

Community Profile

8100 W Broward Blvd, Fort Lauderdale, Florida, 33324
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 26.11954
Longitude: -80.25797

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	10,005	122,976	349,923
2010 Total Population	11,591	126,449	358,096
2020 Total Population	13,354	134,542	391,703
2020 Group Quarters	110	1,033	3,214
2025 Total Population	16,067	140,820	410,060
2020-2025 Annual Rate	3.77%	0.92%	0.92%
2020 Total Daytime Population	21,835	132,149	357,216
Workers	15,830	65,317	154,630
Residents	6,005	66,832	202,586
Household Summary			
2000 Households	4,464	50,871	135,969
2000 Average Household Size	2.21	2.41	2.55
2010 Households	5,121	51,349	136,153
2010 Average Household Size	2.24	2.44	2.61
2020 Households	5,859	53,990	147,134
2020 Average Household Size	2.26	2.47	2.64
2025 Households	7,003	56,236	153,184
2025 Average Household Size	2.28	2.49	2.66
2020-2025 Annual Rate	3.63%	0.82%	0.81%
2010 Families	2,930	32,805	90,294
2010 Average Family Size	2.86	3.03	3.16
2020 Families	3,351	34,124	96,567
2020 Average Family Size	2.87	3.08	3.21
2025 Families	4,018	35,480	100,491
2025 Average Family Size	2.89	3.10	3.23
2020-2025 Annual Rate	3.70%	0.78%	0.80%
Housing Unit Summary			
2000 Housing Units	4,885	54,532	148,358
Owner Occupied Housing Units	50.7%	68.7%	65.0%
Renter Occupied Housing Units	40.7%	24.6%	26.6%
Vacant Housing Units	8.6%	6.7%	8.4%
2010 Housing Units	5,919	57,297	155,136
Owner Occupied Housing Units	38.2%	63.9%	59.9%
Renter Occupied Housing Units	48.4%	25.7%	27.9%
Vacant Housing Units	13.5%	10.4%	12.2%
2020 Housing Units	6,305	58,991	163,365
Owner Occupied Housing Units	35.3%	59.7%	55.6%
Renter Occupied Housing Units	57.6%	31.8%	34.4%
Vacant Housing Units	7.1%	8.5%	9.9%
2025 Housing Units	7,409	61,097	169,113
Owner Occupied Housing Units	31.2%	58.7%	55.5%
Renter Occupied Housing Units	63.3%	33.4%	35.1%
Vacant Housing Units	5.5%	8.0%	9.4%
Median Household Income			
2020	\$68,254	\$64,973	\$55,617
2025	\$72,987	\$70,959	\$60,358
Median Home Value			
2020	\$307,918	\$287,354	\$248,020
2025	\$342,216	\$317,701	\$285,822
Per Capita Income			
2020	\$38,392	\$35,892	\$29,431
2025	\$41,357	\$39,498	\$32,556
Median Age			
2010	35.3	40.0	37.9
2020	37.7	41.8	39.5
2025	38.4	42.3	40.1

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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2020 Households by Income			
Household Income Base	5,859	53,990	147,134
<\$15,000	7.2%	9.6%	11.1%
\$15,000 - \$24,999	4.6%	7.7%	9.6%
\$25,000 - \$34,999	6.6%	7.7%	9.4%
\$35,000 - \$49,999	12.9%	12.8%	14.6%
\$50,000 - \$74,999	23.3%	17.8%	17.6%
\$75,000 - \$99,999	16.5%	13.6%	12.3%
\$100,000 - \$149,999	17.8%	16.8%	14.8%
\$150,000 - \$199,999	4.7%	6.5%	5.1%
\$200,000+	6.4%	7.6%	5.5%
Average Household Income	\$88,681	\$89,751	\$78,364
2025 Households by Income			
Household Income Base	7,003	56,236	153,184
<\$15,000	6.3%	8.5%	9.9%
\$15,000 - \$24,999	4.4%	6.9%	8.7%
\$25,000 - \$34,999	6.1%	7.0%	8.7%
\$35,000 - \$49,999	12.0%	12.0%	13.9%
\$50,000 - \$74,999	22.5%	17.6%	17.5%
\$75,000 - \$99,999	16.6%	13.9%	12.7%
\$100,000 - \$149,999	19.6%	18.1%	16.3%
\$150,000 - \$199,999	5.8%	7.4%	6.0%
\$200,000+	6.7%	8.6%	6.4%
Average Household Income	\$96,096	\$99,234	\$87,290
2020 Owner Occupied Housing Units by Value			
Total	2,226	35,237	90,910
<\$50,000	0.9%	6.0%	8.0%
\$50,000 - \$99,999	2.7%	5.1%	8.7%
\$100,000 - \$149,999	9.8%	7.1%	8.7%
\$150,000 - \$199,999	6.7%	11.7%	12.3%
\$200,000 - \$249,999	9.3%	11.2%	12.8%
\$250,000 - \$299,999	18.7%	11.9%	12.0%
\$300,000 - \$399,999	25.2%	21.9%	18.9%
\$400,000 - \$499,999	15.2%	13.7%	8.9%
\$500,000 - \$749,999	6.7%	7.2%	5.9%
\$750,000 - \$999,999	3.5%	2.2%	2.0%
\$1,000,000 - \$1,499,999	1.1%	1.3%	1.5%
\$1,500,000 - \$1,999,999	0.1%	0.2%	0.2%
\$2,000,000 +	0.1%	0.4%	0.2%
Average Home Value	\$346,576	\$325,186	\$289,398
2025 Owner Occupied Housing Units by Value			
Total	2,312	35,842	93,857
<\$50,000	0.3%	3.8%	5.3%
\$50,000 - \$99,999	0.8%	4.2%	6.5%
\$100,000 - \$149,999	5.8%	4.2%	5.8%
\$150,000 - \$199,999	5.0%	8.2%	9.3%
\$200,000 - \$249,999	7.2%	10.7%	13.1%
\$250,000 - \$299,999	18.8%	14.4%	13.9%
\$300,000 - \$399,999	28.9%	25.5%	23.6%
\$400,000 - \$499,999	18.5%	15.4%	10.5%
\$500,000 - \$749,999	8.5%	9.0%	7.4%
\$750,000 - \$999,999	4.8%	2.7%	2.4%
\$1,000,000 - \$1,499,999	1.2%	1.4%	1.7%
\$1,500,000 - \$1,999,999	0.1%	0.2%	0.2%
\$2,000,000 +	0.1%	0.5%	0.3%
Average Home Value	\$384,310	\$356,179	\$324,676

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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2010 Population by Age			
Total	11,590	126,453	358,096
0 - 4	6.2%	5.7%	6.3%
5 - 9	5.2%	5.6%	6.1%
10 - 14	5.0%	6.1%	6.5%
15 - 24	12.7%	12.4%	13.5%
25 - 34	20.4%	13.6%	13.6%
35 - 44	14.7%	13.8%	13.8%
45 - 54	13.2%	15.2%	15.1%
55 - 64	10.7%	12.8%	11.8%
65 - 74	5.8%	7.7%	6.9%
75 - 84	3.6%	4.8%	4.2%
85 +	2.5%	2.4%	2.2%
18 +	80.8%	78.8%	76.9%
2020 Population by Age			
Total	13,355	134,543	391,704
0 - 4	5.4%	5.0%	5.6%
5 - 9	4.9%	5.2%	5.8%
10 - 14	5.1%	5.6%	6.0%
15 - 24	10.8%	11.4%	11.9%
25 - 34	19.2%	14.0%	14.7%
35 - 44	15.3%	12.6%	12.6%
45 - 54	12.0%	12.6%	12.5%
55 - 64	11.1%	13.8%	13.4%
65 - 74	8.6%	11.0%	10.0%
75 - 84	4.7%	5.9%	5.0%
85 +	3.0%	3.0%	2.5%
18 +	82.0%	81.1%	79.2%
2025 Population by Age			
Total	16,066	140,820	410,058
0 - 4	5.6%	5.0%	5.7%
5 - 9	5.1%	5.0%	5.6%
10 - 14	5.0%	5.3%	5.8%
15 - 24	11.2%	10.8%	11.5%
25 - 34	17.3%	13.9%	14.2%
35 - 44	15.9%	13.4%	13.5%
45 - 54	11.6%	11.6%	11.6%
55 - 64	10.6%	12.7%	12.4%
65 - 74	8.8%	11.6%	10.9%
75 - 84	5.8%	7.5%	6.3%
85 +	2.9%	3.1%	2.5%
18 +	81.5%	81.5%	79.5%
2010 Population by Sex			
Males	5,446	59,412	169,432
Females	6,145	67,037	188,664
2020 Population by Sex			
Males	6,277	63,320	185,714
Females	7,077	71,223	205,990
2025 Population by Sex			
Males	7,548	66,328	194,440
Females	8,519	74,492	215,620

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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2010 Population by Race/Ethnicity			
Total	11,591	126,449	358,095
White Alone	68.1%	66.1%	53.8%
Black Alone	20.2%	24.3%	36.8%
American Indian Alone	0.4%	0.3%	0.3%
Asian Alone	4.6%	3.7%	3.2%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	3.6%	2.8%	3.1%
Two or More Races	2.9%	2.8%	2.9%
Hispanic Origin	25.8%	20.2%	20.0%
Diversity Index	68.7	66.3	71.0
2020 Population by Race/Ethnicity			
Total	13,354	134,542	391,703
White Alone	61.9%	60.2%	48.9%
Black Alone	24.1%	27.8%	39.6%
American Indian Alone	0.4%	0.3%	0.3%
Asian Alone	5.3%	4.5%	3.7%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	4.5%	3.6%	3.9%
Two or More Races	3.6%	3.5%	3.4%
Hispanic Origin	33.6%	27.4%	26.3%
Diversity Index	75.4	73.4	75.6
2025 Population by Race/Ethnicity			
Total	16,067	140,820	410,060
White Alone	59.1%	57.7%	47.0%
Black Alone	26.2%	29.4%	40.8%
American Indian Alone	0.4%	0.3%	0.3%
Asian Alone	5.6%	4.9%	4.0%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	4.9%	3.9%	4.3%
Two or More Races	3.7%	3.7%	3.5%
Hispanic Origin	37.3%	31.5%	29.8%
Diversity Index	77.6	76.1	77.4
2010 Population by Relationship and Household Type			
Total	11,591	126,449	358,096
In Households	99.1%	99.2%	99.1%
In Family Households	74.5%	81.0%	82.8%
Householder	25.2%	25.9%	25.2%
Spouse	16.6%	18.0%	16.1%
Child	25.4%	29.3%	32.0%
Other relative	5.1%	5.5%	6.5%
Nonrelative	2.3%	2.3%	3.0%
In Nonfamily Households	24.6%	18.2%	16.4%
In Group Quarters	0.9%	0.8%	0.9%
Institutionalized Population	0.9%	0.2%	0.4%
Noninstitutionalized Population	0.0%	0.6%	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.

	1 mile	3 miles	5 miles
2020 Population 25+ by Educational Attainment			
Total	9,866	98,022	276,702
Less than 9th Grade	1.1%	3.7%	4.8%
9th - 12th Grade, No Diploma	2.0%	4.5%	6.8%
High School Graduate	15.3%	20.0%	24.3%
GED/Alternative Credential	4.1%	2.8%	3.6%
Some College, No Degree	17.4%	18.7%	19.1%
Associate Degree	12.6%	10.3%	10.0%
Bachelor's Degree	27.5%	24.1%	19.9%
Graduate/Professional Degree	20.0%	15.9%	11.6%
2020 Population 15+ by Marital Status			
Total	11,304	113,318	323,426
Never Married	35.1%	35.2%	38.1%
Married	46.0%	44.6%	42.3%
Widowed	5.3%	5.8%	5.9%
Divorced	13.6%	14.3%	13.7%
2020 Civilian Population 16+ in Labor Force			
Civilian Population 16+	8,073	74,125	209,937
Population 16+ Employed	91.8%	92.2%	91.1%
Population 16+ Unemployment rate	8.2%	7.8%	8.9%
Population 16-24 Employed	9.8%	9.9%	10.6%
Population 16-24 Unemployment rate	13.2%	14.2%	16.5%
Population 25-54 Employed	68.3%	61.4%	63.6%
Population 25-54 Unemployment rate	8.0%	7.1%	8.1%
Population 55-64 Employed	14.2%	19.0%	18.1%
Population 55-64 Unemployment rate	6.4%	7.0%	7.5%
Population 65+ Employed	7.6%	9.7%	7.7%
Population 65+ Unemployment rate	6.4%	6.3%	7.2%
2020 Employed Population 16+ by Industry			
Total	7,411	68,365	191,248
Agriculture/Mining	0.0%	0.0%	0.2%
Construction	5.1%	7.0%	7.7%
Manufacturing	5.3%	4.5%	4.1%
Wholesale Trade	2.8%	3.5%	3.0%
Retail Trade	9.0%	11.8%	11.9%
Transportation/Utilities	7.2%	6.0%	6.8%
Information	2.2%	1.7%	1.9%
Finance/Insurance/Real Estate	8.4%	8.5%	7.9%
Services	55.7%	52.1%	51.9%
Public Administration	4.3%	4.9%	4.4%
2020 Employed Population 16+ by Occupation			
Total	7,412	68,365	191,247
White Collar	75.1%	69.3%	61.5%
Management/Business/Financial	22.5%	18.1%	14.4%
Professional	27.6%	23.1%	19.2%
Sales	11.2%	12.8%	11.7%
Administrative Support	13.8%	15.3%	16.1%
Services	14.6%	16.3%	20.2%
Blue Collar	10.3%	14.5%	18.3%
Farming/Forestry/Fishing	0.0%	0.1%	0.1%
Construction/Extraction	3.2%	3.8%	5.0%
Installation/Maintenance/Repair	3.2%	3.5%	3.7%
Production	0.8%	2.1%	3.1%
Transportation/Material Moving	3.0%	5.0%	6.5%

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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2010 Households by Type			
Total	5,120	51,349	136,153
Households with 1 Person	32.0%	28.5%	26.3%
Households with 2+ People	68.0%	71.5%	73.7%
Family Households	57.2%	63.9%	66.3%
Husband-wife Families	37.8%	44.5%	42.4%
With Related Children	15.4%	19.2%	19.5%
Other Family (No Spouse Present)	19.5%	19.4%	23.9%
Other Family with Male Householder	5.1%	4.8%	5.8%
With Related Children	2.4%	2.3%	3.0%
Other Family with Female Householder	14.4%	14.6%	18.1%
With Related Children	9.1%	8.4%	11.3%
Nonfamily Households	10.8%	7.6%	7.4%
All Households with Children	27.4%	30.3%	34.3%
Multigenerational Households	3.1%	4.6%	5.9%
Unmarried Partner Households	8.2%	6.6%	7.4%
Male-female	7.2%	5.8%	6.5%
Same-sex	1.1%	0.9%	0.9%
2010 Households by Size			
Total	5,119	51,350	136,152
1 Person Household	32.0%	28.5%	26.3%
2 Person Household	35.3%	33.6%	31.1%
3 Person Household	16.3%	16.6%	17.6%
4 Person Household	10.9%	12.6%	13.8%
5 Person Household	3.9%	5.5%	6.6%
6 Person Household	1.2%	2.0%	2.7%
7 + Person Household	0.5%	1.3%	1.9%
2010 Households by Tenure and Mortgage Status			
Total	5,121	51,349	136,153
Owner Occupied	44.1%	71.3%	68.2%
Owned with a Mortgage/Loan	34.5%	53.0%	51.1%
Owned Free and Clear	9.6%	18.4%	17.1%
Renter Occupied	55.9%	28.7%	31.8%
2020 Affordability, Mortgage and Wealth			
Housing Affordability Index	121	123	119
Percent of Income for Mortgage	18.8%	18.5%	18.6%
Wealth Index	84	103	83
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	5,919	57,297	155,136
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	11,591	126,449	358,096
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.	Bright Young Professionals (8C)	Bright Young Professionals	Home Improvement (4B)
2.	Young and Restless (11B)	Retirement Communities	Bright Young Professionals (8C)
3.	Comfortable Empty Nesters (5A)	Savvy Suburbanites (1D)	American Dreamers (7C)
2020 Consumer Spending			
Apparel & Services: Total \$	\$13,167,878	\$116,822,722	\$281,192,853
Average Spent	\$2,247.46	\$2,163.78	\$1,911.13
Spending Potential Index	105	101	89
Education: Total \$	\$9,989,475	\$96,210,430	\$223,645,347
Average Spent	\$1,704.98	\$1,782.00	\$1,520.01
Spending Potential Index	95	100	85
Entertainment/Recreation: Total \$	\$18,503,796	\$172,012,653	\$409,663,147
Average Spent	\$3,158.18	\$3,186.01	\$2,784.29
Spending Potential Index	97	98	86
Food at Home: Total \$	\$31,628,226	\$287,115,602	\$692,340,531
Average Spent	\$5,398.23	\$5,317.94	\$4,705.51
Spending Potential Index	101	100	88
Food Away from Home: Total \$	\$22,999,852	\$204,530,535	\$492,684,517
Average Spent	\$3,925.56	\$3,788.30	\$3,348.54
Spending Potential Index	104	100	89
Health Care: Total \$	\$32,442,208	\$306,155,918	\$733,225,932
Average Spent	\$5,537.16	\$5,670.60	\$4,983.39
Spending Potential Index	96	99	87
HH Furnishings & Equipment: Total \$	\$12,854,097	\$117,731,597	\$281,872,742
Average Spent	\$2,193.91	\$2,180.62	\$1,915.76
Spending Potential Index	100	100	88
Personal Care Products & Services: Total \$	\$5,575,437	\$50,679,825	\$121,499,895
Average Spent	\$951.60	\$938.69	\$825.78
Spending Potential Index	104	102	90
Shelter: Total \$	\$114,638,494	\$1,063,474,734	\$2,531,916,987
Average Spent	\$19,566.22	\$19,697.62	\$17,208.24
Spending Potential Index	101	102	89
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$13,402,422	\$125,452,577	\$298,941,858
Average Spent	\$2,287.49	\$2,323.63	\$2,031.77
Spending Potential Index	98	99	87
Travel: Total \$	\$13,332,391	\$130,212,150	\$305,360,116
Average Spent	\$2,275.54	\$2,411.78	\$2,075.39
Spending Potential Index	94	100	86
Vehicle Maintenance & Repairs: Total \$	\$7,124,258	\$63,606,396	\$151,590,381
Average Spent	\$1,215.95	\$1,178.11	\$1,030.29
Spending Potential Index	105	102	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.