

# Demographic Detail Report

## Town and Country Shopping Center

1801-1875 S University Dr, Davie, FL 33324

Building Type: **General Retail**  
 Secondary: **Freestanding**  
 GLA: **63,946 SF**  
 Year Built: **1979**

Total Available: **0 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: **-**



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2021 Projection	14,219	116,838	376,311
2016 Estimate	13,287	109,696	352,142
2010 Census	12,006	101,925	320,825
Growth 2016 - 2021	7.01%	6.51%	6.86%
Growth 2010 - 2016	10.67%	7.62%	9.76%
<b>2016 Population by Age</b>			
	<b>13,287</b>	<b>109,696</b>	<b>352,142</b>
Age 0 - 4	905 6.81%	7,014 6.39%	22,478 6.38%
Age 5 - 9	700 5.27%	6,433 5.86%	21,648 6.15%
Age 10 - 14	577 4.34%	6,225 5.67%	21,731 6.17%
Age 15 - 19	595 4.48%	6,167 5.62%	21,873 6.21%
Age 20 - 24	839 6.31%	6,753 6.16%	23,006 6.53%
Age 25 - 29	1,142 8.59%	7,880 7.18%	24,564 6.98%
Age 30 - 34	1,175 8.84%	8,307 7.57%	24,757 7.03%
Age 35 - 39	949 7.14%	7,646 6.97%	23,133 6.57%
Age 40 - 44	785 5.91%	7,373 6.72%	22,963 6.52%
Age 45 - 49	727 5.47%	7,479 6.82%	23,704 6.73%
Age 50 - 54	764 5.75%	7,869 7.17%	25,107 7.13%
Age 55 - 59	783 5.89%	7,584 6.91%	24,230 6.88%
Age 60 - 64	761 5.73%	6,593 6.01%	20,975 5.96%
Age 65 - 69	737 5.55%	5,472 4.99%	17,249 4.90%
Age 70 - 74	645 4.85%	4,090 3.73%	12,866 3.65%
Age 75 - 79	499 3.76%	2,818 2.57%	8,839 2.51%
Age 80 - 84	350 2.63%	1,919 1.75%	6,024 1.71%
Age 85+	356 2.68%	2,073 1.89%	6,993 1.99%
Age 65+	2,587 19.47%	16,372 14.92%	51,971 14.76%
<b>Median Age</b>	<b>38.70</b>	<b>39.00</b>	<b>38.50</b>
<b>Average Age</b>	<b>40.60</b>	<b>39.00</b>	<b>38.60</b>

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Radius	1 Mile	3 Mile	5 Mile
<b>2016 Population By Race</b>	<b>13,287</b>	<b>109,696</b>	<b>352,142</b>
White	10,687 80.43%	85,537 77.98%	218,361 62.01%
Black	1,474 11.09%	15,937 14.53%	110,151 31.28%
Am. Indian & Alaskan	53 0.40%	427 0.39%	1,950 0.55%
Asian	791 5.95%	5,335 4.86%	13,801 3.92%
Hawaiian & Pacific Island	13 0.10%	144 0.13%	425 0.12%
Other	268 2.02%	2,315 2.11%	7,453 2.12%
<b>Population by Hispanic Origin</b>	<b>13,287</b>	<b>109,696</b>	<b>352,142</b>
Non-Hispanic Origin	9,910 74.58%	79,715 72.67%	262,101 74.43%
Hispanic Origin	3,377 25.42%	29,981 27.33%	90,041 25.57%
<b>2016 Median Age, Male</b>	<b>37.90</b>	<b>37.60</b>	<b>36.80</b>
<b>2016 Average Age, Male</b>	<b>39.50</b>	<b>37.90</b>	<b>37.40</b>
<b>2016 Median Age, Female</b>	<b>39.60</b>	<b>40.30</b>	<b>40.00</b>
<b>2016 Average Age, Female</b>	<b>41.50</b>	<b>40.10</b>	<b>39.80</b>
<b>2016 Population by Occupation Classification</b>	<b>10,987</b>	<b>88,794</b>	<b>281,921</b>
Civilian Employed	6,781 61.72%	57,486 64.74%	180,756 64.12%
Civilian Unemployed	267 2.43%	2,273 2.56%	9,169 3.25%
Civilian Non-Labor Force	3,932 35.79%	28,931 32.58%	91,726 32.54%
Armed Forces	7 0.06%	104 0.12%	270 0.10%
<b>Households by Marital Status</b>			
Married	2,215	19,849	58,435
Married No Children	1,480	11,576	33,521
Married w/Children	735	8,273	24,914
<b>2016 Population by Education</b>	<b>10,239</b>	<b>82,522</b>	<b>260,670</b>
Some High School, No Diploma	867 8.47%	5,904 7.15%	30,736 11.79%
High School Grad (Incl Equivalency)	2,947 28.78%	18,918 22.92%	67,582 25.93%
Some College, No Degree	2,640 25.78%	23,772 28.81%	73,277 28.11%
Associate Degree	569 5.56%	5,420 6.57%	19,265 7.39%
Bachelor Degree	2,059 20.11%	17,965 21.77%	44,248 16.97%
Advanced Degree	1,157 11.30%	10,543 12.78%	25,562 9.81%

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Radius	1 Mile		3 Mile		5 Mile	
<b>2016 Population by Occupation</b>	<b>12,708</b>		<b>107,117</b>		<b>336,895</b>	
Real Estate & Finance	314	2.47%	4,599	4.29%	13,730	4.08%
Professional & Management	3,530	27.78%	32,204	30.06%	87,135	25.86%
Public Administration	470	3.70%	3,055	2.85%	8,037	2.39%
Education & Health	1,717	13.51%	13,122	12.25%	41,448	12.30%
Services	910	7.16%	9,543	8.91%	37,975	11.27%
Information	155	1.22%	1,278	1.19%	3,936	1.17%
Sales	2,432	19.14%	16,558	15.46%	51,470	15.28%
Transportation	161	1.27%	753	0.70%	5,722	1.70%
Retail	1,212	9.54%	7,443	6.95%	23,843	7.08%
Wholesale	381	3.00%	2,483	2.32%	6,711	1.99%
Manufacturing	145	1.14%	2,879	2.69%	8,418	2.50%
Production	474	3.73%	3,318	3.10%	14,160	4.20%
Construction	276	2.17%	3,997	3.73%	13,992	4.15%
Utilities	187	1.47%	2,451	2.29%	9,048	2.69%
Agriculture & Mining	0	0.00%	202	0.19%	555	0.16%
Farming, Fishing, Forestry	0	0.00%	100	0.09%	250	0.07%
Other Services	344	2.71%	3,132	2.92%	10,465	3.11%
<b>2016 Worker Travel Time to Job</b>	<b>6,484</b>		<b>54,377</b>		<b>172,853</b>	
<30 Minutes	4,484	69.15%	33,866	62.28%	101,650	58.81%
30-60 Minutes	1,728	26.65%	17,710	32.57%	59,378	34.35%
60+ Minutes	272	4.19%	2,801	5.15%	11,825	6.84%
<b>2010 Households by HH Size</b>	<b>5,075</b>		<b>41,226</b>		<b>121,161</b>	
1-Person Households	1,635	32.22%	11,467	27.81%	30,831	25.45%
2-Person Households	1,856	36.57%	14,006	33.97%	37,795	31.19%
3-Person Households	800	15.76%	7,040	17.08%	21,619	17.84%
4-Person Households	493	9.71%	5,444	13.21%	17,330	14.30%
5-Person Households	202	3.98%	2,181	5.29%	8,095	6.68%
6-Person Households	73	1.44%	701	1.70%	3,215	2.65%
7 or more Person Households	16	0.32%	387	0.94%	2,276	1.88%
<b>2016 Average Household Size</b>	<b>2.20</b>		<b>2.40</b>		<b>2.60</b>	
<b>Households</b>						
2021 Projection	6,242		47,438		141,870	
2016 Estimate	5,809		44,568		132,947	
2010 Census	5,075		41,226		121,162	
Growth 2016 - 2021	7.45%		6.44%		6.71%	
Growth 2010 - 2016	14.46%		8.11%		9.73%	

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### Town and Country Shopping Center

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Radius	1 Mile		3 Mile		5 Mile	
<b>2016 Households by HH Income</b>	<b>5,809</b>		<b>44,568</b>		<b>132,947</b>	
<\$25,000	1,606	27.65%	8,816	19.78%	30,953	23.28%
\$25,000 - \$50,000	1,615	27.80%	10,671	23.94%	33,186	24.96%
\$50,000 - \$75,000	764	13.15%	7,870	17.66%	22,975	17.28%
\$75,000 - \$100,000	682	11.74%	5,746	12.89%	15,837	11.91%
\$100,000 - \$125,000	485	8.35%	4,269	9.58%	11,769	8.85%
\$125,000 - \$150,000	129	2.22%	2,100	4.71%	5,949	4.47%
\$150,000 - \$200,000	287	4.94%	2,578	5.78%	6,025	4.53%
\$200,000+	241	4.15%	2,518	5.65%	6,253	4.70%
<b>2016 Avg Household Income</b>	<b>\$66,439</b>		<b>\$78,807</b>		<b>\$72,304</b>	
<b>2016 Med Household Income</b>	<b>\$44,810</b>		<b>\$57,643</b>		<b>\$52,123</b>	
<b>2016 Occupied Housing</b>	<b>5,810</b>		<b>44,568</b>		<b>132,947</b>	
Owner Occupied	3,759	64.70%	30,505	68.45%	92,627	69.67%
Renter Occupied	2,051	35.30%	14,063	31.55%	40,320	30.33%
<b>2010 Housing Units</b>	<b>4,871</b>		<b>43,149</b>		<b>132,689</b>	
1 Unit	2,427	49.83%	23,998	55.62%	75,677	57.03%
2 - 4 Units	356	7.31%	2,529	5.86%	9,131	6.88%
5 - 19 Units	1,074	22.05%	6,490	15.04%	15,726	11.85%
20+ Units	1,014	20.82%	10,132	23.48%	32,155	24.23%
<b>2016 Housing Value</b>	<b>3,758</b>		<b>30,504</b>		<b>92,627</b>	
<\$100,000	1,550	41.25%	6,859	22.49%	26,070	28.15%
\$100,000 - \$200,000	808	21.50%	6,881	22.56%	24,063	25.98%
\$200,000 - \$300,000	447	11.89%	5,766	18.90%	16,853	18.19%
\$300,000 - \$400,000	629	16.74%	5,283	17.32%	11,873	12.82%
\$400,000 - \$500,000	225	5.99%	2,784	9.13%	6,039	6.52%
\$500,000 - \$1,000,000	95	2.53%	2,364	7.75%	6,582	7.11%
\$1,000,000+	4	0.11%	567	1.86%	1,147	1.24%
<b>2016 Median Home Value</b>	<b>\$140,717</b>		<b>\$226,222</b>		<b>\$184,126</b>	
<b>2016 Housing Units by Yr Built</b>	<b>6,121</b>		<b>46,330</b>		<b>140,156</b>	
Built 2010+	472	7.71%	3,199	6.90%	9,146	6.53%
Built 2000 - 2010	90	1.47%	3,659	7.90%	9,606	6.85%
Built 1990 - 1999	680	11.11%	8,332	17.98%	19,945	14.23%
Built 1980 - 1989	1,627	26.58%	10,994	23.73%	28,104	20.05%
Built 1970 - 1979	2,300	37.58%	12,939	27.93%	42,956	30.65%
Built 1960 - 1969	804	13.14%	4,573	9.87%	18,714	13.35%
Built 1950 - 1959	123	2.01%	2,260	4.88%	10,011	7.14%
Built <1949	25	0.41%	374	0.81%	1,674	1.19%
<b>2016 Median Year Built</b>	<b>1978</b>		<b>1982</b>		<b>1978</b>	