

Tower Shops
1904 S University Dr, Fort Lauderdale, Florida, 33324
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 26.09662
Longitude: -80.25100

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	10,970	95,484	311,584
2010 Total Population	11,332	101,814	321,400
2018 Total Population	12,291	112,813	352,057
2018 Group Quarters	625	1,499	2,706
2023 Total Population	12,810	120,183	372,769
2017-2022 Annual Rate	0.83%	1.27%	1.15%
2018 Total Daytime Population	17,808	106,136	301,710
Workers	11,922	52,129	124,900
Residents	5,886	54,007	176,810
Household Summary			
2000 Households	5,330	39,457	120,008
2000 Average Household Size	2.06	2.41	2.58
2010 Households	5,092	40,902	121,249
2010 Average Household Size	2.11	2.45	2.63
2018 Households	5,502	44,988	131,359
2018 Average Household Size	2.12	2.47	2.66
2023 Households	5,727	47,806	138,475
2023 Average Household Size	2.13	2.48	2.67
2017-2022 Annual Rate	0.80%	1.22%	1.06%
2010 Families	2,844	25,893	81,189
2010 Average Family Size	2.73	3.02	3.17
2018 Families	3,010	28,071	87,077
2018 Average Family Size	2.74	3.04	3.20
2023 Families	3,118	29,669	91,494
2023 Average Family Size	2.75	3.05	3.21
2017-2022 Annual Rate	0.71%	1.11%	0.99%
Housing Unit Summary			
2000 Housing Units	5,987	42,536	129,949
Owner Occupied Housing Units	59.8%	66.2%	66.7%
Renter Occupied Housing Units	29.2%	26.6%	25.6%
Vacant Housing Units	11.0%	7.2%	7.6%
2010 Housing Units	5,897	44,947	136,245
Owner Occupied Housing Units	55.5%	62.2%	61.6%
Renter Occupied Housing Units	30.8%	28.8%	27.4%
Vacant Housing Units	13.7%	9.0%	11.0%
2018 Housing Units	6,314	48,204	144,114
Owner Occupied Housing Units	48.4%	55.8%	57.3%
Renter Occupied Housing Units	38.7%	37.6%	33.9%
Vacant Housing Units	12.9%	6.7%	8.9%
2023 Housing Units	6,574	50,915	151,201
Owner Occupied Housing Units	48.8%	56.5%	58.5%
Renter Occupied Housing Units	38.3%	37.4%	33.1%
Vacant Housing Units	12.9%	6.1%	8.4%
Median Household Income			
2018	\$52,479	\$61,213	\$53,969
2023	\$60,161	\$70,486	\$60,804
Median Home Value			
2018	\$198,257	\$269,207	\$232,531
2023	\$222,281	\$294,245	\$263,140
Per Capita Income			
2018	\$33,251	\$35,020	\$29,485
2023	\$38,836	\$40,265	\$33,940
Median Age			
2010	36.4	38.5	38.2
2018	38.2	39.3	39.2
2023	39.3	39.8	39.8

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 2017 and 2022 Esri converted Census 2000 data into 2010 geography.

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2018 Households by Income			
Household Income Base	5,502	44,988	131,359
<\$15,000	12.7%	10.0%	11.5%
\$15,000 - \$24,999	8.6%	8.2%	10.1%
\$25,000 - \$34,999	10.2%	9.1%	10.1%
\$35,000 - \$49,999	15.7%	13.2%	14.4%
\$50,000 - \$74,999	18.8%	17.6%	17.5%
\$75,000 - \$99,999	12.0%	13.0%	11.6%
\$100,000 - \$149,999	12.6%	15.6%	13.7%
\$150,000 - \$199,999	5.1%	6.6%	5.5%
\$200,000+	4.2%	6.7%	5.6%
Average Household Income	\$73,458	\$86,485	\$78,109
2023 Households by Income			
Household Income Base	5,727	47,806	138,475
<\$15,000	9.8%	7.7%	9.3%
\$15,000 - \$24,999	6.9%	6.5%	8.3%
\$25,000 - \$34,999	8.6%	7.7%	9.0%
\$35,000 - \$49,999	14.8%	12.4%	13.8%
\$50,000 - \$74,999	19.4%	18.0%	18.1%
\$75,000 - \$99,999	13.4%	14.3%	12.6%
\$100,000 - \$149,999	15.4%	17.6%	15.6%
\$150,000 - \$199,999	6.2%	7.6%	6.4%
\$200,000+	5.4%	8.2%	6.9%
Average Household Income	\$86,895	\$99,949	\$90,486
2018 Owner Occupied Housing Units by Value			
Total	3,055	26,876	82,534
<\$50,000	5.8%	5.3%	9.4%
\$50,000 - \$99,999	18.2%	8.4%	10.1%
\$100,000 - \$149,999	14.2%	8.5%	10.0%
\$150,000 - \$199,999	12.2%	12.0%	12.8%
\$200,000 - \$249,999	11.3%	11.1%	11.8%
\$250,000 - \$299,999	8.6%	12.2%	11.6%
\$300,000 - \$399,999	12.5%	18.3%	14.8%
\$400,000 - \$499,999	11.5%	11.2%	8.3%
\$500,000 - \$749,999	4.6%	8.0%	6.7%
\$750,000 - \$999,999	0.9%	2.7%	2.5%
\$1,000,000 +	0.0%	1.6%	1.6%
Average Home Value	\$239,120	\$318,208	\$284,622
2023 Owner Occupied Housing Units by Value			
Total	3,208	28,766	88,427
<\$50,000	4.7%	3.9%	7.3%
\$50,000 - \$99,999	14.8%	5.9%	7.5%
\$100,000 - \$149,999	11.8%	6.4%	7.7%
\$150,000 - \$199,999	13.4%	10.8%	11.5%
\$200,000 - \$249,999	11.8%	11.3%	12.4%
\$250,000 - \$299,999	9.2%	13.3%	13.8%
\$300,000 - \$399,999	14.2%	20.7%	17.1%
\$400,000 - \$499,999	13.5%	12.9%	9.4%
\$500,000 - \$749,999	5.2%	9.3%	8.0%
\$750,000 - \$999,999	1.1%	3.1%	2.9%
\$1,000,000 +	0.0%	1.8%	1.9%
Average Home Value	\$262,001	\$345,838	\$313,507

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.

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2010 Population by Age			
Total	11,332	101,813	321,400
0 - 4	4.6%	5.6%	6.2%
5 - 9	4.1%	5.4%	6.1%
10 - 14	4.7%	6.0%	6.6%
15 - 24	17.7%	13.5%	13.6%
25 - 34	17.2%	14.7%	13.2%
35 - 44	11.7%	14.0%	13.7%
45 - 54	13.0%	15.4%	15.4%
55 - 64	11.7%	12.1%	12.0%
65 - 74	8.7%	7.0%	7.0%
75 - 84	4.9%	4.4%	4.2%
85 +	1.7%	1.8%	1.9%
18 +	83.7%	79.1%	76.8%
2018 Population by Age			
Total	12,289	112,813	352,057
0 - 4	4.3%	5.2%	5.7%
5 - 9	4.2%	5.2%	5.9%
10 - 14	4.1%	5.4%	6.0%
15 - 24	15.5%	12.6%	12.5%
25 - 34	17.3%	15.6%	14.5%
35 - 44	12.8%	13.1%	12.4%
45 - 54	10.9%	13.0%	13.1%
55 - 64	12.0%	13.3%	13.4%
65 - 74	10.8%	9.5%	9.6%
75 - 84	6.0%	4.9%	4.7%
85 +	2.1%	2.3%	2.2%
18 +	84.9%	81.0%	78.9%
2023 Population by Age			
Total	12,809	120,183	372,769
0 - 4	4.3%	5.2%	5.8%
5 - 9	4.1%	5.1%	5.7%
10 - 14	4.0%	5.2%	5.9%
15 - 24	15.0%	12.1%	11.7%
25 - 34	16.2%	15.5%	14.4%
35 - 44	14.1%	13.9%	13.3%
45 - 54	10.1%	11.8%	11.8%
55 - 64	11.1%	12.6%	12.8%
65 - 74	11.5%	10.3%	10.6%
75 - 84	7.3%	5.9%	5.8%
85 +	2.3%	2.4%	2.3%
18 +	85.2%	81.4%	79.3%
2010 Population by Sex			
Males	5,367	48,935	153,733
Females	5,965	52,879	167,667
2018 Population by Sex			
Males	5,898	54,377	168,480
Females	6,393	58,436	183,577
2023 Population by Sex			
Males	6,165	57,927	178,545
Females	6,645	62,255	194,224

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2010 Population by Race/Ethnicity			
Total	11,332	101,813	321,399
White Alone	79.4%	77.4%	60.4%
Black Alone	8.7%	11.7%	29.7%
American Indian Alone	0.4%	0.3%	0.5%
Asian Alone	5.4%	4.1%	3.3%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	3.3%	3.6%	3.3%
Two or More Races	2.9%	2.8%	2.9%
Hispanic Origin	24.1%	25.7%	22.7%
Diversity Index	59.4	62.0	70.6
2018 Population by Race/Ethnicity			
Total	12,290	112,812	352,057
White Alone	74.2%	72.3%	56.6%
Black Alone	11.2%	14.3%	31.6%
American Indian Alone	0.4%	0.4%	0.5%
Asian Alone	6.3%	4.9%	3.9%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	4.2%	4.6%	4.0%
Two or More Races	3.6%	3.5%	3.4%
Hispanic Origin	31.1%	32.4%	28.4%
Diversity Index	67.6	69.3	75.0
2023 Population by Race/Ethnicity			
Total	12,809	120,182	372,769
White Alone	71.0%	69.0%	54.2%
Black Alone	12.8%	16.1%	33.0%
American Indian Alone	0.5%	0.4%	0.5%
Asian Alone	6.9%	5.5%	4.3%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	4.9%	5.1%	4.4%
Two or More Races	3.9%	3.8%	3.6%
Hispanic Origin	36.3%	37.4%	32.4%
Diversity Index	71.8	73.2	77.3
2010 Population by Relationship and Household Type			
Total	11,332	101,814	321,400
In Households	94.7%	98.6%	99.2%
In Family Households	70.5%	79.3%	83.1%
Householder	23.8%	25.5%	25.3%
Spouse	16.4%	18.0%	16.5%
Child	23.7%	28.3%	32.0%
Other relative	4.5%	5.0%	6.3%
Nonrelative	2.1%	2.5%	3.0%
In Nonfamily Households	24.2%	19.3%	16.1%
In Group Quarters	5.3%	1.4%	0.8%
Institutionalized Population	0.0%	0.1%	0.2%
Noninstitutionalized Population	5.3%	1.3%	0.6%

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.

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2018 Population 25+ by Educational Attainment			
Total	8,838	80,705	246,221
Less than 9th Grade	2.8%	3.9%	5.5%
9th - 12th Grade, No Diploma	5.4%	4.2%	6.6%
High School Graduate	24.7%	20.1%	24.3%
GED/Alternative Credential	3.0%	3.3%	3.9%
Some College, No Degree	17.3%	19.0%	19.1%
Associate Degree	10.1%	10.3%	9.8%
Bachelor's Degree	25.3%	25.4%	19.5%
Graduate/Professional Degree	11.4%	13.9%	11.3%
2018 Population 15+ by Marital Status			
Total	10,746	94,944	290,058
Never Married	40.1%	34.8%	36.9%
Married	41.4%	46.2%	43.8%
Widowed	4.6%	5.3%	5.9%
Divorced	13.8%	13.8%	13.4%
2018 Civilian Population 16+ in Labor Force			
Civilian Employed	95.9%	96.0%	94.9%
Civilian Unemployed (Unemployment Rate)	4.1%	4.0%	5.1%
2018 Employed Population 16+ by Industry			
Total	6,523	59,872	178,761
Agriculture/Mining	0.0%	0.4%	0.3%
Construction	7.2%	6.9%	7.1%
Manufacturing	2.6%	4.5%	4.2%
Wholesale Trade	4.4%	3.6%	3.2%
Retail Trade	13.4%	11.6%	12.5%
Transportation/Utilities	3.7%	4.5%	5.3%
Information	1.5%	1.7%	1.7%
Finance/Insurance/Real Estate	5.6%	8.1%	7.7%
Services	55.4%	53.8%	53.8%
Public Administration	6.2%	4.9%	4.2%
2018 Employed Population 16+ by Occupation			
Total	6,525	59,871	178,761
White Collar	74.1%	68.3%	62.1%
Management/Business/Financial	18.4%	19.0%	15.1%
Professional	21.9%	22.0%	19.3%
Sales	14.3%	12.5%	12.2%
Administrative Support	19.4%	14.9%	15.4%
Services	15.7%	17.7%	21.7%
Blue Collar	10.3%	14.0%	16.2%
Farming/Forestry/Fishing	0.0%	0.2%	0.1%
Construction/Extraction	2.5%	4.2%	4.6%
Installation/Maintenance/Repair	1.7%	3.7%	3.5%
Production	1.0%	2.1%	2.7%
Transportation/Material Moving	5.1%	3.9%	5.4%
2010 Population By Urban/ Rural Status			
Total Population	11,332	101,814	321,400
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%

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2010 Households by Type			
Total	5,092	40,903	121,249
Households with 1 Person	31.8%	27.6%	25.5%
Households with 2+ People	68.2%	72.4%	74.5%
Family Households	55.9%	63.3%	67.0%
Husband-wife Families	38.4%	44.7%	43.8%
With Related Children	14.7%	19.9%	20.2%
Other Family (No Spouse Present)	17.4%	18.6%	23.2%
Other Family with Male Householder	4.8%	5.2%	5.9%
With Related Children	1.9%	2.6%	3.0%
Other Family with Female Householder	12.6%	13.4%	17.3%
With Related Children	6.2%	7.8%	10.7%
Nonfamily Households	12.4%	9.1%	7.6%
All Households with Children	23.3%	30.7%	34.5%
Multigenerational Households	3.2%	4.0%	5.8%
Unmarried Partner Households	7.8%	7.3%	7.4%
Male-female	7.0%	6.4%	6.5%
Same-sex	0.8%	0.9%	0.9%
2010 Households by Size			
Total	5,092	40,901	121,249
1 Person Household	31.8%	27.6%	25.5%
2 Person Household	36.4%	33.8%	31.2%
3 Person Household	16.1%	17.2%	17.8%
4 Person Household	9.8%	13.3%	14.2%
5 Person Household	4.0%	5.4%	6.7%
6 Person Household	1.5%	1.7%	2.7%
7 + Person Household	0.3%	1.0%	1.9%
2010 Households by Tenure and Mortgage Status			
Total	5,092	40,902	121,249
Owner Occupied	64.3%	68.3%	69.2%
Owned with a Mortgage/Loan	44.5%	50.0%	51.1%
Owned Free and Clear	19.8%	18.3%	18.2%
Renter Occupied	35.7%	31.7%	30.8%
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	5,897	44,947	136,245
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%

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. Young and Restless (11B)	Bright Young Professionals	Bright Young Professionals
	2. Emerald City (8B)	Young and Restless (11B)	American Dreamers (7C)
	3. American Dreamers (7C)	Retirement Communities	Metro Fusion (11C)
2018 Consumer Spending			
Apparel & Services: Total \$	\$10,848,824	\$103,319,997	\$271,195,929
Average Spent	\$1,971.80	\$2,296.61	\$2,064.54
Spending Potential Index	91	106	95
Education: Total \$	\$6,833,095	\$68,942,893	\$177,464,463
Average Spent	\$1,241.93	\$1,532.47	\$1,350.99
Spending Potential Index	86	106	93
Entertainment/Recreation: Total \$	\$15,516,221	\$147,916,368	\$391,816,382
Average Spent	\$2,820.11	\$3,287.91	\$2,982.79
Spending Potential Index	88	102	93
Food at Home: Total \$	\$25,050,902	\$235,294,904	\$621,746,062
Average Spent	\$4,553.05	\$5,230.17	\$4,733.18
Spending Potential Index	91	104	94
Food Away from Home: Total \$	\$17,900,628	\$167,996,985	\$439,772,940
Average Spent	\$3,253.48	\$3,734.26	\$3,347.87
Spending Potential Index	93	106	95
Health Care: Total \$	\$27,094,662	\$256,474,575	\$690,004,834
Average Spent	\$4,924.51	\$5,700.96	\$5,252.82
Spending Potential Index	86	100	92
HH Furnishings & Equipment: Total \$	\$10,300,734	\$97,386,941	\$257,559,315
Average Spent	\$1,872.18	\$2,164.73	\$1,960.73
Spending Potential Index	90	104	94
Personal Care Products & Services: Total \$	\$4,183,184	\$39,326,015	\$103,579,008
Average Spent	\$760.30	\$874.14	\$788.52
Spending Potential Index	92	106	95
Shelter: Total \$	\$84,867,682	\$805,853,543	\$2,113,046,189
Average Spent	\$15,424.88	\$17,912.63	\$16,086.04
Spending Potential Index	92	107	96
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$11,770,185	\$113,113,564	\$301,403,073
Average Spent	\$2,139.26	\$2,514.31	\$2,294.50
Spending Potential Index	86	101	92
Travel: Total \$	\$10,256,040	\$99,575,200	\$262,456,110
Average Spent	\$1,864.06	\$2,213.37	\$1,998.01
Spending Potential Index	87	103	93
Vehicle Maintenance & Repairs: Total \$	\$5,347,515	\$50,118,469	\$132,758,613
Average Spent	\$971.92	\$1,114.04	\$1,010.65
Spending Potential Index	90	104	94

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 2013 and 2014 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.