

TBD- Ft. Lauderdale
 1555 N Federal Hwy, Fort Lauderdale, Florida, 33304
 Rings: 1, 3, 5 mile radii

Prepared by Behar Real Estate Group, Inc.
 Latitude: 26.14758
 Longitude: -80.12017

	1 mile	3 miles	5 miles
Population			
2000 Population	16,211	119,461	250,970
2010 Population	14,953	115,993	246,844
2016 Population	16,210	123,995	263,563
2021 Population	17,545	133,302	283,480
2000-2010 Annual Rate	-0.80%	-0.29%	-0.17%
2010-2016 Annual Rate	1.30%	1.07%	1.05%
2016-2021 Annual Rate	1.60%	1.46%	1.47%
2016 Male Population	56.4%	54.8%	52.2%
2016 Female Population	43.6%	45.2%	47.8%
2016 Median Age	45.7	44.7	42.9

In the identified area, the current year population is 263,563. In 2010, the Census count in the area was 246,844. The rate of change since 2010 was 1.05% annually. The five-year projection for the population in the area is 283,480 representing a change of 1.47% annually from 2016 to 2021. Currently, the population is 52.2% male and 47.8% female.

Median Age

The median age in this area is 45.7, compared to U.S. median age of 38.0.

Race and Ethnicity

2016 White Alone	78.0%	63.1%	55.9%
2016 Black Alone	13.4%	29.1%	36.1%
2016 American Indian/Alaska Native Alone	0.4%	0.3%	0.3%
2016 Asian Alone	2.8%	1.8%	1.7%
2016 Pacific Islander Alone	0.1%	0.1%	0.1%
2016 Other Race	3.0%	3.1%	3.3%
2016 Two or More Races	2.5%	2.5%	2.6%
2016 Hispanic Origin (Any Race)	16.5%	15.7%	17.0%

Persons of Hispanic origin represent 17.0% of the population in the identified area compared to 17.9% 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 68.2 in the identified area, compared to 63.5 for the U.S. as a whole.

Households

2000 Households	8,196	54,158	109,017
2010 Households	8,039	55,956	110,600
2016 Total Households	8,682	59,387	117,144
2021 Total Households	9,366	63,568	125,390
2000-2010 Annual Rate	-0.19%	0.33%	0.14%
2010-2016 Annual Rate	1.24%	0.96%	0.92%
2016-2021 Annual Rate	1.53%	1.37%	1.37%
2016 Average Household Size	1.85	2.04	2.22

The household count in this area has changed from 110,600 in 2010 to 117,144 in the current year, a change of 0.92% annually. The five-year projection of households is 125,390, a change of 1.37% annually from the current year total. Average household size is currently 2.22, compared to 2.19 in the year 2010. The number of families in the current year is 55,718 in the specified area.

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Median Household Income			
2016 Median Household Income	\$55,625	\$49,392	\$47,180
2021 Median Household Income	\$65,323	\$56,803	\$54,220
2016-2021 Annual Rate	3.27%	2.84%	2.82%
Average Household Income			
2016 Average Household Income	\$91,835	\$81,364	\$74,592
2021 Average Household Income	\$100,636	\$89,763	\$82,437
2016-2021 Annual Rate	1.85%	1.98%	2.02%
Per Capita Income			
2016 Per Capita Income	\$49,126	\$39,992	\$33,711
2021 Per Capita Income	\$53,577	\$43,786	\$36,981
2016-2021 Annual Rate	1.75%	1.83%	1.87%

Current median household income is \$47,180 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$54,220 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$74,592 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$82,437 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$33,711 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$36,981 in five years, compared to \$32,025 for all U.S. households

Housing			
2000 Total Housing Units	9,102	63,582	126,684
2000 Owner Occupied Housing Units	4,063	28,905	62,444
2000 Renter Occupied Housing Units	4,133	25,253	46,572
2000 Vacant Housing Units	906	9,424	17,668
2010 Total Housing Units	9,511	70,621	136,910
2010 Owner Occupied Housing Units	3,862	28,971	60,691
2010 Renter Occupied Housing Units	4,177	26,985	49,909
2010 Vacant Housing Units	1,472	14,665	26,310
2016 Total Housing Units	10,219	74,584	144,600
2016 Owner Occupied Housing Units	3,614	27,062	57,245
2016 Renter Occupied Housing Units	5,067	32,326	59,899
2016 Vacant Housing Units	1,537	15,197	27,456
2021 Total Housing Units	11,020	79,195	153,549
2021 Owner Occupied Housing Units	3,837	28,487	60,538
2021 Renter Occupied Housing Units	5,528	35,081	64,852
2021 Vacant Housing Units	1,654	15,627	28,159

Currently, 39.6% of the 144,600 housing units in the area are owner occupied; 41.4%, renter occupied; and 19.0% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 136,910 housing units in the area - 44.3% owner occupied, 36.5% renter occupied, and 19.2% vacant. The annual rate of change in housing units since 2010 is 2.46%. Median home value in the area is \$271,098, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 1.43% annually to \$290,978.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.