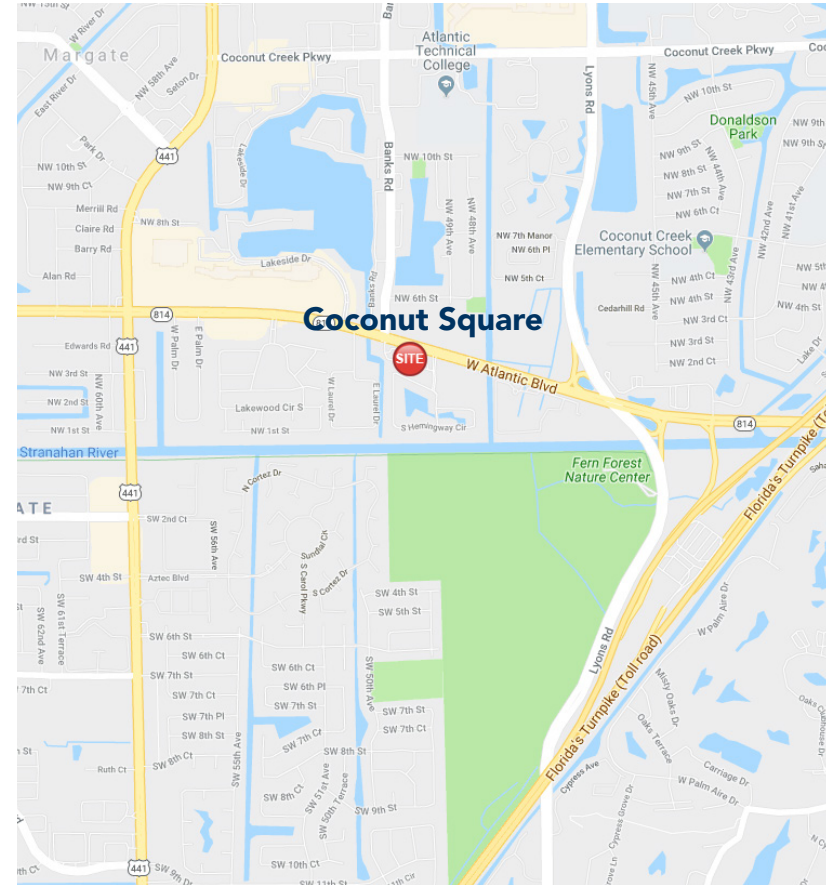





COCONUT SQUARE

4970 - 4998 W. Atlantic Blvd Margate, FL 33063



PROPERTY HIGHLIGHTS

-  **100 % LEASED**
-  **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



3 Mi 163,890
5 Mi 424,847
10 Mi 1,290,000

CARS PER DAY



Atlantic Blvd: 50,000
US 441: 56,000

AV. HH INCOME



3 Mi \$98,775
5 Mi \$99,803
10 Mi \$112,937

EMPLOYEES



3 Mi 72,776
5 Mi 221,283
10 Mi 699,715



last updated: 08/28/24 P.1



SHARY THUR



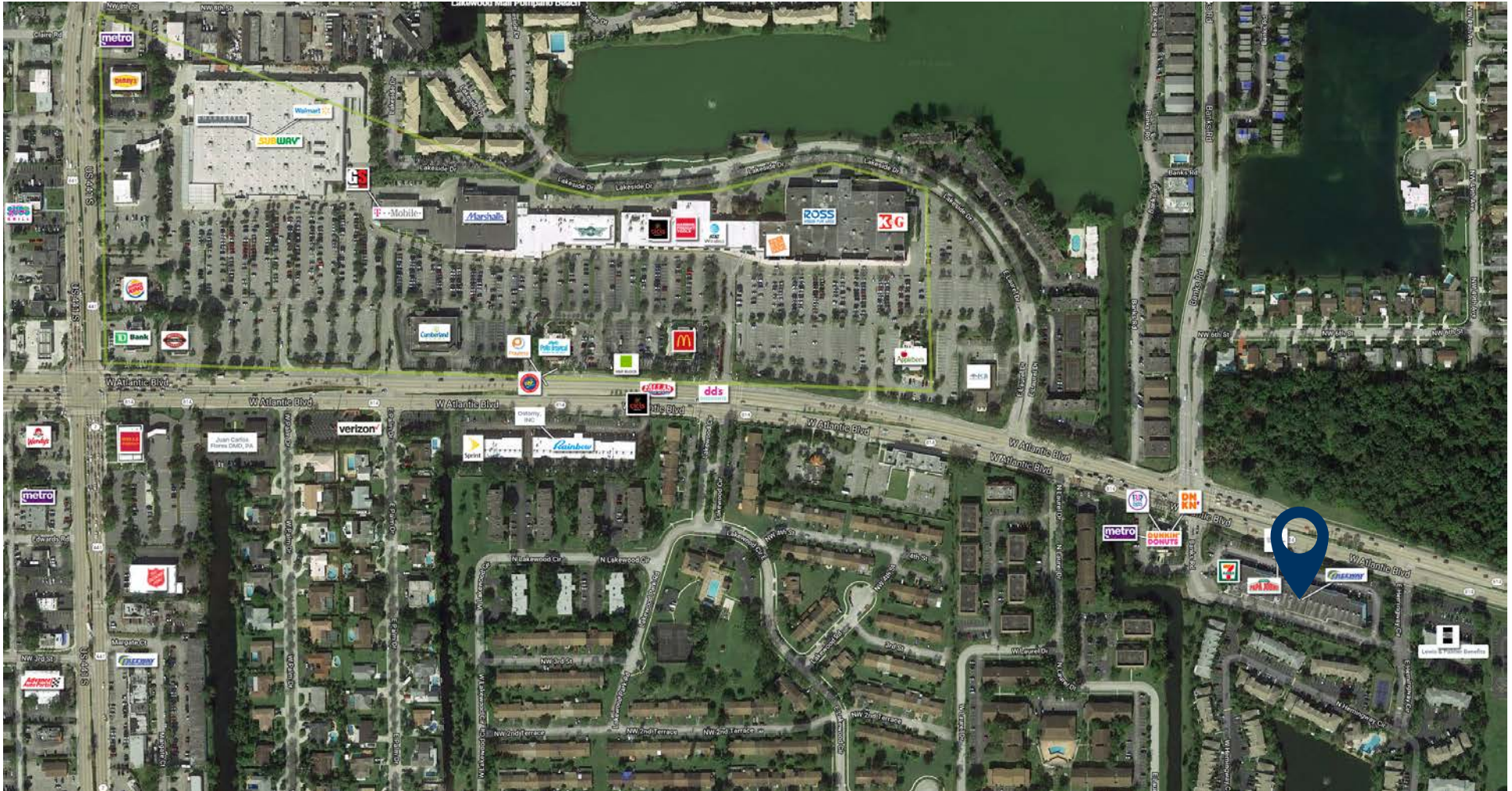
202-359-3469



sthur@thurassociates.com

COCONUT SQUARE

4970 - 4998 W. Atlantic Blvd Margate, FL 33063



last updated: 08/28/24 P.2



SHARY THUR



202-359-3469



sthur@thurassociates.com

COCONUT SQUARE

4970 - 4998 W. Atlantic Blvd Margate, FL 33063



last updated: 08/28/24 P.3



SHARY THUR



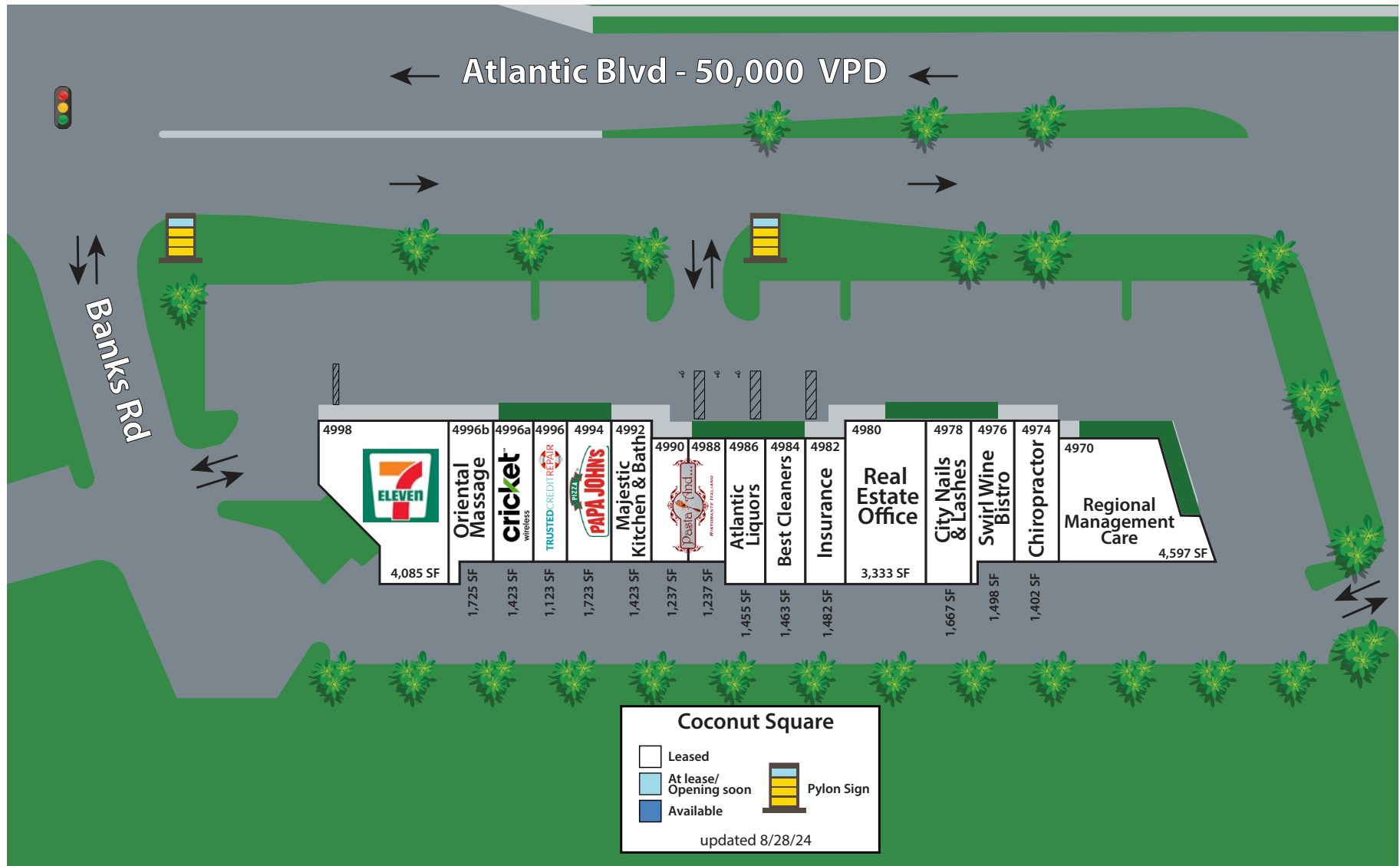
202-359-3469



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COCONUT SQUARE

4970 - 4998 W. Atlantic Blvd Margate, FL 33063



COCONUT SQUARE

4970 - 4998 W. Atlantic Blvd Margate, FL 33063



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	Majestic Kitchen & Bath	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	Swirl Wine Bistro	Restaurant	1,498
4974	Broward Health & Fitness	Chiropractor	1,402
4970	Regional Management Care	Medical	4,597



COCONUT SQUARE

4970 - 4998 W. Atlantic Blvd Margate, FL 33063



last updated: 08/28/24 P.6



SHARY THUR



202-359-3469



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COCONUT SQUARE

4970 - 4998 W. Atlantic Blvd Margate, FL 33063



LEASING CONTACT

SHARY THUR

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OFFICE LOCATIONS

DC OFFICE

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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, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.2337/-80.1936

Coconut Square		3 mi radius		5 mi radius		10 mi radius	
4970-4998 W Atlantic Blvd, Margate							
Population							
Estimated Population (2024)	163,890		424,847		1.29 M		
Projected Population (2029)	173,208		448,331		1.37 M		
Census Population (2020)	159,132		417,786		1.26 M		
Census Population (2010)	147,780		377,980		1.13 M		
Projected Annual Growth (2024-2029)	9,318	1.1%	23,485	1.1%	78,469	1.2%	
Historical Annual Growth (2020-2024)	4,758	-	7,061	0.4%	24,423	0.5%	
Historical Annual Growth (2010-2020)	11,352	0.8%	39,806	1.1%	130,027	1.1%	
Estimated Population Density (2024)	5,797	psm	5,411	psm	4,103	psm	
Trade Area Size	28.3	sq mi	78.5	sq mi	314.0	sq mi	
Households							
Estimated Households (2024)	65,372		165,311		528,768		
Projected Households (2029)	66,540		167,782		540,208		
Census Households (2020)	63,099		162,453		512,576		
Census Households (2010)	58,898		148,787		464,366		
Projected Annual Growth (2024-2029)	1,168	0.4%	2,472	0.3%	11,440	0.4%	
Historical Annual Change (2010-2024)	6,475	0.8%	16,524	0.8%	64,402	1.0%	
Average Household Income							
Estimated Average Household Income (2024)	\$98,775		\$99,803		\$112,937		
Projected Average Household Income (2029)	\$102,082		\$103,333		\$116,154		
Census Average Household Income (2010)	\$51,034		\$54,950		\$65,230		
Census Average Household Income (2000)	\$47,522		\$49,395		\$57,689		
Projected Annual Change (2024-2029)	\$3,307	0.7%	\$3,530	0.7%	\$3,217	0.6%	
Historical Annual Change (2000-2024)	\$51,253	4.5%	\$50,408	4.3%	\$55,247	4.0%	
Median Household Income							
Estimated Median Household Income (2024)	\$65,425		\$70,057		\$82,171		
Projected Median Household Income (2029)	\$66,130		\$70,898		\$83,724		
Census Median Household Income (2010)	\$42,374		\$45,474		\$49,773		
Census Median Household Income (2000)	\$39,222		\$40,854		\$45,064		
Projected Annual Change (2024-2029)	\$705	0.2%	\$841	0.2%	\$1,553	0.4%	
Historical Annual Change (2000-2024)	\$26,202	2.8%	\$29,203	3.0%	\$37,107	3.4%	
Per Capita Income							
Estimated Per Capita Income (2024)	\$39,450		\$38,896		\$46,403		
Projected Per Capita Income (2029)	\$39,264		\$38,729		\$45,956		
Census Per Capita Income (2010)	\$20,340		\$21,631		\$26,707		
Census Per Capita Income (2000)	\$19,757		\$20,064		\$23,863		
Projected Annual Change (2024-2029)	-\$186	-	-\$166	-	-\$447	-0.2%	
Historical Annual Change (2000-2024)	\$19,693	4.2%	\$18,832	3.9%	\$22,541	3.9%	
Estimated Average Household Net Worth (2024)	\$860,407		\$821,221		\$1.04 M		

Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.2337/-80.1936

Coconut Square			3 mi radius		5 mi radius		10 mi radius	
4970-4998 W Atlantic Blvd, Margate								
Race and Ethnicity								
Total Population (2024)			163,890		424,847		1.29 M	
White (2024)			57,712	35.2%	148,200	34.9%	557,960	43.3%
Black or African American (2024)			63,417	38.7%	166,743	39.2%	424,904	33.0%
American Indian or Alaska Native (2024)			480	0.3%	1,424	0.3%	3,525	0.3%
Asian (2024)			6,000	3.7%	14,580	3.4%	44,900	3.5%
Hawaiian or Pacific Islander (2024)			47	-	149	-	493	-
Other Race (2024)			13,673	8.3%	34,408	8.1%	83,259	6.5%
Two or More Races (2024)			22,560	13.8%	59,344	14.0%	173,536	13.5%
Population < 18 (2024)			33,445	20.4%	89,930	21.2%	256,906	19.9%
White Not Hispanic			5,712	17.1%	17,417	19.4%	66,291	25.8%
Black or African American			17,044	51.0%	43,352	48.2%	107,781	42.0%
Asian			1,004	3.0%	2,593	2.9%	8,141	3.2%
Other Race Not Hispanic			1,117	3.3%	3,061	3.4%	8,923	3.5%
Hispanic			8,567	25.6%	23,506	26.1%	65,770	25.6%
Not Hispanic or Latino Population (2024)			119,364	72.8%	309,209	72.8%	961,713	74.6%
Not Hispanic White			47,789	40.0%	122,195	39.5%	475,842	49.5%
Not Hispanic Black or African American			62,111	52.0%	163,244	52.8%	414,711	43.1%
Not Hispanic American Indian or Alaska Native			83	-	215	-	646	-
Not Hispanic Asian			5,914	5.0%	14,349	4.6%	44,094	4.6%
Not Hispanic Hawaiian or Pacific Islander			18	-	59	-	189	-
Not Hispanic Other Race			859	0.7%	2,118	0.7%	5,454	0.6%
Not Hispanic Two or More Races			2,591	2.2%	7,029	2.3%	20,778	2.2%
Hispanic or Latino Population (2024)			44,526	27.2%	115,638	27.2%	326,863	25.4%
Hispanic White			9,923	22.3%	26,005	22.5%	82,118	25.1%
Hispanic Black or African American			1,306	2.9%	3,499	3.0%	10,193	3.1%
Hispanic American Indian or Alaska Native			398	0.9%	1,209	1.0%	2,880	0.9%
Hispanic Asian			87	0.2%	231	0.2%	806	0.2%
Hispanic Hawaiian or Pacific Islander			29	-	90	-	304	-
Hispanic Other Race			12,814	28.8%	32,290	27.9%	77,805	23.8%
Hispanic Two or More Races			19,969	44.8%	52,314	45.2%	152,758	46.7%
Not Hispanic or Latino Population (2020)			116,918	73.5%	305,646	73.2%	969,833	76.7%
Hispanic or Latino Population (2020)			42,215	26.5%	112,140	26.8%	294,320	23.3%
Not Hispanic or Latino Population (2010)			116,598	78.9%	296,651	78.5%	930,799	82.1%
Hispanic or Latino Population (2010)			31,181	21.1%	81,328	21.5%	203,327	17.9%
Not Hispanic or Latino Population (2029)			121,373	70.1%	314,296	70.1%	971,881	71.1%
Hispanic or Latino Population (2029)			51,835	29.9%	134,036	29.9%	395,164	28.9%
Projected Annual Growth (2024-2029)			7,310	3.3%	18,398	3.2%	68,300	4.2%
Historical Annual Growth (2010-2020)			11,033	3.5%	30,812	3.8%	90,993	4.5%

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Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.2337/-80.1936

Coconut Square		3 mi radius		5 mi radius		10 mi radius	
4970-4998 W Atlantic Blvd, Margate							
Total Age Distribution (2024)							
Total Population		163,890		424,847		1.29 M	
Age Under 5 Years		9,176	5.6%	24,476	5.8%	68,838	5.3%
Age 5 to 9 Years		9,315	5.7%	24,890	5.9%	71,132	5.5%
Age 10 to 14 Years		9,354	5.7%	25,236	5.9%	72,580	5.6%
Age 15 to 19 Years		9,254	5.6%	25,163	5.9%	71,255	5.5%
Age 20 to 24 Years		9,163	5.6%	24,023	5.7%	67,650	5.2%
Age 25 to 29 Years		10,433	6.4%	26,869	6.3%	76,727	6.0%
Age 30 to 34 Years		11,978	7.3%	31,293	7.4%	88,776	6.9%
Age 35 to 39 Years		11,461	7.0%	30,304	7.1%	87,345	6.8%
Age 40 to 44 Years		10,910	6.7%	29,424	6.9%	85,134	6.6%
Age 45 to 49 Years		9,512	5.8%	26,728	6.3%	79,420	6.2%
Age 50 to 54 Years		9,878	6.0%	27,012	6.4%	84,043	6.5%
Age 55 to 59 Years		10,369	6.3%	27,630	6.5%	87,663	6.8%
Age 60 to 64 Years		10,420	6.4%	26,834	6.3%	87,569	6.8%
Age 65 to 69 Years		9,546	5.8%	23,343	5.5%	76,802	6.0%
Age 70 to 74 Years		8,148	5.0%	18,848	4.4%	64,187	5.0%
Age 75 to 79 Years		6,472	3.9%	14,130	3.3%	51,240	4.0%
Age 80 to 84 Years		4,206	2.6%	9,238	2.2%	33,253	2.6%
Age 85 Years or Over		4,295	2.6%	9,405	2.2%	34,963	2.7%
Median Age		41.1		39.9		42.2	
Age 19 Years or Less		37,100	22.6%	99,766	23.5%	283,805	22.0%
Age 20 to 64 Years		94,123	57.4%	250,117	58.9%	744,326	57.8%
Age 65 Years or Over		32,668	19.9%	74,964	17.6%	260,446	20.2%
Female Age Distribution (2024)							
Female Population		85,270	52.0%	219,390	51.6%	656,982	51.0%
Age Under 5 Years		4,571	5.4%	11,974	5.5%	33,763	5.1%
Age 5 to 9 Years		4,583	5.4%	12,137	5.5%	34,702	5.3%
Age 10 to 14 Years		4,584	5.4%	12,433	5.7%	35,605	5.4%
Age 15 to 19 Years		4,530	5.3%	12,358	5.6%	35,253	5.4%
Age 20 to 24 Years		4,503	5.3%	12,032	5.5%	33,948	5.2%
Age 25 to 29 Years		5,237	6.1%	13,666	6.2%	38,838	5.9%
Age 30 to 34 Years		6,020	7.1%	15,862	7.2%	44,578	6.8%
Age 35 to 39 Years		5,837	6.8%	15,355	7.0%	43,937	6.7%
Age 40 to 44 Years		5,621	6.6%	15,035	6.9%	43,057	6.6%
Age 45 to 49 Years		4,892	5.7%	13,870	6.3%	40,407	6.2%
Age 50 to 54 Years		5,263	6.2%	14,178	6.5%	42,875	6.5%
Age 55 to 59 Years		5,415	6.4%	14,397	6.6%	44,323	6.7%
Age 60 to 64 Years		5,651	6.6%	14,181	6.5%	44,586	6.8%
Age 65 to 69 Years		5,279	6.2%	12,705	5.8%	40,521	6.2%
Age 70 to 74 Years		4,566	5.4%	10,531	4.8%	34,710	5.3%
Age 75 to 79 Years		3,763	4.4%	7,999	3.6%	28,102	4.3%
Age 80 to 84 Years		2,458	2.9%	5,353	2.4%	18,520	2.8%
Age 85 Years or Over		2,496	2.9%	5,326	2.4%	19,257	2.9%
Female Median Age		42.5		41.1		43.0	
Age 19 Years or Less		18,268	21.4%	48,901	22.3%	139,324	21.2%
Age 20 to 64 Years		48,440	56.8%	128,575	58.6%	376,548	57.3%
Age 65 Years or Over		18,562	21.8%	41,915	19.1%	141,110	21.5%

Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.2337/-80.1936

Coconut Square		3 mi radius		5 mi radius		10 mi radius	
4970-4998 W Atlantic Blvd, Margate							
Male Age Distribution (2024)							
Male Population	78,620	48.0%	205,456	48.4%	631,594	49.0%	
Age Under 5 Years	4,605	5.9%	12,503	6.1%	35,075	5.6%	
Age 5 to 9 Years	4,732	6.0%	12,753	6.2%	36,430	5.8%	
Age 10 to 14 Years	4,770	6.1%	12,804	6.2%	36,975	5.9%	
Age 15 to 19 Years	4,724	6.0%	12,805	6.2%	36,001	5.7%	
Age 20 to 24 Years	4,660	5.9%	11,991	5.8%	33,701	5.3%	
Age 25 to 29 Years	5,196	6.6%	13,203	6.4%	37,889	6.0%	
Age 30 to 34 Years	5,957	7.6%	15,431	7.5%	44,198	7.0%	
Age 35 to 39 Years	5,624	7.2%	14,950	7.3%	43,409	6.9%	
Age 40 to 44 Years	5,288	6.7%	14,389	7.0%	42,077	6.7%	
Age 45 to 49 Years	4,620	5.9%	12,858	6.3%	39,013	6.2%	
Age 50 to 54 Years	4,615	5.9%	12,834	6.2%	41,168	6.5%	
Age 55 to 59 Years	4,953	6.3%	13,233	6.4%	43,340	6.9%	
Age 60 to 64 Years	4,769	6.1%	12,652	6.2%	42,983	6.8%	
Age 65 to 69 Years	4,267	5.4%	10,638	5.2%	36,281	5.7%	
Age 70 to 74 Years	3,582	4.6%	8,317	4.0%	29,476	4.7%	
Age 75 to 79 Years	2,709	3.4%	6,131	3.0%	23,138	3.7%	
Age 80 to 84 Years	1,749	2.2%	3,885	1.9%	14,733	2.3%	
Age 85 Years or Over	1,799	2.3%	4,079	2.0%	15,707	2.5%	
Male Median Age	39.6		38.7		41.3		
Age 19 Years or Less	18,832	24.0%	50,865	24.8%	144,481	22.9%	
Age 20 to 64 Years	45,682	58.1%	121,542	59.2%	367,778	58.2%	
Age 65 Years or Over	14,106	17.9%	33,050	16.1%	119,335	18.9%	
Males per 100 Females (2024)							
Overall Comparison	92		94		96		
Age Under 5 Years	101	50.2%	104	51.1%	104	51.0%	
Age 5 to 9 Years	103	50.8%	105	51.2%	105	51.2%	
Age 10 to 14 Years	104	51.0%	103	50.7%	104	50.9%	
Age 15 to 19 Years	104	51.1%	104	50.9%	102	50.5%	
Age 20 to 24 Years	104	50.9%	100	49.9%	99	49.8%	
Age 25 to 29 Years	99	49.8%	97	49.1%	98	49.4%	
Age 30 to 34 Years	99	49.7%	97	49.3%	99	49.8%	
Age 35 to 39 Years	96	49.1%	97	49.3%	99	49.7%	
Age 40 to 44 Years	94	48.5%	96	48.9%	98	49.4%	
Age 45 to 49 Years	94	48.6%	93	48.1%	97	49.1%	
Age 50 to 54 Years	88	46.7%	91	47.5%	96	49.0%	
Age 55 to 59 Years	91	47.8%	92	47.9%	98	49.4%	
Age 60 to 64 Years	84	45.8%	89	47.2%	96	49.1%	
Age 65 to 69 Years	81	44.7%	84	45.6%	90	47.2%	
Age 70 to 74 Years	78	44.0%	79	44.1%	85	45.9%	
Age 75 to 79 Years	72	41.9%	77	43.4%	82	45.2%	
Age 80 to 84 Years	71	41.6%	73	42.1%	80	44.3%	
Age 85 Years or Over	72	41.9%	77	43.4%	82	44.9%	
Age 19 Years or Less	103	50.8%	104	51.0%	104	50.9%	
Age 20 to 39 Years	99	49.8%	98	49.4%	99	49.7%	
Age 40 to 64 Years	90	47.5%	92	47.9%	97	49.2%	
Age 65 Years or Over	76	43.2%	79	44.1%	85	45.8%	

Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.2337/-80.1936

Coconut Square		3 mi radius		5 mi radius		10 mi radius	
4970-4998 W Atlantic Blvd, Margate							
Household Type (2024)							
Total Households	65,372			165,311			528,768
Households with Children	16,417	25.1%		46,507	28.1%		130,017 24.6%
Average Household Size	2.5			2.5			2.4
Household Density per Square Mile	2,312			2,105			1,684
Population Family	119,783	73.1%		327,540	77.1%		950,397 73.8%
Population Non-Family	41,908	25.6%		92,078	21.7%		325,416 25.3%
Population Group Quarters	2,199	1.3%		5,229	1.2%		12,764 1.0%
Family Households	34,431	52.7%		97,713	59.1%		287,687 54.4%
Married Couple Households	21,053	61.1%		60,158	61.6%		184,725 64.2%
Other Family Households with Children	13,378	38.9%		37,556	38.4%		102,962 35.8%
Family Households with Children	16,388	47.6%		46,427	47.5%		129,823 45.1%
Married Couple with Children	9,770	59.6%		27,672	59.6%		79,321 61.1%
Other Family Households with Children	6,618	40.4%		18,755	40.4%		50,502 38.9%
Family Households No Children	18,043	52.4%		51,286	52.5%		157,864 54.9%
Married Couple No Children	11,283	62.5%		32,486	63.3%		105,404 66.8%
Other Family Households No Children	6,760	37.5%		18,801	36.7%		52,459 33.2%
Non-Family Households	30,942	47.3%		67,597	40.9%		241,081 45.6%
Non-Family Households with Children	29	-		81	0.1%		194 -
Non-Family Households No Children	30,913	99.9%		67,517	99.9%		240,888 99.9%
Average Family Household Size	3.5			3.4			3.3
Average Family Income	\$122,010			\$120,272			\$147,625
Median Family Income	\$83,917			\$86,318			\$101,385
Average Non-Family Household Size	1.4			1.4			1.3
Marital Status (2024)							
Population Age 15 Years or Over	136,044			350,244			1.08 M
Never Married	45,945	33.8%		123,434	35.2%		360,921 33.5%
Currently Married	52,485	38.6%		132,284	37.8%		433,616 40.3%
Previously Married	37,614	27.6%		94,525	27.0%		281,488 26.2%
Separated	8,894	23.6%		23,984	25.4%		61,246 21.8%
Widowed	9,896	26.3%		22,856	24.2%		72,199 25.6%
Divorced	18,824	50.0%		47,685	50.4%		148,043 52.6%
Educational Attainment (2024)							
Adult Population Age 25 Years or Over	117,627			301,058			937,122
Elementary (Grade Level 0 to 8)	5,902	5.0%		16,211	5.4%		40,879 4.4%
Some High School (Grade Level 9 to 11)	7,869	6.7%		20,447	6.8%		53,513 5.7%
High School Graduate	35,545	30.2%		88,373	29.4%		243,942 26.0%
Some College	21,291	18.1%		55,909	18.6%		163,835 17.5%
Associate Degree Only	11,383	9.7%		29,816	9.9%		88,937 9.5%
Bachelor Degree Only	23,281	19.8%		59,049	19.6%		215,456 23.0%
Graduate Degree	12,356	10.5%		31,253	10.4%		130,561 13.9%
Any College (Some College or Higher)	68,311	58.1%		176,027	58.5%		598,788 63.9%
College Degree + (Bachelor Degree or Higher)	35,637	30.3%		90,302	30.0%		346,017 36.9%

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Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.2337/-80.1936

Coconut Square		3 mi radius		5 mi radius		10 mi radius	
4970-4998 W Atlantic Blvd, Margate							
Housing							
Total Housing Units (2024)	73,417		183,979		594,146		
Total Housing Units (2020)	72,558		182,452		585,474		
Historical Annual Growth (2020-2024)	858	-	1,527	-	8,672	-	
Housing Units Occupied (2024)	65,372	89.0%	165,311	89.9%	528,768	89.0%	
Housing Units Owner-Occupied	41,493	63.5%	97,034	58.7%	315,004	59.6%	
Housing Units Renter-Occupied	23,880	36.5%	68,277	41.3%	213,764	40.4%	
Housing Units Vacant (2024)	8,044	11.0%	18,668	10.1%	65,378	11.0%	
Household Size (2024)							
Total Households	65,372		165,311		528,768		
1 Person Households	27,303	41.8%	58,595	35.4%	210,743	39.9%	
2 Person Households	19,329	29.6%	56,419	34.1%	176,869	33.4%	
3 Person Households	7,978	12.2%	22,149	13.4%	66,415	12.6%	
4 Person Households	5,861	9.0%	15,637	9.5%	43,256	8.2%	
5 Person Households	2,854	4.4%	7,429	4.5%	19,079	3.6%	
6 Person Households	1,272	1.9%	3,275	2.0%	8,121	1.5%	
7 or More Person Households	776	1.2%	1,807	1.1%	4,284	0.8%	
Household Income Distribution (2024)							
HH Income \$200,000 or More	3,948	6.0%	11,150	6.7%	62,336	11.8%	
HH Income \$150,000 to \$199,999	4,312	6.6%	12,650	7.7%	46,110	8.7%	
HH Income \$125,000 to \$149,999	3,734	5.7%	9,720	5.9%	33,640	6.4%	
HH Income \$100,000 to \$124,999	6,407	9.8%	16,135	9.8%	49,875	9.4%	
HH Income \$75,000 to \$99,999	9,013	13.8%	22,720	13.7%	68,281	12.9%	
HH Income \$50,000 to \$74,999	11,846	18.1%	30,339	18.4%	86,618	16.4%	
HH Income \$35,000 to \$49,999	8,418	12.9%	20,141	12.2%	57,460	10.9%	
HH Income \$25,000 to \$34,999	6,113	9.4%	13,416	8.1%	40,487	7.7%	
HH Income \$15,000 to \$24,999	5,422	8.3%	13,750	8.3%	37,366	7.1%	
HH Income \$10,000 to \$14,999	2,261	3.5%	6,327	3.8%	18,140	3.4%	
HH Income Under \$10,000	3,899	6.0%	8,963	5.4%	28,457	5.4%	
Household Vehicles (2024)							
Households 0 Vehicles Available	5,387	8.2%	13,389	8.1%	43,036	8.1%	
Households 1 Vehicle Available	30,175	46.2%	70,943	42.9%	228,017	43.1%	
Households 2 Vehicles Available	22,224	34.0%	58,995	35.7%	186,569	35.3%	
Households 3 or More Vehicles Available	7,586	11.6%	21,983	13.3%	71,146	13.5%	
Total Vehicles Available	99,546		261,936		837,748		
Average Vehicles per Household	1.5		1.6		1.6		
Owner-Occupied Household Vehicles	67,597	67.9%	169,100	64.6%	553,855	66.1%	
Average Vehicles per Owner-Occupied Household	1.6		1.7		1.8		
Renter-Occupied Household Vehicles	31,949	32.1%	92,836	35.4%	283,893	33.9%	
Average Vehicles per Renter-Occupied Household	1.3		1.4		1.3		
Travel Time (2024)							
Worker Base Age 16 years or Over	85,799		228,017		682,629		
Travel to Work in 14 Minutes or Less	12,070	14.1%	32,137	14.1%	102,737	15.1%	
Travel to Work in 15 to 29 Minutes	28,463	33.2%	75,027	32.9%	217,091	31.8%	
Travel to Work in 30 to 59 Minutes	29,197	34.0%	75,657	33.2%	204,969	30.0%	
Travel to Work in 60 Minutes or More	6,842	8.0%	19,155	8.4%	50,865	7.5%	
Work at Home	9,226	10.8%	26,041	11.4%	106,966	15.7%	
Average Minutes Travel to Work	26.7		26.7		25.8		

Complete Profile

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Lat/Lon: 26.2337/-80.1936

Coconut Square			3 mi radius		5 mi radius		10 mi radius	
4970-4998 W Atlantic Blvd, Margate								
Transportation To Work (2024)								
Worker Base Age 16 years or Over			85,799		228,017		682,629	
Drive to Work Alone			62,573	72.9%	160,385	70.3%	465,055	68.1%
Drive to Work in Carpool			8,881	10.4%	26,692	11.7%	68,806	10.1%
Travel to Work by Public Transportation			2,601	3.0%	7,036	3.1%	16,827	2.5%
Drive to Work on Motorcycle			60	-	209	-	760	0.1%
Bicycle to Work			372	0.4%	1,141	0.5%	3,401	0.5%
Walk to Work			760	0.9%	2,348	1.0%	9,191	1.3%
Other Means			1,326	1.5%	4,164	1.8%	11,624	1.7%
Work at Home			9,226	10.8%	26,041	11.4%	106,966	15.7%
Daytime Demographics (2024)								
Total Businesses			11,175		34,422		115,525	
Total Employees			72,776		221,283		699,715	
Company Headquarter Businesses			293	2.6%	883	2.6%	2,800	2.4%
Company Headquarter Employees			7,925	10.9%	22,877	10.3%	77,466	11.1%
Employee Population per Business			6.5	to 1	6.4	to 1	6.1	to 1
Residential Population per Business			14.7	to 1	12.3	to 1	11.2	to 1
Adj. Daytime Demographics Age 16 Years or Over			120,940		337,996		1.08 M	
Labor Force								
Labor Population Age 16 Years or Over (2024)			134,117		345,028		1.06 M	
Labor Force Total Males (2024)			63,535	47.4%	164,750	47.7%	515,453	48.6%
Male Civilian Employed			42,474	66.9%	114,531	69.5%	353,661	68.6%
Male Civilian Unemployed			1,518	2.4%	4,048	2.5%	10,906	2.1%
Males in Armed Forces			97	0.2%	188	0.1%	604	0.1%
Males Not in Labor Force			19,445	30.6%	45,983	27.9%	150,281	29.2%
Labor Force Total Females (2024)			70,582	52.6%	180,278	52.3%	545,531	51.4%
Female Civilian Employed			43,327	61.4%	113,499	63.0%	328,991	60.3%
Female Civilian Unemployed			1,404	2.0%	4,240	2.4%	11,494	2.1%
Females in Armed Forces			54	-	97	-	243	-
Females Not in Labor Force			25,797	36.5%	62,443	34.6%	204,804	37.5%
Unemployment Rate			2,922	2.2%	8,288	2.4%	22,400	2.1%
Occupation (2024)								
Occupation Population Age 16 Years or Over			85,799		228,017		682,629	
Occupation Total Males			42,471	49.5%	114,518	50.2%	353,638	51.8%
Occupation Total Females			43,327	50.5%	113,499	49.8%	328,991	48.2%
Management, Business, Financial Operations			13,813	16.1%	36,803	16.1%	128,771	18.9%
Professional, Related			17,668	20.6%	45,118	19.8%	142,751	20.9%
Service			16,455	19.2%	45,601	20.0%	124,888	18.3%
Sales, Office			20,579	24.0%	53,505	23.5%	157,213	23.0%
Farming, Fishing, Forestry			337	0.4%	598	0.3%	1,606	0.2%
Construction, Extraction, Maintenance			7,568	8.8%	19,990	8.8%	55,858	8.2%
Production, Transport, Material Moving			9,379	10.9%	26,402	11.6%	71,542	10.5%
White Collar Workers			52,060	60.7%	135,426	59.4%	428,735	62.8%
Blue Collar Workers			33,739	39.3%	92,591	40.6%	253,894	37.2%

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Coconut Square		3 mi radius		5 mi radius		10 mi radius	
4970-4998 W Atlantic Blvd, Margate							
Units In Structure (2024)							
Total Units		65,372		165,311		528,768	
1 Detached Unit		23,290	35.6%	63,985	38.7%	210,541	39.8%
1 Attached Unit		6,039	9.2%	14,900	9.0%	50,533	9.6%
2 Units		1,317	2.0%	3,473	2.1%	13,362	2.5%
3 to 4 Units		3,785	5.8%	9,248	5.6%	31,241	5.9%
5 to 9 Units		4,925	7.5%	11,839	7.2%	34,244	6.5%
10 to 19 Units		6,352	9.7%	16,081	9.7%	43,403	8.2%
20 to 49 Units		9,298	14.2%	22,590	13.7%	59,374	11.2%
50 or More Units		9,153	14.0%	20,495	12.4%	78,153	14.8%
Mobile Home or Trailer		1,161	1.8%	2,582	1.6%	7,541	1.4%
Other Structure		53	-	118	-	376	-
Homes Built By Year (2024)							
Homes Built 2020 or later		725	1.0%	1,920	1.0%	7,458	1.3%
Homes Built 2010 to 2019		2,794	3.8%	8,496	4.6%	34,044	5.7%
Homes Built 2000 to 2009		5,102	6.9%	14,736	8.0%	52,073	8.8%
Homes Built 1990 to 1999		7,324	10.0%	19,176	10.4%	63,289	10.7%
Homes Built 1980 to 1989		17,218	23.5%	37,891	20.6%	111,500	18.8%
Homes Built 1970 to 1979		21,575	29.4%	50,826	27.6%	138,768	23.4%
Homes Built 1960 to 1969		6,356	8.7%	19,395	10.5%	65,883	11.1%
Homes Built 1950 to 1959		3,342	4.6%	10,727	5.8%	47,043	7.9%
Homes Built 1940 to 1949		508	0.7%	1,212	0.7%	5,496	0.9%
Homes Built Before 1939		430	0.6%	932	0.5%	3,215	0.5%
Median Age of Homes		43.0	yrs	43.0	yrs	42.9	yrs
Home Values (2024)							
Owner Specified Housing Units		41,493		97,034		315,004	
Home Values \$1,000,000 or More		1,124	2.7%	2,700	2.8%	22,823	7.2%
Home Values \$750,000 to \$999,999		1,393	3.4%	4,010	4.1%	24,227	7.7%
Home Values \$500,000 to \$749,999		3,655	8.8%	13,203	13.6%	55,911	17.7%
Home Values \$400,000 to \$499,999		5,555	13.4%	14,569	15.0%	47,875	15.2%
Home Values \$300,000 to \$399,999		8,505	20.5%	18,687	19.3%	55,606	17.7%
Home Values \$250,000 to \$299,999		3,900	9.4%	8,369	8.6%	22,559	7.2%
Home Values \$200,000 to \$249,999		5,045	12.2%	9,456	9.7%	22,820	7.2%
Home Values \$175,000 to \$199,999		2,224	5.4%	4,528	4.7%	9,961	3.2%
Home Values \$150,000 to \$174,999		2,326	5.6%	4,858	5.0%	10,834	3.4%
Home Values \$125,000 to \$149,999		1,894	4.6%	3,713	3.8%	7,924	2.5%
Home Values \$100,000 to \$124,999		2,044	4.9%	4,043	4.2%	9,869	3.1%
Home Values \$90,000 to \$99,999		532	1.3%	1,179	1.2%	2,812	0.9%
Home Values \$80,000 to \$89,999		765	1.8%	1,444	1.5%	3,524	1.1%
Home Values \$70,000 to \$79,999		530	1.3%	1,415	1.5%	3,720	1.2%
Home Values \$60,000 to \$69,999		416	1.0%	746	0.8%	2,157	0.7%
Home Values \$50,000 to \$59,999		302	0.7%	699	0.7%	2,178	0.7%
Home Values \$35,000 to \$49,999		415	1.0%	1,130	1.2%	3,425	1.1%
Home Values \$25,000 to \$34,999		205	0.5%	555	0.6%	1,699	0.5%
Home Values \$10,000 to \$24,999		261	0.6%	714	0.7%	1,882	0.6%
Home Values Under \$10,000		400	1.0%	1,016	1.0%	3,198	1.0%
Owner-Occupied Median Home Value		\$283,335		\$317,831		\$419,663	
Renter-Occupied Median Rent		\$1,598		\$1,573		\$1,634	

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Coconut Square 4970-4998 W Atlantic Blvd, Margate		3 mi radius	5 mi radius	10 mi radius
Total Annual Consumer Expenditure (2024)				
Total Household Expenditure		\$4.57 B	\$11.59 B	\$40.41 B
Total Non-Retail Expenditure		\$2.42 B	\$6.13 B	\$21.46 B
Total Retail Expenditure		\$2.15 B	\$5.46 B	\$18.94 B
Apparel		\$160.27 M	\$408.37 M	\$1.43 B
Contributions		\$150.49 M	\$381.42 M	\$1.39 B
Education		\$135.48 M	\$349.67 M	\$1.3 B
Entertainment		\$257.52 M	\$655.57 M	\$2.31 B
Food and Beverages		\$673.18 M	\$1.71 B	\$5.88 B
Furnishings and Equipment		\$160 M	\$407.27 M	\$1.43 B
Gifts		\$112.16 M	\$285.71 M	\$1.05 B
Health Care		\$390.03 M	\$980.59 M	\$3.37 B
Household Operations		\$180.29 M	\$456.47 M	\$1.61 B
Miscellaneous Expenses		\$87.15 M	\$220.26 M	\$772.24 M
Personal Care		\$61.46 M	\$155.78 M	\$542.57 M
Personal Insurance		\$31.87 M	\$81.53 M	\$293.67 M
Reading		\$10.09 M	\$25.46 M	\$89.69 M
Shelter		\$965.27 M	\$2.45 B	\$8.53 B
Tobacco		\$28.12 M	\$70.14 M	\$229.38 M
Transportation		\$827.81 M	\$2.1 B	\$7.27 B
Utilities		\$340.15 M	\$854.11 M	\$2.9 B
Monthly Household Consumer Expenditure (2024)				
Total Household Expenditure		\$5,827	\$5,842	\$6,368
Total Non-Retail Expenditure		\$3,084 52.9%	\$3,091 52.9%	\$3,383 53.1%
Total Retail Expenditures		\$2,743 47.1%	\$2,751 47.1%	\$2,985 46.9%
Apparel		\$204 3.5%	\$206 3.5%	\$226 3.5%
Contributions		\$192 3.3%	\$192 3.3%	\$218 3.4%
Education		\$173 3.0%	\$176 3.0%	\$205 3.2%
Entertainment		\$328 5.6%	\$330 5.7%	\$364 5.7%
Food and Beverages		\$858 14.7%	\$860 14.7%	\$927 14.6%
Furnishings and Equipment		\$204 3.5%	\$205 3.5%	\$226 3.5%
Gifts		\$143 2.5%	\$144 2.5%	\$166 2.6%
Health Care		\$497 8.5%	\$494 8.5%	\$531 8.3%
Household Operations		\$230 3.9%	\$230 3.9%	\$254 4.0%
Miscellaneous Expenses		\$111 1.9%	\$111 1.9%	\$122 1.9%
Personal Care		\$78 1.3%	\$79 1.3%	\$86 1.3%
Personal Insurance		\$41 0.7%	\$41 0.7%	\$46 0.7%
Reading		\$13 0.2%	\$13 0.2%	\$14 0.2%
Shelter		\$1,230 21.1%	\$1,235 21.1%	\$1,345 21.1%
Tobacco		\$36 0.6%	\$35 0.6%	\$36 0.6%
Transportation		\$1,055 18.1%	\$1,060 18.1%	\$1,145 18.0%
Utilities		\$434 7.4%	\$431 7.4%	\$457 7.2%