





# OCEAN WALK

2401 N. Ocean Drive, Singer Island, FL 33404



## PROPERTY HIGHLIGHTS

-  **COMING AVAILABLE SOON: 3,196 SF RETAIL**
-  **GLA: 67,000 SF**
-  **Walking distance to hotels, marinas and fishing charters**
-  **Located in a dense, high income area within 30 min. drive to 1million residents**

### POPULATION

1 Mi	5,282
3 Mi	46,695
5 Mi	130,610

### CARS PER DAY

Blue Heron Blvd:	15,000
N.Ocean Ave:	6,000

### AV. HH INCOME

1 Mi	\$142,289
3 Mi	\$111,703
5 Mi	\$113,383

### EMPLOYEES

1 Mi	2,057
3 Mi	24,838
5 Mi	104,801



last updated: 03/18/26 P. 1



SHARY THUR



202-359-3469



sthur@thurassociates.com

# OCEAN WALK

2401 N. Ocean Drive, Singer Island, FL 33404



surf. dine. unwind.

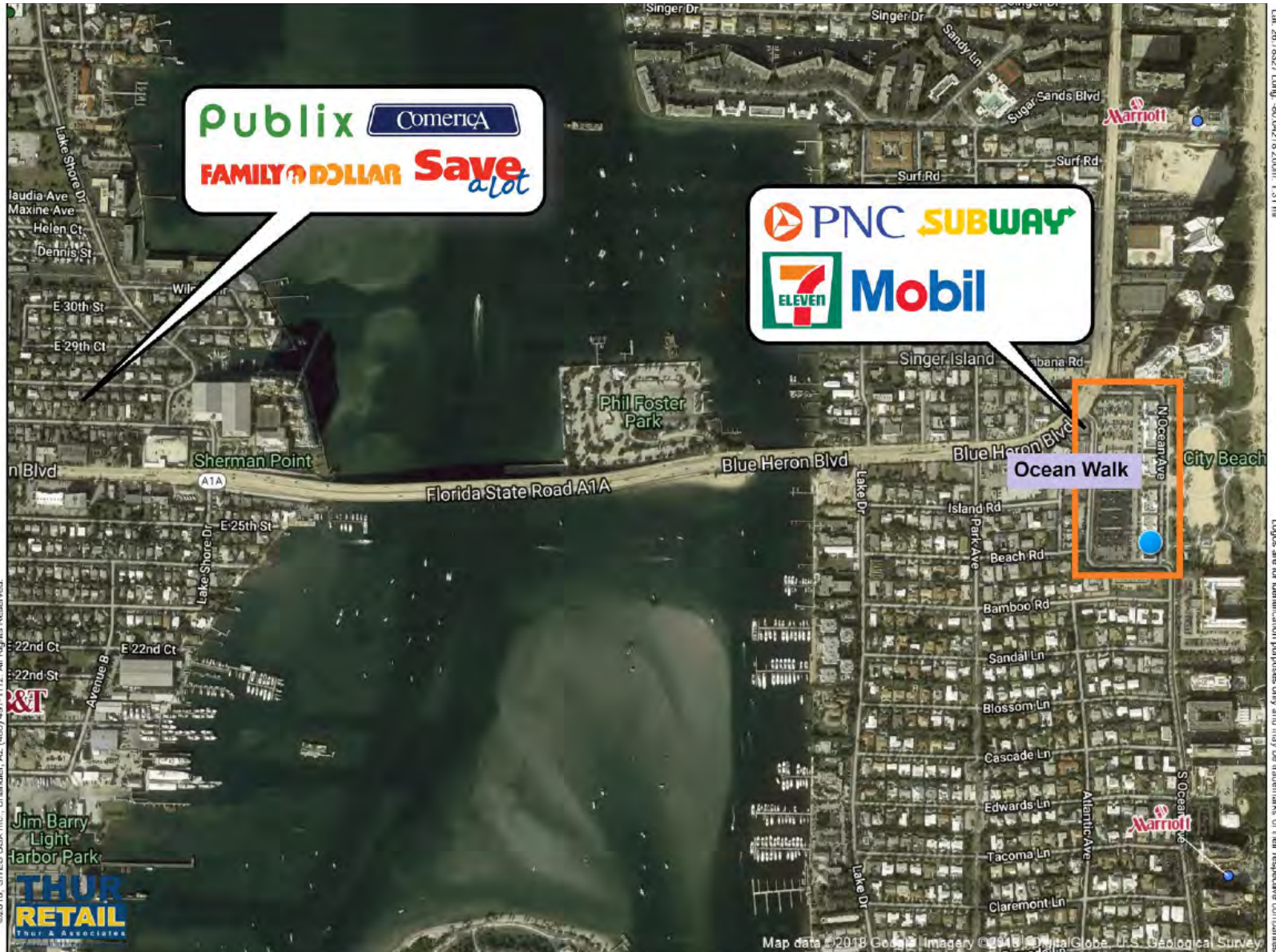
## ADDITIONAL HIGHLIGHTS

- Four recently constructed buildings totaling 67,000 SF
- Parking ratio of 7.27/1000
- The only public beach access point in North Palm Beach County with restaurant and entertainment options
- Within a 30 minute drive to 540,000 residents with a \$119,000 HH income
- Captive audience - Singer Island HH income is \$133,975
- Adjacent to Ritz Carlton Residences and several full-service oceanfront resorts by Marriott and Hilton
- New Singer Island luxury condo projects under construction - Vista Blue and 5000 Ocean
- Adjacent to newly renovated city park with public beach access, volleyball courts, tennis courts, event pavilion, open event areas, children's play area, and public bathrooms
- Walking distance to marinas, fishing charters, dive charters, boat tours, and kayak/paddleboard rentals



# OCEAN WALK

2401 N. Ocean Drive, Singer Island, FL 33404



©2018, SITES.US, Inc., Chandler, AZ (850) 491-1112. All Rights Reserved.

Lat: 26.78327 Long: -80.04278 Zoom: 13.31 mi

Logos are for identification purposes only and may be trademarks of their respective companies.

Map data ©2018 Google Imagery ©2018 DigitalGlobe, U.S. Geological Survey

last updated: 03/18/26 P.3



SHARY THUR



202-359-3469



sthur@thurassociates.com

# OCEAN WALK

2401 N. Ocean Drive, Singer Island, FL 33404



## Ocean Walk Mall 2401 N Ocean Dr, Singer Island, FL 33404



Shary Thur, CCIM | cell: 202-359-3469 | direct: 202-823-4445 | www.thurretail.com



# OCEAN WALK

2401 N. Ocean Drive, Singer Island, FL 33404



SHARY THUR



202-359-3469



sthur@thurassociates.com

# OCEAN WALK

2401 N. Ocean Drive, Singer Island, FL 33404



# OCEAN WALK

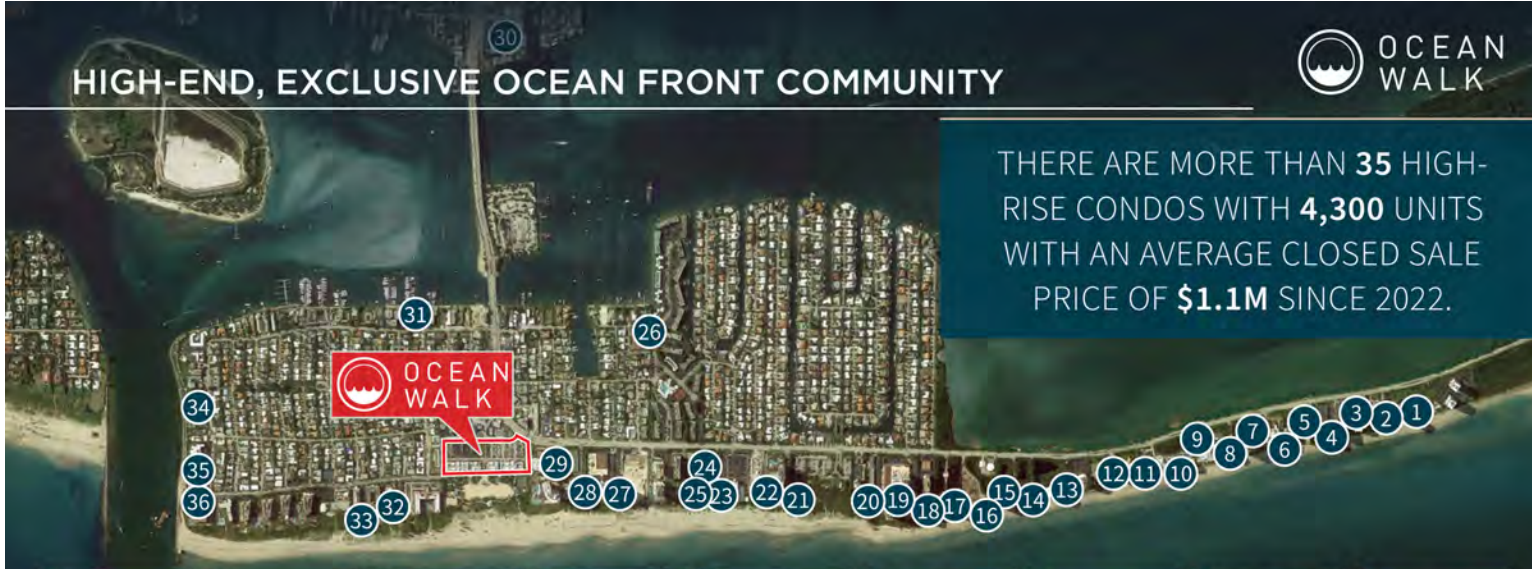
2401 N. Ocean Drive, Singer Island, FL 33404



HIGH-END, EXCLUSIVE OCEAN FRONT COMMUNITY



THERE ARE MORE THAN **35** HIGH-RISE CONDOS WITH **4,300** UNITS WITH AN AVERAGE CLOSED SALE PRICE OF **\$1.1M** SINCE 2022.



 1 WATER GLADES 268 UNITS	 2 DUNES TOWERS 84 UNITS	 3 SEAGRAPE 60 UNITS	 4 AQUARIUS 112 UNITS	 5 CONNEMARA 127 UNITS	 6 SEA DUNES 28 UNITS	 7 EASTPOINTE 147 UNITS	 8 ONE SINGER ISLAND 15 UNITS	 9 REACHES 94 UNITS
 10 CAPRI 28 UNITS	 11 CORNICHE 110 UNITS	 12 VIA DELFINO 33 UNITS	 13 SEAWINDS 184 UNITS	 14 CONDADO 13 UNITS	 15 OCEANS EDGE 40 UNITS	 16 500 NORTH OCEAN 48 UNITS	 17 BEACH FRONT 59 UNITS	 18 COTE D'AZUR 208 UNITS
 19 MARTINIQUE 218 UNITS	 20 OASIS 38 UNITS	 21 RESORT AT SINGER ISLAND 66 UNITS	 22 VISTABLIE 58 UNITS	 23 VILLA TOWERS 52 UNITS	 24 VILLAS ON THE OCEAN 55 UNITS	 25 OCEANTREE 160 UNITS	 26 YACHT HARBOR ESTATES 23 UNITS	 27 TIARA 320 UNITS
 28 PHOENIX TOWERS 176 UNITS	 29 ITZ CARLTON RESIDENCES 242 UNITS	 30 MARINA GRANDE 1,000 UNITS	 31 CANNONSPOINT 184 UNITS	 32 DOLCE VITA 34 UNITS	 33 MAYAN TOWERS 140 UNITS	 34 THE ADDISON 5 UNITS	 35 INLET BEACH CLUB 46 UNITS	 36 OCEAN EIGHTEEN 18 UNITS

last updated: 03/18/26 P.7



SHARY THUR



202-359-3469



sthur@thurassociates.com

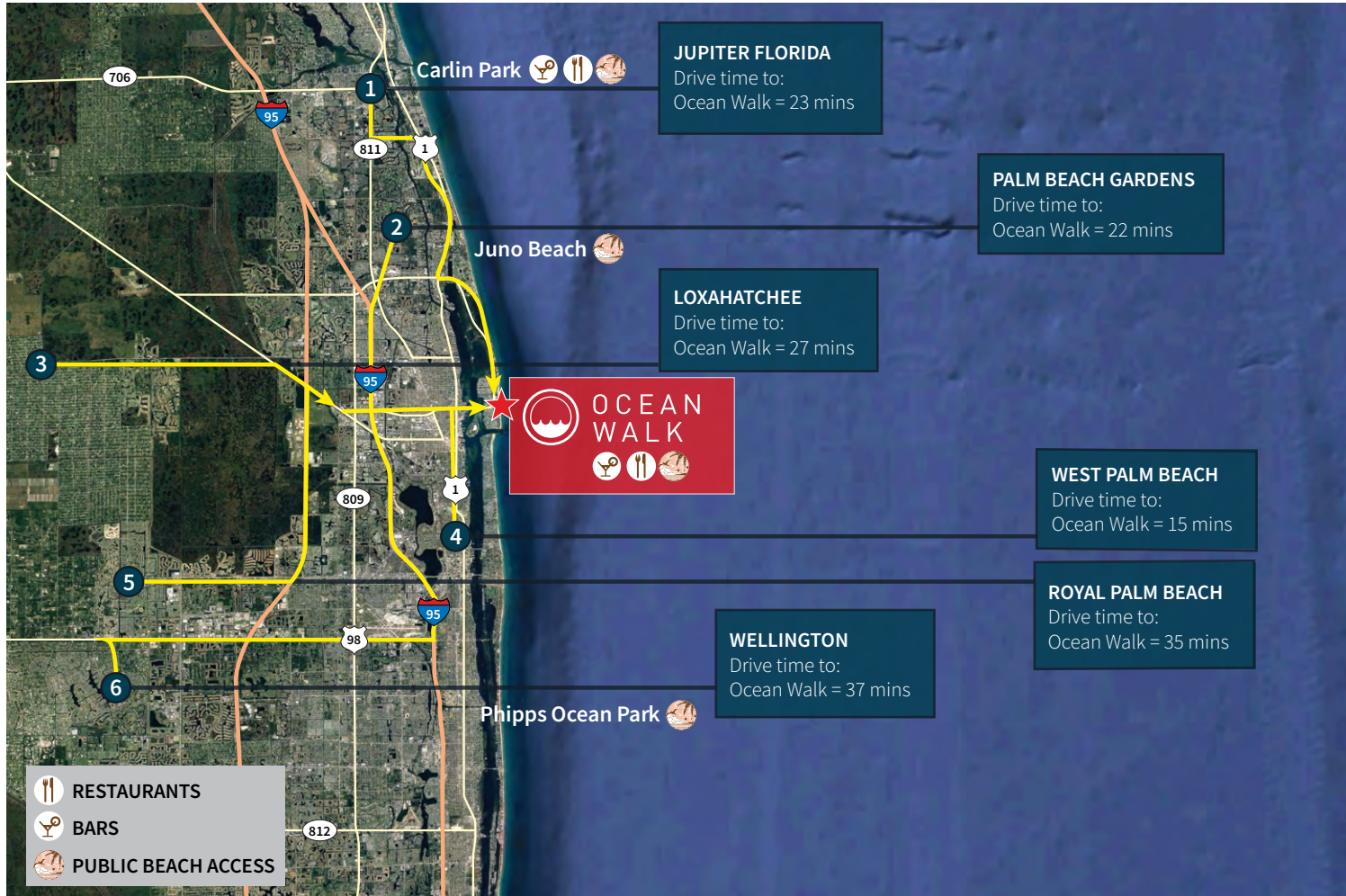
# OCEAN WALK

2401 N. Ocean Drive, Singer Island, FL 33404



## SINGER ISLAND'S PREMIER HIGH-END RETAIL DESTINATION

OCEAN WALK HAS NO DIRECT COMPETITION AS THE ONLY RETAIL CENTER WITH DIRECT BEACH ACCESS



# OCEAN WALK

2401 N. Ocean Drive, Singer Island, FL 33404



## CONSISTENT TRAFFIC PATTERNS FROM DENSE TRADE AREA



Ocean Walk draws from a wide region with consistent beach-side event programming including the Palm Beach Triathlon, Palm Beach Half Marathon, Jeeps on the Island & Beach Bums Sand Soccer to name a few.



### Top 9%

Most Visited Strip/Convenience Center in the United States (1,348 / 16,510 in Total)

**1,083,839**

Annual Visits

### Top 5%

Most Visited 7-Eleven in the United States (333 / 7,247 in Total)

**\$125,146**

Trade Area Average Household Income (75% of True Trade Area within 10 Miles)

**71 Minutes**

Average Customer Dwell Time



# OCEAN WALK

2401 N. Ocean Drive, Singer Island, FL 33404



## GROWING, EDUCATED & AFFLUENT CUSTOMER BASE



Outstanding Surrounding Demographics  
(Within a 15 Minute Drive)

**159,401**  
Population

**\$103,899**  
AHHI

**213,898**  
Daytime Population

**+700,000**  
Cruise Passengers Annually  
Through Port of Palm Beach

**\$4.4B**  
Buying Power

	1-Mile	3-Mile	5-Mile	10 Minute Drive	15 Minute Drive	30 Minute Drive
<b>Population</b>						
2022 Estimate	5,076	46,446	132,300	63,838	159,401	796,402
2027 Estimate	5,226	47,756	135,642	65,283	163,370	811,490
Growth 2022-2027	2.96%	2.82%	2.53%	2.26%	2.49%	1.89%
Daytime Population	5,458	52,289	172,065	79,233	213,898	801,934
<b>Household Summary</b>						
2022 Estimate	2,857	18,632	54,381	25,711	66,081	316,351
2027 Estimate	2,933	19,142	55,780	26,275	67,784	321,794
Growth 2022-2027	2.66%	2.74%	2.57%	2.19%	2.58%	1.72%
<b>Average HH Income</b>						
2022 Estimate	\$162,364	\$105,280	\$100,997	\$97,416	\$103,899	\$106,123
<b>Buying Power</b>						
2022 Estimate (\$B)	\$0.3 B	\$1.1 B	\$3.5 B	\$1.5 B	\$4.4 B	\$22.1 B

last updated: 03/18/26 P. 10



SHARY THUR



202-359-3469



sthur@thurassociates.com

# OCEAN WALK

2401 N. Ocean Drive, Singer Island, FL 33404



## RECORD BREAKING TOURISM TO THE PALM BEACHES



### 2022 STATISTICS

**9.1M**

Total Visitors  
(Up 31% from 2021)

**\$6.7B**

Total Spending  
(Up 34% from 2021)

**\$9.7B**

Total Economic Impact in 2022  
(Up 34% from 2021)

**\$1.4B**

Room Night Revenue  
(Up 44% from 2021)



last updated: 03/18/26 P. 11



SHARY THUR



202-359-3469



sthur@thurassociates.com

# OCEAN WALK

2401 N. Ocean Drive, Singer Island, FL 33404



## PALM BEACH COUNTY OVERVIEW

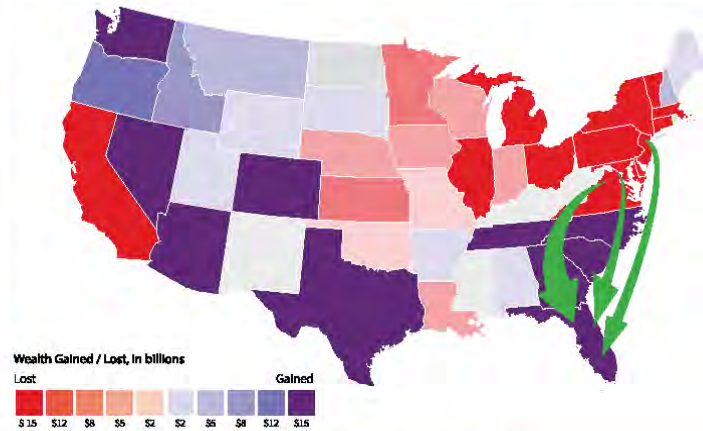
South Florida, and Palm Beach County in particular, have seen an unprecedented level of business leaders and corporate tenants relocating to the area. Palm Beach County welcomed 11,000 people during 2020 with a new net income gain of \$3.4 billion — far exceeding the gains of any other county in the U.S. studied by Unacast. The increase in the migration of wealth to South Florida has been amplified as a result of the COVID-19 pandemic. 85% of Florida's new residents have a six-figure income and Florida is ranked #4 in the country for business tax climate by Taxfoundation.org. New Yorkers are buying homes in South Florida sight unseen.

*Hedge Fund Magnate Is Moving His \$41 Billion Firm From N.Y To Florida*

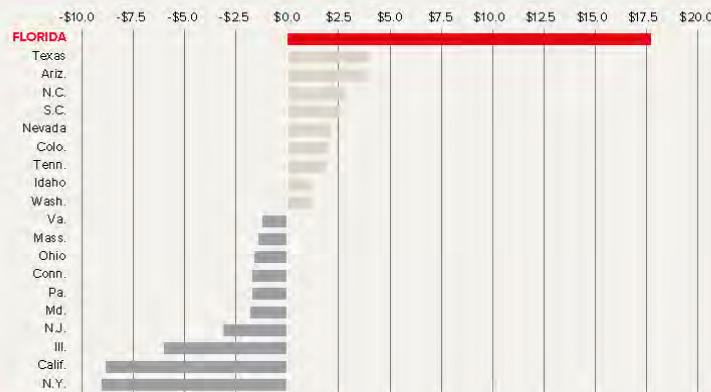
The New York Times

*Florida's Sunshine And Tax Benefits Beckon Billionaires*

WSJ



**BIGGEST STATE WINNERS/  
LOSERS IN DOMESTIC WEALTH MIGRATION**  
State AGI Gain/Loss Due to Domestic Migration (in billions)



### TENANTS IN THE MARKET



# OCEAN WALK

2401 N. Ocean Drive, Singer Island, FL 33404



## PALM BEACH COUNTY OVERVIEW



**1.4M+**  
Permanent Residents

**#1**  
County for people and income growth in Florida

**16**  
Fortune 500 Headquarters

**1<sup>ST</sup>**  
Train Station on VirginTrains Network

**9**  
Years of Consecutive Population Growth

**6M+**  
Tourists Annually

**\$20B**  
In Development Since 2016

**20.8%**  
Millennial Population (Age 20-34)



**69%** Increase in South Florida migration during 2020

**1,000** People per day are moving to Florida

**85%** Of Florida's new residents have a six-figure income

**\$16B** From new residents migrating to Florida

**2X** Increase in home sale transactions during 2020

**122%** Increase in \$1M+ home sales in 2020

**#4** Ranking in the country for business climate by the tax foundation

**\$2B** Venture Capital investment dollars in 2020, ranking #7 in the nation

**#3** Most millionaires per square mile in the United States

last updated: 03/18/26 P. 13



SHARY THUR



202-359-3469



sthur@thurassociates.com

# OCEAN WALK

2401 N. Ocean Drive, Singer Island, FL 33404



## LEASING CONTACT

SHARY THUR  
Cell: 202-359-3469  
Direct 202-823-4445  
sthur@thurassociates.com

## 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: 26.7821/-80.0342

2401 N Ocean Ave Singer Island, FL 33404	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
Estimated Population (2025)	5,964	52,630	145,240
Projected Population (2030)	5,771	52,512	145,778
Census Population (2020)	3,972	45,754	126,942
Census Population (2010)	3,639	41,265	112,271
Projected Annual Growth (2025-2030)	-193 -0.6%	-118 -	538 -
Historical Annual Growth (2020-2025)	1,992 -	6,876 3.0%	18,298 2.9%
Historical Annual Growth (2010-2020)	333 0.9%	4,489 1.1%	14,671 1.3%
Estimated Population Density (2025)	1,899 <i>psm</i>	1,862 <i>psm</i>	1,850 <i>psm</i>
Trade Area Size	3.1 <i>sq mi</i>	28.3 <i>sq mi</i>	78.5 <i>sq mi</i>
<b>Households</b>			
Estimated Households (2025)	3,322	21,809	60,742
Projected Households (2030)	3,213	21,729	60,751
Census Households (2020)	2,245	18,833	53,708
Census Households (2010)	2,084	17,166	48,016
Projected Annual Growth (2025-2030)	-109 -0.7%	-81 -	8 -
Historical Annual Change (2010-2025)	1,238 4.0%	4,644 1.8%	12,726 1.8%
<b>Average Household Income</b>			
Estimated Average Household Income (2025)	\$215,026	\$131,186	\$131,982
Projected Average Household Income (2030)	\$214,645	\$129,827	\$130,302
Census Average Household Income (2010)	\$87,253	\$64,152	\$68,423
Census Average Household Income (2000)	\$87,008	\$57,077	\$64,551
Projected Annual Change (2025-2030)	-\$380 -	-\$1,359 -0.2%	-\$1,681 -0.3%
Historical Annual Change (2000-2025)	\$128,018 5.9%	\$74,108 5.2%	\$67,432 4.2%
<b>Median Household Income</b>			
Estimated Median Household Income (2025)	\$101,906	\$85,121	\$87,018
Projected Median Household Income (2030)	\$101,858	\$84,325	\$86,132
Census Median Household Income (2010)	\$52,293	\$43,802	\$46,656
Census Median Household Income (2000)	\$55,091	\$39,729	\$43,743
Projected Annual Change (2025-2030)	-\$48 -	-\$796 -0.2%	-\$886 -0.2%
Historical Annual Change (2000-2025)	\$46,815 3.4%	\$45,392 4.6%	\$43,275 4.0%
<b>Per Capita Income</b>			
Estimated Per Capita Income (2025)	\$119,890	\$54,566	\$55,467
Projected Per Capita Income (2030)	\$119,637	\$53,926	\$54,570
Census Per Capita Income (2010)	\$49,971	\$26,685	\$29,258
Census Per Capita Income (2000)	\$47,056	\$23,127	\$27,433
Projected Annual Change (2025-2030)	-\$253 -	-\$641 -0.2%	-\$897 -0.3%
Historical Annual Change (2000-2025)	\$72,835 6.2%	\$31,439 5.4%	\$28,034 4.1%
Estimated Average Household Net Worth (2025)	\$2.56 M	\$1.44 M	\$1.36 M

Information herein has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about its independent confirmation of its accuracy and completeness is your responsibility.  
 ©2026 Sims USA Chandler, Arizona 480-491-1112 - Demographic Source: Applied Geographic Solutions 11/2025, TIGER Geography - RFULL9

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

# Complete Profile

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



Lat/Lon: 26.7821/-80.0342

2401 N Ocean Ave Singer Island, FL 33404	1 mi radius		3 mi radius		5 mi radius	
<b>Race and Ethnicity</b>						
Total Population (2025)	5,964		52,630		145,240	
White (2025)	4,852	81.4%	22,721	43.2%	65,674	45.2%
Black or African American (2025)	454	7.6%	22,517	42.8%	56,460	38.9%
American Indian or Alaska Native (2025)	8	0.1%	303	0.6%	694	0.5%
Asian (2025)	153	2.6%	836	1.6%	3,911	2.7%
Hawaiian or Pacific Islander (2025)	-	-	23	-	51	-
Other Race (2025)	150	2.5%	2,221	4.2%	6,492	4.5%
Two or More Races (2025)	347	5.8%	4,010	7.6%	11,958	8.2%
Population < 18 (2025)	494	8.3%	10,638	20.2%	28,724	19.8%
White Not Hispanic	292	59.1%	2,021	19.0%	6,305	22.0%
Black or African American	79	16.1%	6,033	56.7%	15,254	53.1%
Asian	4	0.9%	89	0.8%	634	2.2%
Other Race Not Hispanic	23	4.7%	268	2.5%	786	2.7%
Hispanic	95	19.2%	2,227	20.9%	5,743	20.0%
Not Hispanic or Latino Population (2025)	5,285	88.6%	43,949	83.5%	120,430	82.9%
Not Hispanic White	4,619	87.4%	20,264	46.1%	58,879	48.9%
Not Hispanic Black or African American	425	8.0%	22,160	50.4%	55,600	46.2%
Not Hispanic American Indian or Alaska Native	1	-	20	-	52	-
Not Hispanic Asian	153	2.9%	777	1.8%	3,751	3.1%
Not Hispanic Hawaiian or Pacific Islander	-	-	13	-	23	-
Not Hispanic Other Race	12	0.2%	110	0.3%	359	0.3%
Not Hispanic Two or More Races	75	1.4%	606	1.4%	1,764	1.5%
Hispanic or Latino Population (2025)	679	11.4%	8,681	16.5%	24,810	17.1%
Hispanic White	233	34.3%	2,458	28.3%	6,795	27.4%
Hispanic Black or African American	29	4.3%	357	4.1%	860	3.5%
Hispanic American Indian or Alaska Native	7	1.0%	283	3.3%	642	2.6%
Hispanic Asian	-	-	59	0.7%	160	0.6%
Hispanic Hawaiian or Pacific Islander	-	-	10	0.1%	28	0.1%
Hispanic Other Race	139	20.4%	2,111	24.3%	6,132	24.7%
Hispanic Two or More Races	271	39.9%	3,404	39.2%	10,193	41.1%
Not Hispanic or Latino Population (2020)	3,734	94.0%	39,623	86.6%	109,164	86.0%
Hispanic or Latino Population (2020)	238	6.0%	6,131	13.4%	17,778	14.0%
Not Hispanic or Latino Population (2010)	3,509	96.4%	37,344	90.5%	100,874	89.8%
Hispanic or Latino Population (2010)	130	3.6%	3,921	9.5%	11,397	10.2%
Not Hispanic or Latino Population (2030)	4,785	82.9%	42,122	80.2%	116,252	79.7%
Hispanic or Latino Population (2030)	986	17.1%	10,390	19.8%	29,526	20.3%
Projected Annual Growth (2025-2030)	307	9.0%	1,709	3.9%	4,715	3.8%
Historical Annual Growth (2010-2020)	108	8.3%	2,210	5.6%	6,381	5.6%

©2026, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2025, TIGER Geography - RFULL9

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

# Complete Profile

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



Lat/Lon: 26.7821/-80.0342

2401 N Ocean Ave Singer Island, FL 33404	1 mi radius		3 mi radius		5 mi radius	
<b>Total Age Distribution (2025)</b>						
Total Population	5,964		52,630		145,240	
Age Under 5 Years	133	2.2%	3,172	6.0%	8,363	5.8%
Age 5 to 9 Years	106	1.8%	2,878	5.5%	7,974	5.5%
Age 10 to 14 Years	157	2.6%	2,771	5.3%	7,592	5.2%
Age 15 to 19 Years	145	2.4%	3,010	5.7%	7,870	5.4%
Age 20 to 24 Years	173	2.9%	2,797	5.3%	7,837	5.4%
Age 25 to 29 Years	182	3.0%	3,156	6.0%	9,336	6.4%
Age 30 to 34 Years	171	2.9%	3,434	6.5%	10,238	7.0%
Age 35 to 39 Years	173	2.9%	3,230	6.1%	9,636	6.6%
Age 40 to 44 Years	228	3.8%	3,058	5.8%	8,662	6.0%
Age 45 to 49 Years	223	3.7%	2,816	5.4%	7,808	5.4%
Age 50 to 54 Years	345	5.8%	3,129	5.9%	8,518	5.9%
Age 55 to 59 Years	475	8.0%	3,491	6.6%	9,160	6.3%
Age 60 to 64 Years	614	10.3%	3,894	7.4%	9,926	6.8%
Age 65 to 69 Years	707	11.9%	3,518	6.7%	9,070	6.2%
Age 70 to 74 Years	628	10.5%	2,752	5.2%	7,363	5.1%
Age 75 to 79 Years	703	11.8%	2,444	4.6%	6,713	4.6%
Age 80 to 84 Years	441	7.4%	1,688	3.2%	4,624	3.2%
Age 85 Years or Over	360	6.0%	1,392	2.6%	4,549	3.1%
Median Age	62.6		42.7		42.4	
Age 19 Years or Less	541	9.1%	11,831	22.5%	31,799	21.9%
Age 20 to 64 Years	2,584	43.3%	29,005	55.1%	81,121	55.9%
Age 65 Years or Over	2,839	47.6%	11,794	22.4%	32,320	22.3%
<b>Female Age Distribution (2025)</b>						
Female Population	3,031	50.8%	26,377	50.1%	73,855	50.9%
Age Under 5 Years	58	1.9%	1,550	5.9%	4,029	5.5%
Age 5 to 9 Years	58	1.9%	1,398	5.3%	3,843	5.2%
Age 10 to 14 Years	90	3.0%	1,355	5.1%	3,740	5.1%
Age 15 to 19 Years	65	2.1%	1,411	5.3%	3,772	5.1%
Age 20 to 24 Years	75	2.5%	1,364	5.2%	3,892	5.3%
Age 25 to 29 Years	79	2.6%	1,548	5.9%	4,759	6.4%
Age 30 to 34 Years	81	2.7%	1,713	6.5%	5,241	7.1%
Age 35 to 39 Years	84	2.8%	1,593	6.0%	4,825	6.5%
Age 40 to 44 Years	118	3.9%	1,498	5.7%	4,418	6.0%
Age 45 to 49 Years	112	3.7%	1,423	5.4%	4,016	5.4%
Age 50 to 54 Years	195	6.4%	1,619	6.1%	4,401	6.0%
Age 55 to 59 Years	250	8.2%	1,813	6.9%	4,804	6.5%
Age 60 to 64 Years	305	10.1%	1,953	7.4%	5,174	7.0%
Age 65 to 69 Years	379	12.5%	1,778	6.7%	4,734	6.4%
Age 70 to 74 Years	321	10.6%	1,455	5.5%	3,927	5.3%
Age 75 to 79 Years	358	11.8%	1,280	4.9%	3,552	4.8%
Age 80 to 84 Years	229	7.6%	893	3.4%	2,487	3.4%
Age 85 Years or Over	172	5.7%	733	2.8%	2,241	3.0%
Female Median Age	62.7		43.6		43.2	
Age 19 Years or Less	271	8.9%	5,713	21.7%	15,384	20.8%
Age 20 to 64 Years	1,300	42.9%	14,524	55.1%	41,530	56.2%
Age 65 Years or Over	1,460	48.2%	6,139	23.3%	16,941	22.9%

# Complete Profile

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



Lat/Lon: 26.7821/-80.0342

2401 N Ocean Ave		1 mi radius		3 mi radius		5 mi radius	
Singer Island, FL 33404							
<b>Male Age Distribution (2025)</b>							
Male Population		2,933	49.2%	26,254	49.9%	71,385	49.1%
Age Under 5 Years		75	2.6%	1,622	6.2%	4,334	6.1%
Age 5 to 9 Years		47	1.6%	1,480	5.6%	4,131	5.8%
Age 10 to 14 Years		67	2.3%	1,416	5.4%	3,852	5.4%
Age 15 to 19 Years		80	2.7%	1,599	6.1%	4,098	5.7%
Age 20 to 24 Years		98	3.3%	1,433	5.5%	3,945	5.5%
Age 25 to 29 Years		102	3.5%	1,608	6.1%	4,577	6.4%
Age 30 to 34 Years		90	3.1%	1,721	6.6%	4,997	7.0%
Age 35 to 39 Years		89	3.0%	1,637	6.2%	4,811	6.7%
Age 40 to 44 Years		111	3.8%	1,560	5.9%	4,244	5.9%
Age 45 to 49 Years		111	3.8%	1,393	5.3%	3,792	5.3%
Age 50 to 54 Years		150	5.1%	1,509	5.7%	4,117	5.8%
Age 55 to 59 Years		225	7.7%	1,679	6.4%	4,356	6.1%
Age 60 to 64 Years		309	10.5%	1,941	7.4%	4,752	6.7%
Age 65 to 69 Years		328	11.2%	1,740	6.6%	4,336	6.1%
Age 70 to 74 Years		307	10.5%	1,297	4.9%	3,436	4.8%
Age 75 to 79 Years		344	11.7%	1,164	4.4%	3,161	4.4%
Age 80 to 84 Years		212	7.2%	795	3.0%	2,136	3.0%
Age 85 Years or Over		187	6.4%	660	2.5%	2,308	3.2%
Male Median Age		62.5		41.7		41.6	
Age 19 Years or Less		270	9.2%	6,118	23.3%	16,415	23.0%
Age 20 to 64 Years		1,284	43.8%	14,480	55.2%	39,591	55.5%
Age 65 Years or Over		1,379	47.0%	5,656	21.5%	15,378	21.5%
<b>Males per 100 Females (2025)</b>							
Overall Comparison		97		100		97	
Age Under 5 Years		130	56.5%	105	51.1%	108	51.8%
Age 5 to 9 Years		81	44.8%	106	51.4%	108	51.8%
Age 10 to 14 Years		75	42.8%	104	51.1%	103	50.7%
Age 15 to 19 Years		124	55.4%	113	53.1%	109	52.1%
Age 20 to 24 Years		130	56.6%	105	51.2%	101	50.3%
Age 25 to 29 Years		129	56.3%	104	51.0%	96	49.0%
Age 30 to 34 Years		110	52.4%	100	50.1%	95	48.8%
Age 35 to 39 Years		105	51.2%	103	50.7%	100	49.9%
Age 40 to 44 Years		94	48.5%	104	51.0%	96	49.0%
Age 45 to 49 Years		99	49.8%	98	49.5%	94	48.6%
Age 50 to 54 Years		77	43.3%	93	48.2%	94	48.3%
Age 55 to 59 Years		90	47.4%	93	48.1%	91	47.6%
Age 60 to 64 Years		101	50.3%	99	49.8%	92	47.9%
Age 65 to 69 Years		86	46.4%	98	49.5%	92	47.8%
Age 70 to 74 Years		96	48.9%	89	47.1%	88	46.7%
Age 75 to 79 Years		96	49.0%	91	47.6%	89	47.1%
Age 80 to 84 Years		93	48.1%	89	47.1%	86	46.2%
Age 85 Years or Over		109	52.1%	90	47.4%	103	50.7%
Age 19 Years or Less		100	49.9%	107	51.7%	107	51.6%
Age 20 to 39 Years		118	54.1%	103	50.7%	98	49.5%
Age 40 to 64 Years		92	48.0%	97	49.3%	93	48.2%
Age 65 Years or Over		94	48.6%	92	48.0%	91	47.6%

# Complete Profile

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



Lat/Lon: 26.7821/-80.0342

2401 N Ocean Ave Singer Island, FL 33404	1 mi radius		3 mi radius		5 mi radius	
<b>Household Type (2025)</b>						
Total Households	3,322		21,809		60,742	
Households with Children	256	7.7%	5,978	27.4%	16,285	26.8%
Average Household Size	1.8		2.4		2.3	
Household Density per Square Mile	1,058		772		774	
Population Family	3,224	54.1%	41,651	79.1%	111,126	76.5%
Population Non-Family	2,693	45.2%	10,174	19.3%	30,941	21.3%
Population Group Quarters	47	0.8%	805	1.5%	3,174	2.2%
Family Households	1,209	36.4%	14,167	65.0%	37,829	62.3%
Married Couple Households	1,067	88.3%	8,280	58.4%	22,621	59.8%
Other Family Households with Children	142	11.7%	5,887	41.6%	15,208	40.2%
Family Households with Children	253	21.0%	5,953	42.0%	16,222	42.9%
Married Couple with Children	201	79.1%	2,631	44.2%	7,820	48.2%
Other Family Households with Children	53	20.9%	3,322	55.8%	8,403	51.8%
Family Households No Children	955	79.0%	8,215	58.0%	21,607	57.1%
Married Couple No Children	867	90.7%	5,650	68.8%	14,801	68.5%
Other Family Households No Children	89	9.3%	2,565	31.2%	6,806	31.5%
Non-Family Households	2,113	63.6%	7,642	35.0%	22,913	37.7%
Non-Family Households with Children	3	0.1%	25	0.3%	63	0.3%
Non-Family Households No Children	2,110	99.9%	7,617	99.7%	22,850	99.7%
Average Family Household Size	2.7		2.9		2.9	
Average Family Income	\$341,499		\$141,387		\$144,867	
Median Family Income	\$195,896		\$100,477		\$102,557	
Average Non-Family Household Size	1.3		1.3		1.4	
<b>Marital Status (2025)</b>						
Population Age 15 Years or Over	5,568		43,809		121,311	
Never Married	1,014	18.2%	15,736	35.9%	43,915	36.2%
Currently Married	3,145	56.5%	16,427	37.5%	45,632	37.6%
Previously Married	1,410	25.3%	11,646	26.6%	31,763	26.2%
Separated	233	16.5%	2,447	21.0%	6,334	19.9%
Widowed	440	31.2%	3,260	28.0%	8,744	27.5%
Divorced	737	52.3%	5,938	51.0%	16,686	52.5%
<b>Educational Attainment (2025)</b>						
Adult Population Age 25 Years or Over	5,250		38,002		105,604	
Elementary (Grade Level 0 to 8)	229	4.4%	2,670	7.0%	6,173	5.8%
Some High School (Grade Level 9 to 11)	132	2.5%	2,573	6.8%	6,126	5.8%
High School Graduate	655	12.5%	9,972	26.2%	26,220	24.8%
Some College	770	14.7%	5,591	14.7%	16,885	16.0%
Associate Degree Only	364	6.9%	3,297	8.7%	9,899	9.4%
Bachelor Degree Only	1,855	35.3%	8,563	22.5%	24,399	23.1%
Graduate Degree	1,246	23.7%	5,337	14.0%	15,901	15.1%
Any College (Some College or Higher)	4,234	80.7%	22,788	60.0%	67,084	63.5%
College Degree + (Bachelor Degree or Higher)	3,100	59.1%	13,900	36.6%	40,301	38.2%

# Complete Profile

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



Lat/Lon: 26.7821/-80.0342

2401 N Ocean Ave Singer Island, FL 33404	1 mi radius		3 mi radius		5 mi radius	
<b>Housing</b>						
Total Housing Units (2025)	4,191		25,316		69,355	
Total Housing Units (2020)	4,160		23,910		64,767	
Historical Annual Growth (2020-2025)	31	-	1,406	-	4,587	-
Housing Units Occupied (2025)	3,322	79.3%	21,809	86.1%	60,742	87.6%
Housing Units Owner-Occupied	2,303	69.3%	11,780	54.0%	32,587	53.6%
Housing Units Renter-Occupied	1,019	30.7%	10,029	46.0%	28,155	46.4%
Housing Units Vacant (2025)	869	20.7%	3,506	13.9%	8,613	12.4%
<b>Household Size (2025)</b>						
Total Households	3,322		21,809		60,742	
1 Person Households	1,750	52.7%	6,018	27.6%	18,026	29.7%
2 Person Households	1,011	30.4%	8,438	38.7%	22,934	37.8%
3 Person Households	250	7.5%	3,333	15.3%	8,803	14.5%
4 Person Households	218	6.6%	2,326	10.7%	6,408	10.5%
5 Person Households	66	2.0%	1,005	4.6%	2,746	4.5%
6 Person Households	17	0.5%	422	1.9%	1,103	1.8%
7 or More Person Households	9	0.3%	267	1.2%	722	1.2%
<b>Household Income Distribution (2025)</b>						
HH Income \$200,000 or More	1,041	31.3%	3,632	16.7%	9,105	15.0%
HH Income \$150,000 to \$199,999	178	5.4%	1,639	7.5%	4,955	8.2%
HH Income \$125,000 to \$149,999	219	6.6%	1,351	6.2%	4,120	6.8%
HH Income \$100,000 to \$124,999	220	6.6%	1,434	6.6%	5,562	9.2%
HH Income \$75,000 to \$99,999	414	12.5%	2,521	11.6%	6,964	11.5%
HH Income \$50,000 to \$74,999	426	12.8%	3,583	16.4%	10,138	16.7%
HH Income \$35,000 to \$49,999	160	4.8%	1,872	8.6%	5,102	8.4%
HH Income \$25,000 to \$34,999	317	9.6%	2,102	9.6%	5,173	8.5%
HH Income \$15,000 to \$24,999	155	4.7%	1,322	6.1%	3,824	6.3%
HH Income \$10,000 to \$14,999	101	3.0%	772	3.5%	1,960	3.2%
HH Income Under \$10,000	91	2.7%	1,582	7.3%	3,840	6.3%
<b>Household Vehicles (2025)</b>						
Households 0 Vehicles Available	228	6.9%	2,080	9.5%	5,593	9.2%
Households 1 Vehicle Available	1,624	48.9%	10,214	46.8%	27,177	44.7%
Households 2 Vehicles Available	1,184	35.6%	6,714	30.8%	20,731	34.1%
Households 3 or More Vehicles Available	286	8.6%	2,802	12.8%	7,240	11.9%
Total Vehicles Available	4,982		33,205		93,000	
Average Vehicles per Household	1.5		1.5		1.5	
Owner-Occupied Household Vehicles	3,829	76.9%	21,017	63.3%	57,630	62.0%
Average Vehicles per Owner-Occupied Household	1.7		1.8		1.8	
Renter-Occupied Household Vehicles	1,153	23.1%	12,188	36.7%	35,370	38.0%
Average Vehicles per Renter-Occupied Household	1.1		1.2		1.3	
<b>Travel Time (2025)</b>						
Worker Base Age 16 years or Over	2,182		23,920		70,298	
Travel to Work in 14 Minutes or Less	377	17.3%	5,423	22.7%	17,809	25.3%
Travel to Work in 15 to 29 Minutes	508	23.3%	7,797	32.6%	24,293	34.6%
Travel to Work in 30 to 59 Minutes	437	20.0%	5,790	24.2%	14,833	21.1%
Travel to Work in 60 Minutes or More	233	10.7%	1,363	5.7%	4,023	5.7%
Work at Home	627	28.7%	3,547	14.8%	9,340	13.3%
Average Minutes Travel to Work	23.8		21.7		20.1	

# Complete Profile

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



Lat/Lon: 26.7821/-80.0342

2401 N Ocean Ave Singer Island, FL 33404	1 mi radius		3 mi radius		5 mi radius	
<b>Transportation To Work (2025)</b>						
Worker Base Age 16 years or Over	2,182		23,920		70,298	
Drive to Work Alone	1,274	58.4%	16,597	69.4%	49,659	70.6%
Drive to Work in Carpool	162	7.4%	2,292	9.6%	6,959	9.9%
Travel to Work by Public Transportation	41	1.9%	552	2.3%	1,492	2.1%
Drive to Work on Motorcycle	2	-	31	0.1%	80	0.1%
Bicycle to Work	7	0.3%	101	0.4%	287	0.4%
Walk to Work	27	1.2%	386	1.6%	1,213	1.7%
Other Means	43	2.0%	415	1.7%	1,268	1.8%
Work at Home	627	28.7%	3,547	14.8%	9,340	13.3%
<b>Daytime Demographics (2025)</b>						
Total Businesses	364		4,215		15,180	
Total Employees	2,045		25,435		104,818	
Company Headquarter Businesses	2	0.6%	107	2.5%	412	2.7%
Company Headquarter Employees	23	1.1%	3,881	15.3%	12,545	12.0%
Employee Population per Business	5.6 to 1		6.0 to 1		6.9 to 1	
Residential Population per Business	16.4 to 1		12.5 to 1		9.6 to 1	
Adj. Daytime Demographics Age 16 Years or Over	5,401		44,657		154,214	
<b>Labor Force</b>						
Labor Population Age 16 Years or Over (2025)	5,537		43,215		119,773	
Labor Force Total Males (2025)	2,733	49.4%	21,437	49.6%	58,262	48.6%
Male Civilian Employed	1,220	44.6%	12,990	60.6%	36,421	62.5%
Male Civilian Unemployed	87	3.2%	908	4.2%	1,869	3.2%
Males in Armed Forces	-	-	73	0.3%	75	0.1%
Males Not in Labor Force	1,426	52.2%	7,466	34.8%	19,897	34.2%
Labor Force Total Females (2025)	2,804	50.6%	21,778	50.4%	61,511	51.4%
Female Civilian Employed	962	34.3%	10,930	50.2%	33,881	55.1%
Female Civilian Unemployed	41	1.5%	511	2.3%	1,710	2.8%
Females in Armed Forces	-	-	-	-	-	-
Females Not in Labor Force	1,802	64.2%	10,336	47.5%	25,920	42.1%
Unemployment Rate	128	2.3%	1,419	3.3%	3,579	3.0%
<b>Occupation (2025)</b>						
Occupation Population Age 16 Years or Over	2,182		23,920		70,298	
Occupation Total Males	1,220	55.9%	12,989	54.3%	36,417	51.8%
Occupation Total Females	962	44.1%	10,930	45.7%	33,881	48.2%
Management, Business, Financial Operations	515	23.6%	4,765	19.9%	14,108	20.1%
Professional, Related	596	27.3%	4,836	20.2%	14,496	20.6%
Service	326	14.9%	5,123	21.4%	15,201	21.6%
Sales, Office	487	22.3%	4,512	18.9%	14,195	20.2%
Farming, Fishing, Forestry	2	-	136	0.6%	293	0.4%
Construction, Extraction, Maintenance	139	6.4%	2,056	8.6%	5,660	8.1%
Production, Transport, Material Moving	118	5.4%	2,491	10.4%	6,346	9.0%
White Collar Workers	1,598	73.2%	14,114	59.0%	42,798	60.9%
Blue Collar Workers	584	26.8%	9,806	41.0%	27,499	39.1%

# Complete Profile

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



Lat/Lon: 26.7821/-80.0342

2401 N Ocean Ave Singer Island, FL 33404		1 mi radius		3 mi radius		5 mi radius	
<b>Units In Structure (2025)</b>							
Total Units		3,322		21,809		60,742	
1 Detached Unit		1,308	39.4%	10,004	45.9%	24,316	40.0%
1 Attached Unit		104	3.1%	1,162	5.3%	6,090	10.0%
2 Units		6	0.2%	1,091	5.0%	2,394	3.9%
3 to 4 Units		125	3.8%	1,180	5.4%	4,606	7.6%
5 to 9 Units		293	8.8%	1,315	6.0%	3,618	6.0%
10 to 19 Units		321	9.7%	1,791	8.2%	4,553	7.5%
20 to 49 Units		143	4.3%	1,684	7.7%	4,289	7.1%
50 or More Units		1,008	30.4%	3,286	15.1%	9,165	15.1%
Mobile Home or Trailer		14	0.4%	295	1.4%	1,639	2.7%
Other Structure		-	-	2	-	73	0.1%
<b>Homes Built By Year (2025)</b>							
Homes Built 2020 or later		71	1.7%	489	1.9%	1,506	2.2%
Homes Built 2010 to 2019		68	1.6%	700	2.8%	3,072	4.4%
Homes Built 2000 to 2009		419	10.0%	2,376	9.4%	8,891	12.8%
Homes Built 1990 to 1999		116	2.8%	966	3.8%	5,759	8.3%
Homes Built 1980 to 1989		396	9.5%	2,512	9.9%	10,006	14.4%
Homes Built 1970 to 1979		1,058	25.2%	5,063	20.0%	13,096	18.9%
Homes Built 1960 to 1969		513	12.2%	3,785	15.0%	8,339	12.0%
Homes Built 1950 to 1959		643	15.3%	4,215	16.6%	6,466	9.3%
Homes Built 1940 to 1949		24	0.6%	506	2.0%	1,108	1.6%
Homes Built Before 1939		14	0.3%	1,197	4.7%	2,500	3.6%
Median Age of Homes		48.3	yrs	50.8	yrs	44.5	yrs
<b>Home Values (2025)</b>							
Owner Specified Housing Units		2,303		11,780		32,587	
Home Values \$1,000,000 or More		736	31.9%	2,355	20.0%	5,936	18.2%
Home Values \$750,000 to \$999,999		404	17.6%	1,325	11.2%	3,005	9.2%
Home Values \$500,000 to \$749,999		468	20.3%	2,223	18.9%	6,103	18.7%
Home Values \$400,000 to \$499,999		254	11.0%	1,444	12.3%	4,095	12.6%
Home Values \$300,000 to \$399,999		206	9.0%	1,518	12.9%	4,814	14.8%
Home Values \$250,000 to \$299,999		111	4.8%	703	6.0%	2,377	7.3%
Home Values \$200,000 to \$249,999		55	2.4%	734	6.2%	2,029	6.2%
Home Values \$175,000 to \$199,999		5	0.2%	260	2.2%	588	1.8%
Home Values \$150,000 to \$174,999		10	0.4%	296	2.5%	917	2.8%
Home Values \$125,000 to \$149,999		11	0.5%	130	1.1%	344	1.1%
Home Values \$100,000 to \$124,999		5	0.2%	314	2.7%	599	1.8%
Home Values \$90,000 to \$99,999		4	0.2%	56	0.5%	116	0.4%
Home Values \$80,000 to \$89,999		3	0.1%	38	0.3%	145	0.4%
Home Values \$70,000 to \$79,999		-	-	25	0.2%	88	0.3%
Home Values \$60,000 to \$69,999		5	0.2%	53	0.5%	106	0.3%
Home Values \$50,000 to \$59,999		1	-	37	0.3%	131	0.4%
Home Values \$35,000 to \$49,999		4	0.2%	63	0.5%	297	0.9%
Home Values \$25,000 to \$34,999		2	-	56	0.5%	329	1.0%
Home Values \$10,000 to \$24,999		3	0.1%	80	0.7%	349	1.1%
Home Values Under \$10,000		16	0.7%	70	0.6%	218	0.7%
Owner-Occupied Median Home Value		\$753,874		\$621,285		\$629,425	
Renter-Occupied Median Rent		\$2,159		\$1,669		\$1,731	

# Complete Profile

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



Lat/Lon: 26.7821/-80.0342

2401 N Ocean Ave Singer Island, FL 33404	1 mi radius		3 mi radius		5 mi radius	
<b>Total Annual Consumer Expenditure (2025)</b>						
Total Household Expenditure	\$406.61 M		\$2.28 B		\$6.31 B	
Total Non-Retail Expenditure	\$215.82 M		\$1.17 B		\$3.21 B	
Total Retail Expenditure	\$190.8 M		\$1.11 B		\$3.09 B	
Alcoholic Beverages	\$2.51 M		\$14.03 M		\$38.95 M	
Apparel	\$7.23 M		\$42.09 M		\$116.82 M	
Contributions	\$14.35 M		\$74.18 M		\$206.08 M	
Education	\$9.86 M		\$52.56 M		\$146 M	
Entertainment	\$22.21 M		\$130.3 M		\$361.61 M	
Food Away From Home	\$17.41 M		\$100.23 M		\$278.31 M	
Grocery	\$19.97 M		\$144.15 M		\$399.96 M	
Health Care	\$25.1 M		\$150.03 M		\$414.17 M	
Household Furnishings and Equipment	\$10.7 M		\$60.74 M		\$168.69 M	
Household Operations	\$7.15 M		\$42.63 M		\$117.98 M	
Miscellaneous Expenses	\$6.8 M		\$38.92 M		\$108.27 M	
Personal Care	\$4.2 M		\$28.52 M		\$79.17 M	
Shelter	\$58.83 M		\$375.98 M		\$1.04 B	
Tax and Retirement	\$126.81 M		\$581.34 M		\$1.59 B	
Tobacco and Related	\$944.7 K		\$10.68 M		\$29.29 M	
Transportation	\$58.69 M		\$330.43 M		\$923.62 M	
Utilities	\$13.86 M		\$102.46 M		\$284.26 M	
<b>Monthly Household Consumer Expenditure (2025)</b>						
Total Household Expenditure	\$10,200		\$8,709		\$8,655	
Total Non-Retail Expenditure	\$5,414	53.1%	\$4,460	51.2%	\$4,410	51.0%
Total Retail Expenditures	\$4,786	46.9%	\$4,249	48.8%	\$4,245	49.0%
Alcoholic Beverages	\$63	0.6%	\$54	0.6%	\$53	0.6%
Apparel	\$181	1.8%	\$161	1.8%	\$160	1.9%
Contributions	\$360	3.5%	\$283	3.3%	\$283	3.3%
Education	\$247	2.4%	\$201	2.3%	\$200	2.3%
Entertainment	\$557	5.5%	\$498	5.7%	\$496	5.7%
Food Away From Home	\$437	4.3%	\$383	4.4%	\$382	4.4%
Grocery	\$501	4.9%	\$551	6.3%	\$549	6.3%
Health Care	\$630	6.2%	\$573	6.6%	\$568	6.6%
Household Furnishings and Equipment	\$268	2.6%	\$232	2.7%	\$231	2.7%
Household Operations	\$179	1.8%	\$163	1.9%	\$162	1.9%
Miscellaneous Expenses	\$171	1.7%	\$149	1.7%	\$149	1.7%
Personal Care	\$105	1.0%	\$109	1.3%	\$109	1.3%
Shelter	\$1,476	14.5%	\$1,437	16.5%	\$1,431	16.5%
Tax and Retirement	\$3,181	31.2%	\$2,221	25.5%	\$2,185	25.5%
Tobacco and Related	\$24	0.2%	\$41	0.5%	\$40	0.5%
Transportation	\$1,472	14.4%	\$1,263	14.5%	\$1,267	14.6%
Utilities	\$348	3.4%	\$391	4.5%	\$390	4.5%