



Demographic Executive Summary

2853 S University Dr, Fort Lauderdale, Florida, 33328

Prepared by Colliers
 Latitude: 26.084829
 Longitude: -80.251256

	1 mile radius	3 mile radius	5 mile radius
Population			
2000 Population	9,498	83,466	295,227
2010 Population	10,848	88,471	308,189
2024 Population	11,709	104,987	347,960
2029 Population	13,046	106,274	349,103
2010-2020 Annual Rate	0.73%	1.40%	1.12%
2020-2023 Annual Rate	0.08%	0.77%	0.24%
2023-2028 Annual Rate	2.19%	0.24%	0.07%
2024 Male Population	47.6%	48.9%	48.8%
2024 Female Population	52.4%	51.1%	51.2%
2024 Median Age	34.1	39.2	40.3

In the identified area, the current year population is 11,709. The 2010 Census population count in the area was 10,848, and 11,668 in 2020, a 0.7% annual growth rate. The rate of growth since 2020 was 0.1% annually. The five-year projection for the population in the area is 13,046 representing a change of 2.2% annually. Currently, the population is 47.6% male and 52.4% female.

Median Age

The median age in this area is 34.1, compared to U.S. median age of 38.9.

Race and Ethnicity

2024 White Alone	49.4%	50.0%	41.4%
2024 Black Alone	10.4%	10.7%	21.7%
2024 American Indian/Alaska Native Alone	0.4%	0.4%	0.6%
2024 Asian Alone	6.5%	5.9%	4.9%
2024 Pacific Islander Alone	0.2%	0.1%	0.1%
2024 Other Race	9.6%	9.1%	9.3%
2024 Two or More Races	23.6%	23.8%	22.1%
2024 Hispanic Origin (Any Race)	37.9%	38.1%	36.8%

Persons of Hispanic origin represent 37.9% of the population in the identified area compared to 19.0% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 82.9 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

	1 mile radius	3 mile radius	5 mile radius
2024 Wealth Index	68	99	98
2000 Households	4,452	34,179	111,464
2010 Households	4,413	35,077	114,350
2020 Households	4,683	39,664	126,099
2024 Households	4,679	41,095	128,435
2029 Households	5,343	42,001	129,944
2010-2020 Annual Change (CAGR)	0.60%	1.24%	0.98%
2020-2023 Annual Change (CAGR)	-0.02%	0.84%	0.43%
2023-2028 Annual Change (CAGR)	2.69%	0.44%	0.23%
2024 Average Household Size	2.30	2.52	2.69

The household count in this area has changed from 4,693 in 2020 to 4,679 in the current year, a change of -0.02% annually. The five-year projection of households is 5,343, a change of 2.69% annually from the current year total. Average household size is currently 2.30, compared to 2.29 in the year 2020. The number of families in the current year is 2,619 in the specified area.

Source: Esri, U.S. Census



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Mortgage Income			
2024 Percent of Income for Mortgage	35.6%	35.4%	34.4%
Median Household Income			
2024 Median Household Income	\$74,486	\$84,498	\$81,402
2029 Median Household Income	\$83,123	\$99,799	\$96,797
2023-2028 Annual Change (CAGR)	2.22%	3.38%	3.53%
Average Household Income			
2024 Average Household Income	\$89,320	\$116,248	\$112,423
2029 Average Household Income	\$105,820	\$135,265	\$131,822
2023-2028 Annual Change (CAGR)	3.45%	3.08%	3.23%
Per Capita Income			
2024 Per Capita Income	\$36,233	\$45,357	\$41,522
2029 Per Capita Income	\$43,818	\$53,279	\$49,096
2023-2028 Annual Change (CAGR)	3.87%	3.27%	3.41%

Households by Income

Current median household income is \$74,486 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$83,123 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$89,320 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$105,820 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$36,233 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$43,818 in five years, compared to \$47,525 for all U.S. households

Housing			
2024 Housing Affordability Index	68	68	70
2000 Total Housing Units	4,943	37,099	119,351
2000 Owner Occupied Housing Units	2,698	25,353	84,007
2000 Renter Occupied Housing Units	1,754	8,826	27,457
2000 Vacant Housing Units	491	2,920	7,887
2010 Total Housing Units	5,079	38,685	125,602
2010 Owner Occupied Housing Units	2,683	24,623	82,170
2010 Renter Occupied Housing Units	1,730	10,453	32,181
2010 Vacant Housing Units	666	3,608	11,252
2024 Total Housing Units	5,153	44,126	135,542
2024 Owner Occupied Housing Units	2,569	24,504	83,791
2024 Renter Occupied Housing Units	2,110	16,591	44,644
2024 Vacant Housing Units	474	3,031	7,107
2029 Total Housing Units	5,800	45,304	138,152
2029 Owner Occupied Housing Units	2,683	25,325	86,249
2029 Renter Occupied Housing Units	2,660	16,676	43,695
2029 Vacant Housing Units	457	3,303	8,208

Currently 54.9% of the 5,153 housing units in the area are owner occupied; 45.1% renter occupied; and 9.2% are vacant. 64.6% of the housing units in the US are owner occupied; 35.4% are renter occupied; and 10.0% are vacant. In 2010, there were 5,079 housing units in the area - 52.8% owner occupied, 34.1% renter occupied, and 13.1% vacant. The annual rate of change in housing units since 2020 is -0.4%. Median home value in the area is \$423,929, compared to a median home value of \$308,943 for the U.S. In five years, median home value in the area is projected to change to \$485,180, compared to a median home value of \$350,006 in the US.

Source: Esri, U.S. Census