.3%	55.9%
Renter Occupied Housing Units	59.9%	31.7%	34.5%
Vacant Housing Units	5.1%	9.0%	9.5%
<b>Median Household Income</b>			
2020	\$65,844	\$60,902	\$55,442
2025	\$70,651	\$66,380	\$60,271
<b>Median Home Value</b>			
2020	\$276,667	\$262,887	\$243,834
2025	\$305,608	\$300,795	\$282,791
<b>Per Capita Income</b>			
2020	\$37,766	\$34,839	\$29,438
2025	\$40,683	\$38,347	\$32,558
<b>Median Age</b>			
2010	36.5	40.9	38.2
2020	39.1	43.0	39.8
2025	39.8	43.6	40.4

**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:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

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<b>2020 Households by Income</b>			
Household Income Base	9,029	60,154	146,313
<\$15,000	7.3%	10.6%	11.1%
\$15,000 - \$24,999	7.0%	8.7%	9.7%
\$25,000 - \$34,999	6.1%	8.4%	9.4%
\$35,000 - \$49,999	13.0%	13.0%	14.6%
\$50,000 - \$74,999	22.9%	17.5%	17.6%
\$75,000 - \$99,999	16.6%	13.2%	12.3%
\$100,000 - \$149,999	17.0%	15.8%	14.8%
\$150,000 - \$199,999	5.3%	5.9%	5.0%
\$200,000+	4.8%	6.8%	5.4%
Average Household Income	\$83,441	\$85,344	\$77,925
<b>2025 Households by Income</b>			
Household Income Base	10,121	62,540	153,076
<\$15,000	6.5%	9.5%	9.8%
\$15,000 - \$24,999	6.2%	7.8%	8.8%
\$25,000 - \$34,999	5.7%	7.7%	8.7%
\$35,000 - \$49,999	12.0%	12.3%	13.9%
\$50,000 - \$74,999	22.4%	17.3%	17.4%
\$75,000 - \$99,999	17.0%	13.6%	12.7%
\$100,000 - \$149,999	18.9%	17.2%	16.3%
\$150,000 - \$199,999	6.3%	6.8%	6.0%
\$200,000+	5.0%	7.8%	6.3%
Average Household Income	\$90,826	\$94,449	\$86,847
<b>2020 Owner Occupied Housing Units by Value</b>			
Total	3,587	40,065	90,991
<\$50,000	1.4%	9.0%	8.0%
\$50,000 - \$99,999	3.1%	8.1%	8.8%
\$100,000 - \$149,999	9.6%	7.6%	9.1%
\$150,000 - \$199,999	12.0%	11.3%	12.5%
\$200,000 - \$249,999	13.6%	11.1%	13.2%
\$250,000 - \$299,999	19.2%	10.9%	11.9%
\$300,000 - \$399,999	21.6%	20.4%	18.6%
\$400,000 - \$499,999	12.7%	11.4%	8.6%
\$500,000 - \$749,999	4.4%	6.0%	5.6%
\$750,000 - \$999,999	1.6%	2.2%	1.9%
\$1,000,000 - \$1,499,999	0.6%	1.3%	1.4%
\$1,500,000 - \$1,999,999	0.1%	0.2%	0.1%
\$2,000,000 +	0.1%	0.4%	0.3%
Average Home Value	\$304,046	\$300,559	\$286,213
<b>2025 Owner Occupied Housing Units by Value</b>			
Total	3,725	40,777	94,646
<\$50,000	0.5%	5.9%	5.3%
\$50,000 - \$99,999	0.8%	7.3%	6.5%
\$100,000 - \$149,999	5.1%	5.3%	5.9%
\$150,000 - \$199,999	8.9%	7.6%	9.5%
\$200,000 - \$249,999	13.6%	10.4%	13.7%
\$250,000 - \$299,999	19.7%	13.2%	13.9%
\$300,000 - \$399,999	25.4%	25.1%	23.6%
\$400,000 - \$499,999	16.5%	12.9%	10.1%
\$500,000 - \$749,999	6.5%	7.5%	7.0%
\$750,000 - \$999,999	2.4%	2.8%	2.3%
\$1,000,000 - \$1,499,999	0.6%	1.3%	1.7%
\$1,500,000 - \$1,999,999	0.1%	0.2%	0.2%
\$2,000,000 +	0.1%	0.4%	0.3%
Average Home Value	\$341,817	\$332,924	\$322,291

**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:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

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<b>2010 Population by Age</b>			
Total	18,416	137,937	354,355
0 - 4	5.9%	5.6%	6.3%
5 - 9	4.9%	5.5%	6.0%
10 - 14	4.7%	6.0%	6.4%
15 - 24	11.7%	11.9%	13.3%
25 - 34	20.5%	13.2%	13.6%
35 - 44	14.2%	13.4%	13.7%
45 - 54	12.3%	14.8%	15.0%
55 - 64	11.2%	12.9%	11.9%
65 - 74	6.8%	8.2%	7.0%
75 - 84	4.5%	5.6%	4.4%
85 +	3.1%	3.0%	2.3%
18 +	81.7%	79.2%	77.2%
<b>2020 Population by Age</b>			
Total	19,937	146,851	388,239
0 - 4	5.1%	4.9%	5.6%
5 - 9	4.8%	5.1%	5.7%
10 - 14	4.9%	5.5%	6.0%
15 - 24	10.7%	11.0%	11.8%
25 - 34	17.2%	13.5%	14.6%
35 - 44	15.9%	12.3%	12.6%
45 - 54	11.9%	12.3%	12.4%
55 - 64	10.8%	13.7%	13.4%
65 - 74	9.3%	11.5%	10.2%
75 - 84	5.6%	6.5%	5.2%
85 +	3.7%	3.6%	2.6%
18 +	82.6%	81.4%	79.4%
<b>2025 Population by Age</b>			
Total	22,589	153,520	409,276
0 - 4	5.3%	5.0%	5.6%
5 - 9	4.9%	4.9%	5.5%
10 - 14	4.8%	5.2%	5.8%
15 - 24	11.1%	10.4%	11.4%
25 - 34	16.5%	13.4%	14.1%
35 - 44	15.5%	12.9%	13.5%
45 - 54	11.9%	11.4%	11.5%
55 - 64	10.5%	12.7%	12.4%
65 - 74	9.2%	12.2%	11.0%
75 - 84	6.7%	8.2%	6.5%
85 +	3.7%	3.6%	2.7%
18 +	82.5%	81.8%	79.7%
<b>2010 Population by Sex</b>			
Males	8,467	64,271	167,114
Females	9,950	73,666	187,241
<b>2020 Population by Sex</b>			
Males	9,213	68,654	183,598
Females	10,724	78,198	204,643
<b>2025 Population by Sex</b>			
Males	10,459	71,884	193,644
Females	12,129	81,634	215,631

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

	1 mile	3 miles	5 miles
<b>2010 Population by Race/Ethnicity</b>			
Total	18,418	137,937	354,354
White Alone	69.4%	65.1%	53.8%
Black Alone	19.6%	25.5%	36.7%
American Indian Alone	0.3%	0.3%	0.3%
Asian Alone	4.2%	3.6%	3.2%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	3.6%	2.7%	3.0%
Two or More Races	2.9%	2.8%	2.9%
Hispanic Origin	24.8%	20.1%	20.0%
Diversity Index	67.3	66.8	71.1
<b>2020 Population by Race/Ethnicity</b>			
Total	19,937	146,852	388,241
White Alone	62.3%	59.2%	48.8%
Black Alone	24.3%	29.1%	39.7%
American Indian Alone	0.3%	0.3%	0.3%
Asian Alone	4.9%	4.3%	3.8%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	4.6%	3.5%	3.9%
Two or More Races	3.6%	3.5%	3.5%
Hispanic Origin	32.8%	27.2%	26.3%
Diversity Index	74.9	73.6	75.7
<b>2025 Population by Race/Ethnicity</b>			
Total	22,589	153,519	409,275
White Alone	59.1%	56.7%	46.8%
Black Alone	26.5%	30.6%	40.8%
American Indian Alone	0.3%	0.3%	0.3%
Asian Alone	5.2%	4.7%	4.2%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	5.0%	3.9%	4.3%
Two or More Races	3.7%	3.7%	3.6%
Hispanic Origin	36.7%	31.2%	29.8%
Diversity Index	77.4	76.2	77.5
<b>2010 Population by Relationship and Household Type</b>			
Total	18,417	137,937	354,355
In Households	99.6%	99.4%	99.1%
In Family Households	73.2%	80.5%	82.5%
Householder	25.1%	25.9%	25.3%
Spouse	16.5%	17.9%	16.2%
Child	24.3%	29.0%	31.6%
Other relative	5.0%	5.5%	6.4%
Nonrelative	2.3%	2.3%	2.9%
In Nonfamily Households	26.4%	18.9%	16.6%
In Group Quarters	0.4%	0.6%	0.9%
Institutionalized Population	0.4%	0.2%	0.4%
Noninstitutionalized Population	0.0%	0.4%	0.5%

**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.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

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<b>2020 Population 25+ by Educational Attainment</b>			
Total	14,845	107,910	275,297
Less than 9th Grade	2.1%	3.7%	4.7%
9th - 12th Grade, No Diploma	2.4%	5.1%	6.8%
High School Graduate	16.6%	20.7%	24.2%
GED/Alternative Credential	3.9%	3.2%	3.7%
Some College, No Degree	18.4%	19.0%	19.0%
Associate Degree	12.6%	10.3%	9.9%
Bachelor's Degree	26.2%	23.1%	20.2%
Graduate/Professional Degree	17.7%	14.8%	11.6%
<b>2020 Population 15+ by Marital Status</b>			
Total	16,981	124,002	321,156
Never Married	33.3%	34.1%	37.6%
Married	45.2%	44.7%	42.5%
Widowed	6.6%	6.7%	6.0%
Divorced	15.0%	14.5%	13.9%
<b>2020 Civilian Population 16+ in Labor Force</b>			
Civilian Population 16+	11,759	79,031	207,919
Population 16+ Employed	92.1%	92.1%	91.2%
Population 16+ Unemployment rate	7.9%	7.9%	8.8%
Population 16-24 Employed	9.8%	9.8%	10.5%
Population 16-24 Unemployment rate	13.2%	14.5%	16.4%
Population 25-54 Employed	68.5%	61.0%	63.4%
Population 25-54 Unemployment rate	7.5%	7.2%	8.0%
Population 55-64 Employed	14.1%	19.0%	18.2%
Population 55-64 Unemployment rate	6.7%	7.0%	7.6%
Population 65+ Employed	7.6%	10.2%	7.9%
Population 65+ Unemployment rate	6.1%	6.3%	7.2%
<b>2020 Employed Population 16+ by Industry</b>			
Total	10,835	72,820	189,543
Agriculture/Mining	0.0%	0.0%	0.2%
Construction	6.3%	6.6%	7.6%
Manufacturing	6.1%	4.7%	4.1%
Wholesale Trade	2.9%	3.3%	3.0%
Retail Trade	9.5%	11.8%	11.9%
Transportation/Utilities	7.3%	6.4%	6.9%
Information	1.9%	1.7%	2.0%
Finance/Insurance/Real Estate	9.8%	8.6%	8.0%
Services	51.6%	52.2%	51.8%
Public Administration	4.5%	4.7%	4.5%
<b>2020 Employed Population 16+ by Occupation</b>			
Total	10,835	72,821	189,544
White Collar	74.9%	68.3%	61.7%
Management/Business/Financial	22.1%	17.7%	14.4%
Professional	24.5%	22.3%	19.3%
Sales	11.5%	12.7%	11.7%
Administrative Support	16.8%	15.6%	16.2%
Services	12.9%	17.1%	20.1%
Blue Collar	12.2%	14.6%	18.2%
Farming/Forestry/Fishing	0.1%	0.1%	0.1%
Construction/Extraction	3.4%	3.6%	4.9%
Installation/Maintenance/Repair	4.6%	3.4%	3.6%
Production	1.5%	2.3%	3.1%
Transportation/Material Moving	2.6%	5.2%	6.4%

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<b>2010 Households by Type</b>			
Total	8,434	57,186	135,371
Households with 1 Person	34.8%	30.1%	26.7%
Households with 2+ People	65.2%	69.9%	73.3%
Family Households	54.8%	62.7%	66.0%
Husband-wife Families	35.9%	43.3%	42.4%
With Related Children	13.9%	18.0%	19.3%
Other Family (No Spouse Present)	18.9%	19.4%	23.6%
Other Family with Male Householder	4.6%	4.6%	5.7%
With Related Children	2.4%	2.2%	2.9%
Other Family with Female Householder	14.3%	14.8%	17.9%
With Related Children	8.3%	8.5%	11.1%
Nonfamily Households	10.4%	7.2%	7.4%
All Households with Children	24.9%	29.1%	33.8%
Multigenerational Households	2.8%	4.5%	5.8%
Unmarried Partner Households	8.0%	6.4%	7.3%
Male-female	7.0%	5.6%	6.4%
Same-sex	1.0%	0.8%	0.9%
<b>2010 Households by Size</b>			
Total	8,433	57,187	135,370
1 Person Household	34.8%	30.1%	26.7%
2 Person Household	35.5%	33.4%	31.4%
3 Person Household	15.1%	16.0%	17.4%
4 Person Household	9.6%	12.1%	13.7%
5 Person Household	3.4%	5.3%	6.4%
6 Person Household	1.0%	1.9%	2.6%
7 + Person Household	0.6%	1.2%	1.8%
<b>2010 Households by Tenure and Mortgage Status</b>			
Total	8,434	57,186	135,371
Owner Occupied	46.3%	72.5%	68.6%
Owned with a Mortgage/Loan	34.2%	52.0%	51.4%
Owned Free and Clear	12.1%	20.5%	17.2%
Renter Occupied	53.7%	27.5%	31.4%
<b>2020 Affordability, Mortgage and Wealth</b>			
Housing Affordability Index	133	127	120
Percent of Income for Mortgage	17.6%	18.0%	18.4%
Wealth Index	74	98	82
<b>2010 Housing Units By Urban/ Rural Status</b>			
Total Housing Units	9,249	64,688	154,463
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%
<b>2010 Population By Urban/ Rural Status</b>			
Total Population	18,417	137,937	354,355
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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<b>Top 3 Tapestry Segments</b>			
1.	Bright Young Professionals (8C)	Retirement Communities	Home Improvement (4B)
2.	Young and Restless (11B)	Bright Young Professionals	Bright Young Professionals (8C)
3.	Emerald City (8B)	The Elders (9C)	American Dreamers (7C)
<b>2020 Consumer Spending</b>			
Apparel & Services: Total \$	\$18,880,494	\$123,305,930	\$277,825,677
Average Spent	\$2,091.09	\$2,049.84	\$1,898.84
Spending Potential Index	97	96	89
Education: Total \$	\$14,276,790	\$100,103,137	\$220,768,475
Average Spent	\$1,581.21	\$1,664.11	\$1,508.88
Spending Potential Index	88	93	84
Entertainment/Recreation: Total \$	\$26,831,093	\$182,527,623	\$405,191,277
Average Spent	\$2,971.66	\$3,034.34	\$2,769.35
Spending Potential Index	91	93	85
Food at Home: Total \$	\$45,821,158	\$305,569,877	\$684,826,161
Average Spent	\$5,074.89	\$5,079.79	\$4,680.56
Spending Potential Index	95	95	88
Food Away from Home: Total \$	\$33,151,018	\$216,662,494	\$487,054,305
Average Spent	\$3,671.62	\$3,601.80	\$3,328.85
Spending Potential Index	97	96	88
Health Care: Total \$	\$47,488,229	\$328,252,585	\$725,925,376
Average Spent	\$5,259.52	\$5,456.87	\$4,961.46
Spending Potential Index	92	95	86
HH Furnishings & Equipment: Total \$	\$18,564,100	\$124,818,267	\$278,600,456
Average Spent	\$2,056.05	\$2,074.98	\$1,904.14
Spending Potential Index	94	95	87
Personal Care Products & Services: Total \$	\$8,101,555	\$54,055,348	\$120,244,839
Average Spent	\$897.28	\$898.62	\$821.83
Spending Potential Index	98	98	89
Shelter: Total \$	\$166,627,429	\$1,127,662,965	\$2,504,420,880
Average Spent	\$18,454.69	\$18,746.27	\$17,116.87
Spending Potential Index	95	97	88
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$19,740,265	\$135,328,619	\$296,259,505
Average Spent	\$2,186.32	\$2,249.70	\$2,024.83
Spending Potential Index	93	96	86
Travel: Total \$	\$19,590,268	\$138,673,174	\$302,282,004
Average Spent	\$2,169.71	\$2,305.30	\$2,066.00
Spending Potential Index	90	96	86
Vehicle Maintenance & Repairs: Total \$	\$10,253,948	\$67,669,040	\$150,185,266
Average Spent	\$1,135.67	\$1,124.93	\$1,026.47
Spending Potential Index	98	97	89

**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 2017 and 2018 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.