

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	11,675	95,484	311,555
2010 Total Population	12,002	101,814	321,369
2019 Total Population	12,996	113,175	352,616
2019 Group Quarters	602	1,429	2,576
2024 Total Population	13,508	119,056	369,751
2017-2022 Annual Rate	0.78%	1.02%	0.95%
2019 Total Daytime Population	18,808	106,575	306,684
Workers	12,495	52,429	128,141
Residents	6,313	54,146	178,543
Household Summary			
2000 Households	5,571	39,457	119,996
2000 Average Household Size	2.09	2.41	2.58
2010 Households	5,330	40,902	121,237
2010 Average Household Size	2.14	2.45	2.63
2019 Households	5,745	45,206	131,544
2019 Average Household Size	2.16	2.47	2.66
2024 Households	5,946	47,324	137,062
2024 Average Household Size	2.17	2.49	2.68
2017-2022 Annual Rate	0.69%	0.92%	0.83%
2010 Families	3,043	25,893	81,180
2010 Average Family Size	2.75	3.02	3.17
2019 Families	3,209	28,185	87,177
2019 Average Family Size	2.79	3.06	3.22
2024 Families	3,309	29,441	90,722
2024 Average Family Size	2.82	3.07	3.24
2017-2022 Annual Rate	0.62%	0.88%	0.80%
Housing Unit Summary			
2000 Housing Units	6,233	42,536	129,936
Owner Occupied Housing Units	61.3%	66.2%	66.7%
Renter Occupied Housing Units	28.1%	26.6%	25.6%
Vacant Housing Units	10.6%	7.2%	7.6%
2010 Housing Units	6,144	44,947	136,232
Owner Occupied Housing Units	57.0%	62.2%	61.6%
Renter Occupied Housing Units	29.7%	28.8%	27.4%
Vacant Housing Units	13.2%	9.0%	11.0%
2019 Housing Units	6,561	48,464	143,797
Owner Occupied Housing Units	51.0%	56.3%	58.4%
Renter Occupied Housing Units	36.5%	37.0%	33.1%
Vacant Housing Units	12.4%	6.7%	8.5%
2024 Housing Units	6,758	50,330	148,618
Owner Occupied Housing Units	51.1%	56.7%	59.4%
Renter Occupied Housing Units	36.9%	37.3%	32.8%
Vacant Housing Units	12.0%	6.0%	7.8%
Median Household Income			
2019	\$53,983	\$64,248	\$56,611
2024	\$66,721	\$75,459	\$65,163
Median Home Value			
2019	\$271,086	\$300,912	\$266,198
2024	\$296,145	\$322,864	\$286,294
Per Capita Income			
2019	\$34,988	\$35,993	\$30,771
2024	\$40,043	\$40,639	\$34,931
Median Age			
2010	37.2	38.5	38.2
2019	38.6	39.4	39.3
2024	39.7	40.0	39.9

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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2019 Households by Income			
Household Income Base	5,745	45,206	131,544
<\$15,000	16.0%	10.6%	11.6%
\$15,000 - \$24,999	7.2%	6.9%	8.8%
\$25,000 - \$34,999	7.5%	8.2%	9.7%
\$35,000 - \$49,999	16.4%	13.6%	14.1%
\$50,000 - \$74,999	13.5%	16.4%	16.9%
\$75,000 - \$99,999	14.4%	14.3%	12.8%
\$100,000 - \$149,999	12.4%	15.6%	13.7%
\$150,000 - \$199,999	5.3%	6.6%	5.5%
\$200,000+	7.4%	8.0%	7.0%
Average Household Income	\$82,260	\$90,086	\$82,346
2024 Households by Income			
Household Income Base	5,946	47,324	137,062
<\$15,000	12.5%	8.4%	9.4%
\$15,000 - \$24,999	5.7%	5.5%	7.3%
\$25,000 - \$34,999	6.4%	7.0%	8.4%
\$35,000 - \$49,999	15.4%	12.6%	13.3%
\$50,000 - \$74,999	13.5%	16.2%	16.9%
\$75,000 - \$99,999	16.2%	15.3%	13.7%
\$100,000 - \$149,999	15.3%	17.7%	15.9%
\$150,000 - \$199,999	6.7%	8.5%	7.2%
\$200,000+	8.2%	8.9%	8.0%
Average Household Income	\$94,748	\$102,210	\$94,083
2019 Owner Occupied Housing Units by Value			
Total	3,347	27,288	83,906
<\$50,000	6.2%	3.7%	8.1%
\$50,000 - \$99,999	5.8%	3.3%	6.5%
\$100,000 - \$149,999	9.7%	5.7%	6.8%
\$150,000 - \$199,999	16.3%	12.2%	13.0%
\$200,000 - \$249,999	8.0%	10.0%	11.7%
\$250,000 - \$299,999	9.4%	14.8%	12.2%
\$300,000 - \$399,999	22.7%	21.3%	18.1%
\$400,000 - \$499,999	13.7%	14.3%	11.1%
\$500,000 - \$749,999	6.3%	8.9%	7.9%
\$750,000 - \$999,999	0.7%	3.1%	2.7%
\$1,000,000 +	0.0%	1.8%	1.5%
Average Home Value	\$302,772	\$354,985	\$311,616
2024 Owner Occupied Housing Units by Value			
Total	3,451	28,558	88,273
<\$50,000	4.0%	2.9%	6.5%
\$50,000 - \$99,999	3.8%	2.3%	4.8%
\$100,000 - \$149,999	7.4%	4.1%	5.1%
\$150,000 - \$199,999	13.6%	9.8%	11.9%
\$200,000 - \$249,999	9.1%	9.8%	12.1%
\$250,000 - \$299,999	13.2%	15.9%	13.2%
\$300,000 - \$399,999	23.2%	22.7%	19.9%
\$400,000 - \$499,999	15.0%	15.4%	12.0%
\$500,000 - \$749,999	8.3%	10.1%	9.0%
\$750,000 - \$999,999	0.9%	4.5%	3.4%
\$1,000,000 +	0.1%	1.8%	1.6%
Average Home Value	\$336,348	\$379,475	\$334,645

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	12,002	101,813	321,367
0 - 4	4.6%	5.6%	6.2%
5 - 9	4.2%	5.4%	6.1%
10 - 14	4.8%	6.0%	6.6%
15 - 24	17.3%	13.5%	13.6%
25 - 34	16.6%	14.7%	13.2%
35 - 44	11.8%	14.0%	13.7%
45 - 54	13.3%	15.4%	15.4%
55 - 64	11.9%	12.1%	12.0%
65 - 74	8.8%	7.0%	7.0%
75 - 84	5.0%	4.4%	4.2%
85 +	1.7%	1.8%	1.9%
18 +	83.4%	79.1%	76.8%
2019 Population by Age			
Total	12,997	113,174	352,615
0 - 4	4.2%	5.1%	5.6%
5 - 9	4.1%	5.1%	5.8%
10 - 14	4.1%	5.4%	6.0%
15 - 24	15.8%	12.5%	12.2%
25 - 34	16.6%	15.6%	14.6%
35 - 44	12.2%	13.1%	12.4%
45 - 54	10.5%	12.6%	12.7%
55 - 64	12.6%	13.4%	13.5%
65 - 74	11.1%	9.7%	9.8%
75 - 84	6.4%	5.1%	4.9%
85 +	2.3%	2.3%	2.2%
18 +	85.0%	81.2%	79.1%
2024 Population by Age			
Total	13,505	119,058	369,751
0 - 4	4.3%	5.2%	5.7%
5 - 9	4.0%	4.9%	5.6%
10 - 14	4.0%	5.2%	5.9%
15 - 24	15.0%	12.2%	11.7%
25 - 34	16.3%	15.5%	14.3%
35 - 44	13.3%	13.8%	13.3%
45 - 54	9.7%	11.6%	11.7%
55 - 64	11.4%	12.4%	12.7%
65 - 74	11.8%	10.5%	10.7%
75 - 84	7.8%	6.3%	6.1%
85 +	2.4%	2.5%	2.3%
18 +	85.3%	81.7%	79.4%
2010 Population by Sex			
Males	5,697	48,935	153,718
Females	6,305	52,879	167,651
2019 Population by Sex			
Males	6,237	54,548	168,811
Females	6,759	58,627	183,805
2024 Population by Sex			
Males	6,513	57,286	176,891
Females	6,995	61,770	192,860

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2010 Population by Race/Ethnicity			
Total	12,003	101,813	321,368
White Alone	79.8%	77.4%	60.4%
Black Alone	8.6%	11.7%	29.7%
American Indian Alone	0.3%	0.3%	0.5%
Asian Alone	5.2%	4.1%	3.3%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	3.1%	3.6%	3.3%
Two or More Races	2.8%	2.8%	2.9%
Hispanic Origin	23.6%	25.7%	22.7%
Diversity Index	58.6	62.0	70.6
2019 Population by Race/Ethnicity			
Total	12,997	113,175	352,617
White Alone	74.1%	71.6%	56.0%
Black Alone	11.3%	14.6%	31.9%
American Indian Alone	0.4%	0.3%	0.5%
Asian Alone	6.2%	5.0%	3.9%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	4.3%	4.7%	4.1%
Two or More Races	3.7%	3.6%	3.5%
Hispanic Origin	31.9%	33.7%	29.4%
Diversity Index	68.0	70.3	75.6
2024 Population by Race/Ethnicity			
Total	13,508	119,055	369,751
White Alone	71.1%	68.8%	53.9%
Black Alone	12.8%	16.2%	33.1%
American Indian Alone	0.4%	0.4%	0.5%
Asian Alone	6.8%	5.5%	4.3%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	4.8%	5.3%	4.5%
Two or More Races	4.0%	3.8%	3.6%
Hispanic Origin	36.9%	38.5%	33.3%
Diversity Index	71.9	73.6	77.7
2010 Population by Relationship and Household Type			
Total	12,002	101,814	321,369
In Households	95.0%	98.6%	99.2%
In Family Households	71.7%	79.3%	83.1%
Householder	24.2%	25.5%	25.3%
Spouse	17.0%	18.0%	16.5%
Child	24.1%	28.3%	32.0%
Other relative	4.4%	5.0%	6.3%
Nonrelative	2.0%	2.5%	3.0%
In Nonfamily Households	23.3%	19.3%	16.1%
In Group Quarters	5.0%	1.4%	0.8%
Institutionalized Population	0.0%	0.1%	0.2%
Noninstitutionalized Population	5.0%	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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2019 Population 25+ by Educational Attainment			
Total	9,328	81,271	247,943
Less than 9th Grade	2.4%	3.5%	4.7%
9th - 12th Grade, No Diploma	4.5%	3.9%	6.3%
High School Graduate	21.7%	20.2%	24.4%
GED/Alternative Credential	1.9%	3.0%	3.7%
Some College, No Degree	15.9%	17.8%	18.7%
Associate Degree	11.1%	10.5%	9.8%
Bachelor's Degree	29.7%	26.6%	20.5%
Graduate/Professional Degree	12.8%	14.5%	12.0%
2019 Population 15+ by Marital Status			
Total	11,378	95,450	291,021
Never Married	39.6%	35.5%	37.1%
Married	41.0%	45.4%	43.5%
Widowed	5.9%	5.3%	5.7%
Divorced	13.5%	13.8%	13.6%
2019 Civilian Population 16+ in Labor Force			
Civilian Employed	95.2%	96.3%	95.1%
Civilian Unemployed (Unemployment Rate)	4.8%	3.7%	4.9%
2019 Employed Population 16+ by Industry			
Total	6,810	60,154	177,618
Agriculture/Mining	0.0%	0.4%	0.5%
Construction	4.8%	8.7%	8.1%
Manufacturing	2.9%	4.2%	3.8%
Wholesale Trade	4.8%	3.6%	3.4%
Retail Trade	14.9%	11.3%	12.2%
Transportation/Utilities	3.7%	5.0%	6.3%
Information	1.0%	2.0%	1.7%
Finance/Insurance/Real Estate	6.2%	7.8%	7.6%
Services	56.2%	52.5%	52.2%
Public Administration	5.6%	4.5%	4.2%
2019 Employed Population 16+ by Occupation			
Total	6,810	60,154	177,618
White Collar	70.7%	68.3%	62.0%
Management/Business/Financial	17.2%	19.0%	15.0%
Professional	24.7%	22.9%	19.4%
Sales	14.1%	13.0%	12.4%
Administrative Support	14.8%	13.5%	15.1%
Services	18.0%	16.1%	20.1%
Blue Collar	11.2%	15.6%	17.9%
Farming/Forestry/Fishing	0.0%	0.1%	0.3%
Construction/Extraction	1.8%	4.8%	4.9%
Installation/Maintenance/Repair	2.7%	4.1%	3.9%
Production	1.9%	2.4%	2.9%
Transportation/Material Moving	4.9%	4.3%	5.9%
2010 Population By Urban/ Rural Status			
Total Population	12,002	101,814	321,369
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	5,330	40,903	121,237
Households with 1 Person	30.9%	27.6%	25.5%
Households with 2+ People	69.1%	72.4%	74.5%
Family Households	57.1%	63.3%	67.0%
Husband-wife Families	40.0%	44.7%	43.8%
With Related Children	15.4%	19.9%	20.2%
Other Family (No Spouse Present)	17.1%	18.6%	23.2%
Other Family with Male Householder	4.8%	5.2%	5.9%
With Related Children	2.0%	2.6%	3.0%
Other Family with Female Householder	12.3%	13.4%	17.3%
With Related Children	6.0%	7.8%	10.7%
Nonfamily Households	12.0%	9.1%	7.6%
All Households with Children	23.8%	30.7%	34.5%
Multigenerational Households	3.3%	4.0%	5.8%
Unmarried Partner Households	7.6%	7.3%	7.4%
Male-female	6.8%	6.4%	6.5%
Same-sex	0.8%	0.9%	0.9%
2010 Households by Size			
Total	5,330	40,901	121,237
1 Person Household	30.9%	27.6%	25.5%
2 Person Household	36.6%	33.8%	31.2%
3 Person Household	16.2%	17.2%	17.8%
4 Person Household	10.2%	13.3%	14.2%
5 Person Household	4.3%	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	5,330	40,902	121,237
Owner Occupied	65.7%	68.3%	69.2%
Owned with a Mortgage/Loan	45.6%	50.0%	51.1%
Owned Free and Clear	20.1%	18.3%	18.2%
Renter Occupied	34.3%	31.7%	30.8%
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	6,144	44,947	136,232
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)
2019 Consumer Spending			
Apparel & Services: Total \$	\$12,033,609	\$102,510,382	\$271,270,364
Average Spent	\$2,094.62	\$2,267.63	\$2,062.20
Spending Potential Index	98	106	96
Education: Total \$	\$8,051,638	\$73,388,191	\$192,124,750
Average Spent	\$1,401.50	\$1,623.42	\$1,460.54
Spending Potential Index	88	102	92
Entertainment/Recreation: Total \$	\$17,450,102	\$150,050,660	\$400,090,876
Average Spent	\$3,037.44	\$3,319.26	\$3,041.50
Spending Potential Index	93	102	93
Food at Home: Total \$	\$28,870,384	\$243,884,848	\$649,922,231
Average Spent	\$5,025.31	\$5,394.97	\$4,940.72
Spending Potential Index	97	104	95
Food Away from Home: Total \$	\$20,834,102	\$175,939,215	\$464,382,266
Average Spent	\$3,626.48	\$3,891.94	\$3,530.24
Spending Potential Index	99	106	96
Health Care: Total \$	\$31,693,634	\$268,827,021	\$726,234,484
Average Spent	\$5,516.73	\$5,946.71	\$5,520.85
Spending Potential Index	93	100	93
HH Furnishings & Equipment: Total \$	\$11,783,487	\$100,337,347	\$266,655,756
Average Spent	\$2,051.09	\$2,219.56	\$2,027.12
Spending Potential Index	96	104	95
Personal Care Products & Services: Total \$	\$5,054,378	\$42,520,589	\$113,061,938
Average Spent	\$879.79	\$940.60	\$859.50
Spending Potential Index	99	106	97
Shelter: Total \$	\$103,527,463	\$885,495,599	\$2,350,070,264
Average Spent	\$18,020.45	\$19,588.01	\$17,865.28
Spending Potential Index	97	106	97
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$13,478,664	\$114,567,276	\$305,391,421
Average Spent	\$2,346.16	\$2,534.34	\$2,321.59
Spending Potential Index	95	102	94
Travel: Total \$	\$11,904,479	\$103,351,102	\$275,806,286
Average Spent	\$2,072.15	\$2,286.23	\$2,096.68
Spending Potential Index	92	102	93
Vehicle Maintenance & Repairs: Total \$	\$6,579,162	\$55,515,233	\$144,697,306
Average Spent	\$1,145.20	\$1,228.05	\$1,099.99
Spending Potential Index	100	107	96

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.