



## Community Profile

Plantation Community Plaza  
214 S University Dr, Fort Lauderdale, Florida, 33324  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 26.11905  
Longitude: -80.25125

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Total Population	11,641	129,653	366,542
2020 Total Population	12,841	142,188	408,300
2020 Group Quarters	137	1,290	3,686
2023 Total Population	14,648	144,812	413,901
2023 Group Quarters	137	1,282	3,687
2028 Total Population	16,373	148,369	420,224
2023-2028 Annual Rate	2.25%	0.49%	0.30%
2023 Total Daytime Population	25,186	134,827	349,693
Workers	18,764	67,668	151,522
Residents	6,422	67,159	198,171
<b>Household Summary</b>			
2010 Households	5,074	51,347	139,458
2010 Average Household Size	2.27	2.50	2.61
2020 Total Households	5,444	55,534	153,015
2020 Average Household Size	2.33	2.54	2.64
2023 Households	6,149	56,847	155,374
2023 Average Household Size	2.36	2.52	2.64
2028 Households	6,858	58,607	158,236
2028 Average Household Size	2.37	2.51	2.63
2023-2028 Annual Rate	2.21%	0.61%	0.37%
2010 Families	3,043	33,124	91,968
2010 Average Family Size	2.88	3.08	3.17
2023 Families	3,630	36,080	101,063
2023 Average Family Size	3.02	3.14	3.24
2028 Families	4,041	37,068	103,036
2028 Average Family Size	3.03	3.13	3.24
2023-2028 Annual Rate	2.17%	0.54%	0.39%
<b>Housing Unit Summary</b>			
2000 Housing Units	5,040	54,720	152,856
Owner Occupied Housing Units	69.3%	65.9%	64.3%
Renter Occupied Housing Units	25.3%	27.3%	27.2%
Vacant Housing Units	5.4%	6.8%	8.5%
2010 Housing Units	5,631	57,176	159,072
Owner Occupied Housing Units	60.0%	61.2%	59.0%
Renter Occupied Housing Units	30.2%	28.6%	28.6%
Vacant Housing Units	9.9%	10.2%	12.3%
2020 Housing Units	5,795	59,105	166,696
Vacant Housing Units	6.1%	6.0%	8.2%
2023 Housing Units	6,835	60,643	169,126
Owner Occupied Housing Units	49.2%	56.0%	55.3%
Renter Occupied Housing Units	40.8%	37.8%	36.6%
Vacant Housing Units	10.0%	6.3%	8.1%
2028 Housing Units	7,413	62,569	173,479
Owner Occupied Housing Units	46.7%	54.8%	54.9%
Renter Occupied Housing Units	45.9%	38.8%	36.3%
Vacant Housing Units	7.5%	6.3%	8.8%
<b>Median Household Income</b>			
2023	\$83,918	\$73,067	\$62,258
2028	\$96,890	\$83,561	\$75,273
<b>Median Home Value</b>			
2023	\$408,210	\$366,843	\$333,838
2028	\$425,000	\$387,883	\$349,355
<b>Per Capita Income</b>			
2023	\$44,515	\$38,604	\$33,700
2028	\$51,625	\$44,608	\$39,033
<b>Median Age</b>			
2010	40.4	38.7	37.9
2023	42.5	40.5	39.8
2028	42.5	41.0	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:** 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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<b>2023 Households by Income</b>			
Household Income Base	6,149	56,847	155,374
<\$15,000	8.8%	10.0%	11.0%
\$15,000 - \$24,999	5.6%	5.8%	8.1%
\$25,000 - \$34,999	8.2%	7.6%	8.8%
\$35,000 - \$49,999	8.3%	11.9%	12.6%
\$50,000 - \$74,999	12.3%	15.6%	16.4%
\$75,000 - \$99,999	15.4%	14.5%	13.0%
\$100,000 - \$149,999	22.2%	19.5%	17.3%
\$150,000 - \$199,999	10.3%	6.8%	6.0%
\$200,000+	8.7%	8.2%	6.8%
Average Household Income	\$106,658	\$98,646	\$89,613
<b>2028 Households by Income</b>			
Household Income Base	6,858	58,607	158,236
<\$15,000	7.3%	8.4%	9.7%
\$15,000 - \$24,999	3.9%	4.3%	6.3%
\$25,000 - \$34,999	5.7%	6.2%	7.4%
\$35,000 - \$49,999	6.4%	9.9%	10.6%
\$50,000 - \$74,999	12.2%	15.1%	15.8%
\$75,000 - \$99,999	16.0%	15.1%	13.8%
\$100,000 - \$149,999	24.9%	22.6%	20.3%
\$150,000 - \$199,999	13.3%	9.0%	8.1%
\$200,000+	10.3%	9.5%	8.1%
Average Household Income	\$123,527	\$113,354	\$103,623
<b>2023 Owner Occupied Housing Units by Value</b>			
Total	3,362	33,939	93,443
<\$50,000	3.9%	4.9%	7.5%
\$50,000 - \$99,999	9.0%	4.0%	8.4%
\$100,000 - \$149,999	5.2%	3.9%	4.9%
\$150,000 - \$199,999	5.4%	6.4%	5.8%
\$200,000 - \$249,999	2.6%	6.1%	6.7%
\$250,000 - \$299,999	7.6%	10.0%	8.9%
\$300,000 - \$399,999	14.1%	22.0%	22.9%
\$400,000 - \$499,999	26.1%	20.4%	16.0%
\$500,000 - \$749,999	21.4%	17.3%	13.7%
\$750,000 - \$999,999	4.1%	2.3%	2.4%
\$1,000,000 - \$1,499,999	0.3%	1.7%	1.7%
\$1,500,000 - \$1,999,999	0.3%	0.4%	0.4%
\$2,000,000 +	0.0%	0.6%	0.5%
Average Home Value	\$395,940	\$399,940	\$363,818
<b>2028 Owner Occupied Housing Units by Value</b>			
Total	3,459	34,301	95,326
<\$50,000	3.6%	5.0%	6.7%
\$50,000 - \$99,999	9.9%	6.3%	11.4%
\$100,000 - \$149,999	1.0%	1.0%	2.3%
\$150,000 - \$199,999	8.7%	5.3%	5.5%
\$200,000 - \$249,999	1.8%	5.3%	5.7%
\$250,000 - \$299,999	5.4%	8.6%	7.7%
\$300,000 - \$399,999	13.1%	21.1%	21.9%
\$400,000 - \$499,999	26.3%	21.9%	17.4%
\$500,000 - \$749,999	23.7%	19.3%	15.2%
\$750,000 - \$999,999	5.7%	3.0%	3.1%
\$1,000,000 - \$1,499,999	0.4%	2.1%	2.1%
\$1,500,000 - \$1,999,999	0.4%	0.5%	0.5%
\$2,000,000 +	0.1%	0.7%	0.6%
Average Home Value	\$418,922	\$421,058	\$382,984

**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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<b>2010 Population by Age</b>			
Total	11,641	129,652	366,545
0 - 4	5.6%	5.9%	6.4%
5 - 9	5.1%	5.7%	6.1%
10 - 14	5.1%	6.2%	6.5%
15 - 24	11.1%	13.2%	13.5%
25 - 34	15.6%	14.1%	13.6%
35 - 44	14.6%	13.7%	13.7%
45 - 54	15.0%	15.0%	15.0%
55 - 64	12.3%	12.4%	11.8%
65 - 74	7.7%	7.3%	7.0%
75 - 84	5.3%	4.5%	4.3%
85 +	2.7%	2.1%	2.2%
18 +	81.1%	78.3%	76.9%
<b>2023 Population by Age</b>			
Total	14,649	144,812	413,900
0 - 4	4.8%	5.0%	5.5%
5 - 9	4.8%	5.4%	5.8%
10 - 14	5.1%	5.6%	6.0%
15 - 24	9.7%	11.8%	11.8%
25 - 34	14.4%	14.6%	14.4%
35 - 44	14.6%	13.3%	13.0%
45 - 54	12.2%	11.8%	11.8%
55 - 64	12.6%	13.0%	12.9%
65 - 74	11.6%	11.1%	10.7%
75 - 84	7.0%	6.0%	5.6%
85 +	3.2%	2.5%	2.3%
18 +	82.5%	80.8%	79.3%
<b>2028 Population by Age</b>			
Total	16,373	148,367	420,223
0 - 4	5.0%	5.2%	5.6%
5 - 9	4.8%	5.1%	5.5%
10 - 14	4.9%	5.4%	5.8%
15 - 24	10.4%	11.5%	11.6%
25 - 34	13.6%	14.2%	13.7%
35 - 44	14.9%	14.0%	13.8%
45 - 54	11.7%	11.4%	11.5%
55 - 64	11.5%	11.7%	11.7%
65 - 74	11.3%	11.1%	11.1%
75 - 84	8.4%	7.5%	7.0%
85 +	3.5%	2.9%	2.7%
18 +	82.4%	81.3%	79.7%
<b>2010 Population by Sex</b>			
Males	5,431	61,201	173,588
Females	6,210	68,453	192,954
<b>2023 Population by Sex</b>			
Males	6,873	68,891	197,354
Females	7,775	75,921	216,547
<b>2028 Population by Sex</b>			
Males	7,641	70,307	199,544
Females	8,732	78,062	220,680

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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<b>2010 Population by Race/Ethnicity</b>			
Total	11,641	129,653	366,543
White Alone	71.8%	61.1%	52.4%
Black Alone	18.3%	29.2%	38.4%
American Indian Alone	0.3%	0.3%	0.3%
Asian Alone	3.8%	3.5%	3.0%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	2.9%	2.9%	3.0%
Two or More Races	2.7%	2.9%	2.8%
Hispanic Origin	22.4%	19.7%	19.6%
Diversity Index	63.9	68.4	70.9
<b>2020 Population by Race/Ethnicity</b>			
Total	12,841	142,188	408,300
White Alone	47.5%	41.0%	33.5%
Black Alone	19.3%	30.2%	38.6%
American Indian Alone	0.2%	0.3%	0.3%
Asian Alone	4.4%	3.9%	3.7%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	8.1%	6.9%	7.2%
Two or More Races	20.3%	17.6%	16.7%
Hispanic Origin	30.5%	26.9%	26.7%
Diversity Index	82.0	82.0	82.0
<b>2023 Population by Race/Ethnicity</b>			
Total	14,648	144,812	413,902
White Alone	46.5%	40.3%	32.7%
Black Alone	19.2%	29.9%	38.6%
American Indian Alone	0.2%	0.3%	0.3%
Asian Alone	4.6%	4.1%	3.8%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	8.4%	7.2%	7.5%
Two or More Races	20.9%	18.1%	17.0%
Hispanic Origin	31.3%	27.7%	27.4%
Diversity Index	82.5	82.5	82.4
<b>2028 Population by Race/Ethnicity</b>			
Total	16,373	148,369	420,224
White Alone	43.1%	37.8%	30.5%
Black Alone	19.9%	30.1%	38.6%
American Indian Alone	0.2%	0.3%	0.4%
Asian Alone	5.0%	4.5%	4.2%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	9.6%	8.2%	8.5%
Two or More Races	22.1%	19.1%	17.8%
Hispanic Origin	32.7%	28.8%	28.4%
Diversity Index	84.0	83.6	83.2
<b>2010 Population by Relationship and Household Type</b>			
Total	11,641	129,653	366,542
In Households	99.0%	99.1%	99.1%
In Family Households	77.1%	81.3%	82.6%
Householder	25.9%	25.5%	25.1%
Spouse	17.9%	17.2%	15.9%
Child	26.2%	30.1%	32.0%
Other relative	5.2%	5.9%	6.6%
Nonrelative	2.0%	2.6%	3.0%
In Nonfamily Households	21.9%	17.8%	16.6%
In Group Quarters	1.0%	0.9%	0.9%
Institutionalized Population	0.9%	0.3%	0.4%
Noninstitutionalized Population	0.1%	0.7%	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:** 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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<b>2023 Population 25+ by Educational Attainment</b>			
Total	11,079	104,536	293,274
Less than 9th Grade	2.7%	3.3%	4.3%
9th - 12th Grade, No Diploma	2.1%	3.9%	5.7%
High School Graduate	14.6%	20.0%	23.8%
GED/Alternative Credential	2.0%	3.6%	4.0%
Some College, No Degree	14.6%	16.8%	17.1%
Associate Degree	11.8%	12.4%	11.6%
Bachelor's Degree	33.2%	25.4%	21.7%
Graduate/Professional Degree	18.9%	14.6%	11.8%
<b>2023 Population 15+ by Marital Status</b>			
Total	12,503	121,602	342,305
Never Married	28.1%	35.2%	36.0%
Married	50.7%	46.2%	45.3%
Widowed	6.6%	5.6%	6.0%
Divorced	14.7%	13.1%	12.7%
<b>2023 Civilian Population 16+ in Labor Force</b>			
Civilian Population 16+	8,571	82,184	228,783
Population 16+ Employed	97.8%	96.3%	96.2%
Population 16+ Unemployment rate	2.2%	3.7%	3.8%
Population 16-24 Employed	8.4%	11.0%	11.7%
Population 16-24 Unemployment rate	9.3%	6.6%	6.5%
Population 25-54 Employed	64.4%	61.3%	62.0%
Population 25-54 Unemployment rate	1.6%	3.6%	3.4%
Population 55-64 Employed	17.3%	17.7%	17.5%
Population 55-64 Unemployment rate	1.0%	2.8%	3.6%
Population 65+ Employed	9.8%	10.0%	8.9%
Population 65+ Unemployment rate	2.0%	2.8%	3.1%
<b>2023 Employed Population 16+ by Industry</b>			
Total	8,379	79,134	220,151
Agriculture/Mining	0.0%	0.2%	0.3%
Construction	4.2%	5.8%	6.8%
Manufacturing	4.5%	4.3%	4.6%
Wholesale Trade	1.9%	1.8%	1.9%
Retail Trade	8.1%	11.4%	12.1%
Transportation/Utilities	10.2%	8.2%	8.2%
Information	1.4%	2.0%	2.1%
Finance/Insurance/Real Estate	10.8%	8.6%	7.6%
Services	52.1%	53.1%	51.9%
Public Administration	7.0%	4.5%	4.4%
<b>2023 Employed Population 16+ by Occupation</b>			
Total	8,379	79,134	220,150
White Collar	74.4%	67.0%	61.3%
Management/Business/Financial	21.6%	18.9%	16.8%
Professional	32.4%	25.5%	21.6%
Sales	11.5%	10.8%	10.3%
Administrative Support	8.9%	11.9%	12.5%
Services	14.2%	17.3%	19.9%
Blue Collar	11.4%	15.7%	18.9%
Farming/Forestry/Fishing	0.0%	0.0%	0.1%
Construction/Extraction	1.0%	3.3%	4.4%
Installation/Maintenance/Repair	4.0%	3.0%	3.2%
Production	1.1%	2.1%	2.7%
Transportation/Material Moving	5.4%	7.2%	8.5%

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<b>2010 Households by Type</b>			
Total	5,074	51,351	139,458
Households with 1 Person	31.3%	27.4%	26.6%
Households with 2+ People	68.7%	72.6%	73.4%
Family Households	60.0%	64.5%	65.9%
Husband-wife Families	41.6%	43.5%	41.6%
With Related Children	16.8%	19.0%	19.0%
Other Family (No Spouse Present)	18.4%	21.0%	24.3%
Other Family with Male Householder	4.8%	5.1%	5.9%
With Related Children	2.2%	2.6%	3.1%
Other Family with Female Householder	13.6%	15.9%	18.4%
With Related Children	7.5%	9.5%	11.5%
Nonfamily Households	8.7%	8.1%	7.5%
All Households with Children	26.9%	31.5%	34.1%
Multigenerational Households	3.8%	5.0%	6.0%
Unmarried Partner Households	6.8%	7.0%	7.4%
Male-female	5.9%	6.1%	6.5%
Same-sex	0.9%	0.9%	0.9%
<b>2010 Households by Size</b>			
Total	5,075	51,347	139,457
1 Person Household	31.3%	27.4%	26.6%
2 Person Household	34.8%	33.1%	31.1%
3 Person Household	16.5%	17.1%	17.5%
4 Person Household	11.3%	12.8%	13.6%
5 Person Household	4.4%	5.8%	6.6%
6 Person Household	1.3%	2.3%	2.7%
7 + Person Household	0.5%	1.5%	2.0%
<b>2010 Households by Tenure and Mortgage Status</b>			
Total	5,074	51,348	139,459
Owner Occupied	66.5%	68.1%	67.3%
Owned with a Mortgage/Loan	49.1%	51.2%	50.1%
Owned Free and Clear	17.4%	16.9%	17.3%
Renter Occupied	33.5%	31.9%	32.7%
<b>2023 Affordability, Mortgage and Wealth</b>			
Housing Affordability Index	84	81	75
Percent of Income for Mortgage	29.2%	30.2%	32.2%
Wealth Index	103	93	81
<b>2010 Housing Units By Urban/ Rural Status</b>			
Total Housing Units	5,631	57,176	159,072
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	11,641	129,653	366,542
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)	Bright Young Professionals (8C)	Bright Young Professionals (8C)
2.	Retirement Communities (9E)	Young and Restless (11B)	Urban Edge Families (7C)
3.	Savvy Suburbanites (1D)	Savvy Suburbanites (1D)	Home Improvement (4B)
<b>2023 Consumer Spending</b>			
Apparel & Services: Total \$	\$13,722,421	\$118,209,633	\$293,984,423
Average Spent	\$2,231.65	\$2,079.43	\$1,892.11
Spending Potential Index	101	95	86
Education: Total \$	\$10,965,952	\$95,190,409	\$229,487,876
Average Spent	\$1,783.37	\$1,674.50	\$1,477.00
Spending Potential Index	99	93	82
Entertainment/Recreation: Total \$	\$22,900,751	\$194,515,610	\$484,155,941
Average Spent	\$3,724.30	\$3,421.74	\$3,116.07
Spending Potential Index	98	90	82
Food at Home: Total \$	\$41,832,332	\$359,049,012	\$898,127,164
Average Spent	\$6,803.11	\$6,316.06	\$5,780.42
Spending Potential Index	100	93	85
Food Away from Home: Total \$	\$23,278,110	\$199,909,939	\$497,429,315
Average Spent	\$3,785.67	\$3,516.63	\$3,201.50
Spending Potential Index	102	94	86
Health Care: Total \$	\$44,930,762	\$378,263,183	\$950,979,989
Average Spent	\$7,307.00	\$6,654.06	\$6,120.59
Spending Potential Index	99	90	83
HH Furnishings & Equipment: Total \$	\$18,195,668	\$155,706,205	\$386,766,633
Average Spent	\$2,959.13	\$2,739.04	\$2,489.26
Spending Potential Index	100	93	84
Personal Care Products & Services: Total \$	\$6,096,593	\$51,881,198	\$128,863,914
Average Spent	\$991.48	\$912.65	\$829.38
Spending Potential Index	104	95	87
Shelter: Total \$	\$154,581,089	\$1,326,859,073	\$3,296,435,576
Average Spent	\$25,139.22	\$23,340.88	\$21,216.13
Spending Potential Index	101	94	86
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$19,326,650	\$161,761,388	\$401,666,227
Average Spent	\$3,143.06	\$2,845.56	\$2,585.16
Spending Potential Index	100	91	83
Travel: Total \$	\$13,779,061	\$117,193,268	\$290,272,840
Average Spent	\$2,240.86	\$2,061.56	\$1,868.22
Spending Potential Index	100	92	83
Vehicle Maintenance & Repairs: Total \$	\$8,153,123	\$69,171,900	\$173,324,265
Average Spent	\$1,325.93	\$1,216.81	\$1,115.53
Spending Potential Index	101	93	85

**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.

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