

COCONUT SQUARE

4970 - 4998 W. Atlantic Blvd Margate, FL 33063

The logo for Thur & Associates Retail. It features the word "THUR" in large, bold, blue capital letters at the top, and "RETAIL" in large, bold, yellow capital letters below it. A thin horizontal line separates the two words. At the bottom, the words "Thur & Associates" are written in a smaller, black, sans-serif font. Below that, the words "Commercial Real Estate Brokerage" are written in a smaller, black, sans-serif font.



PROPERTY HIGHLIGHTS

- 2ND GENERATION RESTAURANT AVAILBE: 1,498 SF
RETAIL SPACE AVAILABLE: 1,423 SF
- GLA: 30,873 SF with 185 parking spaces
Dedicated turning lane and signalized intersection
- Brand new Pylon signs installed
Newly Painted and Parking lot resurfaced

POPULATION



CARS PER DAY



AV. HH INCOME



EMPLOYEES



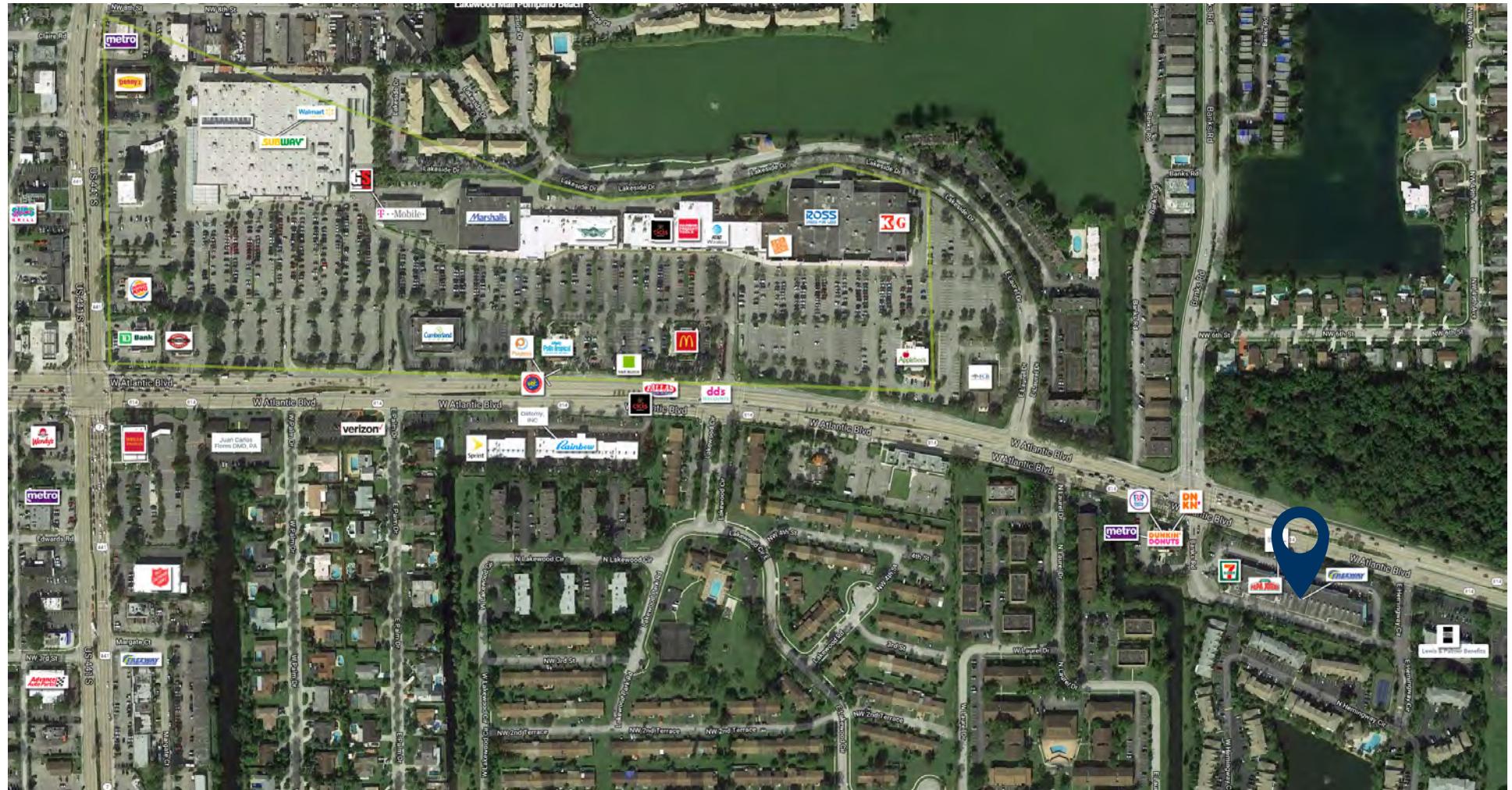
Hi	77,585
Hi	226,193
Mi	702,400



COCONUT SQUARE

4970 - 4998 W. Atlantic Blvd Margate, FL 33063

THUR
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last updated: 12/16/25

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SHARY THUR



202-359-3469

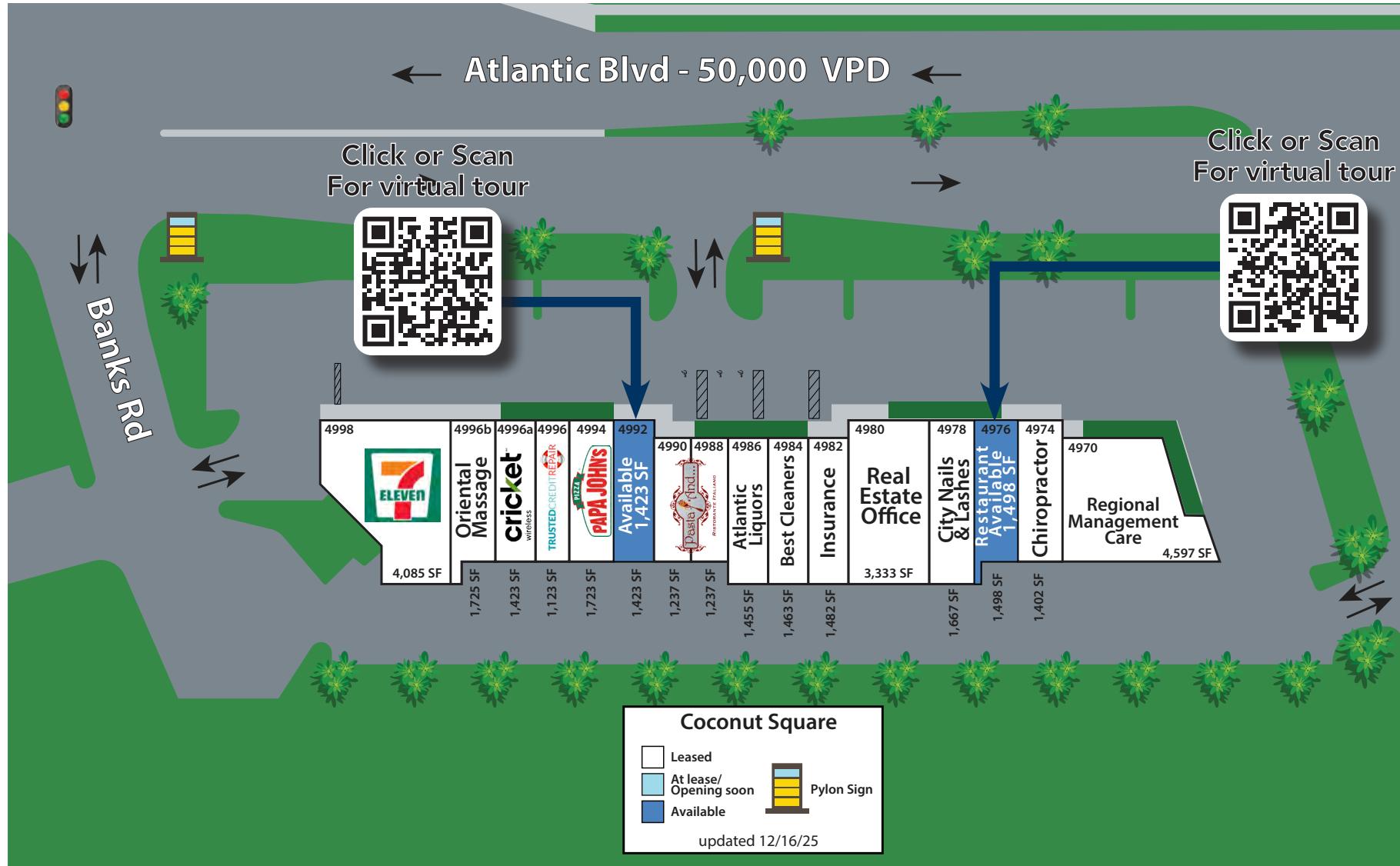


sthur@thurassociates.com

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COCONUT SQUARE

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Suite/Address	Tenant	Category	SF
4998	7-Eleven	Convenience Store	4,085
4996B	Oriental Massage	Massage	1,725
4996A	Cricket Wireless	Wireless	1,423
4996	Trusted Credit Repair	Credit repair	1,123
4994	Papa John's	Pizza	1,723
4992	Available	Home Improvement	1,423
4990	Pasta and...	Restaurant	1,237
4988	Pasta and...Expansion	Restaurant	1,237
4986	Atlantic Liquors	Liquor Store	1,455
4984	Best Cleaners	Office	1,463
4982	Freeway Insurance Services	Insurance Office	1,482
4980	Real Estate Office	Real Estate	3,333
4978	City Nails & Lashes	Nail Salon	1,667
4976	Available	Restaurant	1,498
4974	Broward Health & Fitness	Chiropractor	1,402
4970	Regional Management Care	Medical	4,597



Click or Scan
For virtual tour



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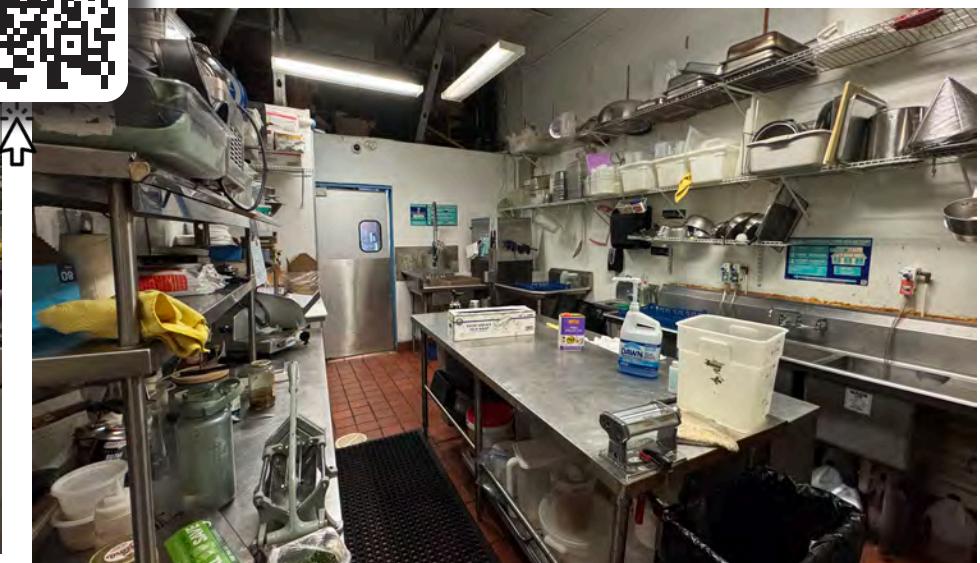
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COCONUT SQUARE

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2nd Generation Restaurant Available - 1,498 SF



last updated: 12/16/25

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COCONUT SQUARE

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Retail Space Available - 1,423 SF



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COCONUT SQUARE

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last updated: 12/16/25

COCONUT SQUARE

4970 - 4998 W. Atlantic Blvd Margate, FL 33063



LEASING CONTACT

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OFFICE LOCATIONS

DC OFFICE
2 Wisconsin Circle, Suite 660
Chevy Chase, MD 20815
202-823-4444

BOCA RATON
327 Mizner Park, Suite 301
Boca Raton, FL 33432
561-395-2441



Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.2338/-80.1934

Coconut Square Margate, FL 33063	3 mi radius	5 mi radius	10 mi radius
Population			
Estimated Population (2025)	169,660	441,012	1.34 M
Projected Population (2030)	162,790	422,807	1.3 M
Census Population (2020)	159,111	417,320	1.26 M
Census Population (2010)	147,685	377,545	1.13 M
Projected Annual Growth (2025-2030)	-6,870 -0.8%	-18,205 -0.8%	-45,600 -0.7%
Historical Annual Growth (2020-2025)	10,549 -	23,692 1.1%	79,013 1.3%
Historical Annual Growth (2010-2020)	11,426 0.8%	39,775 1.1%	130,029 1.1%
Estimated Population Density (2025)	6,001 psm	5,617 psm	4,277 psm
Trade Area Size	28.3 sq mi	78.5 sq mi	314.0 sq mi
Households			
Estimated Households (2025)	67,030	170,377	546,621
Projected Households (2030)	64,063	162,449	526,916
Census Households (2020)	63,080	162,297	512,593
Census Households (2010)	58,856	148,639	464,382
Projected Annual Growth (2025-2030)	-2,967 -0.9%	-7,929 -0.9%	-19,705 -0.7%
Historical Annual Change (2010-2025)	8,173 0.9%	21,739 1.0%	82,239 1.2%
Average Household Income			
Estimated Average Household Income (2025)	\$99,912	\$97,852	\$119,915
Projected Average Household Income (2030)	\$99,672	\$96,964	\$119,120
Census Average Household Income (2010)	\$51,025	\$54,932	\$65,233
Census Average Household Income (2000)	\$47,513	\$49,367	\$57,691
Projected Annual Change (2025-2030)	-\$240 -	-\$887 -0.2%	-\$795 -0.1%
Historical Annual Change (2000-2025)	\$52,399 4.4%	\$48,485 3.9%	\$62,224 4.3%
Median Household Income			
Estimated Median Household Income (2025)	\$69,626	\$73,483	\$87,000
Projected Median Household Income (2030)	\$69,428	\$72,945	\$87,011
Census Median Household Income (2010)	\$42,372	\$45,463	\$49,774
Census Median Household Income (2000)	\$39,217	\$40,834	\$45,065
Projected Annual Change (2025-2030)	-\$198 -	-\$537 -0.1%	\$11 -
Historical Annual Change (2000-2025)	\$30,409 3.1%	\$32,648 3.2%	\$41,934 3.7%
Per Capita Income			
Estimated Per Capita Income (2025)	\$39,531	\$37,872	\$48,865
Projected Per Capita Income (2030)	\$39,284	\$37,327	\$48,439
Census Per Capita Income (2010)	\$20,335	\$21,627	\$26,708
Census Per Capita Income (2000)	\$19,753	\$20,058	\$23,863
Projected Annual Change (2025-2030)	-\$247 -0.1%	-\$545 -0.3%	-\$426 -0.2%
Historical Annual Change (2000-2025)	\$19,777 4.0%	\$17,814 3.6%	\$25,002 4.2%
Estimated Average Household Net Worth (2025)	\$959,065	\$928,327	\$1.25 M

Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.2338/-80.1934

Coconut Square Margate, FL 33063	3 mi radius	5 mi radius	10 mi radius
Race and Ethnicity			
Total Population (2025)	169,660	441,012	1.34 M
White (2025)	59,432 35.0%	153,056 34.7%	587,599 43.7%
Black or African American (2025)	65,286 38.5%	172,146 39.0%	432,949 32.2%
American Indian or Alaska Native (2025)	493 0.3%	1,478 0.3%	3,692 0.3%
Asian (2025)	6,336 3.7%	15,437 3.5%	47,537 3.5%
Hawaiian or Pacific Islander (2025)	51 -	158 -	510 -
Other Race (2025)	13,195 7.8%	33,458 7.6%	85,823 6.4%
Two or More Races (2025)	24,866 14.7%	65,279 14.8%	185,099 13.8%
Population < 18 (2025)	34,452 20.3%	92,982 21.1%	265,941 19.8%
White Not Hispanic	5,817 16.9%	17,861 19.2%	71,006 26.7%
Black or African American	17,497 50.8%	44,598 48.0%	109,167 41.0%
Asian	1,051 3.1%	2,751 3.0%	8,508 3.2%
Other Race Not Hispanic	1,142 3.3%	3,186 3.4%	9,867 3.7%
Hispanic	8,945 26.0%	24,586 26.4%	67,393 25.3%
Not Hispanic or Latino Population (2025)	122,810 72.4%	319,061 72.3%	1 M 74.5%
Not Hispanic White	48,913 39.8%	125,449 39.3%	501,229 50.1%
Not Hispanic Black or African American	64,014 52.1%	168,705 52.9%	422,993 42.3%
Not Hispanic American Indian or Alaska Native	97 -	266 -	700 -
Not Hispanic Asian	6,184 5.0%	15,006 4.7%	46,185 4.6%
Not Hispanic Hawaiian or Pacific Islander	18 -	64 -	178 -
Not Hispanic Other Race	915 0.7%	2,262 0.7%	6,374 0.6%
Not Hispanic Two or More Races	2,670 2.2%	7,309 2.3%	23,156 2.3%
Hispanic or Latino Population (2025)	46,850 27.6%	121,951 27.7%	342,394 25.5%
Hispanic White	10,520 22.5%	27,607 22.6%	86,370 25.2%
Hispanic Black or African American	1,273 2.7%	3,440 2.8%	9,956 2.9%
Hispanic American Indian or Alaska Native	397 0.8%	1,212 1.0%	2,992 0.9%
Hispanic Asian	153 0.3%	431 0.4%	1,352 0.4%
Hispanic Hawaiian or Pacific Islander	32 -	95 -	332 -
Hispanic Other Race	12,280 26.2%	31,196 25.6%	79,450 23.2%
Hispanic Two or More Races	22,197 47.4%	57,970 47.5%	161,943 47.3%
Not Hispanic or Latino Population (2020)	116,912 73.5%	305,333 73.2%	969,870 76.7%
Hispanic or Latino Population (2020)	42,199 26.5%	111,987 26.8%	294,326 23.3%
Not Hispanic or Latino Population (2010)	116,529 78.9%	296,325 78.5%	930,836 82.1%
Hispanic or Latino Population (2010)	31,156 21.1%	81,220 21.5%	203,331 17.9%
Not Hispanic or Latino Population (2030)	114,906 70.6%	298,594 70.6%	935,758 72.1%
Hispanic or Latino Population (2030)	47,884 29.4%	124,213 29.4%	361,850 27.9%
Projected Annual Growth (2025-2030)	1,034 0.4%	2,262 0.4%	19,457 1.1%
Historical Annual Growth (2010-2020)	11,043 3.5%	30,767 3.8%	90,995 4.5%

Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.2338/-80.1934

Coconut Square Margate, FL 33063	3 mi radius	5 mi radius	10 mi radius
Total Age Distribution (2025)			
Total Population	169,660	441,012	1.34 M
Age Under 5 Years	9,493	5.6%	25,391 5.8%
Age 5 to 9 Years	9,602	5.7%	25,763 5.8%
Age 10 to 14 Years	9,608	5.7%	26,019 5.9%
Age 15 to 19 Years	9,520	5.6%	26,062 5.9%
Age 20 to 24 Years	9,385	5.5%	24,701 5.6%
Age 25 to 29 Years	10,725	6.3%	27,664 6.3%
Age 30 to 34 Years	12,208	7.2%	32,038 7.3%
Age 35 to 39 Years	11,873	7.0%	31,563 7.2%
Age 40 to 44 Years	11,186	6.6%	30,345 6.9%
Age 45 to 49 Years	9,812	5.8%	27,724 6.3%
Age 50 to 54 Years	10,294	6.1%	28,267 6.4%
Age 55 to 59 Years	10,837	6.4%	28,983 6.6%
Age 60 to 64 Years	10,995	6.5%	28,369 6.4%
Age 65 to 69 Years	9,973	5.9%	24,427 5.5%
Age 70 to 74 Years	8,526	5.0%	19,706 4.5%
Age 75 to 79 Years	6,712	4.0%	14,608 3.3%
Age 80 to 84 Years	4,384	2.6%	9,559 2.2%
Age 85 Years or Over	4,525	2.7%	9,824 2.2%
Median Age	41.3	40.1	42.4
Age 19 Years or Less	38,224	22.5%	103,234 23.4%
Age 20 to 64 Years	97,316	57.4%	259,653 58.9%
Age 65 Years or Over	34,120	20.1%	78,125 17.7%
Female Age Distribution (2025)			
Female Population	88,314	52.1%	227,696 51.6%
Age Under 5 Years	4,774	5.4%	12,516 5.5%
Age 5 to 9 Years	4,719	5.3%	12,538 5.5%
Age 10 to 14 Years	4,684	5.3%	12,753 5.6%
Age 15 to 19 Years	4,659	5.3%	12,825 5.6%
Age 20 to 24 Years	4,643	5.3%	12,415 5.5%
Age 25 to 29 Years	5,395	6.1%	14,080 6.2%
Age 30 to 34 Years	6,129	6.9%	16,236 7.1%
Age 35 to 39 Years	6,051	6.9%	15,972 7.0%
Age 40 to 44 Years	5,746	6.5%	15,456 6.8%
Age 45 to 49 Years	5,029	5.7%	14,350 6.3%
Age 50 to 54 Years	5,486	6.2%	14,836 6.5%
Age 55 to 59 Years	5,679	6.4%	15,124 6.6%
Age 60 to 64 Years	5,925	6.7%	14,901 6.5%
Age 65 to 69 Years	5,496	6.2%	13,257 5.8%
Age 70 to 74 Years	4,795	5.4%	11,044 4.9%
Age 75 to 79 Years	3,910	4.4%	8,272 3.6%
Age 80 to 84 Years	2,554	2.9%	5,527 2.4%
Age 85 Years or Over	2,640	3.0%	5,592 2.5%
Female Median Age	42.7	41.3	43.3
Age 19 Years or Less	18,836	21.3%	50,632 22.2%
Age 20 to 64 Years	50,083	56.7%	133,371 58.6%
Age 65 Years or Over	19,395	22.0%	43,693 19.2%

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Complete Profile

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Lat/Lon: 26.2338/-80.1934

Coconut Square Margate, FL 33063	3 mi radius	5 mi radius	10 mi radius			
Male Age Distribution (2025)						
Male Population	81,346	47.9%	213,316	48.4%	659,182	49.1%
Age Under 5 Years	4,719	5.8%	12,874	6.0%	36,403	5.5%
Age 5 to 9 Years	4,883	6.0%	13,224	6.2%	37,793	5.7%
Age 10 to 14 Years	4,925	6.1%	13,266	6.2%	38,206	5.8%
Age 15 to 19 Years	4,862	6.0%	13,237	6.2%	37,483	5.7%
Age 20 to 24 Years	4,742	5.8%	12,285	5.8%	34,630	5.3%
Age 25 to 29 Years	5,330	6.6%	13,584	6.4%	39,236	6.0%
Age 30 to 34 Years	6,079	7.5%	15,802	7.4%	45,505	6.9%
Age 35 to 39 Years	5,823	7.2%	15,591	7.3%	45,491	6.9%
Age 40 to 44 Years	5,440	6.7%	14,889	7.0%	43,815	6.6%
Age 45 to 49 Years	4,783	5.9%	13,374	6.3%	40,704	6.2%
Age 50 to 54 Years	4,808	5.9%	13,431	6.3%	43,256	6.6%
Age 55 to 59 Years	5,158	6.3%	13,859	6.5%	45,658	6.9%
Age 60 to 64 Years	5,070	6.2%	13,468	6.3%	46,057	7.0%
Age 65 to 69 Years	4,477	5.5%	11,170	5.2%	38,343	5.8%
Age 70 to 74 Years	3,731	4.6%	8,662	4.1%	30,757	4.7%
Age 75 to 79 Years	2,802	3.4%	6,336	3.0%	24,052	3.6%
Age 80 to 84 Years	1,831	2.3%	4,032	1.9%	15,407	2.3%
Age 85 Years or Over	1,885	2.3%	4,232	2.0%	16,386	2.5%
Male Median Age	39.9		38.9		41.6	
Age 19 Years or Less	19,388	23.8%	52,601	24.7%	149,885	22.7%
Age 20 to 64 Years	47,233	58.1%	126,282	59.2%	384,353	58.3%
Age 65 Years or Over	14,725	18.1%	34,432	16.1%	124,944	19.0%
Males per 100 Females (2025)						
Overall Comparison	92		94		96	
Age Under 5 Years	99	49.7%	103	50.7%	103	50.7%
Age 5 to 9 Years	103	50.9%	105	51.3%	106	51.4%
Age 10 to 14 Years	105	51.3%	104	51.0%	105	51.2%
Age 15 to 19 Years	104	51.1%	103	50.8%	102	50.6%
Age 20 to 24 Years	102	50.5%	99	49.7%	99	49.7%
Age 25 to 29 Years	99	49.7%	96	49.1%	98	49.4%
Age 30 to 34 Years	99	49.8%	97	49.3%	99	49.9%
Age 35 to 39 Years	96	49.0%	98	49.4%	99	49.8%
Age 40 to 44 Years	95	48.6%	96	49.1%	99	49.6%
Age 45 to 49 Years	95	48.7%	93	48.2%	97	49.3%
Age 50 to 54 Years	88	46.7%	91	47.5%	96	49.0%
Age 55 to 59 Years	91	47.6%	92	47.8%	97	49.4%
Age 60 to 64 Years	86	46.1%	90	47.5%	98	49.5%
Age 65 to 69 Years	81	44.9%	84	45.7%	90	47.5%
Age 70 to 74 Years	78	43.8%	78	44.0%	84	45.8%
Age 75 to 79 Years	72	41.7%	77	43.4%	83	45.2%
Age 80 to 84 Years	72	41.8%	73	42.2%	79	44.2%
Age 85 Years or Over	71	41.7%	76	43.1%	80	44.5%
Age 19 Years or Less	103	50.7%	104	51.0%	104	51.0%
Age 20 to 39 Years	99	49.7%	98	49.4%	99	49.7%
Age 40 to 64 Years	91	47.5%	92	48.0%	98	49.4%
Age 65 Years or Over	76	43.2%	79	44.1%	85	45.8%

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Coconut Square Margate, FL 33063	3 mi radius	5 mi radius	10 mi radius
Household Type (2025)			
Total Households	67,030	170,377	546,621
Households with Children	19,448 29.0%	53,736 31.5%	151,514 27.7%
Average Household Size	2.5	2.6	2.4
Household Density per Square Mile	2,371	2,170	1,741
Population Family	130,133 76.7%	348,997 79.1%	1.03 M 76.8%
Population Non-Family	37,306 22.0%	86,741 19.7%	298,605 22.2%
Population Group Quarters	2,221 1.3%	5,275 1.2%	12,852 1.0%
Family Households	40,723 60.8%	110,923 65.1%	333,844 61.1%
Married Couple Households	25,919 63.6%	70,611 63.7%	222,185 66.6%
Other Family Households with Children	14,804 36.4%	40,312 36.3%	111,659 33.4%
Family Households with Children	19,405 47.7%	53,633 48.4%	151,239 45.3%
Married Couple with Children	11,442 59.0%	31,481 58.7%	91,567 60.5%
Other Family Households with Children	7,964 41.0%	22,152 41.3%	59,672 39.5%
Family Households No Children	21,317 52.3%	57,290 51.6%	182,605 54.7%
Married Couple No Children	14,477 67.9%	39,131 68.3%	130,618 71.5%
Other Family Households No Children	6,840 32.1%	18,160 31.7%	51,987 28.5%
Non-Family Households	26,307 39.2%	59,454 34.9%	212,777 38.9%
Non-Family Households with Children	42 0.2%	103 0.2%	275 0.1%
Non-Family Households No Children	26,265 99.8%	59,351 99.8%	212,502 99.9%
Average Family Household Size	3.2	3.1	3.1
Average Family Income	\$108,203	\$110,019	\$138,364
Median Family Income	\$85,775	\$87,858	\$106,871
Average Non-Family Household Size	1.4	1.5	1.4
Marital Status (2025)			
Population Age 15 Years or Over	140,957	363,840	1.12 M
Never Married	47,416 33.6%	127,473 35.0%	374,657 33.4%
Currently Married	54,300 38.5%	137,380 37.8%	452,213 40.3%
Previously Married	39,241 27.8%	98,987 27.2%	296,414 26.4%
Separated	9,167 23.4%	24,886 25.1%	63,721 21.5%
Widowed	10,489 26.7%	24,233 24.5%	76,847 25.9%
Divorced	19,585 49.9%	49,868 50.4%	155,847 52.6%
Educational Attainment (2025)			
Adult Population Age 25 Years or Over	122,051	313,078	979,440
Elementary (Grade Level 0 to 8)	6,296 5.2%	17,458 5.6%	43,340 4.4%
Some High School (Grade Level 9 to 11)	7,935 6.5%	19,899 6.4%	50,488 5.2%
High School Graduate	36,238 29.7%	90,270 28.8%	250,257 25.6%
Some College	22,626 18.5%	60,523 19.3%	177,516 18.1%
Associate Degree Only	12,039 9.9%	31,857 10.2%	94,976 9.7%
Bachelor Degree Only	23,611 19.3%	59,798 19.1%	221,167 22.6%
Graduate Degree	13,306 10.9%	33,274 10.6%	141,696 14.5%
Any College (Some College or Higher)	71,582 58.6%	185,451 59.2%	635,355 64.9%
College Degree + (Bachelor Degree or Higher)	36,917 30.2%	93,072 29.7%	362,863 37.0%

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Coconut Square Margate, FL 33063	3 mi radius	5 mi radius	10 mi radius			
Housing						
Total Housing Units (2025)	72,730	183,591	593,836			
Total Housing Units (2020)	72,535	182,284	585,491			
Historical Annual Growth (2020-2025)	196	-	8,345			
Housing Units Occupied (2025)	67,030	92.2%	170,377	92.8%	546,621	92.0%
Housing Units Owner-Occupied	42,472	63.4%	99,777	58.6%	325,278	59.5%
Housing Units Renter-Occupied	24,558	36.6%	70,601	41.4%	221,343	40.5%
Housing Units Vacant (2025)	5,701	7.8%	13,214	7.2%	47,215	8.0%
Household Size (2025)						
Total Households	67,030	170,377	546,621			
1 Person Households	20,205	30.1%	44,012	25.8%	161,940	29.6%
2 Person Households	20,371	30.4%	55,930	32.8%	179,860	32.9%
3 Person Households	10,540	15.7%	29,178	17.1%	86,612	15.8%
4 Person Households	9,090	13.6%	23,669	13.9%	68,579	12.5%
5 Person Households	4,122	6.2%	10,698	6.3%	30,208	5.5%
6 Person Households	1,675	2.5%	4,270	2.5%	11,992	2.2%
7 or More Person Households	1,026	1.5%	2,621	1.5%	7,430	1.4%
Household Income Distribution (2025)						
HH Income \$200,000 or More	4,516	6.7%	13,175	7.7%	72,833	13.3%
HH Income \$150,000 to \$199,999	4,981	7.4%	13,525	7.9%	48,306	8.8%
HH Income \$125,000 to \$149,999	4,869	7.3%	12,086	7.1%	40,213	7.4%
HH Income \$100,000 to \$124,999	7,130	10.6%	17,962	10.5%	54,795	10.0%
HH Income \$75,000 to \$99,999	8,482	12.7%	21,723	12.7%	65,581	12.0%
HH Income \$50,000 to \$74,999	13,161	19.6%	32,294	19.0%	91,688	16.8%
HH Income \$35,000 to \$49,999	8,041	12.0%	19,914	11.7%	56,093	10.3%
HH Income \$25,000 to \$34,999	5,484	8.2%	12,999	7.6%	38,502	7.0%
HH Income \$15,000 to \$24,999	4,608	6.9%	11,731	6.9%	33,024	6.0%
HH Income \$10,000 to \$14,999	1,776	2.7%	5,475	3.2%	16,857	3.1%
HH Income Under \$10,000	3,981	5.9%	9,495	5.6%	28,730	5.3%
Household Vehicles (2025)						
Households 0 Vehicles Available	5,200	7.8%	13,480	7.9%	43,623	8.0%
Households 1 Vehicle Available	30,948	46.2%	73,551	43.2%	236,159	43.2%
Households 2 Vehicles Available	22,996	34.3%	60,453	35.5%	192,782	35.3%
Households 3 or More Vehicles Available	7,885	11.8%	22,894	13.4%	74,056	13.5%
Total Vehicles Available	103,238		271,219		868,488	
Average Vehicles per Household	1.5		1.6		1.6	
Owner-Occupied Household Vehicles	69,886	67.7%	174,975	64.5%	572,859	66.0%
Average Vehicles per Owner-Occupied Household	1.6		1.8		1.8	
Renter-Occupied Household Vehicles	33,352	32.3%	96,244	35.5%	295,629	34.0%
Average Vehicles per Renter-Occupied Household	1.4		1.4		1.3	
Travel Time (2025)						
Worker Base Age 16 years or Over	87,823		234,349		700,601	
Travel to Work in 14 Minutes or Less	11,876	13.5%	32,770	14.0%	105,090	15.0%
Travel to Work in 15 to 29 Minutes	29,781	33.9%	79,605	34.0%	224,771	32.1%
Travel to Work in 30 to 59 Minutes	29,410	33.5%	75,102	32.0%	205,851	29.4%
Travel to Work in 60 Minutes or More	7,277	8.3%	20,337	8.7%	55,963	8.0%
Work at Home	9,479	10.8%	26,534	11.3%	108,926	15.5%
Average Minutes Travel to Work	27.1		26.9		25.8	

Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.2338/-80.1934

Coconut Square Margate, FL 33063	3 mi radius	5 mi radius	10 mi radius
Transportation To Work (2025)			
Worker Base Age 16 years or Over	87,823	234,349	700,601
Drive to Work Alone	63,644 72.5%	166,131 70.9%	478,802 68.3%
Drive to Work in Carpool	9,205 10.5%	26,370 11.3%	69,782 10.0%
Travel to Work by Public Transportation	3,163 3.6%	8,410 3.6%	20,316 2.9%
Drive to Work on Motorcycle	70 -	286 0.1%	1,082 0.2%
Bicycle to Work	156 0.2%	529 0.2%	1,704 0.2%
Walk to Work	674 0.8%	1,867 0.8%	8,080 1.2%
Other Means	1,433 1.6%	4,221 1.8%	11,909 1.7%
Work at Home	9,479 10.8%	26,534 11.3%	108,926 15.5%
Daytime Demographics (2025)			
Total Businesses	11,812	35,286	117,952
Total Employees	77,585	226,193	702,400
Company Headquarter Businesses	312 2.6%	891 2.5%	2,774 2.4%
Company Headquarter Employees	8,931 11.5%	23,523 10.4%	75,729 10.8%
Employee Population per Business	6.6 to 1	6.4 to 1	6.0 to 1
Residential Population per Business	14.4 to 1	12.5 to 1	11.4 to 1
Adj. Daytime Demographics Age 16 Years or Over	128,492	349,784	1.11 M
Labor Force			
Labor Population Age 16 Years or Over (2025)	138,961	358,439	1.11 M
Labor Force Total Males (2025)	65,803 47.4%	171,203 47.8%	538,819 48.6%
Male Civilian Employed	43,353 65.9%	117,693 68.7%	363,737 67.5%
Male Civilian Unemployed	1,666 2.5%	4,474 2.6%	12,295 2.3%
Males in Armed Forces	149 0.2%	323 0.2%	929 0.2%
Males Not in Labor Force	20,635 31.4%	48,713 28.5%	161,858 30.0%
Labor Force Total Females (2025)	73,159 52.6%	187,236 52.2%	568,856 51.4%
Female Civilian Employed	44,473 60.8%	116,671 62.3%	336,887 59.2%
Female Civilian Unemployed	1,676 2.3%	4,999 2.7%	12,946 2.3%
Females in Armed Forces	79 0.1%	160 -	395 -
Females Not in Labor Force	26,930 36.8%	65,406 34.9%	218,628 38.4%
Unemployment Rate	3,342 2.4%	9,473 2.6%	25,241 2.3%
Occupation (2025)			
Occupation Population Age 16 Years or Over	87,823	234,349	700,601
Occupation Total Males	43,350 49.4%	117,678 50.2%	363,713 51.9%
Occupation Total Females	44,473 50.6%	116,671 49.8%	336,887 48.1%
Management, Business, Financial Operations	14,503 16.5%	38,379 16.4%	136,242 19.4%
Professional, Related	17,379 19.8%	44,015 18.8%	142,480 20.3%
Service	17,803 20.3%	50,919 21.7%	137,251 19.6%
Sales, Office	19,762 22.5%	51,761 22.1%	155,141 22.1%
Farming, Fishing, Forestry	186 0.2%	312 0.1%	705 0.1%
Construction, Extraction, Maintenance	7,503 8.5%	20,661 8.8%	54,093 7.7%
Production, Transport, Material Moving	10,687 12.2%	28,303 12.1%	74,688 10.7%
White Collar Workers	51,644 58.8%	134,155 57.2%	433,863 61.9%
Blue Collar Workers	36,179 41.2%	100,194 42.8%	266,737 38.1%

Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.2338/-80.1934

Coconut Square	3 mi radius	5 mi radius	10 mi radius			
Margate, FL 33063						
Units In Structure (2025)						
Total Units	67,030	170,377	546,621			
1 Detached Unit	23,382	34.9%	63,728	37.4%	210,705	38.5%
1 Attached Unit	6,539	9.8%	15,131	8.9%	50,435	9.2%
2 Units	1,512	2.3%	4,072	2.4%	15,159	2.8%
3 to 4 Units	3,636	5.4%	8,537	5.0%	29,424	5.4%
5 to 9 Units	4,883	7.3%	12,623	7.4%	37,701	6.9%
10 to 19 Units	6,123	9.1%	16,459	9.7%	43,239	7.9%
20 to 49 Units	9,007	13.4%	22,511	13.2%	59,062	10.8%
50 or More Units	10,098	15.1%	23,498	13.8%	90,635	16.6%
Mobile Home or Trailer	1,762	2.6%	3,675	2.2%	9,896	1.8%
Other Structure	88	0.1%	143	-	368	-
Homes Built By Year (2025)						
Homes Built 2020 or later	878	1.2%	2,200	1.2%	10,863	1.8%
Homes Built 2010 to 2019	3,146	4.3%	8,923	4.9%	34,199	5.8%
Homes Built 2000 to 2009	5,640	7.8%	14,998	8.2%	52,729	8.9%
Homes Built 1990 to 1999	7,868	10.8%	20,715	11.3%	67,096	11.3%
Homes Built 1980 to 1989	17,403	23.9%	39,930	21.7%	115,936	19.5%
Homes Built 1970 to 1979	21,602	29.7%	51,254	27.9%	144,162	24.3%
Homes Built 1960 to 1969	6,702	9.2%	20,865	11.4%	70,636	11.9%
Homes Built 1950 to 1959	2,865	3.9%	8,871	4.8%	41,304	7.0%
Homes Built 1940 to 1949	349	0.5%	1,142	0.6%	4,985	0.8%
Homes Built Before 1939	577	0.8%	1,479	0.8%	4,711	0.8%
Median Age of Homes	42.4	Yrs	42.7	Yrs	42.5	Yrs
Home Values (2025)						
Owner Specified Housing Units	42,472		99,777		325,278	
Home Values \$1,000,000 or More	1,322	3.1%	3,020	3.0%	28,027	8.6%
Home Values \$750,000 to \$999,999	1,670	3.9%	5,239	5.3%	29,851	9.2%
Home Values \$500,000 to \$749,999	5,792	13.6%	19,171	19.2%	72,388	22.3%
Home Values \$400,000 to \$499,999	6,079	14.3%	14,605	14.6%	46,546	14.3%
Home Values \$300,000 to \$399,999	8,015	18.9%	18,043	18.1%	50,784	15.6%
Home Values \$250,000 to \$299,999	4,549	10.7%	8,628	8.6%	21,801	6.7%
Home Values \$200,000 to \$249,999	4,750	11.2%	9,209	9.2%	21,280	6.5%
Home Values \$175,000 to \$199,999	1,729	4.1%	3,592	3.6%	8,657	2.7%
Home Values \$150,000 to \$174,999	2,134	5.0%	4,533	4.5%	10,310	3.2%
Home Values \$125,000 to \$149,999	1,169	2.8%	2,225	2.2%	4,839	1.5%
Home Values \$100,000 to \$124,999	1,934	4.6%	3,969	4.0%	9,549	2.9%
Home Values \$90,000 to \$99,999	324	0.8%	680	0.7%	1,715	0.5%
Home Values \$80,000 to \$89,999	581	1.4%	1,283	1.3%	3,139	1.0%
Home Values \$70,000 to \$79,999	378	0.9%	749	0.8%	1,975	0.6%
Home Values \$60,000 to \$69,999	240	0.6%	584	0.6%	1,996	0.6%
Home Values \$50,000 to \$59,999	386	0.9%	808	0.8%	2,091	0.6%
Home Values \$35,000 to \$49,999	299	0.7%	853	0.9%	2,488	0.8%
Home Values \$25,000 to \$34,999	295	0.7%	543	0.5%	1,974	0.6%
Home Values \$10,000 to \$24,999	433	1.0%	1,058	1.1%	2,811	0.9%
Home Values Under \$10,000	395	0.9%	986	1.0%	3,053	0.9%
Owner-Occupied Median Home Value	\$315,698		\$354,754		\$464,239	
Renter-Occupied Median Rent	\$1,788		\$1,775		\$1,860	

Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.2338/-80.1934

Coconut Square Margate, FL 33063	3 mi radius	5 mi radius	10 mi radius
Total Annual Consumer Expenditure (2025)			
Total Household Expenditure	\$6.2 B	\$16.29 B	\$56.87 B
Total Non-Retail Expenditure	\$2.98 B	\$7.94 B	\$28.53 B
Total Retail Expenditure	\$3.22 B	\$8.35 B	\$28.34 B
Alcoholic Beverages	\$38.48 M	\$100.92 M	\$352.59 M
Apparel	\$117.86 M	\$309.15 M	\$1.06 B
Contributions	\$194.45 M	\$510.19 M	\$1.85 B
Education	\$140.33 M	\$368.15 M	\$1.31 B
Entertainment	\$365.88 M	\$959.4 M	\$3.29 B
Food Away From Home	\$279.29 M	\$732.46 M	\$2.53 B
Grocery	\$444.12 M	\$1.16 B	\$3.72 B
Health Care	\$454.44 M	\$1.14 B	\$3.73 B
Household Furnishings and Equipment	\$168.02 M	\$440.6 M	\$1.53 B
Household Operations	\$119.87 M	\$314.86 M	\$1.07 B
Miscellaneous Expenses	\$108.52 M	\$284.14 M	\$982.15 M
Personal Care	\$85.84 M	\$225.03 M	\$731.68 M
Shelter	\$1.05 B	\$2.78 B	\$9.35 B
Tax and Retirement	\$1.34 B	\$3.55 B	\$13.96 B
Tobacco and Related	\$36.89 M	\$96.44 M	\$277.29 M
Transportation	\$948.54 M	\$2.48 B	\$8.48 B
Utilities	\$318.5 M	\$834.64 M	\$2.65 B
Monthly Household Consumer Expenditure (2025)			
Total Household Expenditure	\$7,714	\$7,968	\$8,670
Total Non-Retail Expenditure	\$3,709 48.1%	\$3,883 48.7%	\$4,349 50.2%
Total Retail Expenditures	\$4,005 51.9%	\$4,085 51.3%	\$4,321 49.8%
Alcoholic Beverages	\$48 0.6%	\$49 0.6%	\$54 0.6%
Apparel	\$147 1.9%	\$151 1.9%	\$162 1.9%
Contributions	\$242 3.1%	\$250 3.1%	\$282 3.2%
Education	\$174 2.3%	\$180 2.3%	\$200 2.3%
Entertainment	\$455 5.9%	\$469 5.9%	\$501 5.8%
Food Away From Home	\$347 4.5%	\$358 4.5%	\$385 4.4%
Grocery	\$552 7.2%	\$569 7.1%	\$566 6.5%
Health Care	\$565 7.3%	\$558 7.0%	\$569 6.6%
Household Furnishings and Equipment	\$209 2.7%	\$216 2.7%	\$233 2.7%
Household Operations	\$149 1.9%	\$154 1.9%	\$164 1.9%
Miscellaneous Expenses	\$135 1.7%	\$139 1.7%	\$150 1.7%
Personal Care	\$107 1.4%	\$110 1.4%	\$112 1.3%
Shelter	\$1,302 16.9%	\$1,361 17.1%	\$1,425 16.4%
Tax and Retirement	\$1,662 21.5%	\$1,737 21.8%	\$2,129 21.8%
Tobacco and Related	\$46 0.6%	\$47 0.6%	\$42 0.5%
Transportation	\$1,179 15.3%	\$1,211 15.2%	\$1,293 14.9%
Utilities	\$396 5.1%	\$408 5.1%	\$403 4.7%