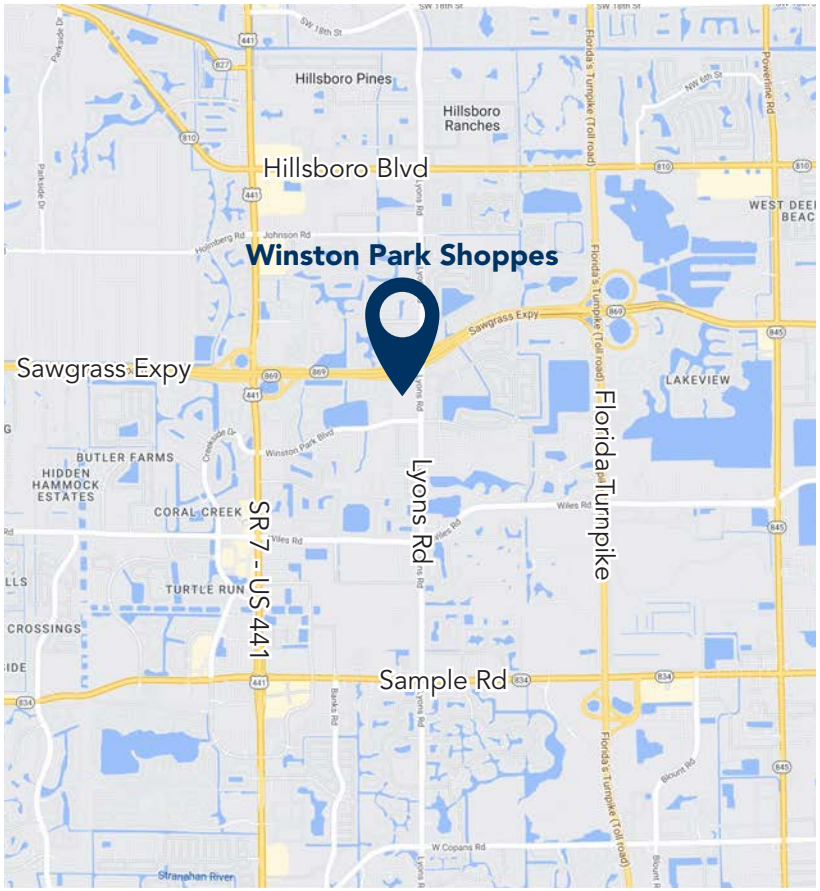
WINSTON PARK SHOPPES II

5463 Lyons Road, Coconut Creek, FL 33073

THUR RETAIL
Thur & Associates
Commercial Real Estate Brokerage

2nd Gen Restaurant Space Available 3,800 SF

Endcap Retail Space Available 3,012 SF



PROPERTY HIGHLIGHTS

- Available: 3,800 SF Restaurant, 3,012 SF Retail
- GLA: 16,572 SF
- Located on the very busy Lyons Rd
- Conveniently located at the exit of the Sawgrass Expressway

POPULATION		CARS PER DAY	AV. HH INCOME		EMPLOYEES	
1 Mi	17,877	Lyons Rd: 40,996	1 Mi	$142,026	1 Mi	9,238
3 Mi	119,611	Winston Park Blvd: 10,017	3 Mi	$114,928	3 Mi	56,308
5 Mi	358,336	Sawgrass Expy: 97,342	5 Mi	$112,095	5 Mi	167,043

JOIN:

Publix · SAGE DENTAL · THE VITAMIN SHOPPE · LA FITNESS

last updated: 03/06/24 P1

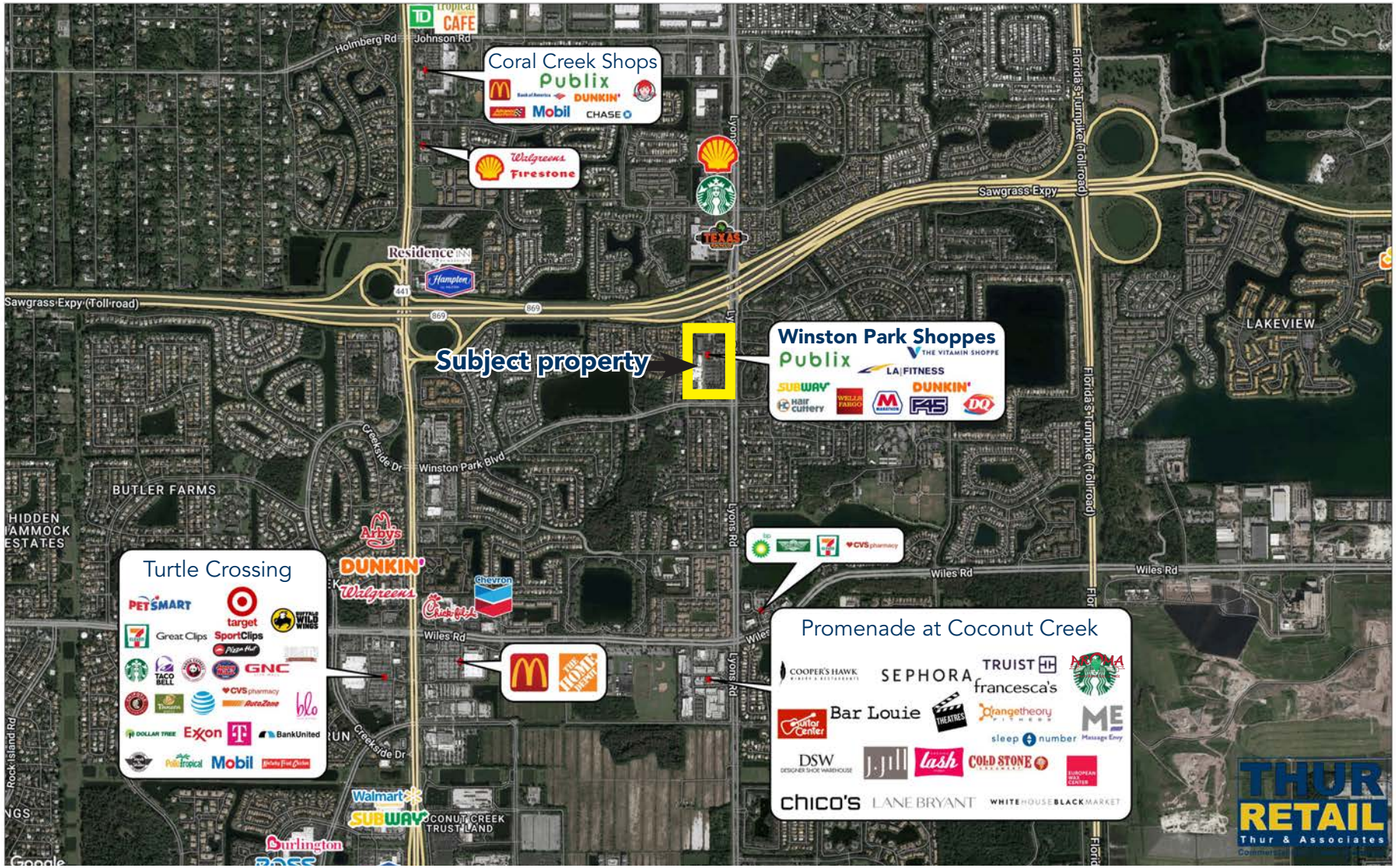
THUR RETAIL

SHARY THUR | 202-359-3469 | sthur@thurassociates.com

WINSTON PARK SHOPPES II

5463 Lyons Road, Coconut Creek, FL 33073

THUR RETAIL
Thur & Associates
Commercial Real Estate Brokerage



THUR RETAIL Thur & Associates Commercial Real Estate Brokerage
SHARY THUR
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sthur@thurassociates.com

WINSTON PARK SHOPPES II

5463 Lyons Road, Coconut Creek, FL 33073

THUR RETAIL
Thur & Associates
Commercial Real Estate Brokerage

last updated: 03/06/24 P3

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WINSTON PARK SHOPPES II

5463 Lyons Road, Coconut Creek, FL 33073

THUR RETAIL
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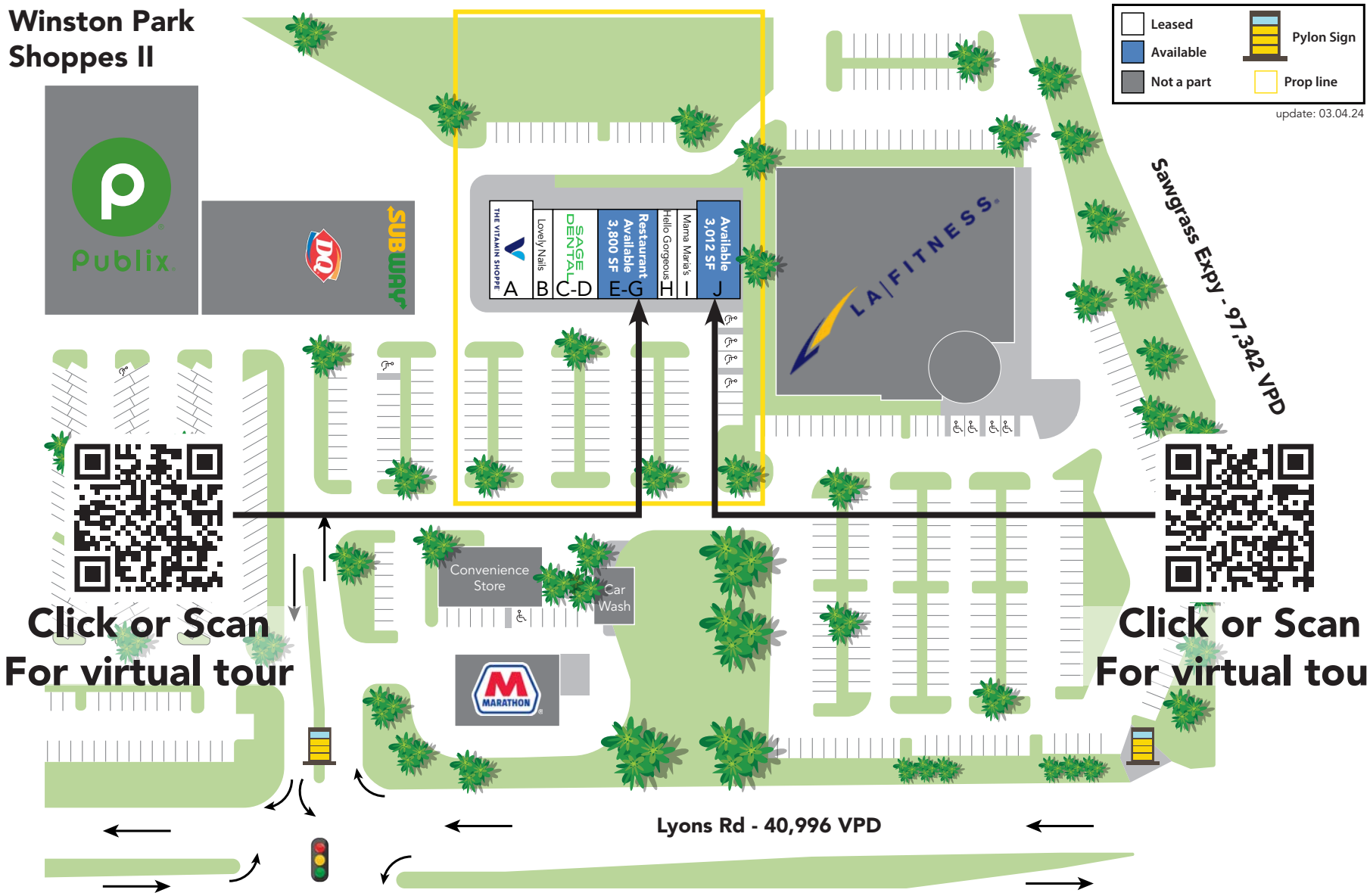
Commercial Real Estate Brokerage



last updated: 03/06/24 P4

THUR RETAIL

SHARY THUR

202-359-3469

sthur@thurassociates.com

WINSTON PARK SHOPPES II

5463 Lyons Road, Coconut Creek, FL 33073

THUR RETAIL
Thur & Associates
Commercial Real Estate Brokerage

Click or Scan For virtual tour

Suite	Tenant	Category/ Former use	SF
A	The Vitamin Shoppe	Vitamin Store	3,012
B	Lovely Nails	Nail Salon	1,256
C-D	Sage Dental	Dentist	2,880
E-G	**Available**	**Restaurant**	**3,800**
H	Hello Gorgeous	Spa	1,281
I	Mama Maria's	Restaurant Pizza	1,331
J	**Available**	**Retail**	**3,012**
		Total GLA	15,572

Click or Scan For the video

THUR RETAIL Thur & Associates Commercial Real Estate Brokerage
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WINSTON PARK SHOPPES II

5463 Lyons Road, Coconut Creek, FL 33073

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Commercial Real Estate Brokerage

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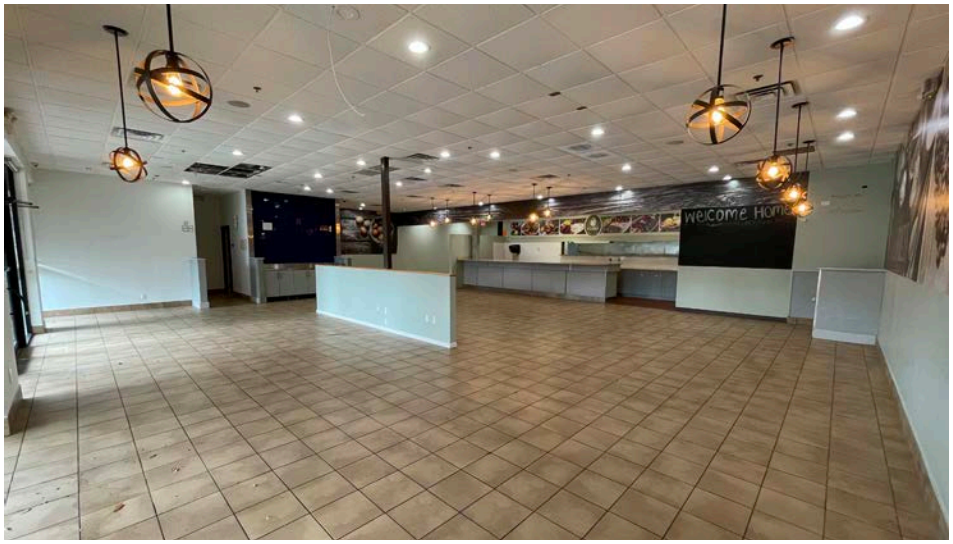
WINSTON PARK SHOPPES II

5463 Lyons Road, Coconut Creek, FL 33073

THUR RETAIL
Thur & Associates
Commercial Real Estate Brokerage

Restaurant Space - 3,800 SF



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WINSTON PARK SHOPPES II

5463 Lyons Road, Coconut Creek, FL 33073

THUR RETAIL
Thur & Associates
Commercial Real Estate Brokerage

Retail Space - 3,012 SF

THUR RETAIL Thur & Associates Commercial Real Estate Brokerage
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202-359-3469
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LEASING CONTACT

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OFFICE LOCATIONS

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

FL OFFICE
327 Mizner Park, Suite 301
Boca Raton, Fl 33432
561-395-2441

Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 26.2987/-80.1881

Winston Park Shoppes 5463 Lyons Rd, Coconut Creek, FL	1 mi radius		3 mi radius		5 mi radius	
Population						
Estimated Population (2023)	17,877		119,611		358,336	
Projected Population (2028)	19,193		125,091		374,145	
Census Population (2020)	18,194		122,886		359,188	
Census Population (2010)	16,075		110,920		322,387	
Projected Annual Growth (2023-2028)	1,316	*1.5%*	5,480	*0.9%*	15,809	*0.9%*
Historical Annual Growth (2020-2023)	-317	-	-3,275	*-0.9%*	-852	-
Historical Annual Growth (2010-2020)	2,119	*1.3%*	11,966	*1.1%*	36,801	*1.1%*
Estimated Population Density (2023)	5,693	*psm*	4,231	*psm*	4,564	*psm*
Trade Area Size	3.1	*sq mi*	28.3	*sq mi*	78.5	*sq mi*
Households						
Estimated Households (2023)	6,410		46,851		142,862	
Projected Households (2028)	6,815		48,786		147,939	
Census Households (2020)	6,475		47,528		142,075	
Census Households (2010)	5,782		43,697		129,275	
Projected Annual Growth (2023-2028)	404	*1.3%*	1,935	*0.8%*	5,077	*0.7%*
Historical Annual Change (2010-2023)	629	*0.8%*	3,154	*0.6%*	13,586	*0.8%*
Average Household Income						
Estimated Average Household Income (2023)	$142,026		$114,928		$112,095	
Projected Average Household Income (2028)	$144,479		$119,124		$117,462	
Census Average Household Income (2010)	$72,695		$70,267		$64,078	
Census Average Household Income (2000)	$64,085		$64,329		$60,641	
Projected Annual Change (2023-2028)	$2,453	*0.3%*	$4,196	*0.7%*	$5,366	*1.0%*
Historical Annual Change (2000-2023)	$77,941	*5.3%*	$50,599	*3.4%*	$51,455	*3.7%*
Median Household Income						
Estimated Median Household Income (2023)	$102,985		$86,276		$79,722	
Projected Median Household Income (2028)	$105,993		$87,395		$82,009	
Census Median Household Income (2010)	$61,921		$56,320		$51,525	
Census Median Household Income (2000)	$57,766		$53,768		$48,542	
Projected Annual Change (2023-2028)	$3,008	*0.6%*	$1,119	*0.3%*	$2,287	*0.6%*
Historical Annual Change (2000-2023)	$45,219	*3.4%*	$32,509	*2.6%*	$31,180	*2.8%*
Per Capita Income						
Estimated Per Capita Income (2023)	$50,981		$45,047		$44,824	
Projected Per Capita Income (2028)	$51,347		$46,487		$46,574	
Census Per Capita Income (2010)	$26,154		$27,682		$25,693	
Census Per Capita Income (2000)	$24,484		$26,290		$25,077	
Projected Annual Change (2023-2028)	$366	*0.1%*	$1,441	*0.6%*	$1,749	*0.8%*
Historical Annual Change (2000-2023)	$26,498	*4.7%*	$18,757	*3.1%*	$19,747	*3.4%*
Estimated Average Household Net Worth (2023)	$562,180		$522,325		$508,260	

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Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 26.2987/-80.1881

Winston Park Shoppes 5463 Lyons Rd, Coconut Creek, FL	1 mi radius		3 mi radius		5 mi radius	
Total Annual Consumer Expenditure (2023)						
Total Household Expenditure	$581.35 M		$3.63 B		$10.85 B	
Total Non-Retail Expenditure	$306.75 M		$1.92 B		$5.76 B	
Total Retail Expenditure	$274.6 M		$1.71 B		$5.1 B	
Apparel	$20.91 M		$129.53 M		$385.82 M	
Contributions	$19.36 M		$121.85 M		$368.28 M	
Education	$18.68 M		$116.12 M		$346.61 M	
Entertainment	$33.5 M		$207.7 M		$619.7 M	
Food and Beverages	$85.21 M		$530.64 M		$1.59 B	
Furnishings and Equipment	$20.77 M		$128.67 M		$384.04 M	
Gifts	$14.78 M		$92.38 M		$279.91 M	
Health Care	$47.75 M		$300.81 M		$906.5 M	
Household Operations	$22.98 M		$143.96 M		$432.2 M	
Miscellaneous Expenses	$11.02 M		$68.9 M		$206.69 M	
Personal Care	$7.84 M		$48.71 M		$145.69 M	
Personal Insurance	$4.26 M		$26.35 M		$78.73 M	
Reading	$1.26 M		$7.94 M		$23.95 M	
Shelter	$122.19 M		$763.54 M		$2.29 B	
Tobacco	$3.19 M		$20.53 M		$62.08 M	
Transportation	$106.45 M		$658.25 M		$1.96 B	
Utilities	$41.2 M		$260.25 M		$782.7 M	
Monthly Household Consumer Expenditure (2023)						
Total Household Expenditure	$7,557		$6,450		$6,332	
Total Non-Retail Expenditure	$3,988	*52.8%*	$3,414	*52.9%*	$3,358	*53.0%*
Total Retail Expenditures	$3,570	*47.2%*	$3,036	*47.1%*	$2,974	*47.0%*
Apparel	$272	*3.6%*	$230	*3.6%*	$225	*3.6%*
Contributions	$252	*3.3%*	$217	*3.4%*	$215	*3.4%*
Education	$243	*3.2%*	$207	*3.2%*	$202	*3.2%*
Entertainment	$436	*5.8%*	$369	*5.7%*	$361	*5.7%*
Food and Beverages	$1,108	*14.7%*	$944	*14.6%*	$925	*14.6%*
Furnishings and Equipment	$270	*3.6%*	$229	*3.5%*	$224	*3.5%*
Gifts	$192	*2.5%*	$164	*2.5%*	$163	*2.6%*
Health Care	$621	*8.2%*	$535	*8.3%*	$529	*8.4%*
Household Operations	$299	*4.0%*	$256	*4.0%*	$252	*4.0%*
Miscellaneous Expenses	$143	*1.9%*	$123	*1.9%*	$121	*1.9%*
Personal Care	$102	*1.3%*	$87	*1.3%*	$85	*1.3%*
Personal Insurance	$55	*0.7%*	$47	*0.7%*	$46	*0.7%*
Reading	$16	*0.2%*	$14	*0.2%*	$14	*0.2%*
Shelter	$1,589	*21.0%*	$1,358	*21.1%*	$1,334	*21.1%*
Tobacco	$42	*0.5%*	$37	*0.6%*	$36	*0.6%*
Transportation	$1,384	*18.3%*	$1,171	*18.2%*	$1,143	*18.0%*
Utilities	$536	*7.1%*	$463	*7.2%*	$457	*7.2%*

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Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 26.2987/-80.1881

Winston Park Shoppes 5463 Lyons Rd, Coconut Creek, FL	1 mi radius		3 mi radius		5 mi radius	
Race and Ethnicity						
Total Population (2023)	17,877		119,611		358,336	
White (2023)	8,447	*47.2%*	60,725	*50.8%*	176,009	*49.1%*
Black or African American (2023)	3,923	*21.9%*	24,837	*20.8%*	89,976	*25.1%*
American Indian or Alaska Native (2023)	48	*0.3%*	332	*0.3%*	1,085	*0.3%*
Asian (2023)	1,057	*5.9%*	6,192	*5.2%*	14,537	*4.1%*
Hawaiian or Pacific Islander (2023)	10	-	54	-	133	-
Other Race (2023)	1,211	*6.8%*	8,037	*6.7%*	24,548	*6.9%*
Two or More Races (2023)	3,180	*17.8%*	19,434	*16.2%*	52,048	*14.5%*
Population < 18 (2023)	4,221	*23.6%*	25,156	*21.0%*	71,360	*19.9%*
White Not Hispanic	1,661	*39.4%*	10,568	*42.0%*	27,909	*39.1%*
Black or African American	891	*21.1%*	5,246	*20.9%*	18,987	*26.6%*
Asian	237	*5.6%*	1,524	*6.1%*	3,408	*4.8%*
Other Race Not Hispanic	211	*5.0%*	1,146	*4.6%*	2,992	*4.2%*
Hispanic	1,221	*28.9%*	6,671	*26.5%*	18,064	*25.3%*
Not Hispanic or Latino Population (2023)	12,671	*70.9%*	87,723	*73.3%*	266,543	*74.4%*
Not Hispanic White	7,118	*56.2%*	53,097	*60.5%*	153,720	*57.7%*
Not Hispanic Black or African American	3,854	*30.4%*	24,443	*27.9%*	88,270	*33.1%*
Not Hispanic American Indian or Alaska Native	10	-	61	-	172	-
Not Hispanic Asian	1,053	*8.3%*	6,160	*7.0%*	14,426	*5.4%*
Not Hispanic Hawaiian or Pacific Islander	5	-	17	-	39	-
Not Hispanic Other Race	129	*1.0%*	848	*1.0%*	2,282	*0.9%*
Not Hispanic Two or More Races	503	*4.0%*	3,097	*3.5%*	7,635	*2.9%*
Hispanic or Latino Population (2023)	5,206	*29.1%*	31,888	*26.7%*	91,793	*25.6%*
Hispanic White	1,329	*25.5%*	7,628	*23.9%*	22,289	*24.3%*
Hispanic Black or African American	70	*1.3%*	394	*1.2%*	1,706	*1.9%*
Hispanic American Indian or Alaska Native	38	*0.7%*	271	*0.8%*	913	*1.0%*
Hispanic Asian	5	-	32	*0.1%*	111	*0.1%*
Hispanic Hawaiian or Pacific Islander	6	*0.1%*	37	*0.1%*	93	*0.1%*
Hispanic Other Race	1,082	*20.8%*	7,190	*22.5%*	22,266	*24.3%*
Hispanic Two or More Races	2,677	*51.4%*	16,337	*51.2%*	44,413	*48.4%*
Not Hispanic or Latino Population (2020)	13,236	*72.7%*	92,089	*74.9%*	271,321	*75.5%*
Hispanic or Latino Population (2020)	4,959	*27.3%*	30,797	*25.1%*	87,867	*24.5%*
Not Hispanic or Latino Population (2010)	12,203	*75.9%*	89,081	*80.3%*	261,803	*81.2%*
Hispanic or Latino Population (2010)	3,872	*24.1%*	21,839	*19.7%*	60,585	*18.8%*
Not Hispanic or Latino Population (2028)	13,577	*70.7%*	91,569	*73.2%*	278,048	*74.3%*
Hispanic or Latino Population (2028)	5,617	*29.3%*	33,522	*26.8%*	96,097	*25.7%*
Projected Annual Growth (2023-2028)	410	*1.6%*	1,633	*1.0%*	4,304	*0.9%*
Historical Annual Growth (2010-2020)	1,086	*2.8%*	8,958	*4.1%*	27,282	*4.5%*

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Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 26.2987/-80.1881

Winston Park Shoppes 5463 Lyons Rd, Coconut Creek, FL	1 mi radius		3 mi radius		5 mi radius	
Total Age Distribution (2023)						
Total Population	17,877		119,611		358,336	
Age Under 5 Years	1,061	5.9%	6,282	5.3%	18,021	5.0%
Age 5 to 9 Years	1,194	6.7%	7,084	5.9%	19,489	5.4%
Age 10 to 14 Years	1,253	7.0%	7,295	6.1%	20,559	5.7%
Age 15 to 19 Years	1,167	6.5%	6,907	5.8%	20,429	5.7%
Age 20 to 24 Years	1,036	5.8%	6,545	5.5%	20,332	5.7%
Age 25 to 29 Years	1,265	7.1%	7,269	6.1%	21,184	5.9%
Age 30 to 34 Years	1,401	7.8%	8,615	7.2%	23,814	6.6%
Age 35 to 39 Years	1,486	8.3%	8,733	7.3%	23,267	6.5%
Age 40 to 44 Years	1,463	8.2%	8,607	7.2%	23,121	6.5%
Age 45 to 49 Years	1,298	7.3%	7,886	6.6%	22,122	6.2%
Age 50 to 54 Years	1,216	6.8%	8,091	6.8%	23,528	6.6%
Age 55 to 59 Years	1,114	6.2%	8,147	6.8%	24,353	6.8%
Age 60 to 64 Years	929	5.2%	7,414	6.2%	23,472	6.6%
Age 65 to 69 Years	745	4.2%	6,036	5.0%	20,202	5.6%
Age 70 to 74 Years	505	2.8%	5,142	4.3%	17,415	4.9%
Age 75 to 79 Years	372	2.1%	3,958	3.3%	14,183	4.0%
Age 80 to 84 Years	205	1.1%	2,624	2.2%	9,894	2.8%
Age 85 Years or Over	164	0.9%	2,975	2.5%	12,950	3.6%
Median Age	35.9		40.4		42.4	
Age 19 Years or Less	4,675	26.1%	27,569	23.0%	78,498	21.9%
Age 20 to 64 Years	11,210	62.7%	71,307	59.6%	205,193	57.3%
Age 65 Years or Over	1,992	11.1%	20,735	17.3%	74,644	20.8%
Female Age Distribution (2023)						
Female Population	9,082	50.8%	61,589	51.5%	184,911	51.6%
Age Under 5 Years	553	6.1%	3,099	5.0%	8,856	4.8%
Age 5 to 9 Years	588	6.5%	3,489	5.7%	9,523	5.2%
Age 10 to 14 Years	593	6.5%	3,474	5.6%	9,908	5.4%
Age 15 to 19 Years	581	6.4%	3,445	5.6%	10,086	5.5%
Age 20 to 24 Years	518	5.7%	3,248	5.3%	9,958	5.4%
Age 25 to 29 Years	645	7.1%	3,703	6.0%	10,426	5.6%
Age 30 to 34 Years	721	7.9%	4,397	7.1%	11,837	6.4%
Age 35 to 39 Years	755	8.3%	4,414	7.2%	11,621	6.3%
Age 40 to 44 Years	755	8.3%	4,476	7.3%	12,002	6.5%
Age 45 to 49 Years	685	7.5%	4,162	6.8%	11,400	6.2%
Age 50 to 54 Years	609	6.7%	4,166	6.8%	12,070	6.5%
Age 55 to 59 Years	546	6.0%	4,099	6.7%	12,434	6.7%
Age 60 to 64 Years	444	4.9%	3,749	6.1%	12,036	6.5%
Age 65 to 69 Years	396	4.4%	3,291	5.3%	11,094	6.0%
Age 70 to 74 Years	259	2.9%	2,801	4.5%	9,565	5.2%
Age 75 to 79 Years	212	2.3%	2,232	3.6%	8,128	4.4%
Age 80 to 84 Years	115	1.3%	1,495	2.4%	5,765	3.1%
Age 85 Years or Over	107	1.2%	1,850	3.0%	8,200	4.4%
Female Median Age	36.2		41.5		43.9	
Age 19 Years or Less	2,315	25.5%	13,506	21.9%	38,374	20.8%
Age 20 to 64 Years	5,677	62.5%	36,414	59.1%	103,785	56.1%
Age 65 Years or Over	1,090	12.0%	11,668	18.9%	42,752	23.1%

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Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 26.2987/-80.1881

Winston Park Shoppes 5463 Lyons Rd, Coconut Creek, FL	1 mi radius		3 mi radius		5 mi radius	
Male Age Distribution (2023)						
Male Population	8,795	*49.2%*	58,022	*48.5%*	173,425	*48.4%*
Age Under 5 Years	508	*5.8%*	3,184	*5.5%*	9,165	*5.3%*
Age 5 to 9 Years	606	*6.9%*	3,595	*6.2%*	9,966	*5.7%*
Age 10 to 14 Years	660	*7.5%*	3,821	*6.6%*	10,651	*6.1%*
Age 15 to 19 Years	586	*6.7%*	3,462	*6.0%*	10,342	*6.0%*
Age 20 to 24 Years	518	*5.9%*	3,296	*5.7%*	10,374	*6.0%*
Age 25 to 29 Years	620	*7.1%*	3,566	*6.1%*	10,758	*6.2%*
Age 30 to 34 Years	679	*7.7%*	4,218	*7.3%*	11,977	*6.9%*
Age 35 to 39 Years	731	*8.3%*	4,319	*7.4%*	11,646	*6.7%*
Age 40 to 44 Years	708	*8.1%*	4,131	*7.1%*	11,119	*6.4%*
Age 45 to 49 Years	613	*7.0%*	3,724	*6.4%*	10,722	*6.2%*
Age 50 to 54 Years	608	*6.9%*	3,925	*6.8%*	11,458	*6.6%*
Age 55 to 59 Years	568	*6.5%*	4,048	*7.0%*	11,919	*6.9%*
Age 60 to 64 Years	486	*5.5%*	3,665	*6.3%*	11,435	*6.6%*
Age 65 to 69 Years	349	*4.0%*	2,745	*4.7%*	9,108	*5.3%*
Age 70 to 74 Years	246	*2.8%*	2,342	*4.0%*	7,850	*4.5%*
Age 75 to 79 Years	160	*1.8%*	1,726	*3.0%*	6,055	*3.5%*
Age 80 to 84 Years	90	*1.0%*	1,129	*1.9%*	4,129	*2.4%*
Age 85 Years or Over	57	*0.6%*	1,125	*1.9%*	4,751	*2.7%*
Male Median Age	35.5		39.3		40.8	
Age 19 Years or Less	2,360	*26.8%*	14,062	*24.2%*	40,125	*23.1%*
Age 20 to 64 Years	5,533	*62.9%*	34,893	*60.1%*	101,408	*58.5%*
Age 65 Years or Over	902	*10.3%*	9,067	*15.6%*	31,893	*18.4%*
Males per 100 Females (2023)						
Overall Comparison	97		94		94	
Age Under 5 Years	92	*47.9%*	103	*50.7%*	103	*50.9%*
Age 5 to 9 Years	103	*50.7%*	103	*50.8%*	105	*51.1%*
Age 10 to 14 Years	111	*52.7%*	110	*52.4%*	107	*51.8%*
Age 15 to 19 Years	101	*50.2%*	100	*50.1%*	103	*50.6%*
Age 20 to 24 Years	100	*50.0%*	101	*50.4%*	104	*51.0%*
Age 25 to 29 Years	96	*49.0%*	96	*49.1%*	103	*50.8%*
Age 30 to 34 Years	94	*48.5%*	96	*49.0%*	101	*50.3%*
Age 35 to 39 Years	97	*49.2%*	98	*49.5%*	100	*50.1%*
Age 40 to 44 Years	94	*48.4%*	92	*48.0%*	93	*48.1%*
Age 45 to 49 Years	90	*47.3%*	89	*47.2%*	94	*48.5%*
Age 50 to 54 Years	100	*50.0%*	94	*48.5%*	95	*48.7%*
Age 55 to 59 Years	104	*51.0%*	99	*49.7%*	96	*48.9%*
Age 60 to 64 Years	109	*52.3%*	98	*49.4%*	95	*48.7%*
Age 65 to 69 Years	88	*46.8%*	83	*45.5%*	82	*45.1%*
Age 70 to 74 Years	95	*48.7%*	84	*45.5%*	82	*45.1%*
Age 75 to 79 Years	75	*43.0%*	77	*43.6%*	74	*42.7%*
Age 80 to 84 Years	78	*43.8%*	76	*43.0%*	72	*41.7%*
Age 85 Years or Over	53	*34.7%*	61	*37.8%*	58	*36.7%*
Age 19 Years or Less	102	*50.5%*	104	*51.0%*	105	*51.1%*
Age 20 to 39 Years	97	*49.1%*	98	*49.4%*	102	*50.5%*
Age 40 to 64 Years	98	*49.5%*	94	*48.6%*	95	*48.6%*
Age 65 Years or Over	83	*45.3%*	78	*43.7%*	75	*42.7%*

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Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 26.2987/-80.1881

Winston Park Shoppes 5463 Lyons Rd, Coconut Creek, FL	1 mi radius		3 mi radius		5 mi radius	
Household Type (2023)						
Total Households	6,410		46,851		142,862	
Households with Children	3,040	*47.4%*	17,520	*37.4%*	45,292	*31.7%*
Average Household Size	2.8		2.5		2.5	
Household Density per Square Mile	2,042		1,657		1,819	
Population Family	15,512	*86.8%*	98,807	*82.6%*	287,852	*80.3%*
Population Non-Family	2,301	*12.9%*	20,355	*17.0%*	65,699	*18.3%*
Population Group Quarters	64	*0.4%*	449	*0.4%*	4,785	*1.3%*
Family Households	4,637	*72.3%*	30,605	*65.3%*	89,675	*62.8%*
Married Couple Households	3,419	*73.7%*	21,826	*71.3%*	61,902	*69.0%*
Other Family Households with Children	1,217	*26.3%*	8,779	*28.7%*	27,773	*31.0%*
Family Households with Children	2,996	*64.6%*	17,340	*56.7%*	44,765	*49.9%*
Married Couple with Children	2,359	*78.7%*	13,125	*75.7%*	31,467	*70.3%*
Other Family Households with Children	637	*21.3%*	4,215	*24.3%*	13,299	*29.7%*
Family Households No Children	1,641	*35.4%*	13,265	*43.3%*	44,910	*50.1%*
Married Couple No Children	1,061	*64.6%*	8,701	*65.6%*	30,436	*67.8%*
Other Family Households No Children	580	*35.4%*	4,564	*34.4%*	14,474	*32.2%*
Non-Family Households	1,774	*27.7%*	16,246	*34.7%*	53,187	*37.2%*
Non-Family Households with Children	45	*2.5%*	180	*1.1%*	527	*1.0%*
Non-Family Households No Children	1,729	*97.5%*	16,065	*98.9%*	52,660	*99.0%*
Average Family Household Size	3.3		3.2		3.2	
Average Family Income	$162,537		$137,359		$130,379	
Median Family Income	$113,322		$106,126		$101,754	
Average Non-Family Household Size	1.3		1.3		1.2	
Marital Status (2023)						
Population Age 15 Years or Over	14,369		98,950		300,266	
Never Married	4,937	*34.4%*	29,933	*30.3%*	93,479	*31.1%*
Currently Married	6,757	*47.0%*	44,343	*44.8%*	128,961	*42.9%*
Previously Married	2,675	*18.6%*	24,674	*24.9%*	77,827	*25.9%*
Separated	371	*13.9%*	5,199	*21.1%*	16,731	*21.5%*
Widowed	483	*18.1%*	5,582	*22.6%*	21,803	*28.0%*
Divorced	1,821	*68.1%*	13,892	*56.3%*	39,293	*50.5%*
Educational Attainment (2023)						
Adult Population Age 25 Years or Over	12,166		85,498		259,505	
Elementary (Grade Level 0 to 8)	372	*3.1%*	2,605	*3.0%*	11,069	*4.3%*
Some High School (Grade Level 9 to 11)	428	*3.5%*	3,752	*4.4%*	13,514	*5.2%*
High School Graduate	2,769	*22.8%*	22,610	*26.4%*	69,766	*26.9%*
Some College	2,427	*19.9%*	15,992	*18.7%*	47,467	*18.3%*
Associate Degree Only	1,410	*11.6%*	7,825	*9.2%*	23,280	*9.0%*
Bachelor Degree Only	3,481	*28.6%*	21,216	*24.8%*	58,672	*22.6%*
Graduate Degree	1,280	*10.5%*	11,499	*13.4%*	35,738	*13.8%*
Any College (Some College or Higher)	8,597	*70.7%*	56,531	*66.1%*	165,157	*63.6%*
College Degree + (Bachelor Degree or Higher)	4,760	*39.1%*	32,714	*38.3%*	94,409	*36.4%*

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Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 26.2987/-80.1881

Winston Park Shoppes 5463 Lyons Rd, Coconut Creek, FL	1 mi radius		3 mi radius		5 mi radius	
Housing						
Total Housing Units (2023)	6,922		52,285		161,333	
Total Housing Units (2020)	6,809		51,926		159,854	
Historical Annual Growth (2020-2023)	113	-	358	-	1,479	-
Housing Units Occupied (2023)	6,410	*92.6%*	46,851	*89.6%*	142,862	*88.6%*
Housing Units Owner-Occupied	3,907	*60.9%*	29,395	*62.7%*	89,494	*62.6%*
Housing Units Renter-Occupied	2,503	*39.1%*	17,456	*37.3%*	53,368	*37.4%*
Housing Units Vacant (2023)	511	*7.4%*	5,434	*10.4%*	18,471	*11.4%*
Household Size (2023)						
Total Households	6,410		46,851		142,862	
1 Person Households	1,424	*22.2%*	13,085	*27.9%*	43,402	*30.4%*
2 Person Households	1,784	*27.8%*	14,307	*30.5%*	46,929	*32.8%*
3 Person Households	1,198	*18.7%*	7,995	*17.1%*	21,704	*15.2%*
4 Person Households	1,340	*20.9%*	7,286	*15.6%*	18,039	*12.6%*
5 Person Households	454	*7.1%*	2,841	*6.1%*	8,053	*5.6%*
6 Person Households	147	*2.3%*	939	*2.0%*	2,973	*2.1%*
7 or More Person Households	63	*1.0%*	397	*0.8%*	1,763	*1.2%*
Household Income Distribution (2023)						
HH Income $200,000 or More	760	*11.9%*	5,395	*11.5%*	16,436	*11.5%*
HH Income $150,000 to $199,999	691	*10.8%*	4,355	*9.3%*	11,042	*7.7%*
HH Income $125,000 to $149,999	776	*12.1%*	3,477	*7.4%*	9,535	*6.7%*
HH Income $100,000 to $124,999	1,072	*16.7%*	5,223	*11.1%*	13,275	*9.3%*
HH Income $75,000 to $99,999	1,008	*15.7%*	6,391	*13.6%*	17,904	*12.5%*
HH Income $50,000 to $74,999	822	*12.8%*	7,604	*16.2%*	23,468	*16.4%*
HH Income $35,000 to $49,999	514	*8.0%*	4,814	*10.3%*	16,499	*11.5%*
HH Income $25,000 to $34,999	301	*4.7%*	3,230	*6.9%*	12,226	*8.6%*
HH Income $15,000 to $24,999	259	*4.0%*	2,910	*6.2%*	9,894	*6.9%*
HH Income $10,000 to $14,999	73	*1.1%*	1,392	*3.0%*	5,220	*3.7%*
HH Income Under $10,000	135	*2.1%*	2,059	*4.4%*	7,361	*5.2%*
Household Vehicles (2023)						
Households 0 Vehicles Available	348	*5.4%*	2,795	*6.0%*	11,805	*8.3%*
Households 1 Vehicle Available	1,940	*30.3%*	18,292	*39.0%*	58,536	*41.0%*
Households 2 Vehicles Available	3,173	*49.5%*	18,605	*39.7%*	52,245	*36.6%*
Households 3 or More Vehicles Available	949	*14.8%*	7,159	*15.3%*	20,276	*14.2%*
Total Vehicles Available	11,444		79,157		230,382	
Average Vehicles per Household	1.8		1.7		1.6	
Owner-Occupied Household Vehicles	7,539	*65.9%*	53,605	*67.7%*	157,806	*68.5%*
Average Vehicles per Owner-Occupied Household	1.9		1.8		1.8	
Renter-Occupied Household Vehicles	3,906	*34.1%*	25,552	*32.3%*	72,576	*31.5%*
Average Vehicles per Renter-Occupied Household	1.6		1.5		1.4	
Travel Time (2023)						
Worker Base Age 16 years or Over	10,903		67,697		195,222	
Travel to Work in 14 Minutes or Less	1,319	*12.1%*	9,598	*14.2%*	28,885	*14.8%*
Travel to Work in 15 to 29 Minutes	3,319	*30.4%*	21,519	*31.8%*	61,578	*31.5%*
Travel to Work in 30 to 59 Minutes	3,777	*34.6%*	20,900	*30.9%*	59,432	*30.4%*
Travel to Work in 60 Minutes or More	458	*4.2%*	3,308	*4.9%*	10,363	*5.3%*
Work at Home	2,030	*18.6%*	12,371	*18.3%*	34,963	*17.9%*
Average Minutes Travel to Work	27.0		25.7		25.3	

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Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 26.2987/-80.1881

Winston Park Shoppes 5463 Lyons Rd, Coconut Creek, FL	1 mi radius		3 mi radius		5 mi radius	
Transportation To Work (2023)						
Worker Base Age 16 years or Over	10,903		67,697		195,222	
Drive to Work Alone	7,557	*69.3%*	47,559	*70.3%*	134,437	*68.9%*
Drive to Work in Carpool	1,049	*9.6%*	5,505	*8.1%*	16,609	*8.5%*
Travel to Work by Public Transportation	121	*1.1%*	658	*1.0%*	3,403	*1.7%*
Drive to Work on Motorcycle	2	-	115	*0.2%*	255	*0.1%*
Bicycle to Work	4	-	129	*0.2%*	481	*0.2%*
Walk to Work	71	*0.6%*	360	*0.5%*	1,442	*0.7%*
Other Means	70	*0.6%*	1,000	*1.5%*	3,631	*1.9%*
Work at Home	2,030	*18.6%*	12,371	*18.3%*	34,963	*17.9%*
Daytime Demographics (2023)						
Total Businesses	1,388		10,043		29,744	
Total Employees	9,238		56,308		167,043	
Company Headquarter Businesses	33	*2.4%*	192	*1.9%*	661	*2.2%*
Company Headquarter Employees	1,622	*17.6%*	5,612	*10.0%*	16,123	*9.7%*
Employee Population per Business	6.7	to 1	5.6	to 1	5.6	to 1
Residential Population per Business	12.9	to 1	11.9	to 1	12.0	to 1
Adj. Daytime Demographics Age 16 Years or Over	12,461		85,967		267,480	
Labor Force						
Labor Population Age 16 Years or Over (2023)	14,126		97,443		295,828	
Labor Force Total Males (2023)	6,898	*48.8%*	46,661	*47.9%*	141,402	*47.8%*
Male Civilian Employed	5,406	*78.4%*	34,567	*74.1%*	100,155	*70.8%*
Male Civilian Unemployed	124	*1.8%*	965	*2.1%*	3,080	*2.2%*
Males in Armed Forces	-	-	58	*0.1%*	100	-
Males Not in Labor Force	1,367	*19.8%*	11,071	*23.7%*	38,067	*26.9%*
Labor Force Total Females (2023)	7,229	*51.2%*	50,781	*52.1%*	154,426	*52.2%*
Female Civilian Employed	5,497	*76.0%*	33,130	*65.2%*	95,067	*61.6%*
Female Civilian Unemployed	92	*1.3%*	980	*1.9%*	2,928	*1.9%*
Females in Armed Forces	-	-	29	-	69	-
Females Not in Labor Force	1,641	*22.7%*	16,643	*32.8%*	56,363	*36.5%*
Unemployment Rate	216	*1.5%*	1,945	*2.0%*	6,007	*2.0%*
Occupation (2023)						
Occupation Population Age 16 Years or Over	10,903		67,697		195,222	
Occupation Total Males	5,406	*49.6%*	34,567	*51.1%*	100,155	*51.3%*
Occupation Total Females	5,497	50.4%	33,130	48.9%	95,067	48.7%
Management, Business, Financial Operations	2,390	21.9%	12,870	19.0%	35,551	18.2%
Professional, Related	2,352	21.6%	15,341	22.7%	41,641	21.3%
Service	1,565	*14.4%*	12,494	*18.5%*	36,818	*18.9%*
Sales, Office	2,804	*25.7%*	15,951	*23.6%*	44,620	*22.9%*
Farming, Fishing, Forestry	2	-	46	-	272	*0.1%*
Construction, Extraction, Maintenance	873	*8.0%*	5,280	*7.8%*	17,518	*9.0%*
Production, Transport, Material Moving	918	*8.4%*	5,714	*8.4%*	18,802	*9.6%*
White Collar Workers	7,546	*69.2%*	44,162	*65.2%*	121,812	*62.4%*
Blue Collar Workers	3,357	*30.8%*	23,535	*34.8%*	73,410	*37.6%*

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Lat/Lon: 26.2987/-80.1881

Winston Park Shoppes 5463 Lyons Rd, Coconut Creek, FL	1 mi radius		3 mi radius		5 mi radius	
Units In Structure (2023)						
Total Units	6,410		46,851		142,862	
1 Detached Unit	3,234	*50.5%*	20,160	*43.0%*	59,826	*41.9%*
1 Attached Unit	517	*8.1%*	4,353	*9.3%*	14,379	*10.1%*
2 Units	106	*1.7%*	1,053	*2.2%*	3,195	*2.2%*
3 to 4 Units	201	*3.1%*	2,573	*5.5%*	7,758	*5.4%*
5 to 9 Units	326	*5.1%*	3,197	*6.8%*	9,480	*6.6%*
10 to 19 Units	638	*10.0%*	4,132	*8.8%*	12,553	*8.8%*
20 to 49 Units	683	*10.6%*	5,010	*10.7%*	16,079	*11.3%*
50 or More Units	564	*8.8%*	4,535	*9.7%*	15,119	*10.6%*
Mobile Home or Trailer	141	*2.2%*	1,834	*3.9%*	4,458	*3.1%*
Other Structure	-	-	4	-	14	-
Homes Built By Year (2023)						
Homes Built 2014 or later	37	*0.5%*	314	*0.6%*	932	*0.6%*
Homes Built 2010 to 2013	746	*10.8%*	3,070	*5.9%*	8,226	*5.1%*
Homes Built 2000 to 2009	1,538	*22.2%*	5,672	*10.8%*	12,563	*7.8%*
Homes Built 1990 to 1999	2,394	*34.6%*	11,304	*21.6%*	24,838	*15.4%*
Homes Built 1980 to 1989	746	*10.8%*	14,122	*27.0%*	43,701	*27.1%*
Homes Built 1970 to 1979	461	*6.7%*	8,290	*15.9%*	34,894	*21.6%*
Homes Built 1960 to 1969	263	*3.8%*	2,285	*4.4%*	11,006	*6.8%*
Homes Built 1950 to 1959	180	*2.6%*	1,335	*2.6%*	5,002	*3.1%*
Homes Built 1940 to 1949	37	*0.5%*	270	*0.5%*	900	*0.6%*
Homes Built Before 1939	8	*0.1%*	189	*0.4%*	800	*0.5%*
Median Age of Homes	30.4	*yrs*	37.0	*yrs*	40.1	*yrs*
Home Values (2023)						
Owner Specified Housing Units	3,907		29,395		89,494	
Home Values $1,000,000 or More	41	*1.0%*	683	*2.3%*	2,683	*3.0%*
Home Values $750,000 to $999,999	159	*4.1%*	1,146	*3.9%*	3,418	*3.8%*
Home Values $500,000 to $749,999	366	*9.4%*	3,278	*11.2%*	12,070	*13.5%*
Home Values $400,000 to $499,999	1,214	*31.1%*	5,439	*18.5%*	13,689	*15.3%*
Home Values $300,000 to $399,999	1,294	*33.1%*	7,467	*25.4%*	18,202	*20.3%*
Home Values $250,000 to $299,999	343	*8.8%*	2,447	*8.3%*	8,305	*9.3%*
Home Values $200,000 to $249,999	161	*4.1%*	2,275	*7.7%*	7,724	*8.6%*
Home Values $175,000 to $199,999	40	*1.0%*	1,075	*3.7%*	3,207	*3.6%*
Home Values $150,000 to $174,999	70	*1.8%*	1,142	*3.9%*	3,856	*4.3%*
Home Values $125,000 to $149,999	42	*1.1%*	1,052	*3.6%*	3,003	*3.4%*
Home Values $100,000 to $124,999	61	*1.6%*	747	*2.5%*	3,447	*3.9%*
Home Values $90,000 to $99,999	13	*0.3%*	230	*0.8%*	925	*1.0%*
Home Values $80,000 to $89,999	8	*0.2%*	222	*0.8%*	976	*1.1%*
Home Values $70,000 to $79,999	16	*0.4%*	326	*1.1%*	1,636	*1.8%*
Home Values $60,000 to $69,999	10	*0.2%*	412	*1.4%*	1,296	*1.4%*
Home Values $50,000 to $59,999	6	*0.2%*	222	*0.8%*	697	*0.8%*
Home Values $35,000 to $49,999	9	*0.2%*	233	*0.8%*	946	*1.1%*
Home Values $25,000 to $34,999	29	*0.7%*	295	*1.0%*	849	*0.9%*
Home Values $10,000 to $24,999	10	*0.2%*	315	*1.1%*	1,223	*1.4%*
Home Values Under $10,000	17	*0.4%*	392	*1.3%*	1,345	*1.5%*
Owner-Occupied Median Home Value	$388,871		$337,811		$322,311	
Renter-Occupied Median Rent	$1,588		$1,500		$1,464	

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