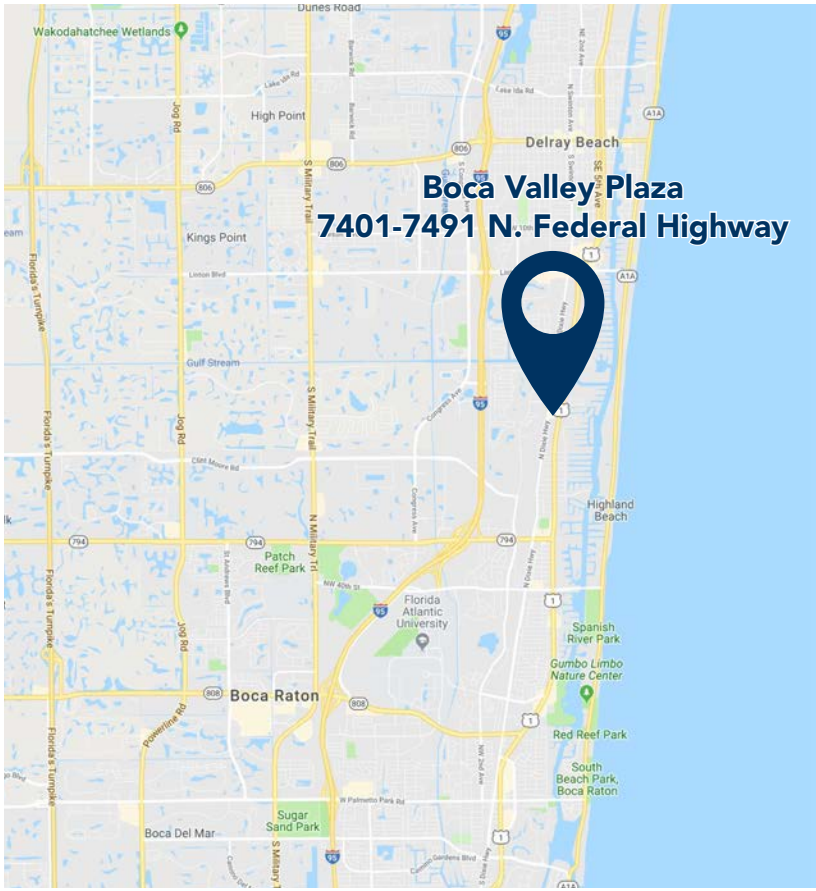
BOCA VALLEY PLAZA

7401-7491 N. Federal Highway, Boca Raton, FL 33487

THUR RETAIL
Thur & Associates
Commercial Real Estate Brokerage



PROPERTY HIGHLIGHTS

- 100% LEASED
- GLA: 121,270 SF
- Anchored by Publix and Palm Beach Gym.
- Located in a dense and high income area

POPULATION		CARS PER DAY	AV. HH INCOME		EMPLOYEES	
3 Mi	64,632	N. Dixie Hwy: 9,100	3 Mi	$116,900	3 Mi	85,348
5 Mi	164,298	N. Federal Hwy: 29,230	5 Mi	$122,073	5 Mi	203,681
10 Mi	614,382	W. Hidden Valley: 6,400	10 Mi	$101,456	10 Mi	396,017

Join these retailers: Publix, UPS, Palm Beach Gym, My Gym, iCRYO Recovery & Wellness, Foxtail Coffee Co., Lund Animal Hospital

last updated: 04/28/23 P. 1

THUR RETAIL Thur & Associates Commercial Real Estate Brokerage
SHARY THUR 202-359-3469 sthur@thurassociates.com

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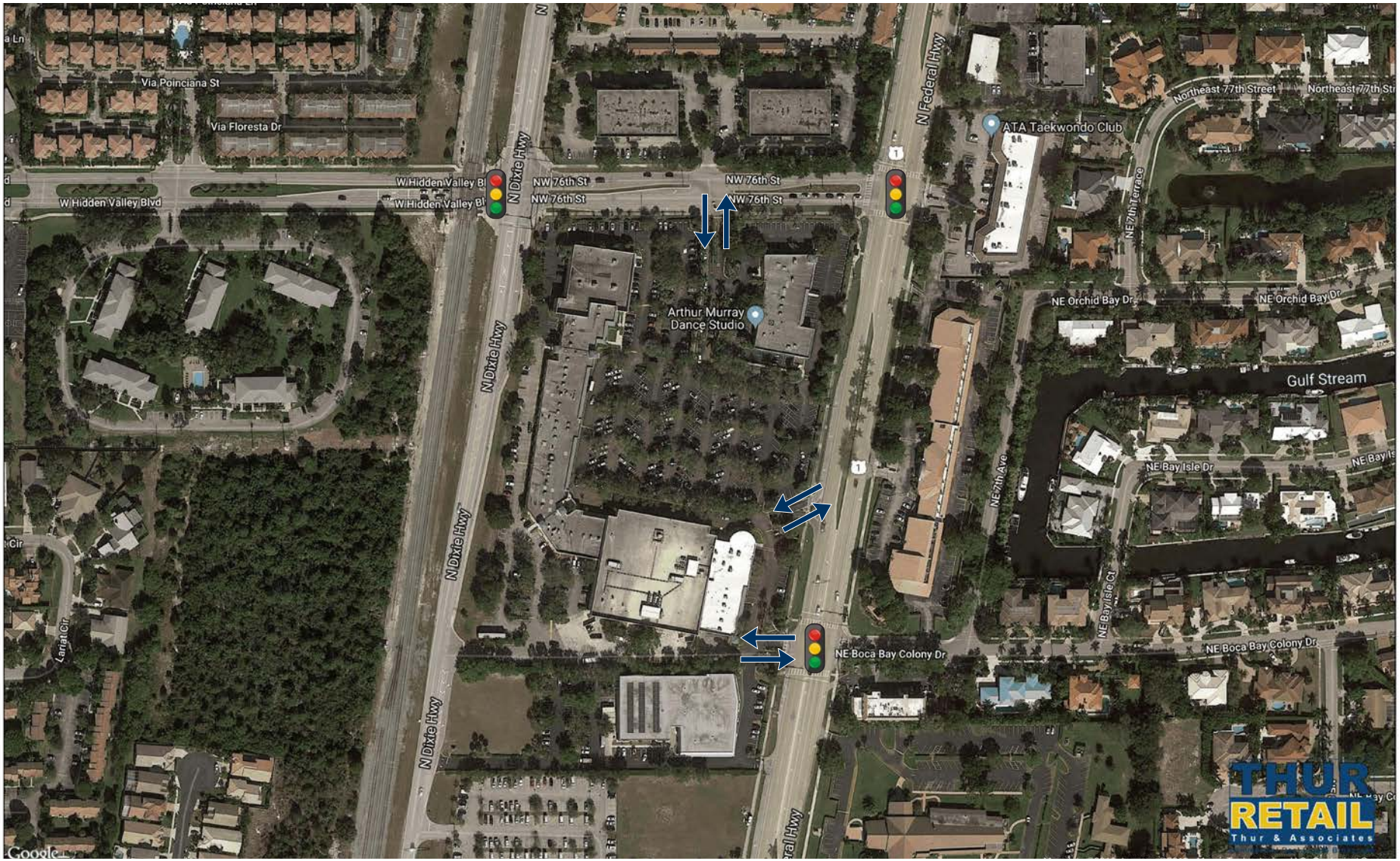

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Space	Tenant	Category	SF
7401- A1-5	Lund Animal Hospital	Veterinary Clinic	5,652 SF
7401- A6-8	Salon Suites	Salon	6,446 SF
7401- A9	Top Hit Nails	Nails Salon	1,133 SF
7431 - A10	Publix Supermarket	Grocery Store	42,112 SF
7431 - B1	World Of Cutlery	Knife Sharpening	1,424 SF
7431 - B2	Kitchen & Cabinets	Home Improvement	1,600 SF
7431 - B3-4	My Gym	Children's Fitness Center	3,400 SF
7431 - B5	Fah Asian Bistro	Restaurant	1,492 SF
7491 - C1-4	Pet Lovers Central	Animal Day Boarding	5,588 SF
7491 - C5	UPS Store	Mail / Printing	1,039 SF
7491 - C6	All State Insurance	Insurance	1,400 SF
7491 - C7	Boca Valley Dry Cleaners	Dry Cleaner	1,418 SF
7491 - C8	Pet Lovers Central	Animal Day Boarding	1,076 SF
7491 - C9-10	Galani Greek Mediterranean Grill	Restaurant	2,549 SF
7491 - C11	Be Well	Medical	1,109 SF
7491 - C12	Palm Beach Gym	Health & Fitness	1,495 SF
7491 - C13	Casa L'italien	Restaurant	1,564 SF
7491 - C14	Dr. Roy Barkoe, DDS	Dental	1,146SF
7491 - C15	Nova Cosmetics	Medical Office	1,156 SF
7491 - C16	VADO	Physical Therapy	1,577 SF
7491 - C17	VADO	Physical Therapy	1,106 SF
7561 - D1-6	Palm Beach Gym	Health & Fitness	19,448 SF
7531 - E1	Coffee Shop	Coffee Shop	1,670 SF
7531 - E2	iCryo	Cryotherapy	2,730 SF
7531 - E3	Hair Mess	Hair Salon	2,597 SF
7531 - E4-7	Anima Domus	Furniture store	9,542 SF

Available

At lease / Opening Soon

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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

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

Complete Profile

2010-2020 Census, 2022 Estimates with 2027 Projections

Calculated using Weighted Block Centroid from Block Groups

THUR RETAIL
Thur & Associates
Commercial Real Estate Brokerage

Lat/Lon: 26.4157/-80.0763

Boca Valley Plaza 7401-7491 N Federal Hwy, Boca Raton, FL 33487	3 mi radius		5 mi radius		10 mi radius	
Population						
Estimated Population (2022)	64,632		164,298		614,382	
Projected Population (2027)	67,313		171,681		640,999	
Census Population (2020)	64,391		162,926		609,830	
Census Population (2010)	55,452		142,492		533,660	
Projected Annual Growth (2022-2027)	2,681	*0.8%*	7,383	*0.9%*	26,616	*0.9%*
Historical Annual Growth (2020-2022)	241	-	1,372	*0.4%*	4,552	*0.4%*
Historical Annual Growth (2010-2020)	8,939	*1.6%*	20,434	*1.4%*	76,169	*1.4%*
Estimated Population Density (2022)	2,287	*psm*	2,093	*psm*	1,956	*psm*
Trade Area Size	28.3	*sq mi*	78.5	*sq mi*	314.0	*sq mi*
Households						
Estimated Households (2022)	30,434		75,453		275,602	
Projected Households (2027)	31,738		79,024		288,692	
Census Households (2020)	30,366		74,908		273,586	
Census Households (2010)	25,815		66,230		244,169	
Projected Annual Growth (2022-2027)	1,304	*0.9%*	3,571	*0.9%*	13,089	*0.9%*
Historical Annual Change (2010-2022)	4,620	*1.5%*	9,223	*1.2%*	31,434	*1.1%*
Average Household Income						
Estimated Average Household Income (2022)	$116,900		$122,073		$101,456	
Projected Average Household Income (2027)	$140,856		$145,021		$118,301	
Census Average Household Income (2010)	$81,924		$84,985		$74,995	
Census Average Household Income (2000)	$79,410		$77,964		$70,552	
Projected Annual Change (2022-2027)	$23,955	*4.1%*	$22,948	*3.8%*	$16,845	*3.3%*
Historical Annual Change (2000-2022)	$37,491	*2.1%*	$44,109	*2.6%*	$30,905	*2.0%*
Median Household Income						
Estimated Median Household Income (2022)	$81,198		$84,049		$77,902	
Projected Median Household Income (2027)	$96,774		$99,532		$92,773	
Census Median Household Income (2010)	$51,650		$53,670		$51,951	
Census Median Household Income (2000)	$53,246		$53,892		$51,015	
Projected Annual Change (2022-2027)	$15,576	*3.8%*	$15,483	*3.7%*	$14,872	*3.8%*
Historical Annual Change (2000-2022)	$27,952	*2.4%*	$30,157	*2.5%*	$26,887	*2.4%*
Per Capita Income						
Estimated Per Capita Income (2022)	$55,141		$56,266		$45,609	
Projected Per Capita Income (2027)	$66,504		$66,949		$53,373	
Census Per Capita Income (2010)	$38,137		$39,493		$34,309	
Census Per Capita Income (2000)	$36,824		$35,740		$32,467	
Projected Annual Change (2022-2027)	$11,362	*4.1%*	$10,683	*3.8%*	$7,764	*3.4%*
Historical Annual Change (2000-2022)	$18,317	*2.3%*	$20,526	*2.6%*	$13,141	*1.8%*
Estimated Average Household Net Worth (2022)	$697,595		$744,114		$631,624	

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Complete Profile

2010-2020 Census, 2022 Estimates with 2027 Projections

Calculated using Weighted Block Centroid from Block Groups

THUR RETAIL
Thur & Associates
Commercial Real Estate Brokerage

Lat/Lon: 26.4157/-80.0763

Boca Valley Plaza 7401-7491 N Federal Hwy, Boca Raton, FL 33487	3 mi radius		5 mi radius		10 mi radius	
Total Annual Consumer Expenditure (2022)						
Total Household Expenditure	$2.38 B		$6.09 B		$19.41 B	
Total Non-Retail Expenditure	$1.26 B		$3.24 B		$10.3 B	
Total Retail Expenditure	$1.11 B		$2.85 B		$9.11 B	
Apparel	$83.9 M		$215.37 M		$682.99 M	
Contributions	$82.54 M		$214.78 M		$671.4 M	
Education	$76.2 M		$199.45 M		$613.52 M	
Entertainment	$136.06 M		$350.09 M		$1.11 B	
Food and Beverages	$345.5 M		$882.57 M		$2.82 B	
Furnishings and Equipment	$84.46 M		$216.91 M		$688.09 M	
Gifts	$62.73 M		$163.83 M		$508.49 M	
Health Care	$200.02 M		$511.09 M		$1.64 B	
Household Operations	$95.36 M		$245.7 M		$778.4 M	
Miscellaneous Expenses	$45.52 M		$116.83 M		$371.24 M	
Personal Care	$31.97 M		$81.84 M		$260.67 M	
Personal Insurance	$17.43 M		$45.19 M		$141.96 M	
Reading	$5.33 M		$13.72 M		$43.53 M	
Shelter	$499.34 M		$1.28 B		$4.07 B	
Tobacco	$13.36 M		$33.56 M		$110.36 M	
Transportation	$427.22 M		$1.09 B		$3.49 B	
Utilities	$170.53 M		$433.91 M		$1.4 B	
Monthly Household Consumer Expenditure (2022)						
Total Household Expenditure	$6,510		$6,730		$5,868	
Total Non-Retail Expenditure	$3,458	*53.1%*	$3,580	*53.2%*	$3,114	*53.1%*
Total Retail Expenditures	$3,052	*46.9%*	$3,151	*46.8%*	$2,754	*46.9%*
Apparel	$230	*3.5%*	$238	*3.5%*	$207	*3.5%*
Contributions	$226	*3.5%*	$237	*3.5%*	$203	*3.5%*
Education	$209	*3.2%*	$220	*3.3%*	$186	*3.2%*
Entertainment	$373	*5.7%*	$387	*5.7%*	$335	*5.7%*
Food and Beverages	$946	*14.5%*	$975	*14.5%*	$854	*14.6%*
Furnishings and Equipment	$231	*3.6%*	$240	*3.6%*	$208	*3.5%*
Gifts	$172	*2.6%*	$181	*2.7%*	$154	*2.6%*
Health Care	$548	*8.4%*	$564	*8.4%*	$497	*8.5%*
Household Operations	$261	*4.0%*	$271	*4.0%*	$235	*4.0%*
Miscellaneous Expenses	$125	*1.9%*	$129	*1.9%*	$112	*1.9%*
Personal Care	$88	*1.3%*	$90	*1.3%*	$79	*1.3%*
Personal Insurance	$48	*0.7%*	$50	*0.7%*	$43	*0.7%*
Reading	$15	*0.2%*	$15	*0.2%*	$13	*0.2%*
Shelter	$1,367	*21.0%*	$1,411	*21.0%*	$1,229	*21.0%*
Tobacco	$37	*0.6%*	$37	*0.6%*	$33	*0.6%*
Transportation	$1,170	*18.0%*	$1,205	*17.9%*	$1,055	*18.0%*
Utilities	$467	*7.2%*	$479	*7.1%*	$424	*7.2%*

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Complete Profile

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Lat/Lon: 26.4157/-80.0763

Boca Valley Plaza 7401-7491 N Federal Hwy, Boca Raton, FL 33487	3 mi radius		5 mi radius		10 mi radius	
Race and Ethnicity						
Total Population (2022)	64,632		164,298		614,382	
White (2022)	42,782	66.2%	108,812	66.2%	395,874	64.4%
Black or African American (2022)	11,969	18.5%	25,540	15.5%	103,264	16.8%
American Indian or Alaska Native (2022)	192	0.3%	395	0.2%	1,355	0.2%
Asian (2022)	1,772	2.7%	9,658	5.9%	22,960	3.7%
Hawaiian or Pacific Islander (2022)	32	-	64	-	205	-
Other Race (2022)	3,198	4.9%	7,148	4.4%	30,966	5.0%
Two or More Races (2022)	4,685	7.2%	12,681	7.7%	59,759	9.7%
Population < 18 (2022)	9,557	14.8%	22,717	13.8%	98,485	16.0%
White Not Hispanic	4,138	43.3%	10,684	47.0%	42,940	43.6%
Black or African American	2,908	30.4%	5,951	26.2%	25,960	26.4%
Asian	269	2.8%	729	3.2%	3,198	3.2%
Other Race Not Hispanic	391	4.1%	929	4.1%	5,035	5.1%
Hispanic	1,851	19.4%	4,425	19.5%	21,352	21.7%
Not Hispanic or Latino Population (2022)	54,758	84.7%	139,509	84.9%	506,503	82.4%
Not Hispanic White	39,240	71.7%	100,042	71.7%	358,675	70.8%
Not Hispanic Black or African American	10,911	19.9%	23,542	16.9%	94,041	18.6%
Not Hispanic American Indian or Alaska Native	86	0.2%	186	0.1%	673	0.1%
Not Hispanic Asian	1,583	2.9%	8,799	6.3%	20,992	4.1%
Not Hispanic Hawaiian or Pacific Islander	15	-	30	-	112	-
Not Hispanic Other Race	306	0.6%	815	0.6%	5,700	1.1%
Not Hispanic Two or More Races	2,617	4.8%	6,094	4.4%	26,310	5.2%
Hispanic or Latino Population (2022)	9,874	15.3%	24,789	15.1%	107,879	17.6%
Hispanic White	3,542	35.9%	8,770	35.4%	37,199	34.5%
Hispanic Black or African American	1,058	10.7%	1,998	8.1%	9,222	8.5%
Hispanic American Indian or Alaska Native	106	1.1%	209	0.8%	682	0.6%
Hispanic Asian	189	1.9%	859	3.5%	1,968	1.8%
Hispanic Hawaiian or Pacific Islander	17	0.2%	33	0.1%	93	-
Hispanic Other Race	2,892	29.3%	6,333	25.5%	25,266	23.4%
Hispanic Two or More Races	2,069	21.0%	6,586	26.6%	33,449	31.0%
Not Hispanic or Latino Population (2020)	56,001	87.0%	141,313	86.7%	513,679	84.2%
Hispanic or Latino Population (2020)	8,389	13.0%	21,613	13.3%	96,151	15.8%
Not Hispanic or Latino Population (2010)	49,362	89.0%	128,110	89.9%	470,276	88.1%
Hispanic or Latino Population (2010)	6,090	11.0%	14,382	10.1%	63,385	11.9%
Not Hispanic or Latino Population (2027)	57,043	84.7%	145,721	84.9%	528,536	82.5%
Hispanic or Latino Population (2027)	10,270	15.3%	25,960	15.1%	112,462	17.5%
Projected Annual Growth (2022-2027)	396	0.8%	1,171	0.9%	4,583	0.8%
Historical Annual Growth (2010-2020)	2,299	3.8%	7,231	5.0%	32,767	5.2%

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Boca Valley Plaza 7401-7491 N Federal Hwy, Boca Raton, FL 33487	3 mi radius		5 mi radius		10 mi radius	
Total Age Distribution (2022)						
Total Population	64,632		164,298		614,382	
Age Under 5 Years	2,647	*4.1%*	5,928	*3.6%*	26,217	*4.3%*
Age 5 to 9 Years	2,508	*3.9%*	5,969	*3.6%*	26,976	*4.4%*
Age 10 to 14 Years	2,706	*4.2%*	6,533	*4.0%*	28,023	*4.6%*
Age 15 to 19 Years	2,689	*4.2%*	9,497	*5.8%*	29,487	*4.8%*
Age 20 to 24 Years	3,339	*5.2%*	9,610	*5.8%*	29,198	*4.8%*
Age 25 to 29 Years	3,753	*5.8%*	9,021	*5.5%*	31,359	*5.1%*
Age 30 to 34 Years	4,041	*6.3%*	9,006	*5.5%*	34,150	*5.6%*
Age 35 to 39 Years	3,452	*5.3%*	8,176	*5.0%*	32,823	*5.3%*
Age 40 to 44 Years	3,291	*5.1%*	7,823	*4.8%*	31,898	*5.2%*
Age 45 to 49 Years	3,429	*5.3%*	8,449	*5.1%*	32,159	*5.2%*
Age 50 to 54 Years	4,181	*6.5%*	10,156	*6.2%*	36,591	*6.0%*
Age 55 to 59 Years	4,719	*7.3%*	11,760	*7.2%*	41,427	*6.7%*
Age 60 to 64 Years	5,046	*7.8%*	12,339	*7.5%*	43,531	*7.1%*
Age 65 to 69 Years	4,623	*7.2%*	11,606	*7.1%*	43,328	*7.1%*
Age 70 to 74 Years	4,539	*7.0%*	11,885	*7.2%*	46,139	*7.5%*
Age 75 to 79 Years	3,722	*5.8%*	9,923	*6.0%*	39,408	*6.4%*
Age 80 to 84 Years	2,639	*4.1%*	7,457	*4.5%*	29,060	*4.7%*
Age 85 Years or Over	3,310	*5.1%*	9,161	*5.6%*	32,608	*5.3%*
Median Age	48.1		48.9		48.8	
Age 19 Years or Less	10,549	*16.3%*	27,926	*17.0%*	110,704	*18.0%*
Age 20 to 64 Years	35,251	*54.5%*	86,340	*52.6%*	313,135	*51.0%*
Age 65 Years or Over	18,833	*29.1%*	50,032	*30.5%*	190,543	*31.0%*
Female Age Distribution (2022)						
Female Population	33,100	*51.2%*	84,971	*51.7%*	320,065	*52.1%*
Age Under 5 Years	1,277	*3.9%*	2,857	*3.4%*	12,751	*4.0%*
Age 5 to 9 Years	1,247	*3.8%*	2,921	*3.4%*	13,193	*4.1%*
Age 10 to 14 Years	1,331	*4.0%*	3,175	*3.7%*	13,705	*4.3%*
Age 15 to 19 Years	1,326	*4.0%*	4,750	*5.6%*	14,631	*4.6%*
Age 20 to 24 Years	1,646	*5.0%*	4,830	*5.7%*	14,689	*4.6%*
Age 25 to 29 Years	1,810	*5.5%*	4,411	*5.2%*	15,540	*4.9%*
Age 30 to 34 Years	1,926	*5.8%*	4,297	*5.1%*	16,925	*5.3%*
Age 35 to 39 Years	1,672	*5.1%*	3,907	*4.6%*	16,284	*5.1%*
Age 40 to 44 Years	1,637	*4.9%*	3,940	*4.6%*	16,230	*5.1%*
Age 45 to 49 Years	1,698	*5.1%*	4,342	*5.1%*	16,443	*5.1%*
Age 50 to 54 Years	2,172	*6.6%*	5,294	*6.2%*	18,926	*5.9%*
Age 55 to 59 Years	2,474	*7.5%*	6,187	*7.3%*	21,685	*6.8%*
Age 60 to 64 Years	2,580	*7.8%*	6,405	*7.5%*	22,968	*7.2%*
Age 65 to 69 Years	2,452	*7.4%*	6,223	*7.3%*	23,986	*7.5%*
Age 70 to 74 Years	2,463	*7.4%*	6,491	*7.6%*	25,624	*8.0%*
Age 75 to 79 Years	2,031	*6.1%*	5,580	*6.6%*	22,184	*6.9%*
Age 80 to 84 Years	1,454	*4.4%*	4,164	*4.9%*	15,979	*5.0%*
Age 85 Years or Over	1,905	*5.8%*	5,198	*6.1%*	18,321	*5.7%*
Female Median Age	49.5		50.3		50.1	
Age 19 Years or Less	5,180	*15.7%*	13,703	*16.1%*	54,280	*17.0%*
Age 20 to 64 Years	17,615	*53.2%*	43,612	*51.3%*	159,690	*49.9%*
Age 65 Years or Over	10,305	*31.1%*	27,655	*32.5%*	106,094	*33.1%*

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Boca Valley Plaza 7401-7491 N Federal Hwy, Boca Raton, FL 33487	3 mi radius		5 mi radius		10 mi radius	
Male Age Distribution (2022)						
Male Population	31,532	*48.8%*	79,327	*48.3%*	294,317	*47.9%*
Age Under 5 Years	1,370	*4.3%*	3,071	*3.9%*	13,466	*4.6%*
Age 5 to 9 Years	1,261	*4.0%*	3,048	*3.8%*	13,783	*4.7%*
Age 10 to 14 Years	1,375	*4.4%*	3,357	*4.2%*	14,318	*4.9%*
Age 15 to 19 Years	1,363	*4.3%*	4,747	*6.0%*	14,855	*5.0%*
Age 20 to 24 Years	1,693	*5.4%*	4,780	*6.0%*	14,509	*4.9%*
Age 25 to 29 Years	1,943	*6.2%*	4,611	*5.8%*	15,818	*5.4%*
Age 30 to 34 Years	2,115	*6.7%*	4,709	*5.9%*	17,225	*5.9%*
Age 35 to 39 Years	1,780	*5.6%*	4,269	*5.4%*	16,540	*5.6%*
Age 40 to 44 Years	1,654	*5.2%*	3,883	*4.9%*	15,668	*5.3%*
Age 45 to 49 Years	1,732	*5.5%*	4,107	*5.2%*	15,716	*5.3%*
Age 50 to 54 Years	2,009	*6.4%*	4,862	*6.1%*	17,665	*6.0%*
Age 55 to 59 Years	2,246	*7.1%*	5,573	*7.0%*	19,742	*6.7%*
Age 60 to 64 Years	2,466	*7.8%*	5,934	*7.5%*	20,562	*7.0%*
Age 65 to 69 Years	2,171	*6.9%*	5,383	*6.8%*	19,342	*6.6%*
Age 70 to 74 Years	2,076	*6.6%*	5,394	*6.8%*	20,515	*7.0%*
Age 75 to 79 Years	1,691	*5.4%*	4,344	*5.5%*	17,224	*5.9%*
Age 80 to 84 Years	1,185	*3.8%*	3,293	*4.2%*	13,080	*4.4%*
Age 85 Years or Over	1,405	*4.5%*	3,963	*5.0%*	14,287	*4.9%*
Male Median Age	46.7		47.4		47.3	
Age 19 Years or Less	5,368	*17.0%*	14,223	*17.9%*	56,423	*19.2%*
Age 20 to 64 Years	17,636	*55.9%*	42,728	*53.9%*	153,445	*52.1%*
Age 65 Years or Over	8,528	*27.0%*	22,376	*28.2%*	84,449	*28.7%*
Males per 100 Females (2022)						
Overall Comparison	95		93		92	
Age Under 5 Years	107	*51.8%*	107	*51.8%*	106	*51.4%*
Age 5 to 9 Years	101	*50.3%*	104	*51.1%*	104	*51.1%*
Age 10 to 14 Years	103	*50.8%*	106	*51.4%*	104	*51.1%*
Age 15 to 19 Years	103	*50.7%*	100	*50.0%*	102	*50.4%*
Age 20 to 24 Years	103	*50.7%*	99	*49.7%*	99	*49.7%*
Age 25 to 29 Years	107	*51.8%*	105	*51.1%*	102	*50.4%*
Age 30 to 34 Years	110	*52.3%*	110	*52.3%*	102	*50.4%*
Age 35 to 39 Years	106	*51.6%*	109	*52.2%*	102	*50.4%*
Age 40 to 44 Years	101	*50.3%*	99	*49.6%*	97	*49.1%*
Age 45 to 49 Years	102	*50.5%*	95	*48.6%*	96	*48.9%*
Age 50 to 54 Years	92	*48.0%*	92	*47.9%*	93	*48.3%*
Age 55 to 59 Years	91	*47.6%*	90	*47.4%*	91	*47.7%*
Age 60 to 64 Years	96	*48.9%*	93	*48.1%*	90	*47.2%*
Age 65 to 69 Years	89	*47.0%*	87	*46.4%*	81	*44.6%*
Age 70 to 74 Years	84	*45.7%*	83	*45.4%*	80	*44.5%*
Age 75 to 79 Years	83	*45.4%*	78	*43.8%*	78	*43.7%*
Age 80 to 84 Years	82	*44.9%*	79	*44.2%*	82	*45.0%*
Age 85 Years or Over	74	*42.4%*	76	*43.3%*	78	*43.8%*
Age 19 Years or Less	104	*50.9%*	104	*50.9%*	104	*51.0%*
Age 20 to 39 Years	107	*51.6%*	105	*51.3%*	101	*50.3%*
Age 40 to 64 Years	96	*48.9%*	93	*48.2%*	93	*48.1%*
Age 65 Years or Over	83	*45.3%*	81	*44.7%*	80	*44.3%*

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Complete Profile

2010-2020 Census, 2022 Estimates with 2027 Projections

Calculated using Weighted Block Centroid from Block Groups

THUR RETAIL
Thur & Associates
Commercial Real Estate Brokerage

Lat/Lon: 26.4157/-80.0763

Boca Valley Plaza 7401-7491 N Federal Hwy, Boca Raton, FL 33487	3 mi radius		5 mi radius		10 mi radius	
Household Type (2022)						
Total Households	30,434		75,453		275,602	
Households with Children	5,434	*17.9%*	12,754	*16.9%*	52,535	*19.1%*
Average Household Size	2.1		2.1		2.2	
Household Density per Square Mile	1,077		961		878	
Population Family	46,111	*71.3%*	113,444	*69.0%*	457,947	*74.5%*
Population Non-Family	17,768	*27.5%*	43,400	*26.4%*	144,721	*23.6%*
Population Group Quarters	753	*1.2%*	7,454	*4.5%*	11,715	*1.9%*
Family Households	16,179	*53.2%*	40,218	*53.3%*	158,170	*57.4%*
Married Couple Households	11,330	*70.0%*	29,800	*74.1%*	116,657	*73.8%*
Other Family Households with Children	4,849	*30.0%*	10,418	*25.9%*	41,513	*26.2%*
Family Households with Children	5,417	*33.5%*	12,722	*31.6%*	52,419	*33.1%*
Married Couple with Children	3,075	*56.8%*	7,853	*61.7%*	34,083	*65.0%*
Other Family Households with Children	2,342	*43.2%*	4,869	*38.3%*	18,335	*35.0%*
Family Households No Children	10,762	*66.5%*	27,496	*68.4%*	105,751	*66.9%*
Married Couple No Children	8,255	*76.7%*	21,947	*79.8%*	82,574	*78.1%*
Other Family Households No Children	2,507	*23.3%*	5,549	*20.2%*	23,178	*21.9%*
Non-Family Households	14,255	*46.8%*	35,235	*46.7%*	117,432	*42.6%*
Non-Family Households with Children	17	*0.1%*	32	-	117	-
Non-Family Households No Children	14,238	*99.9%*	35,203	*99.9%*	117,316	*99.9%*
Average Family Household Size	2.9		2.8		2.9	
Average Family Income	$139,620		$152,623		$123,566	
Median Family Income	$101,807		$110,948		$101,545	
Average Non-Family Household Size	1.2		1.2		1.2	
Marital Status (2022)						
Population Age 15 Years or Over	56,772		145,869		533,165	
Never Married	18,287	*32.2%*	45,210	*31.0%*	146,958	*27.6%*
Currently Married	23,115	*40.7%*	61,718	*42.3%*	242,790	*45.5%*
Previously Married	15,370	*27.1%*	38,941	*26.7%*	143,417	*26.9%*
Separated	2,175	*14.1%*	5,925	*15.2%*	22,135	*15.4%*
Widowed	4,908	*31.9%*	13,003	*33.4%*	50,799	*35.4%*
Divorced	8,287	*53.9%*	20,013	*51.4%*	70,483	*49.1%*
Educational Attainment (2022)						
Adult Population Age 25 Years or Over	50,744		126,762		474,480	
Elementary (Grade Level 0 to 8)	1,796	*3.5%*	4,058	*3.2%*	17,367	*3.7%*
Some High School (Grade Level 9 to 11)	2,261	*4.5%*	5,654	*4.5%*	21,502	*4.5%*
High School Graduate	9,828	*19.4%*	23,952	*18.9%*	105,173	*22.2%*
Some College	8,027	*15.8%*	20,428	*16.1%*	84,957	*17.9%*
Associate Degree Only	3,704	*7.3%*	10,286	*8.1%*	39,745	*8.4%*
Bachelor Degree Only	15,453	*30.5%*	37,417	*29.5%*	123,154	*26.0%*
Graduate Degree	9,676	*19.1%*	24,968	*19.7%*	82,584	*17.4%*
Any College (Some College or Higher)	36,860	*72.6%*	93,098	*73.4%*	330,439	*69.6%*
College Degree + (Bachelor Degree or Higher)	25,129	*49.5%*	62,385	*49.2%*	205,738	*43.4%*

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Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 26.4157/-80.0763

Boca Valley Plaza 7401-7491 N Federal Hwy, Boca Raton, FL 33487	3 mi radius		5 mi radius		10 mi radius	
Housing						
Total Housing Units (2022)	38,982		94,465		333,309	
Total Housing Units (2020)	38,397		92,661		326,955	
Historical Annual Growth (2020-2022)	584	-	1,804	-	6,354	-
Housing Units Occupied (2022)	30,434	*78.1%*	75,453	*79.9%*	275,602	*82.7%*
Housing Units Owner-Occupied	18,843	*61.9%*	51,375	*68.1%*	194,897	*70.7%*
Housing Units Renter-Occupied	11,591	*38.1%*	24,077	*31.9%*	80,705	*29.3%*
Housing Units Vacant (2022)	8,547	*21.9%*	19,013	*20.1%*	57,707	*17.3%*
Household Size (2022)						
Total Households	30,434		75,453		275,602	
1 Person Households	11,457	*37.6%*	28,747	*38.1%*	96,583	*35.0%*
2 Person Households	11,526	*37.9%*	29,101	*38.6%*	106,169	*38.5%*
3 Person Households	3,517	*11.6%*	8,304	*11.0%*	32,541	*11.8%*
4 Person Households	2,235	*7.3%*	5,459	*7.2%*	24,168	*8.8%*
5 Person Households	993	*3.3%*	2,360	*3.1%*	10,262	*3.7%*
6 Person Households	444	*1.5%*	939	*1.2%*	3,702	*1.3%*
7 or More Person Households	262	*0.9%*	544	*0.7%*	2,178	*0.8%*
Household Income Distribution (2022)						
HH Income $200,000 or More	3,944	*13.0%*	11,002	*14.6%*	31,716	*11.5%*
HH Income $150,000 to $199,999	2,281	*7.5%*	5,052	*6.7%*	17,336	*6.3%*
HH Income $125,000 to $149,999	2,072	*6.8%*	4,766	*6.3%*	16,749	*6.1%*
HH Income $100,000 to $124,999	2,758	*9.1%*	6,932	*9.2%*	23,801	*8.6%*
HH Income $75,000 to $99,999	3,961	*13.0%*	9,063	*12.0%*	34,870	*12.7%*
HH Income $50,000 to $74,999	5,183	*17.0%*	12,042	*16.0%*	49,734	*18.0%*
HH Income $35,000 to $49,999	3,480	*11.4%*	8,383	*11.1%*	32,907	*11.9%*
HH Income $25,000 to $34,999	2,392	*7.9%*	6,207	*8.2%*	23,125	*8.4%*
HH Income $15,000 to $24,999	1,769	*5.8%*	5,104	*6.8%*	20,147	*7.3%*
HH Income $10,000 to $14,999	886	*2.9%*	2,626	*3.5%*	9,869	*3.6%*
HH Income Under $10,000	1,708	*5.6%*	4,276	*5.7%*	15,347	*5.6%*
Household Vehicles (2022)						
Households 0 Vehicles Available	1,892	*6.2%*	4,773	*6.3%*	16,983	*6.2%*
Households 1 Vehicle Available	14,841	*48.8%*	36,111	*47.9%*	127,848	*46.4%*
Households 2 Vehicles Available	10,422	*34.2%*	26,394	*35.0%*	99,065	*35.9%*
Households 3 or More Vehicles Available	3,279	*10.8%*	8,174	*10.8%*	31,706	*11.5%*
Total Vehicles Available	46,638		116,046		431,028	
Average Vehicles per Household	1.5		1.5		1.6	
Owner-Occupied Household Vehicles	31,235	*67.0%*	83,394	*71.9%*	318,363	*73.9%*
Average Vehicles per Owner-Occupied Household	1.7		1.6		1.6	
Renter-Occupied Household Vehicles	15,403	*33.0%*	32,652	*28.1%*	112,665	*26.1%*
Average Vehicles per Renter-Occupied Household	1.3		1.4		1.4	
Travel Time (2022)						
Worker Base Age 16 years or Over	31,533		76,881		281,885	
Travel to Work in 14 Minutes or Less	6,849	*21.7%*	16,990	*22.1%*	50,930	*18.1%*
Travel to Work in 15 to 29 Minutes	9,834	*31.2%*	23,589	*30.7%*	90,491	*32.1%*
Travel to Work in 30 to 59 Minutes	5,996	*19.0%*	15,094	*19.6%*	67,976	*24.1%*
Travel to Work in 60 Minutes or More	1,038	*3.3%*	3,071	*4.0%*	12,879	*4.6%*
Work at Home	7,816	*24.8%*	18,138	*23.6%*	59,608	*21.1%*
Average Minutes Travel to Work	20.2		20.2		22.6	

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Calculated using Weighted Block Centroid from Block Groups

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Boca Valley Plaza 7401-7491 N Federal Hwy, Boca Raton, FL 33487	3 mi radius		5 mi radius		10 mi radius	
Transportation To Work (2022)						
Worker Base Age 16 years or Over	31,533		76,881		281,885	
Drive to Work Alone	19,884	*63.1%*	49,183	*64.0%*	185,020	*65.6%*
Drive to Work in Carpool	2,609	*8.3%*	6,373	*8.3%*	24,526	*8.7%*
Travel to Work by Public Transportation	315	*1.0%*	782	*1.0%*	3,392	*1.2%*
Drive to Work on Motorcycle	43	*0.1%*	137	*0.2%*	437	*0.2%*
Bicycle to Work	112	*0.4%*	301	*0.4%*	892	*0.3%*
Walk to Work	288	*0.9%*	852	*1.1%*	3,065	*1.1%*
Other Means	465	*1.5%*	1,114	*1.4%*	4,946	*1.8%*
Work at Home	7,816	*24.8%*	18,138	*23.6%*	59,608	*21.1%*
Daytime Demographics (2022)						
Total Businesses	9,458		25,501		59,423	
Total Employees	85,348		203,681		396,017	
Company Headquarter Businesses	433	*4.6%*	964	*3.8%*	1,779	*3.0%*
Company Headquarter Employees	17,130	*20.1%*	36,727	*18.0%*	54,325	*13.7%*
Employee Population per Business	9.0	to 1	8.0	to 1	6.7	to 1
Residential Population per Business	6.8	to 1	6.4	to 1	10.3	to 1
Adj. Daytime Demographics Age 16 Years or Over	110,003		271,157		641,150	
Labor Force						
Labor Population Age 16 Years or Over (2022)	56,194		144,433		527,317	
Labor Force Total Males (2022)	27,246	*48.5%*	69,112	*47.9%*	249,758	*47.4%*
Male Civilian Employed	16,668	*61.2%*	40,577	*58.7%*	147,930	*59.2%*
Male Civilian Unemployed	428	*1.6%*	1,333	*1.9%*	4,558	*1.8%*
Males in Armed Forces	6	-	76	*0.1%*	203	-
Males Not in Labor Force	10,144	*37.2%*	27,127	*39.2%*	97,067	*38.9%*
Labor Force Total Females (2022)	28,948	*51.5%*	75,321	*52.1%*	277,559	*52.6%*
Female Civilian Employed	14,864	*51.3%*	36,304	*48.2%*	133,954	*48.3%*
Female Civilian Unemployed	410	*1.4%*	1,191	*1.6%*	4,315	*1.6%*
Females in Armed Forces	-	-	-	-	97	-
Females Not in Labor Force	13,673	*47.2%*	37,826	*50.2%*	139,192	*50.1%*
Unemployment Rate	838	*1.5%*	2,524	*1.7%*	8,873	*1.7%*
Occupation (2022)						
Occupation Population Age 16 Years or Over	31,533		76,881		281,885	
Occupation Total Males	16,668	*52.9%*	40,577	*52.8%*	147,930	*52.5%*
Occupation Total Females	14,864	47.1%	36,304	47.2%	133,954	47.5%
Management, Business, Financial Operations	7,163	22.7%	16,893	22.0%	56,975	20.2%
Professional, Related	7,316	23.2%	18,486	24.0%	63,850	22.7%
Service	6,247	*19.8%*	14,445	*18.8%*	53,096	*18.8%*
Sales, Office	6,582	*20.9%*	17,594	*22.9%*	65,125	*23.1%*
Farming, Fishing, Forestry	32	*0.1%*	103	*0.1%*	331	*0.1%*
Construction, Extraction, Maintenance	2,041	*6.5%*	4,462	*5.8%*	20,445	*7.3%*
Production, Transport, Material Moving	2,152	*6.8%*	4,899	*6.4%*	22,062	*7.8%*
White Collar Workers	21,061	*66.8%*	52,973	*68.9%*	185,950	*66.0%*
Blue Collar Workers	10,472	*33.2%*	23,909	*31.1%*	95,934	*34.0%*

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Boca Valley Plaza 7401-7491 N Federal Hwy, Boca Raton, FL 33487	3 mi radius		5 mi radius		10 mi radius	
Units In Structure (2022)						
Total Units	30,434		75,453		275,602	
1 Detached Unit	10,408	*34.2%*	30,107	*39.9%*	120,765	*43.8%*
1 Attached Unit	3,593	*11.8%*	9,898	*13.1%*	35,505	*12.9%*
2 Units	696	*2.3%*	1,877	*2.5%*	6,229	*2.3%*
3 to 4 Units	2,276	*7.5%*	6,027	*8.0%*	17,783	*6.5%*
5 to 9 Units	2,574	*8.5%*	4,842	*6.4%*	17,156	*6.2%*
10 to 19 Units	2,222	*7.3%*	4,239	*5.6%*	17,151	*6.2%*
20 to 49 Units	3,256	*10.7%*	8,345	*11.1%*	25,043	*9.1%*
50 or More Units	5,057	*16.6%*	9,347	*12.4%*	29,186	*10.6%*
Mobile Home or Trailer	319	*1.0%*	712	*0.9%*	6,709	*2.4%*
Other Structure	34	*0.1%*	58	-	76	-
Homes Built By Year (2022)						
Homes Built 2020 or later	228	*0.6%*	524	*0.6%*	2,156	*0.6%*
Homes Built 2010 to 2019	2,903	*7.4%*	6,856	*7.3%*	22,787	*6.8%*
Homes Built 2000 to 2009	4,096	*10.5%*	10,487	*11.1%*	38,188	*11.5%*
Homes Built 1990 to 1999	4,083	*10.5%*	11,176	*11.8%*	44,636	*13.4%*
Homes Built 1980 to 1989	8,669	*22.2%*	20,417	*21.6%*	73,486	*22.0%*
Homes Built 1970 to 1979	6,221	*16.0%*	15,043	*15.9%*	53,497	*16.1%*
Homes Built 1960 to 1969	2,094	*5.4%*	5,411	*5.7%*	21,674	*6.5%*
Homes Built 1950 to 1959	1,338	*3.4%*	3,538	*3.7%*	13,003	*3.9%*
Homes Built 1940 to 1949	272	*0.7%*	707	*0.7%*	2,477	*0.7%*
Homes Built Before 1939	531	*1.4%*	1,295	*1.4%*	3,700	*1.1%*
Median Age of Homes	38.8	*yrs*	38.8	*yrs*	38.8	*yrs*
Home Values (2022)						
Owner Specified Housing Units	18,843		51,375		194,897	
Home Values $1,000,000 or More	2,082	*11.1%*	5,614	*10.9%*	14,285	*7.3%*
Home Values $750,000 to $999,999	1,487	*7.9%*	4,392	*8.5%*	12,166	*6.2%*
Home Values $500,000 to $749,999	3,166	*16.8%*	8,923	*17.4%*	31,670	*16.2%*
Home Values $400,000 to $499,999	3,348	*17.8%*	7,375	*14.4%*	27,879	*14.3%*
Home Values $300,000 to $399,999	2,755	*14.6%*	7,834	*15.2%*	34,038	*17.5%*
Home Values $250,000 to $299,999	1,506	*8.0%*	3,808	*7.4%*	16,900	*8.7%*
Home Values $200,000 to $249,999	1,563	*8.3%*	3,563	*6.9%*	15,730	*8.1%*
Home Values $175,000 to $199,999	596	*3.2%*	1,382	*2.7%*	6,421	*3.3%*
Home Values $150,000 to $174,999	615	*3.3%*	1,742	*3.4%*	7,651	*3.9%*
Home Values $125,000 to $149,999	465	*2.5%*	1,352	*2.6%*	5,683	*2.9%*
Home Values $100,000 to $124,999	488	*2.6%*	1,599	*3.1%*	5,854	*3.0%*
Home Values $90,000 to $99,999	103	*0.5%*	341	*0.7%*	1,315	*0.7%*
Home Values $80,000 to $89,999	118	*0.6%*	593	*1.2%*	1,761	*0.9%*
Home Values $70,000 to $79,999	50	*0.3%*	518	*1.0%*	2,024	*1.0%*
Home Values $60,000 to $69,999	58	*0.3%*	455	*0.9%*	2,040	*1.0%*
Home Values $50,000 to $59,999	59	*0.3%*	486	*0.9%*	1,952	*1.0%*
Home Values $35,000 to $49,999	81	*0.4%*	390	*0.8%*	1,890	*1.0%*
Home Values $25,000 to $34,999	56	*0.3%*	300	*0.6%*	1,554	*0.8%*
Home Values $10,000 to $24,999	92	*0.5%*	272	*0.5%*	1,940	*1.0%*
Home Values Under $10,000	154	*0.8%*	437	*0.9%*	2,145	*1.1%*
Owner-Occupied Median Home Value	$452,097		$446,495		$388,795	
Renter-Occupied Median Rent	$1,544		$1,557		$1,512	

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