

WINSTON PARK SHOPPES II

5463 Lyons Road, Coconut Creek, FL 33073



Endcap Retail Space Available 3,012 SF

PROPERTY HIGHLIGHTS

- Available: 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

1 Mi	16,934
3 Mi	123,934
5 Mi	357,787

CARS PER DAY

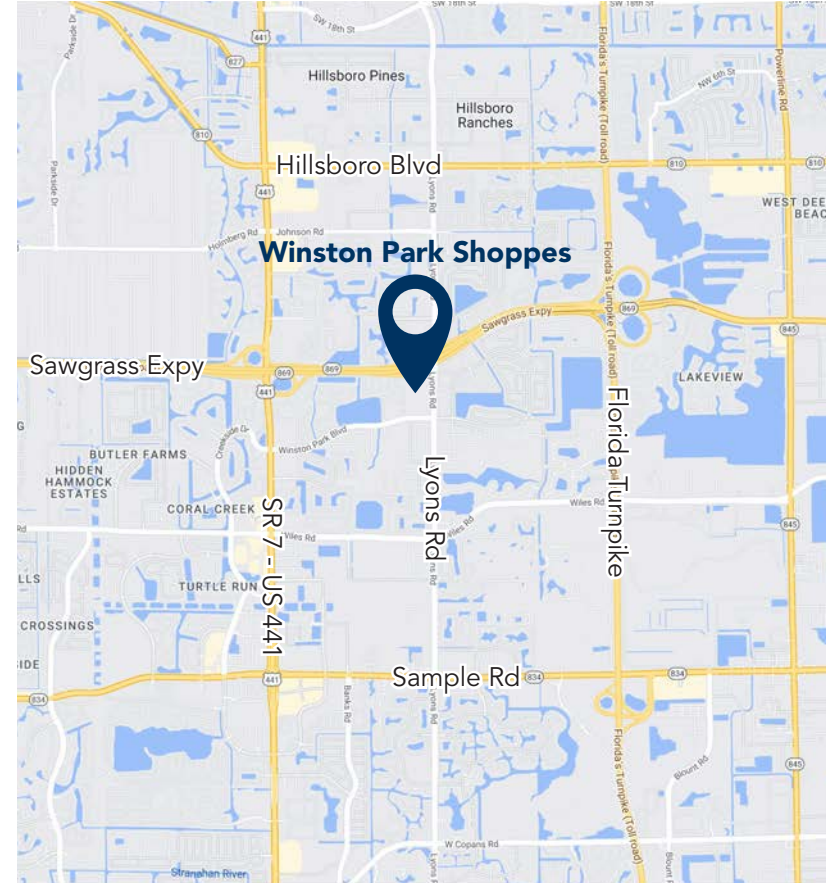
Lyons Rd: 40,173
Winston Park Blvd: 12,605
Sawgrass Expy: 86,816

AV. HH INCOME

1 Mi	\$113,066
3 Mi	\$87,258
5 Mi	\$86,003

EMPLOYEES

1 Mi	6,627
3 Mi	61,733
5 Mi	181,248



JOIN:



SAGE DENTAL



THE VITAMIN SHOPPE LA FITNESS

last updated: 08/23/23 P1



SHARY THUR



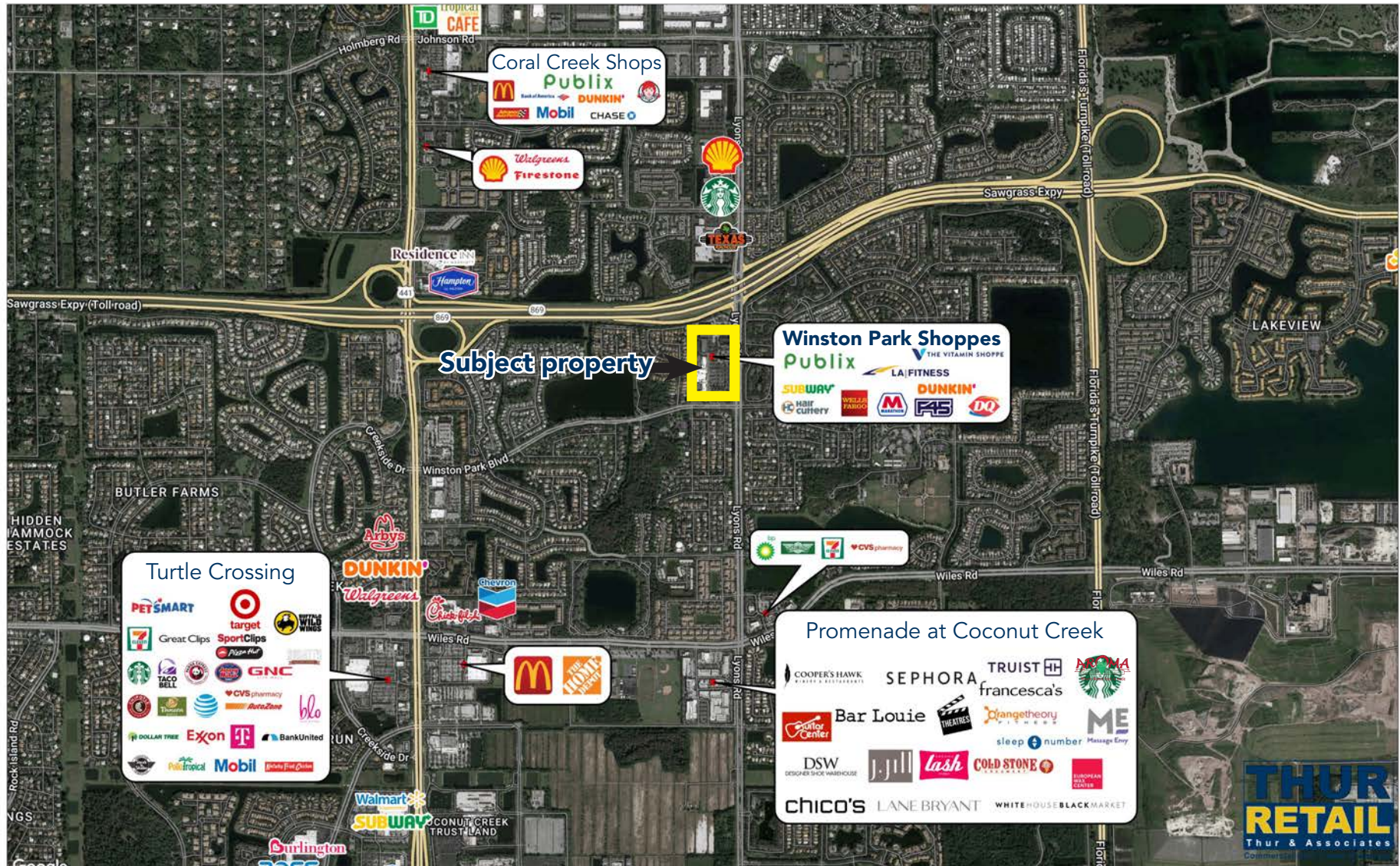
202-359-3469



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WINSTON PARK SHOPPES II

5463 Lyons Road, Coconut Creek, FL 33073



last updated: 08/23/23 P2



SHARY THUR



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WINSTON PARK SHOPPES II

5463 Lyons Road, Coconut Creek, FL 33073



last updated: 08/23/23 P3



SHARY THUR



202-359-3469



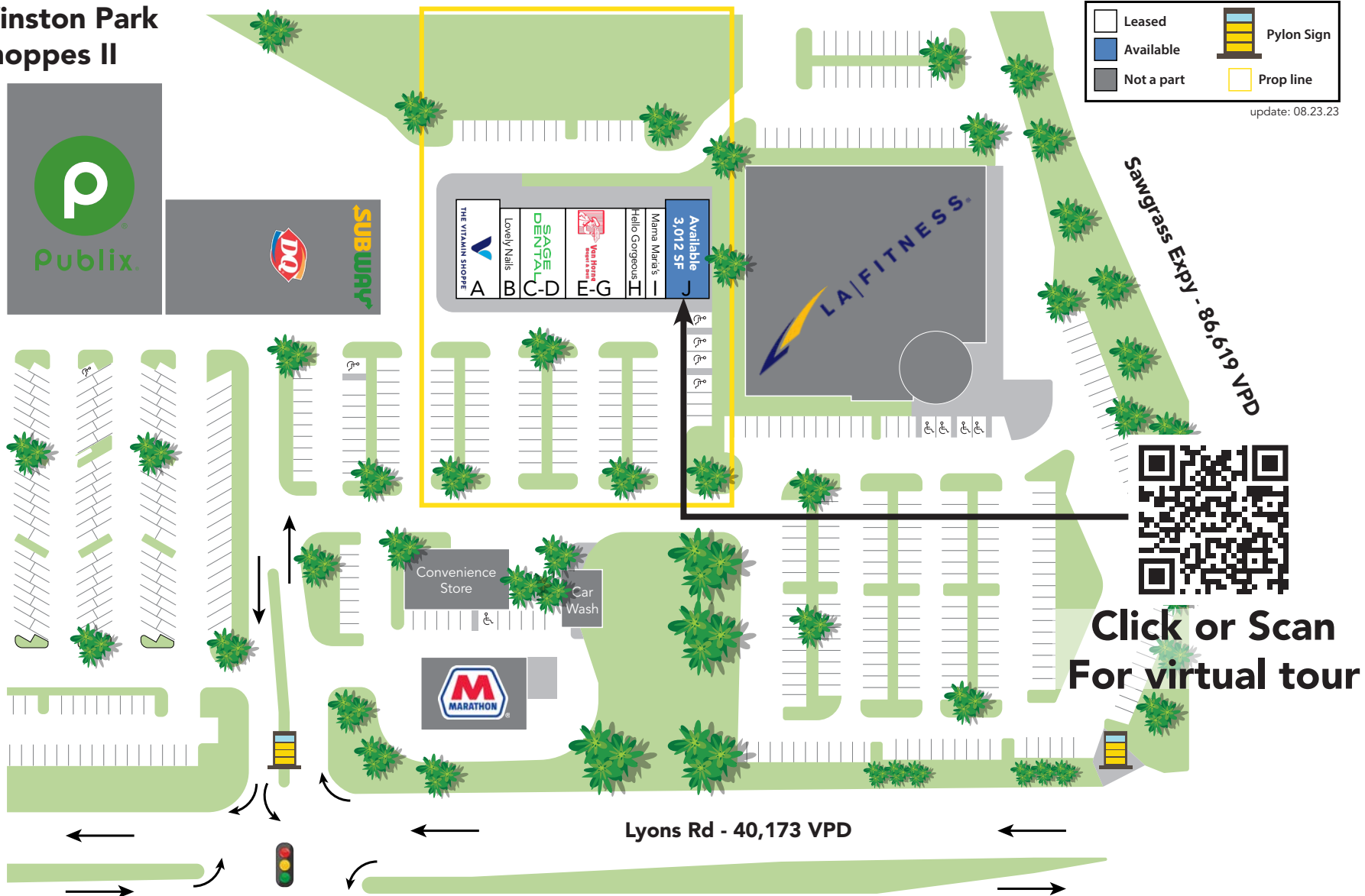
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WINSTON PARK SHOPPES II

5463 Lyons Road, Coconut Creek, FL 33073



Winston Park Shoppes II



update: 08.23.23

last updated: 08/23/23 P4



SHARY THUR



202-359-3469



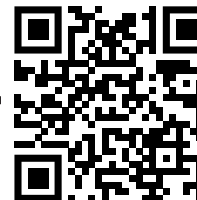
sthur@thurassociates.com

WINSTON PARK SHOPPES II

5463 Lyons Road, Coconut Creek, FL 33073



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	Van Horne Bagels	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**

last updated: 08/23/23 P5



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WINSTON PARK SHOPPES II

5463 Lyons Road, Coconut Creek, FL 33073



last updated: 08/23/23 P6



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WINSTON PARK SHOPPES II

5463 Lyons Road, Coconut Creek, FL 33073



Retail Space - 3,012 SF



last updated: 08/23/23 P7



SHARY THUR



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WINSTON PARK SHOPPES II

5463 Lyons Road, Coconut Creek, FL 33073



LEASING CONTACT

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OFFICE LOCATIONS

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FL OFFICE

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561-395-2441

last updated: 08/23/23 P8



SHARY THUR



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Complete Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.2987/-80.1881

Winston Park Shoppes		1 mi radius		3 mi radius		5 mi radius	
5463 Lyons Rd, Coconut Creek, FL 33073							
Population							
Estimated Population (2022)	16,934		123,934		357,787		
Projected Population (2027)	18,385		132,885		380,933		
Census Population (2020)	17,558		124,638		359,188		
Census Population (2010)	15,596		112,519		322,387		
Projected Annual Growth (2022-2027)	1,451	1.7%	8,951	1.4%	23,146	1.3%	
Historical Annual Growth (2020-2022)	-624	-	-704	-0.3%	-1,401	-0.2%	
Historical Annual Growth (2010-2020)	1,963	1.3%	12,119	1.1%	36,801	1.1%	
Estimated Population Density (2022)	5,393	psm	4,384	psm	4,557	psm	
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi	
Households							
Estimated Households (2022)	6,024		47,790		141,581		
Projected Households (2027)	6,526		50,963		150,200		
Census Households (2020)	6,254		48,031		142,075		
Census Households (2010)	5,602		44,270		129,275		
Projected Annual Growth (2022-2027)	502	1.7%	3,173	1.3%	8,619	1.2%	
Historical Annual Change (2010-2022)	422	0.6%	3,520	0.7%	12,305	0.8%	
Average Household Income							
Estimated Average Household Income (2022)	\$113,066		\$87,258		\$86,003		
Projected Average Household Income (2027)	\$122,330		\$95,999		\$95,912		
Census Average Household Income (2010)	\$72,846		\$69,877		\$64,078		
Census Average Household Income (2000)	\$64,231		\$63,929		\$60,641		
Projected Annual Change (2022-2027)	\$9,264	1.6%	\$8,741	2.0%	\$9,909	2.3%	
Historical Annual Change (2000-2022)	\$48,835	3.5%	\$23,329	1.7%	\$25,362	1.9%	
Median Household Income							
Estimated Median Household Income (2022)	\$90,954		\$77,215		\$70,340		
Projected Median Household Income (2027)	\$110,497		\$94,527		\$85,081		
Census Median Household Income (2010)	\$61,830		\$56,062		\$51,525		
Census Median Household Income (2000)	\$57,965		\$53,459		\$48,542		
Projected Annual Change (2022-2027)	\$19,543	4.3%	\$17,312	4.5%	\$14,742	4.2%	
Historical Annual Change (2000-2022)	\$32,989	2.6%	\$23,756	2.0%	\$21,798	2.0%	
Per Capita Income							
Estimated Per Capita Income (2022)	\$40,276		\$33,744		\$34,159		
Projected Per Capita Income (2027)	\$43,472		\$36,907		\$37,937		
Census Per Capita Income (2010)	\$26,176		\$27,493		\$25,693		
Census Per Capita Income (2000)	\$24,514		\$26,187		\$25,077		
Projected Annual Change (2022-2027)	\$3,196	1.6%	\$3,163	1.9%	\$3,777	2.2%	
Historical Annual Change (2000-2022)	\$15,762	2.9%	\$7,557	1.3%	\$9,082	1.6%	
Estimated Average Household Net Worth (2022)	\$612,912		\$536,763		\$514,445		

Complete Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.2987/-80.1881

Winston Park Shoppes 5463 Lyons Rd, Coconut Creek, FL 33073		1 mi radius	3 mi radius	5 mi radius
Total Annual Consumer Expenditure (2022)				
Total Household Expenditure		\$466.42 M	\$3.03 B	\$8.87 B
Total Non-Retail Expenditure		\$245.64 M	\$1.6 B	\$4.69 B
Total Retail Expenditure		\$220.78 M	\$1.43 B	\$4.18 B
Apparel		\$16.69 M	\$107.22 M	\$312.53 M
Contributions		\$15.12 M	\$99.49 M	\$293.46 M
Education		\$14.38 M	\$91.83 M	\$268.76 M
Entertainment		\$26.61 M	\$172.04 M	\$501.41 M
Food and Beverages		\$68.81 M	\$445.76 M	\$1.3 B
Furnishings and Equipment		\$16.52 M	\$106.82 M	\$311.29 M
Gifts		\$11.5 M	\$75.06 M	\$221.69 M
Health Care		\$38.68 M	\$255.42 M	\$751.82 M
Household Operations		\$18.27 M	\$119.37 M	\$350.45 M
Miscellaneous Expenses		\$8.79 M	\$57.35 M	\$168.26 M
Personal Care		\$6.29 M	\$40.7 M	\$118.99 M
Personal Insurance		\$3.33 M	\$21.54 M	\$62.73 M
Reading		\$1 M	\$6.61 M	\$19.49 M
Shelter		\$98.28 M	\$636.69 M	\$1.87 B
Tobacco		\$2.71 M	\$18.02 M	\$53.45 M
Transportation		\$85.71 M	\$553.07 M	\$1.61 B
Utilities		\$33.72 M	\$222.26 M	\$654.52 M
Monthly Household Consumer Expenditure (2022)				
Total Household Expenditure		\$6,453	\$5,282	\$5,219
Total Non-Retail Expenditure		\$3,398 52.7%	\$2,788 52.8%	\$2,761 52.9%
Total Retail Expenditures		\$3,054 47.3%	\$2,495 47.2%	\$2,459 47.1%
Apparel		\$231 3.6%	\$187 3.5%	\$184 3.5%
Contributions		\$209 3.2%	\$173 3.3%	\$173 3.3%
Education		\$199 3.1%	\$160 3.0%	\$158 3.0%
Entertainment		\$368 5.7%	\$300 5.7%	\$295 5.7%
Food and Beverages		\$952 14.8%	\$777 14.7%	\$767 14.7%
Furnishings and Equipment		\$229 3.5%	\$186 3.5%	\$183 3.5%
Gifts		\$159 2.5%	\$131 2.5%	\$130 2.5%
Health Care		\$535 8.3%	\$445 8.4%	\$443 8.5%
Household Operations		\$253 3.9%	\$208 3.9%	\$206 4.0%
Miscellaneous Expenses		\$122 1.9%	\$100 1.9%	\$99 1.9%
Personal Care		\$87 1.3%	\$71 1.3%	\$70 1.3%
Personal Insurance		\$46 0.7%	\$38 0.7%	\$37 0.7%
Reading		\$14 0.2%	\$12 0.2%	\$11 0.2%
Shelter		\$1,360 21.1%	\$1,110 21.0%	\$1,099 21.1%
Tobacco		\$37 0.6%	\$31 0.6%	\$31 0.6%
Transportation		\$1,186 18.4%	\$964 18.3%	\$946 18.1%
Utilities		\$466 7.2%	\$388 7.3%	\$385 7.4%

Complete Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.2987/-80.1881

Winston Park Shoppes			1 mi radius		3 mi radius		5 mi radius	
5463 Lyons Rd, Coconut Creek, FL 33073								
Race and Ethnicity								
Total Population (2022)			16,934		123,934		357,787	
White (2022)			8,107	47.9%	60,203	48.6%	170,513	47.7%
Black or African American (2022)			2,999	17.7%	20,949	16.9%	76,574	21.4%
American Indian or Alaska Native (2022)			34	0.2%	304	0.2%	1,089	0.3%
Asian (2022)			842	5.0%	5,930	4.8%	13,727	3.8%
Hawaiian or Pacific Islander (2022)			12	-	57	-	130	-
Other Race (2022)			1,759	10.4%	10,845	8.8%	28,697	8.0%
Two or More Races (2022)			3,181	18.8%	25,646	20.7%	67,058	18.7%
Population < 18 (2022)			4,175	24.7%	26,831	21.6%	72,991	20.4%
White Not Hispanic			1,450	34.7%	9,068	33.8%	22,223	30.4%
Black or African American			786	18.8%	5,308	19.8%	19,480	26.7%
Asian			188	4.5%	1,306	4.9%	2,688	3.7%
Other Race Not Hispanic			597	14.3%	3,814	14.2%	8,649	11.8%
Hispanic			1,153	27.6%	7,335	27.3%	19,951	27.3%
Not Hispanic or Latino Population (2022)			12,617	74.5%	92,996	75.0%	270,441	75.6%
Not Hispanic White			7,561	59.9%	55,344	59.5%	154,177	57.0%
Not Hispanic Black or African American			2,863	22.7%	19,222	20.7%	69,015	25.5%
Not Hispanic American Indian or Alaska Native			21	0.2%	168	0.2%	595	0.2%
Not Hispanic Asian			808	6.4%	5,594	6.0%	12,767	4.7%
Not Hispanic Hawaiian or Pacific Islander			6	-	37	-	83	-
Not Hispanic Other Race			71	0.6%	1,691	1.8%	4,884	1.8%
Not Hispanic Two or More Races			1,287	10.2%	10,940	11.8%	28,920	10.7%
Hispanic or Latino Population (2022)			4,317	25.5%	30,939	25.0%	87,346	24.4%
Hispanic White			546	12.6%	4,858	15.7%	16,336	18.7%
Hispanic Black or African American			137	3.2%	1,727	5.6%	7,559	8.7%
Hispanic American Indian or Alaska Native			13	0.3%	136	0.4%	494	0.6%
Hispanic Asian			34	0.8%	336	1.1%	960	1.1%
Hispanic Hawaiian or Pacific Islander			6	0.1%	20	-	47	-
Hispanic Other Race			1,688	39.1%	9,155	29.6%	23,814	27.3%
Hispanic Two or More Races			1,894	43.9%	14,705	47.5%	38,137	43.7%
Not Hispanic or Latino Population (2020)			13,092	74.6%	93,704	75.2%	271,662	75.6%
Hispanic or Latino Population (2020)			4,467	25.4%	30,934	24.8%	87,526	24.4%
Not Hispanic or Latino Population (2010)			11,846	76.0%	90,388	80.3%	261,803	81.2%
Hispanic or Latino Population (2010)			3,750	24.0%	22,132	19.7%	60,585	18.8%
Not Hispanic or Latino Population (2027)			13,654	74.3%	99,541	74.9%	287,673	75.5%
Hispanic or Latino Population (2027)			4,731	25.7%	33,345	25.1%	93,260	24.5%
Projected Annual Growth (2022-2027)			414	1.9%	2,406	1.6%	5,914	1.4%
Historical Annual Growth (2010-2020)			717	1.9%	8,803	4.0%	26,942	4.4%

Complete Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.2987/-80.1881

Winston Park Shoppes		1 mi radius		3 mi radius		5 mi radius	
5463 Lyons Rd, Coconut Creek, FL 33073							
Total Age Distribution (2022)							
Total Population	16,934		123,934		357,787		
Age Under 5 Years	982	5.8%	6,412	5.2%	17,475	4.9%	
Age 5 to 9 Years	1,140	6.7%	7,394	6.0%	19,536	5.5%	
Age 10 to 14 Years	1,313	7.8%	8,136	6.6%	22,095	6.2%	
Age 15 to 19 Years	1,202	7.1%	7,688	6.2%	21,837	6.1%	
Age 20 to 24 Years	954	5.6%	6,828	5.5%	20,214	5.6%	
Age 25 to 29 Years	1,233	7.3%	8,187	6.6%	22,857	6.4%	
Age 30 to 34 Years	1,316	7.8%	9,071	7.3%	24,439	6.8%	
Age 35 to 39 Years	1,431	8.5%	9,355	7.5%	24,306	6.8%	
Age 40 to 44 Years	1,430	8.4%	9,273	7.5%	23,989	6.7%	
Age 45 to 49 Years	1,238	7.3%	8,140	6.6%	21,876	6.1%	
Age 50 to 54 Years	1,082	6.4%	7,949	6.4%	22,292	6.2%	
Age 55 to 59 Years	952	5.6%	7,552	6.1%	21,873	6.1%	
Age 60 to 64 Years	809	4.8%	7,231	5.8%	22,133	6.2%	
Age 65 to 69 Years	699	4.1%	6,324	5.1%	20,635	5.8%	
Age 70 to 74 Years	492	2.9%	5,395	4.4%	18,302	5.1%	
Age 75 to 79 Years	311	1.8%	3,614	2.9%	12,781	3.6%	
Age 80 to 84 Years	190	1.1%	2,599	2.1%	9,515	2.7%	
Age 85 Years or Over	159	0.9%	2,784	2.2%	11,634	3.3%	
Median Age	35.1		39.1		41.1		
Age 19 Years or Less	4,637	27.4%	29,630	23.9%	80,943	22.6%	
Age 20 to 64 Years	10,446	61.7%	73,587	59.4%	203,978	57.0%	
Age 65 Years or Over	1,851	10.9%	20,717	16.7%	72,866	20.4%	
Female Age Distribution (2022)							
Female Population	8,682	51.3%	63,989	51.6%	185,351	51.8%	
Age Under 5 Years	504	5.8%	3,157	4.9%	8,560	4.6%	
Age 5 to 9 Years	565	6.5%	3,657	5.7%	9,630	5.2%	
Age 10 to 14 Years	613	7.1%	3,840	6.0%	10,540	5.7%	
Age 15 to 19 Years	580	6.7%	3,764	5.9%	10,720	5.8%	
Age 20 to 24 Years	480	5.5%	3,375	5.3%	9,911	5.3%	
Age 25 to 29 Years	641	7.4%	4,216	6.6%	11,473	6.2%	
Age 30 to 34 Years	702	8.1%	4,695	7.3%	12,457	6.7%	
Age 35 to 39 Years	738	8.5%	4,755	7.4%	12,288	6.6%	
Age 40 to 44 Years	740	8.5%	4,861	7.6%	12,522	6.8%	
Age 45 to 49 Years	661	7.6%	4,255	6.7%	11,255	6.1%	
Age 50 to 54 Years	547	6.3%	4,083	6.4%	11,436	6.2%	
Age 55 to 59 Years	482	5.5%	3,912	6.1%	11,385	6.1%	
Age 60 to 64 Years	411	4.7%	3,784	5.9%	11,712	6.3%	
Age 65 to 69 Years	374	4.3%	3,455	5.4%	11,356	6.1%	
Age 70 to 74 Years	257	3.0%	2,949	4.6%	10,084	5.4%	
Age 75 to 79 Years	183	2.1%	2,042	3.2%	7,274	3.9%	
Age 80 to 84 Years	109	1.3%	1,497	2.3%	5,517	3.0%	
Age 85 Years or Over	97	1.1%	1,692	2.6%	7,231	3.9%	
Female Median Age	35.7		40.3		42.6		
Age 19 Years or Less	2,261	26.0%	14,418	22.5%	39,450	21.3%	
Age 20 to 64 Years	5,401	62.2%	37,937	59.3%	104,440	56.3%	
Age 65 Years or Over	1,020	11.7%	11,634	18.2%	41,462	22.4%	

Complete Profile

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Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.2987/-80.1881

Winston Park Shoppes		1 mi radius		3 mi radius		5 mi radius	
5463 Lyons Rd, Coconut Creek, FL 33073							
Male Age Distribution (2022)							
Male Population	8,252	48.7%	59,945	48.4%	172,436	48.2%	
Age Under 5 Years	478	5.8%	3,255	5.4%	8,916	5.2%	
Age 5 to 9 Years	576	7.0%	3,737	6.2%	9,906	5.7%	
Age 10 to 14 Years	700	8.5%	4,296	7.2%	11,555	6.7%	
Age 15 to 19 Years	622	7.5%	3,925	6.5%	11,116	6.4%	
Age 20 to 24 Years	475	5.8%	3,453	5.8%	10,303	6.0%	
Age 25 to 29 Years	592	7.2%	3,971	6.6%	11,384	6.6%	
Age 30 to 34 Years	614	7.4%	4,376	7.3%	11,982	6.9%	
Age 35 to 39 Years	693	8.4%	4,600	7.7%	12,017	7.0%	
Age 40 to 44 Years	691	8.4%	4,413	7.4%	11,467	6.7%	
Age 45 to 49 Years	577	7.0%	3,885	6.5%	10,621	6.2%	
Age 50 to 54 Years	534	6.5%	3,866	6.4%	10,856	6.3%	
Age 55 to 59 Years	471	5.7%	3,640	6.1%	10,487	6.1%	
Age 60 to 64 Years	398	4.8%	3,447	5.7%	10,420	6.0%	
Age 65 to 69 Years	326	3.9%	2,869	4.8%	9,280	5.4%	
Age 70 to 74 Years	235	2.8%	2,447	4.1%	8,218	4.8%	
Age 75 to 79 Years	127	1.5%	1,572	2.6%	5,506	3.2%	
Age 80 to 84 Years	81	1.0%	1,103	1.8%	3,998	2.3%	
Age 85 Years or Over	63	0.8%	1,093	1.8%	4,402	2.6%	
Male Median Age	34.5		37.9		39.4		
Age 19 Years or Less	2,377	28.8%	15,212	25.4%	41,493	24.1%	
Age 20 to 64 Years	5,044	61.1%	35,650	59.5%	99,538	57.7%	
Age 65 Years or Over	831	10.1%	9,083	15.2%	31,404	18.2%	
Males per 100 Females (2022)							
Overall Comparison	95		94		93		
Age Under 5 Years	95	48.7%	103	50.8%	104	51.0%	
Age 5 to 9 Years	102	50.5%	102	50.5%	103	50.7%	
Age 10 to 14 Years	114	53.3%	112	52.8%	110	52.3%	
Age 15 to 19 Years	107	51.8%	104	51.0%	104	50.9%	
Age 20 to 24 Years	99	49.7%	102	50.6%	104	51.0%	
Age 25 to 29 Years	92	48.0%	94	48.5%	99	49.8%	
Age 30 to 34 Years	87	46.6%	93	48.2%	96	49.0%	
Age 35 to 39 Years	94	48.4%	97	49.2%	98	49.4%	
Age 40 to 44 Years	93	48.3%	91	47.6%	92	47.8%	
Age 45 to 49 Years	87	46.6%	91	47.7%	94	48.5%	
Age 50 to 54 Years	98	49.4%	95	48.6%	95	48.7%	
Age 55 to 59 Years	98	49.4%	93	48.2%	92	47.9%	
Age 60 to 64 Years	97	49.2%	91	47.7%	89	47.1%	
Age 65 to 69 Years	87	46.6%	83	45.4%	82	45.0%	
Age 70 to 74 Years	92	47.8%	83	45.3%	81	44.9%	
Age 75 to 79 Years	69	41.0%	77	43.5%	76	43.1%	
Age 80 to 84 Years	74	42.5%	74	42.4%	72	42.0%	
Age 85 Years or Over	65	39.2%	65	39.3%	61	37.8%	
Age 19 Years or Less	105	51.2%	106	51.3%	105	51.3%	
Age 20 to 39 Years	93	48.1%	96	49.0%	99	49.8%	
Age 40 to 64 Years	94	48.5%	92	47.9%	92	48.0%	
Age 65 Years or Over	82	44.9%	78	43.8%	76	43.1%	

Complete Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.2987/-80.1881

Winston Park Shoppes				1 mi radius		3 mi radius		5 mi radius	
5463 Lyons Rd, Coconut Creek, FL 33073									
Household Type (2022)									
Total Households		6,024		47,790		141,581			
Households with Children		2,432	40.4%	15,149	31.7%	40,163	28.4%		
Average Household Size		2.8		2.6		2.5			
Household Density per Square Mile		1,918		1,690		1,803			
Population Family		14,749	87.1%	101,857	82.2%	286,970	80.2%		
Population Non-Family		2,121	12.5%	21,045	17.0%	66,030	18.5%		
Population Group Quarters		64	0.4%	1,032	0.8%	4,787	1.3%		
Family Households		4,434	73.6%	31,622	66.2%	89,423	63.2%		
Married Couple Households		3,158	71.2%	21,968	69.5%	60,202	67.3%		
Other Family Households with Children		1,276	28.8%	9,654	30.5%	29,221	32.7%		
Family Households with Children		2,427	54.7%	15,118	47.8%	40,085	44.8%		
Married Couple with Children		1,597	65.8%	10,047	66.5%	25,391	63.3%		
Other Family Households with Children		830	34.2%	5,070	33.5%	14,694	36.7%		
Family Households No Children		2,007	45.3%	16,504	52.2%	49,339	55.2%		
Married Couple No Children		1,561	77.8%	11,921	72.2%	34,811	70.6%		
Other Family Households No Children		446	22.2%	4,584	27.8%	14,527	29.4%		
Non-Family Households		1,589	26.4%	16,168	33.8%	52,157	36.8%		
Non-Family Households with Children		4	0.3%	31	0.2%	79	0.2%		
Non-Family Households No Children		1,585	99.7%	16,137	99.8%	52,079	99.8%		
Average Family Household Size		3.3		3.2		3.2			
Average Family Income		\$126,533		\$100,843		\$98,276			
Median Family Income		\$101,846		\$92,874		\$87,825			
Average Non-Family Household Size		1.3		1.3		1.3			
Marital Status (2022)									
Population Age 15 Years or Over		13,498		101,992		298,681			
Never Married		5,012	37.1%	32,137	31.5%	95,890	32.1%		
Currently Married		5,809	43.0%	43,388	42.5%	120,671	40.4%		
Previously Married		2,677	19.8%	26,467	26.0%	82,120	27.5%		
Separated		366	13.7%	6,028	22.8%	18,907	23.0%		
Widowed		564	21.1%	5,603	21.2%	22,016	26.8%		
Divorced		1,747	65.2%	14,836	56.1%	41,197	50.2%		
Educational Attainment (2022)									
Adult Population Age 25 Years or Over		11,342		87,476		256,630			
Elementary (Grade Level 0 to 8)		370	3.3%	2,997	3.4%	11,308	4.4%		
Some High School (Grade Level 9 to 11)		586	5.2%	4,673	5.3%	16,203	6.3%		
High School Graduate		2,791	24.6%	24,231	27.7%	70,578	27.5%		
Some College		2,257	19.9%	17,033	19.5%	49,565	19.3%		
Associate Degree Only		1,299	11.5%	7,664	8.8%	22,281	8.7%		
Bachelor Degree Only		3,187	28.1%	20,805	23.8%	55,848	21.8%		
Graduate Degree		853	7.5%	10,072	11.5%	30,849	12.0%		
Any College (Some College or Higher)		7,596	67.0%	55,575	63.5%	158,542	61.8%		
College Degree + (Bachelor Degree or Higher)		4,040	35.6%	30,878	35.3%	86,696	33.8%		

Complete Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.2987/-80.1881

Winston Park Shoppes			1 mi radius		3 mi radius		5 mi radius	
5463 Lyons Rd, Coconut Creek, FL 33073								
Housing								
Total Housing Units (2022)			6,331		52,305		159,332	
Total Housing Units (2020)			6,577		52,517		159,854	
Historical Annual Growth (2020-2022)			-246 -		-212 -		-522 -	
Housing Units Occupied (2022)			6,024 95.1%		47,790 91.4%		141,581 88.9%	
Housing Units Owner-Occupied			3,484 57.8%		32,334 67.7%		92,404 65.3%	
Housing Units Renter-Occupied			2,540 42.2%		15,456 32.3%		49,177 34.7%	
Housing Units Vacant (2022)			307 4.9%		4,515 8.6%		17,751 11.1%	
Household Size (2022)								
Total Households			6,024		47,790		141,581	
1 Person Households			1,179 19.6%		12,678 26.5%		42,007 29.7%	
2 Person Households			1,777 29.5%		15,628 32.7%		45,739 32.3%	
3 Person Households			1,308 21.7%		8,552 17.9%		22,856 16.1%	
4 Person Households			1,163 19.3%		6,857 14.3%		18,344 13.0%	
5 Person Households			414 6.9%		2,757 5.8%		8,016 5.7%	
6 Person Households			133 2.2%		908 1.9%		2,952 2.1%	
7 or More Person Households			50 0.8%		411 0.9%		1,666 1.2%	
Household Income Distribution (2022)								
HH Income \$200,000 or More			517 8.6%		3,789 7.9%		11,230 7.9%	
HH Income \$150,000 to \$199,999			559 9.3%		3,411 7.1%		8,350 5.9%	
HH Income \$125,000 to \$149,999			695 11.5%		3,252 6.8%		8,193 5.8%	
HH Income \$100,000 to \$124,999			852 14.1%		4,635 9.7%		11,905 8.4%	
HH Income \$75,000 to \$99,999			1,057 17.5%		7,054 14.8%		18,554 13.1%	
HH Income \$50,000 to \$74,999			744 12.4%		9,323 19.5%		27,255 19.3%	
HH Income \$35,000 to \$49,999			557 9.2%		5,599 11.7%		18,242 12.9%	
HH Income \$25,000 to \$34,999			474 7.9%		4,057 8.5%		13,353 9.4%	
HH Income \$15,000 to \$24,999			254 4.2%		3,041 6.4%		10,266 7.3%	
HH Income \$10,000 to \$14,999			134 2.2%		1,585 3.3%		6,418 4.5%	
HH Income Under \$10,000			180 3.0%		2,046 4.3%		7,815 5.5%	
Household Vehicles (2022)								
Households 0 Vehicles Available			198 3.3%		2,170 4.5%		9,672 6.8%	
Households 1 Vehicle Available			1,940 32.2%		18,339 38.4%		58,292 41.2%	
Households 2 Vehicles Available			2,702 44.8%		19,551 40.9%		52,507 37.1%	
Households 3 or More Vehicles Available			1,184 19.7%		7,729 16.2%		21,110 14.9%	
Total Vehicles Available			11,287		83,013		233,433	
Average Vehicles per Household			1.9		1.7		1.6	
Owner-Occupied Household Vehicles			7,178 63.6%		58,337 70.3%		162,873 69.8%	
Average Vehicles per Owner-Occupied Household			2.1		1.8		1.8	
Renter-Occupied Household Vehicles			4,110 36.4%		24,676 29.7%		70,560 30.2%	
Average Vehicles per Renter-Occupied Household			1.6		1.6		1.4	
Travel Time (2022)								
Worker Base Age 16 years or Over			9,913		65,123		180,113	
Travel to Work in 14 Minutes or Less			1,334 13.5%		10,021 15.4%		29,325 16.3%	
Travel to Work in 15 to 29 Minutes			3,191 32.2%		24,265 37.3%		65,245 36.2%	
Travel to Work in 30 to 59 Minutes			4,084 41.2%		22,328 34.3%		61,496 34.1%	
Travel to Work in 60 Minutes or More			613 6.2%		4,291 6.6%		11,895 6.6%	
Work at Home			692 7.0%		4,218 6.5%		12,152 6.7%	
Average Minutes Travel to Work			27.7		25.4		25.2	

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Winston Park Shoppes		1 mi radius		3 mi radius		5 mi radius	
5463 Lyons Rd, Coconut Creek, FL 33073							
Transportation To Work (2022)							
Worker Base Age 16 years or Over	9,913		65,123		180,113		
Drive to Work Alone	7,809	78.8%	51,333	78.8%	139,155	77.3%	
Drive to Work in Carpool	1,067	10.8%	6,202	9.5%	17,076	9.5%	
Travel to Work by Public Transportation	166	1.7%	1,257	1.9%	4,209	2.3%	
Drive to Work on Motorcycle	4	-	96	0.1%	246	0.1%	
Bicycle to Work	10	-	293	0.4%	781	0.4%	
Walk to Work	103	1.0%	609	0.9%	2,391	1.3%	
Other Means	62	0.6%	1,116	1.7%	4,104	2.3%	
Work at Home	692	7.0%	4,218	6.5%	12,152	6.7%	
Daytime Demographics (2022)							
Total Businesses	1,065		10,220		29,982		
Total Employees	6,627		61,733		181,248		
Company Headquarter Businesses	25	2.4%	220	2.2%	765	2.6%	
Company Headquarter Employees	750	11.3%	6,096	9.9%	19,126	10.6%	
Employee Population per Business	6.2 to 1		6.0 to 1		6.0 to 1		
Residential Population per Business	15.9 to 1		12.1 to 1		11.9 to 1		
Adj. Daytime Demographics Age 16 Years or Over	9,972		96,926		294,999		
Labor Force							
Labor Population Age 16 Years or Over (2022)	13,258		100,358		294,037		
Labor Force Total Males (2022)	6,376	48.1%	47,842	47.7%	139,733	47.5%	
Male Civilian Employed	4,897	76.8%	33,160	69.3%	92,493	66.2%	
Male Civilian Unemployed	106	1.7%	1,065	2.2%	3,219	2.3%	
Males in Armed Forces	-	-	11	-	73	-	
Males Not in Labor Force	1,372	21.5%	13,605	28.4%	43,948	31.5%	
Labor Force Total Females (2022)	6,882	51.9%	52,516	52.3%	154,304	52.5%	
Female Civilian Employed	5,016	72.9%	31,963	60.9%	87,620	56.8%	
Female Civilian Unemployed	68	1.0%	1,058	2.0%	3,325	2.2%	
Females in Armed Forces	-	-	30	-	101	-	
Females Not in Labor Force	1,799	26.1%	19,465	37.1%	63,258	41.0%	
Unemployment Rate	174	1.3%	2,123	2.1%	6,544	2.2%	
Occupation (2022)							
Occupation Population Age 16 Years or Over	9,913		65,123		180,113		
Occupation Total Males	4,897	49.4%	33,160	50.9%	92,493	51.4%	
Occupation Total Females	5,016	50.6%	31,963	49.1%	87,620	48.6%	
Management, Business, Financial Operations	1,807	18.2%	10,481	16.1%	28,828	16.0%	
Professional, Related	2,027	20.5%	13,347	20.5%	35,405	19.7%	
Service	1,786	18.0%	13,792	21.2%	38,571	21.4%	
Sales, Office	2,592	26.1%	16,328	25.1%	43,751	24.3%	
Farming, Fishing, Forestry	2	-	118	0.2%	407	0.2%	
Construction, Extraction, Maintenance	752	7.6%	5,392	8.3%	15,816	8.8%	
Production, Transport, Material Moving	946	9.5%	5,665	8.7%	17,334	9.6%	
White Collar Workers	6,427	64.8%	40,156	61.7%	107,985	60.0%	
Blue Collar Workers	3,486	35.2%	24,967	38.3%	72,128	40.0%	

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Winston Park Shoppes		1 mi radius		3 mi radius		5 mi radius	
5463 Lyons Rd, Coconut Creek, FL 33073							
Units In Structure (2022)							
Total Units	6,024			47,790		141,581	
1 Detached Unit	3,070	51.0%		20,668	43.2%	58,091	41.0%
1 Attached Unit	500	8.3%		4,709	9.9%	14,190	10.0%
2 Units	41	0.7%		1,040	2.2%	2,760	1.9%
3 to 4 Units	208	3.4%		2,944	6.2%	7,619	5.4%
5 to 9 Units	268	4.5%		3,838	8.0%	11,135	7.9%
10 to 19 Units	801	13.3%		4,213	8.8%	13,250	9.4%
20 to 49 Units	681	11.3%		4,660	9.8%	16,511	11.7%
50 or More Units	276	4.6%		2,681	5.6%	12,041	8.5%
Mobile Home or Trailer	178	3.0%		3,010	6.3%	5,868	4.1%
Other Structure	2	-		25	-	116	-
Homes Built By Year (2022)							
Homes Built 2014 or later	340	5.4%		1,176	2.2%	3,387	2.1%
Homes Built 2010 to 2013	349	5.5%		980	1.9%	1,839	1.2%
Homes Built 2000 to 2009	1,501	23.7%		5,725	10.9%	11,429	7.2%
Homes Built 1990 to 1999	2,547	40.2%		12,736	24.3%	27,190	17.1%
Homes Built 1980 to 1989	661	10.4%		15,447	29.5%	46,490	29.2%
Homes Built 1970 to 1979	381	6.0%		8,770	16.8%	36,195	22.7%
Homes Built 1960 to 1969	117	1.9%		1,613	3.1%	9,296	5.8%
Homes Built 1950 to 1959	98	1.5%		942	1.8%	4,065	2.6%
Homes Built 1940 to 1949	16	0.2%		161	0.3%	678	0.4%
Homes Built Before 1939	14	0.2%		239	0.5%	1,013	0.6%
Median Age of Homes	20.6	yrs		27.8	yrs	31.2	yrs
Home Values (2022)							
Owner Specified Housing Units	3,484			32,334		92,404	
Home Values \$1,000,000 or More	6	0.2%		358	1.1%	1,557	1.7%
Home Values \$750,000 to \$999,999	58	1.7%		841	2.6%	2,152	2.3%
Home Values \$500,000 to \$749,999	103	3.0%		1,695	5.2%	7,173	7.8%
Home Values \$400,000 to \$499,999	1,048	30.1%		4,793	14.8%	11,584	12.5%
Home Values \$300,000 to \$399,999	1,387	39.8%		8,495	26.3%	19,185	20.8%
Home Values \$250,000 to \$299,999	498	14.3%		3,467	10.7%	10,373	11.2%
Home Values \$200,000 to \$249,999	94	2.7%		3,097	9.6%	9,115	9.9%
Home Values \$175,000 to \$199,999	15	0.4%		1,342	4.2%	3,729	4.0%
Home Values \$150,000 to \$174,999	58	1.7%		1,823	5.6%	5,471	5.9%
Home Values \$125,000 to \$149,999	58	1.7%		1,514	4.7%	4,040	4.4%
Home Values \$100,000 to \$124,999	40	1.2%		1,112	3.4%	4,218	4.6%
Home Values \$90,000 to \$99,999	4	0.1%		267	0.8%	984	1.1%
Home Values \$80,000 to \$89,999	3	-		490	1.5%	2,150	2.3%
Home Values \$70,000 to \$79,999	65	1.9%		401	1.2%	2,005	2.2%
Home Values \$60,000 to \$69,999	6	0.2%		806	2.5%	2,688	2.9%
Home Values \$50,000 to \$59,999	4	0.1%		454	1.4%	1,217	1.3%
Home Values \$35,000 to \$49,999	4	0.1%		402	1.2%	1,851	2.0%
Home Values \$25,000 to \$34,999	24	0.7%		244	0.8%	697	0.8%
Home Values \$10,000 to \$24,999	4	0.1%		448	1.4%	1,315	1.4%
Home Values Under \$10,000	4	0.1%		285	0.9%	900	1.0%
Owner-Occupied Median Home Value	\$360,936			\$294,998		\$283,052	
Renter-Occupied Median Rent	\$1,677			\$1,546		\$1,405	