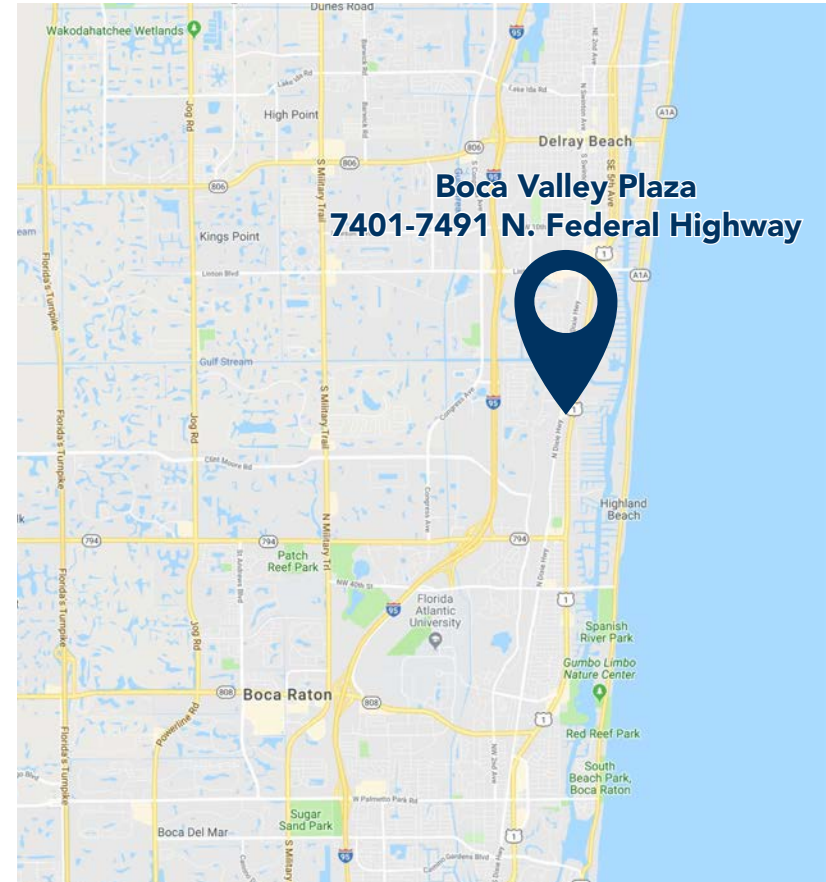






BOCA VALLEY PLAZA

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



PROPERTY HIGHLIGHTS

-  AVAILABLE RETAIL 3,400 SF
-  GLA: 121,270 SF
-  Anchored by Publix and Palm Beach Gym.
-  Located in a dense and high income area

Join these retailers:



last updated: 03/18/24 P.1


POPULATION


 3 Mi 64,791
 5 Mi 164,569
 10 Mi 614,599


CARS PER DAY


 N. Dixie Hwy: 10,816
 N. Federal Hwy: 30,184
 W. Hidden Valley: 6,525

AV. HH INCOME


 3 Mi \$136,468
 5 Mi \$141,385
 10 Mi \$121,667

EMPLOYEES


 3 Mi 79,954
 5 Mi 174,965
 10 Mi 353,755



SHARY THUR



202-359-3469



sthur@thurassociates.com

BOCA VALLEY PLAZA

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



BOCA VALLEY
ups Publix

THUR RETAIL
Thur & Associates

Callout Box 1 (Top Left): Applebees, DUNKIN', Bank of America, TD Bank, WELLS FARGO, CHASE, Mobil, MURPHY USA, Walmart, BIG LOTS!, ALDI, DUNKIN', cricket, SALLY BEAUTY

Callout Box 2 (Top Middle): PNC, WELLS FARGO, Rainbow, VALERO, Shell, TARGET, DOLLAR GENERAL, DOLLAR TREE, HomeGoods, Harbor Freight Tools, Orchard, OUTBACK, JUJUNA FLATS, FIVE GUYS, Pollo Tropical, DQ, KENNY'S FRIED CHICKEN, McDonald's, Dunkin', CVS pharmacy, metroPCS, Hair cuttery, SUPERCUTS, PET SUPPLIES PLUS, PET SMART, US STORAGE, LifeStorage, CUBE SMART

Callout Box 3 (Top Right): Bank of America, TD Bank, WELLS FARGO, IBERIABANK, New York Community Bank, CHASE, SUNTRUST, CenterState, FOREVER 21, ROSS, MARSHALLS, TJ-MAXX, STEARNS MANT, Tuesday Morning, LA FITNESS, PIER 1 IMPORTS, Publix, THE FRESH MARKET, TRADER JOE'S, SHEPHERD WILLIAMS, Office DEPOT, OfficeMax, CARRABBA'S, IHOP, LUNCHORN, PEI WEI, Broken Eggs Cafe

Callout Box 4 (Middle Left): Bank of America, SUNTRUST, CHASE, Publix, DUNKIN', Starbucks, CVS pharmacy, Walgreens, SunTrust, McDonald's, CVS pharmacy, Hair cuttery, Public Storage

Callout Box 5 (Middle): Mobil, Costco WHOLESALE, T-Mobile, Public Storage

Callout Box 6 (Middle Right): Mobil, Walmart Neighborhood Market, Walgreens, HAVERTYS LA Z BOY, ROOMS TO GO

Callout Box 7 (Bottom Left): Publix, DUNKIN', Walgreens, WELLS FARGO, Citi, CHASE, Bank of America, LIFETIME, CYC.EBAR, THE FRESH MARKET, Habit, SPRINT, LA FITNESS, 9ROUND, MILLER'S ALL-MOUSE, McDonald's, Jamba Juice, DUNKIN', STARBUCKS, ULTRA SHOP, SUPERCUTS

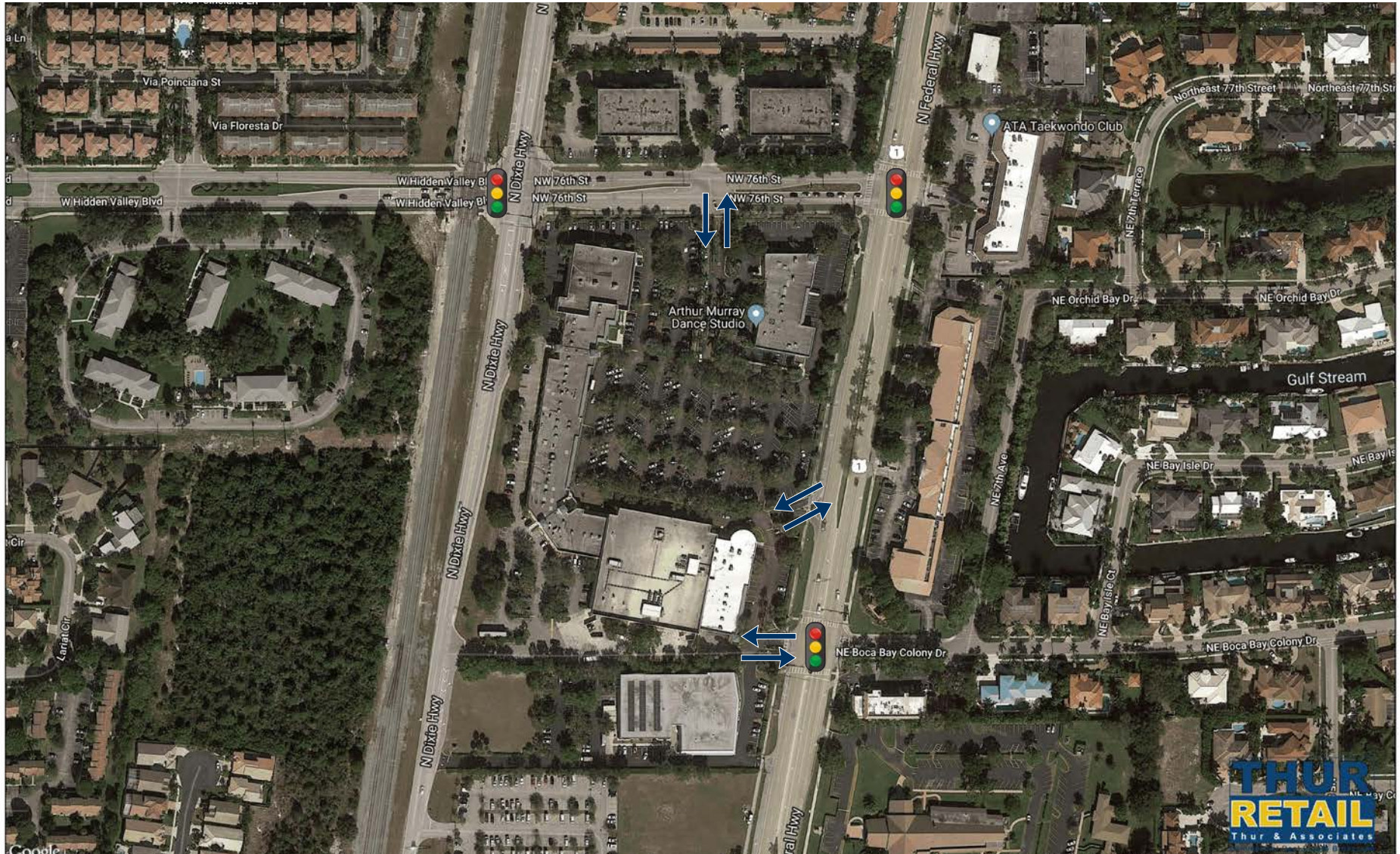
Callout Box 8 (Bottom Middle): SUNTRUST, First Citizens Bank, Mobil, Office DEPOT, OfficeMax, The Melting Pot FONDUE RESTAURANT, DUNKIN', Panera Bread, CVS pharmacy

Callout Box 9 (Bottom Right): CHASE, Bank of America, Publix, Citi, Carvel, Walgreens, SportClips, ULTA



BOCA VALLEY PLAZA

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



SHARY THUR



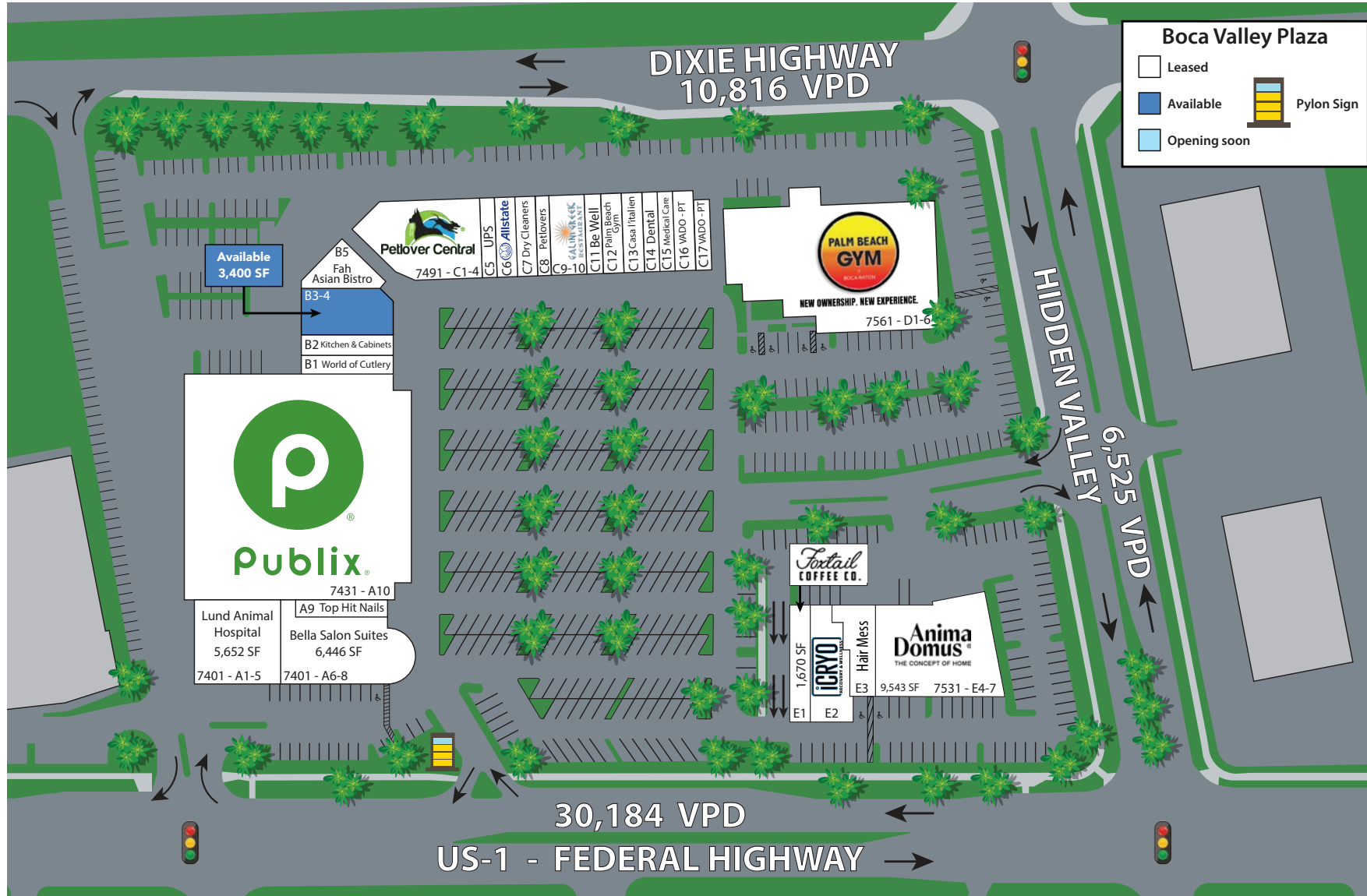
202-359-3469



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BOCA VALLEY PLAZA

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



BOCA VALLEY PLAZA

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



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	Available	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



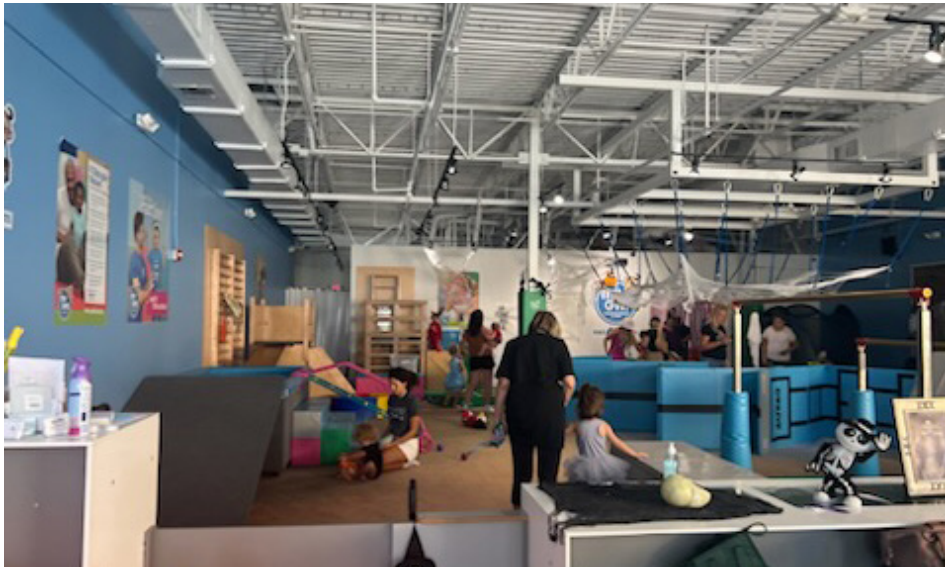
BOCA VALLEY PLAZA

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



BOCA VALLEY PLAZA

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BOCA VALLEY PLAZA

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



LEASING CONTACT

SHARY THUR

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Direct 202-823-445

sthur@thurassociates.com

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, 2023 Estimates with 2028 Projections
 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	
Population						
Estimated Population (2023)	64,791		164,569		615,599	
Projected Population (2028)	66,798		170,575		638,050	
Census Population (2020)	64,391		162,926		609,830	
Census Population (2010)	55,452		142,492		533,660	
Projected Annual Growth (2023-2028)	2,007	0.6%	6,006	0.7%	22,451	0.7%
Historical Annual Growth (2020-2023)	400	-	1,643	0.3%	5,769	0.3%
Historical Annual Growth (2010-2020)	8,939	1.6%	20,434	1.4%	76,169	1.4%
Estimated Population Density (2023)	2,293	psm	2,096	psm	1,960	psm
Trade Area Size	28.3	sq mi	78.5	sq mi	314.0	sq mi
Households						
Estimated Households (2023)	30,833		76,374		278,869	
Projected Households (2028)	31,628		78,782		288,220	
Census Households (2020)	30,366		74,908		273,586	
Census Households (2010)	25,815		66,230		244,169	
Projected Annual Growth (2023-2028)	795	0.5%	2,408	0.6%	9,351	0.7%
Historical Annual Change (2010-2023)	5,019	1.5%	10,144	1.2%	34,701	1.1%
Average Household Income						
Estimated Average Household Income (2023)	\$136,468		\$141,385		\$121,667	
Projected Average Household Income (2028)	\$142,524		\$146,915		\$125,997	
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 (2023-2028)	\$6,056	0.9%	\$5,531	0.8%	\$4,330	0.7%
Historical Annual Change (2000-2023)	\$57,058	3.1%	\$63,421	3.5%	\$51,115	3.2%
Median Household Income						
Estimated Median Household Income (2023)	\$88,840		\$91,980		\$85,312	
Projected Median Household Income (2028)	\$92,350		\$96,157		\$88,616	
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 (2023-2028)	\$3,510	0.8%	\$4,176	0.9%	\$3,305	0.8%
Historical Annual Change (2000-2023)	\$35,594	2.9%	\$38,088	3.1%	\$34,297	2.9%
Per Capita Income						
Estimated Per Capita Income (2023)	\$65,046		\$65,837		\$55,223	
Projected Per Capita Income (2028)	\$67,584		\$68,069		\$57,019	
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 (2023-2028)	\$2,537	0.8%	\$2,232	0.7%	\$1,796	0.7%
Historical Annual Change (2000-2023)	\$28,222	3.3%	\$30,097	3.7%	\$22,756	3.0%
Estimated Average Household Net Worth (2023)	\$663,698		\$715,168		\$625,712	

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Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.4157/-80.0763

Boca Valley Plaza			3 mi radius		5 mi radius		10 mi radius	
7401 -7491 N Federal Hwy, Boca Raton, FL 33487								
Total Annual Consumer Expenditure (2023)								
Total Household Expenditure			\$2.72 B		\$6.92 B		\$22.55 B	
Total Non-Retail Expenditure			\$1.45 B		\$3.69 B		\$12 B	
Total Retail Expenditure			\$1.27 B		\$3.23 B		\$10.55 B	
Apparel			\$96.5 M		\$246.27 M		\$799.28 M	
Contributions			\$96.48 M		\$249.42 M		\$797.58 M	
Education			\$90.75 M		\$236.42 M		\$745.76 M	
Entertainment			\$156.66 M		\$400.58 M		\$1.3 B	
Food and Beverages			\$392.73 M		\$996.41 M		\$3.26 B	
Furnishings and Equipment			\$97.06 M		\$247.7 M		\$803.98 M	
Gifts			\$73.85 M		\$191.2 M		\$607.46 M	
Health Care			\$225.97 M		\$573.1 M		\$1.89 B	
Household Operations			\$109.82 M		\$281.17 M		\$911.39 M	
Miscellaneous Expenses			\$52.17 M		\$133.01 M		\$432.47 M	
Personal Care			\$36.53 M		\$92.86 M		\$302.69 M	
Personal Insurance			\$20.32 M		\$52.34 M		\$168.21 M	
Reading			\$6.12 M		\$15.63 M		\$50.74 M	
Shelter			\$570.92 M		\$1.45 B		\$4.73 B	
Tobacco			\$14.62 M		\$36.4 M		\$122.76 M	
Transportation			\$486.13 M		\$1.23 B		\$4.03 B	
Utilities			\$191.44 M		\$483.62 M		\$1.6 B	
Monthly Household Consumer Expenditure (2023)								
Total Household Expenditure			\$7,346		\$7,551		\$6,740	
Total Non-Retail Expenditure			\$3,911 53.2%		\$4,026 53.3%		\$3,586 53.2%	
Total Retail Expenditures			\$3,435 46.8%		\$3,525 46.7%		\$3,154 46.8%	
Apparel			\$261 3.6%		\$269 3.6%		\$239 3.5%	
Contributions			\$261 3.5%		\$272 3.6%		\$238 3.5%	
Education			\$245 3.3%		\$258 3.4%		\$223 3.3%	
Entertainment			\$423 5.8%		\$437 5.8%		\$388 5.8%	
Food and Beverages			\$1,061 14.4%		\$1,087 14.4%		\$975 14.5%	
Furnishings and Equipment			\$262 3.6%		\$270 3.6%		\$240 3.6%	
Gifts			\$200 2.7%		\$209 2.8%		\$182 2.7%	
Health Care			\$611 8.3%		\$625 8.3%		\$564 8.4%	
Household Operations			\$297 4.0%		\$307 4.1%		\$272 4.0%	
Miscellaneous Expenses			\$141 1.9%		\$145 1.9%		\$129 1.9%	
Personal Care			\$99 1.3%		\$101 1.3%		\$90 1.3%	
Personal Insurance			\$55 0.7%		\$57 0.8%		\$50 0.7%	
Reading			\$17 0.2%		\$17 0.2%		\$15 0.2%	
Shelter			\$1,543 21.0%		\$1,584 21.0%		\$1,413 21.0%	
Tobacco			\$40 0.5%		\$40 0.5%		\$37 0.5%	
Transportation			\$1,314 17.9%		\$1,345 17.8%		\$1,206 17.9%	
Utilities			\$517 7.0%		\$528 7.0%		\$478 7.1%	

Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 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	
Race and Ethnicity						
Total Population (2023)	64,791		164,569		615,599	
White (2023)	42,846	66.1%	108,936	66.2%	396,128	64.3%
Black or African American (2023)	12,068	18.6%	25,700	15.6%	104,056	16.9%
American Indian or Alaska Native (2023)	194	0.3%	397	0.2%	1,373	0.2%
Asian (2023)	1,778	2.7%	9,663	5.9%	22,982	3.7%
Hawaiian or Pacific Islander (2023)	33	-	66	-	206	-
Other Race (2023)	2,243	3.5%	5,257	3.2%	25,907	4.2%
Two or More Races (2023)	5,629	8.7%	14,550	8.8%	64,947	10.6%
Population < 18 (2023)	9,596 14.8%		22,812 13.9%		98,817 16.1%	
White Not Hispanic	4,148	43.2%	10,711	47.0%	42,967	43.5%
Black or African American	2,936	30.6%	5,992	26.3%	26,209	26.5%
Asian	268	2.8%	728	3.2%	3,186	3.2%
Other Race Not Hispanic	396	4.1%	938	4.1%	5,042	5.1%
Hispanic	1,848	19.3%	4,443	19.5%	21,413	21.7%
Not Hispanic or Latino Population (2023)	54,933 84.8%		139,793 84.9%		507,554 82.4%	
Not Hispanic White	40,222	73.2%	102,458	73.3%	369,512	72.8%
Not Hispanic Black or African American	11,875	21.6%	25,226	18.0%	101,488	20.0%
Not Hispanic American Indian or Alaska Native	26	-	61	-	255	-
Not Hispanic Asian	1,753	3.2%	9,399	6.7%	22,496	4.4%
Not Hispanic Hawaiian or Pacific Islander	6	-	15	-	62	-
Not Hispanic Other Race	161	0.3%	414	0.3%	2,623	0.5%
Not Hispanic Two or More Races	889	1.6%	2,221	1.6%	11,118	2.2%
Hispanic or Latino Population (2023)	9,858 15.2%		24,776 15.1%		108,045 17.6%	
Hispanic White	2,624	26.6%	6,478	26.1%	26,616	24.6%
Hispanic Black or African American	193	2.0%	474	1.9%	2,568	2.4%
Hispanic American Indian or Alaska Native	169	1.7%	336	1.4%	1,117	1.0%
Hispanic Asian	25	0.3%	265	1.1%	485	0.4%
Hispanic Hawaiian or Pacific Islander	27	0.3%	51	0.2%	145	0.1%
Hispanic Other Race	2,082	21.1%	4,843	19.5%	23,284	21.6%
Hispanic Two or More Races	4,739	48.1%	12,329	49.8%	53,829	49.8%
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 (2028)	56,639 84.8%		144,877 84.9%		525,995 82.4%	
Hispanic or Latino Population (2028)	10,159 15.2%		25,697 15.1%		112,055 17.6%	
Projected Annual Growth (2023-2028)	301	0.6%	922	0.7%	4,010	0.7%
Historical Annual Growth (2010-2020)	2,299	3.8%	7,231	5.0%	32,767	5.2%

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Complete Profile

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 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.4157/-80.0763

Boca Valley Plaza		3 mi radius		5 mi radius		10 mi radius	
7401 -7491 N Federal Hwy, Boca Raton, FL 33487							
Total Age Distribution (2023)							
Total Population		64,791		164,569		615,599	
Age Under 5 Years		2,654	4.1%	5,950	3.6%	26,287	4.3%
Age 5 to 9 Years		2,511	3.9%	5,993	3.6%	27,085	4.4%
Age 10 to 14 Years		2,714	4.2%	6,567	4.0%	28,127	4.6%
Age 15 to 19 Years		2,710	4.2%	9,504	5.8%	29,546	4.8%
Age 20 to 24 Years		3,348	5.2%	9,616	5.8%	29,263	4.8%
Age 25 to 29 Years		3,766	5.8%	9,028	5.5%	31,422	5.1%
Age 30 to 34 Years		4,060	6.3%	9,017	5.5%	34,213	5.6%
Age 35 to 39 Years		3,460	5.3%	8,204	5.0%	32,904	5.3%
Age 40 to 44 Years		3,298	5.1%	7,834	4.8%	31,953	5.2%
Age 45 to 49 Years		3,422	5.3%	8,460	5.1%	32,224	5.2%
Age 50 to 54 Years		4,179	6.4%	10,157	6.2%	36,674	6.0%
Age 55 to 59 Years		4,719	7.3%	11,781	7.2%	41,497	6.7%
Age 60 to 64 Years		5,057	7.8%	12,364	7.5%	43,611	7.1%
Age 65 to 69 Years		4,631	7.1%	11,618	7.1%	43,393	7.0%
Age 70 to 74 Years		4,562	7.0%	11,919	7.2%	46,211	7.5%
Age 75 to 79 Years		3,742	5.8%	9,937	6.0%	39,458	6.4%
Age 80 to 84 Years		2,641	4.1%	7,450	4.5%	29,099	4.7%
Age 85 Years or Over		3,315	5.1%	9,171	5.6%	32,632	5.3%
Median Age		48.1		48.9		48.8	
Age 19 Years or Less		10,589	16.3%	28,013	17.0%	111,045	18.0%
Age 20 to 64 Years		35,310	54.5%	86,461	52.5%	313,760	51.0%
Age 65 Years or Over		18,892	29.2%	50,095	30.4%	190,794	31.0%
Female Age Distribution (2023)							
Female Population		33,181	51.2%	85,129	51.7%	320,679	52.1%
Age Under 5 Years		1,280	3.9%	2,871	3.4%	12,793	4.0%
Age 5 to 9 Years		1,243	3.7%	2,932	3.4%	13,233	4.1%
Age 10 to 14 Years		1,330	4.0%	3,194	3.8%	13,757	4.3%
Age 15 to 19 Years		1,337	4.0%	4,758	5.6%	14,665	4.6%
Age 20 to 24 Years		1,654	5.0%	4,828	5.7%	14,727	4.6%
Age 25 to 29 Years		1,818	5.5%	4,420	5.2%	15,589	4.9%
Age 30 to 34 Years		1,934	5.8%	4,306	5.1%	16,961	5.3%
Age 35 to 39 Years		1,674	5.0%	3,924	4.6%	16,317	5.1%
Age 40 to 44 Years		1,641	4.9%	3,946	4.6%	16,259	5.1%
Age 45 to 49 Years		1,699	5.1%	4,358	5.1%	16,481	5.1%
Age 50 to 54 Years		2,175	6.6%	5,299	6.2%	18,963	5.9%
Age 55 to 59 Years		2,476	7.5%	6,198	7.3%	21,726	6.8%
Age 60 to 64 Years		2,585	7.8%	6,414	7.5%	23,016	7.2%
Age 65 to 69 Years		2,458	7.4%	6,230	7.3%	24,014	7.5%
Age 70 to 74 Years		2,468	7.4%	6,500	7.6%	25,648	8.0%
Age 75 to 79 Years		2,045	6.2%	5,594	6.6%	22,217	6.9%
Age 80 to 84 Years		1,457	4.4%	4,155	4.9%	15,987	5.0%
Age 85 Years or Over		1,907	5.7%	5,204	6.1%	18,325	5.7%
Female Median Age		49.5		50.3		50.1	
Age 19 Years or Less		5,190	15.6%	13,756	16.2%	54,449	17.0%
Age 20 to 64 Years		17,656	53.2%	43,691	51.3%	160,040	49.9%
Age 65 Years or Over		10,335	31.1%	27,682	32.5%	106,191	33.1%

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Lat/Lon: 26.4157/-80.0763

Boca Valley Plaza		3 mi radius		5 mi radius		10 mi radius	
7401 -7491 N Federal Hwy, Boca Raton, FL 33487							
Male Age Distribution (2023)							
Male Population		31,610	48.8%	79,440	48.3%	294,920	47.9%
Age Under 5 Years		1,374	4.3%	3,079	3.9%	13,494	4.6%
Age 5 to 9 Years		1,268	4.0%	3,060	3.9%	13,852	4.7%
Age 10 to 14 Years		1,385	4.4%	3,373	4.2%	14,370	4.9%
Age 15 to 19 Years		1,372	4.3%	4,745	6.0%	14,881	5.0%
Age 20 to 24 Years		1,694	5.4%	4,788	6.0%	14,536	4.9%
Age 25 to 29 Years		1,948	6.2%	4,608	5.8%	15,833	5.4%
Age 30 to 34 Years		2,126	6.7%	4,712	5.9%	17,251	5.8%
Age 35 to 39 Years		1,786	5.6%	4,281	5.4%	16,586	5.6%
Age 40 to 44 Years		1,658	5.2%	3,888	4.9%	15,694	5.3%
Age 45 to 49 Years		1,724	5.5%	4,102	5.2%	15,743	5.3%
Age 50 to 54 Years		2,004	6.3%	4,858	6.1%	17,711	6.0%
Age 55 to 59 Years		2,243	7.1%	5,583	7.0%	19,771	6.7%
Age 60 to 64 Years		2,472	7.8%	5,950	7.5%	20,596	7.0%
Age 65 to 69 Years		2,173	6.9%	5,389	6.8%	19,379	6.6%
Age 70 to 74 Years		2,095	6.6%	5,419	6.8%	20,564	7.0%
Age 75 to 79 Years		1,698	5.4%	4,343	5.5%	17,241	5.8%
Age 80 to 84 Years		1,184	3.7%	3,295	4.1%	13,112	4.4%
Age 85 Years or Over		1,408	4.5%	3,967	5.0%	14,307	4.9%
Male Median Age		46.7		47.4		47.3	
Age 19 Years or Less		5,399	17.1%	14,258	17.9%	56,596	19.2%
Age 20 to 64 Years		17,654	55.9%	42,770	53.8%	153,720	52.1%
Age 65 Years or Over		8,557	27.1%	22,412	28.2%	84,603	28.7%
Males per 100 Females (2023)							
Overall Comparison		95		93		92	
Age Under 5 Years		107	51.8%	107	51.7%	105	51.3%
Age 5 to 9 Years		102	50.5%	104	51.1%	105	51.1%
Age 10 to 14 Years		104	51.0%	106	51.4%	104	51.1%
Age 15 to 19 Years		103	50.6%	100	49.9%	101	50.4%
Age 20 to 24 Years		102	50.6%	99	49.8%	99	49.7%
Age 25 to 29 Years		107	51.7%	104	51.0%	102	50.4%
Age 30 to 34 Years		110	52.4%	109	52.3%	102	50.4%
Age 35 to 39 Years		107	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		101	50.4%	94	48.5%	96	48.9%
Age 50 to 54 Years		92	48.0%	92	47.8%	93	48.3%
Age 55 to 59 Years		91	47.5%	90	47.4%	91	47.6%
Age 60 to 64 Years		96	48.9%	93	48.1%	89	47.2%
Age 65 to 69 Years		88	46.9%	86	46.4%	81	44.7%
Age 70 to 74 Years		85	45.9%	83	45.5%	80	44.5%
Age 75 to 79 Years		83	45.4%	78	43.7%	78	43.7%
Age 80 to 84 Years		81	44.8%	79	44.2%	82	45.1%
Age 85 Years or Over		74	42.5%	76	43.3%	78	43.8%
Age 19 Years or Less		104	51.0%	104	50.9%	104	51.0%
Age 20 to 39 Years		107	51.6%	105	51.3%	101	50.2%
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%

Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 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	
Household Type (2023)						
Total Households	30,833		76,374		278,869	
Households with Children	5,395	17.5%	12,829	16.8%	52,862	19.0%
Average Household Size	2.1		2.1		2.2	
Household Density per Square Mile	1,091		973		888	
Population Family	45,601	70.4%	112,651	68.5%	455,620	74.0%
Population Non-Family	18,439	28.5%	44,465	27.0%	148,265	24.1%
Population Group Quarters	751	1.2%	7,453	4.5%	11,714	1.9%
Family Households	15,960	51.8%	40,054	52.4%	157,907	56.6%
Married Couple Households	11,202	70.2%	29,747	74.3%	116,681	73.9%
Other Family Households with Children	4,758	29.8%	10,307	25.7%	41,225	26.1%
Family Households with Children	5,378	33.7%	12,798	32.0%	52,746	33.4%
Married Couple with Children	3,064	57.0%	7,941	62.0%	34,477	65.4%
Other Family Households with Children	2,314	43.0%	4,857	38.0%	18,269	34.6%
Family Households No Children	10,582	66.3%	27,256	68.0%	105,161	66.6%
Married Couple No Children	8,138	76.9%	21,806	80.0%	82,204	78.2%
Other Family Households No Children	2,444	23.1%	5,450	20.0%	22,957	21.8%
Non-Family Households	14,873	48.2%	36,320	47.6%	120,962	43.4%
Non-Family Households with Children	16	0.1%	31	-	116	-
Non-Family Households No Children	14,856	99.9%	36,289	99.9%	120,846	99.9%
Average Family Household Size	2.9		2.8		2.9	
Average Family Income	\$170,531		\$181,672		\$152,504	
Median Family Income	\$118,075		\$127,691		\$115,249	
Average Non-Family Household Size	1.2		1.2		1.2	
Marital Status (2023)						
Population Age 15 Years or Over	56,912		146,059		534,100	
Never Married	18,236	32.0%	44,717	30.6%	147,157	27.6%
Currently Married	23,425	41.2%	61,966	42.4%	242,673	45.4%
Previously Married	15,250	26.8%	39,376	27.0%	144,270	27.0%
Separated	2,403	15.8%	6,449	16.4%	22,396	15.5%
Widowed	4,828	31.7%	13,329	33.9%	51,073	35.4%
Divorced	8,019	52.6%	19,597	49.8%	70,800	49.1%
Educational Attainment (2023)						
Adult Population Age 25 Years or Over	50,854		126,939		475,291	
Elementary (Grade Level 0 to 8)	1,901	3.7%	4,105	3.2%	16,724	3.5%
Some High School (Grade Level 9 to 11)	1,918	3.8%	4,650	3.7%	19,156	4.0%
High School Graduate	9,457	18.6%	24,131	19.0%	105,379	22.2%
Some College	8,338	16.4%	20,681	16.3%	84,749	17.8%
Associate Degree Only	4,182	8.2%	10,740	8.5%	41,349	8.7%
Bachelor Degree Only	14,860	29.2%	36,672	28.9%	120,757	25.4%
Graduate Degree	10,200	20.1%	25,960	20.5%	87,177	18.3%
Any College (Some College or Higher)	37,579	73.9%	94,053	74.1%	334,032	70.3%
College Degree + (Bachelor Degree or Higher)	25,059	49.3%	62,632	49.3%	207,934	43.7%

Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.4157/-80.0763

Boca Valley Plaza			3 mi radius		5 mi radius		10 mi radius	
7401 -7491 N Federal Hwy, Boca Raton, FL 33487								
Housing								
Total Housing Units (2023)			39,146		94,875		335,552	
Total Housing Units (2020)			38,397		92,661		326,955	
Historical Annual Growth (2020-2023)			748 -		2,214 -		8,597 -	
Housing Units Occupied (2023)			30,833 78.8%		76,374 80.5%		278,869 83.1%	
Housing Units Owner-Occupied			19,210 62.3%		52,240 68.4%		197,932 71.0%	
Housing Units Renter-Occupied			11,623 37.7%		24,134 31.6%		80,937 29.0%	
Housing Units Vacant (2023)			8,312 21.2%		18,501 19.5%		56,683 16.9%	
Household Size (2023)								
Total Households			30,833		76,374		278,869	
1 Person Households			12,142 39.4%		29,963 39.2%		100,276 36.0%	
2 Person Households			11,346 36.8%		29,030 38.0%		106,658 38.2%	
3 Person Households			3,448 11.2%		8,189 10.7%		32,027 11.5%	
4 Person Households			2,222 7.2%		5,382 7.0%		23,901 8.6%	
5 Person Households			977 3.2%		2,322 3.0%		10,131 3.6%	
6 Person Households			443 1.4%		946 1.2%		3,705 1.3%	
7 or More Person Households			256 0.8%		542 0.7%		2,172 0.8%	
Household Income Distribution (2023)								
HH Income \$200,000 or More			5,045 16.4%		14,004 18.3%		42,678 15.3%	
HH Income \$150,000 to \$199,999			2,663 8.6%		6,312 8.3%		21,548 7.7%	
HH Income \$125,000 to \$149,999			2,324 7.5%		4,895 6.4%		17,874 6.4%	
HH Income \$100,000 to \$124,999			2,829 9.2%		6,852 9.0%		24,030 8.6%	
HH Income \$75,000 to \$99,999			3,642 11.8%		8,546 11.2%		31,748 11.4%	
HH Income \$50,000 to \$74,999			4,299 13.9%		10,338 13.5%		43,266 15.5%	
HH Income \$35,000 to \$49,999			3,333 10.8%		7,866 10.3%		29,908 10.7%	
HH Income \$25,000 to \$34,999			2,324 7.5%		5,776 7.6%		22,410 8.0%	
HH Income \$15,000 to \$24,999			1,863 6.0%		5,219 6.8%		20,897 7.5%	
HH Income \$10,000 to \$14,999			907 2.9%		2,325 3.0%		8,965 3.2%	
HH Income Under \$10,000			1,605 5.2%		4,241 5.6%		15,546 5.6%	
Household Vehicles (2023)								
Households 0 Vehicles Available			1,694 5.5%		4,845 6.3%		17,812 6.4%	
Households 1 Vehicle Available			14,920 48.4%		36,334 47.6%		127,393 45.7%	
Households 2 Vehicles Available			10,857 35.2%		26,932 35.3%		101,809 36.5%	
Households 3 or More Vehicles Available			3,362 10.9%		8,262 10.8%		31,855 11.4%	
Total Vehicles Available			47,942		117,765		436,682	
Average Vehicles per Household			1.6		1.5		1.6	
Owner-Occupied Household Vehicles			31,975 66.7%		84,847 72.0%		324,591 74.3%	
Average Vehicles per Owner-Occupied Household			1.7		1.6		1.6	
Renter-Occupied Household Vehicles			15,967 33.3%		32,918 28.0%		112,092 25.7%	
Average Vehicles per Renter-Occupied Household			1.4		1.4		1.4	
Travel Time (2023)								
Worker Base Age 16 years or Over			33,745		81,493		297,428	
Travel to Work in 14 Minutes or Less			7,053 20.9%		17,395 21.3%		53,607 18.0%	
Travel to Work in 15 to 29 Minutes			10,588 31.4%		25,458 31.2%		94,744 31.9%	
Travel to Work in 30 to 59 Minutes			6,356 18.8%		16,250 19.9%		72,988 24.5%	
Travel to Work in 60 Minutes or More			1,192 3.5%		3,039 3.7%		13,631 4.6%	
Work at Home			8,556 25.4%		19,352 23.7%		62,458 21.0%	
Average Minutes Travel to Work			20.0		20.1		22.7	

Complete Profile

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 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.4157/-80.0763

Boca Valley Plaza			3 mi radius		5 mi radius		10 mi radius	
7401 -7491 N Federal Hwy, Boca Raton, FL 33487								
Transportation To Work (2023)								
Worker Base Age 16 years or Over			33,745		81,493		297,428	
Drive to Work Alone	21,130	62.6%	51,978	63.8%	195,890	65.9%		
Drive to Work in Carpool	2,652	7.9%	6,689	8.2%	25,911	8.7%		
Travel to Work by Public Transportation	374	1.1%	859	1.1%	3,857	1.3%		
Drive to Work on Motorcycle	47	0.1%	126	0.2%	409	0.1%		
Bicycle to Work	120	0.4%	358	0.4%	917	0.3%		
Walk to Work	346	1.0%	922	1.1%	3,147	1.1%		
Other Means	521	1.5%	1,208	1.5%	4,840	1.6%		
Work at Home	8,556	25.4%	19,352	23.7%	62,458	21.0%		
Daytime Demographics (2023)								
Total Businesses			9,358		24,796		58,302	
Total Employees			79,954		174,965		353,755	
Company Headquarter Businesses	365	3.9%	782	3.2%	1,468	2.5%		
Company Headquarter Employees	13,924	17.4%	24,173	13.8%	40,635	11.5%		
Employee Population per Business	8.5 to 1		7.1 to 1		6.1 to 1			
Residential Population per Business	6.9 to 1		6.6 to 1		10.6 to 1			
Adj. Daytime Demographics Age 16 Years or Over			102,510		238,009		584,301	
Labor Force								
Labor Population Age 16 Years or Over (2023)			56,326		144,618		528,247	
Labor Force Total Males (2023)	27,301	48.5%	69,192	47.8%	250,211	47.4%		
Male Civilian Employed	17,604	64.5%	42,454	61.4%	155,177	62.0%		
Male Civilian Unemployed	361	1.3%	1,115	1.6%	4,335	1.7%		
Males in Armed Forces	6	-	57	-	200	-		
Males Not in Labor Force	9,330	34.2%	25,565	36.9%	90,499	36.2%		
Labor Force Total Females (2023)	29,026	51.5%	75,427	52.2%	278,036	52.6%		
Female Civilian Employed	16,141	55.6%	39,043	51.8%	142,256	51.2%		
Female Civilian Unemployed	353	1.2%	1,104	1.5%	3,786	1.4%		
Females in Armed Forces	20	-	20	-	69	-		
Females Not in Labor Force	12,512	43.1%	35,259	46.7%	131,926	47.4%		
Unemployment Rate	714	1.3%	2,220	1.5%	8,121	1.5%		
Occupation (2023)								
Occupation Population Age 16 Years or Over			33,745		81,493		297,428	
Occupation Total Males	17,604	52.2%	42,451	52.1%	155,173	52.2%		
Occupation Total Females	16,141	47.8%	39,042	47.9%	142,255	47.8%		
Management, Business, Financial Operations	7,315	21.7%	17,349	21.3%	59,599	20.0%		
Professional, Related	7,661	22.7%	19,412	23.8%	68,083	22.9%		
Service	6,665	19.8%	15,618	19.2%	56,607	19.0%		
Sales, Office	7,469	22.1%	18,972	23.3%	68,966	23.2%		
Farming, Fishing, Forestry	38	0.1%	132	0.2%	426	0.1%		
Construction, Extraction, Maintenance	2,307	6.8%	4,710	5.8%	20,612	6.9%		
Production, Transport, Material Moving	2,290	6.8%	5,300	6.5%	23,136	7.8%		
White Collar Workers	22,444	66.5%	55,732	68.4%	196,648	66.1%		
Blue Collar Workers	11,300	33.5%	25,760	31.6%	100,780	33.9%		

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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	
Units In Structure (2023)						
Total Units	30,833		76,374		278,869	
1 Detached Unit	10,500	34.1%	30,133	39.5%	121,439	43.5%
1 Attached Unit	3,592	11.6%	10,198	13.4%	36,332	13.0%
2 Units	803	2.6%	1,978	2.6%	6,581	2.4%
3 to 4 Units	2,183	7.1%	6,002	7.9%	18,141	6.5%
5 to 9 Units	2,703	8.8%	4,827	6.3%	17,267	6.2%
10 to 19 Units	2,123	6.9%	3,980	5.2%	16,699	6.0%
20 to 49 Units	3,311	10.7%	8,728	11.4%	26,115	9.4%
50 or More Units	5,285	17.1%	9,795	12.8%	29,659	10.6%
Mobile Home or Trailer	328	1.1%	712	0.9%	6,586	2.4%
Other Structure	4	-	21	-	48	-
Homes Built By Year (2023)						
Homes Built 2020 or later	194	0.5%	553	0.6%	2,066	0.6%
Homes Built 2010 to 2019	3,403	8.7%	7,732	8.2%	23,752	7.1%
Homes Built 2000 to 2009	3,512	9.0%	8,649	9.1%	34,749	10.4%
Homes Built 1990 to 1999	3,059	7.8%	10,197	10.7%	45,313	13.5%
Homes Built 1980 to 1989	9,270	23.7%	20,915	22.0%	78,399	23.4%
Homes Built 1970 to 1979	7,315	18.7%	17,570	18.5%	57,930	17.3%
Homes Built 1960 to 1969	2,067	5.3%	5,585	5.9%	20,876	6.2%
Homes Built 1950 to 1959	1,288	3.3%	3,400	3.6%	10,931	3.3%
Homes Built 1940 to 1949	243	0.6%	642	0.7%	2,070	0.6%
Homes Built Before 1939	482	1.2%	1,129	1.2%	2,782	0.8%
Median Age of Homes	39.2 yrs		39.3 yrs		38.6 yrs	
Home Values (2023)						
Owner Specified Housing Units	19,210		52,240		197,932	
Home Values \$1,000,000 or More	2,126	11.1%	5,743	11.0%	14,439	7.3%
Home Values \$750,000 to \$999,999	1,375	7.2%	4,374	8.4%	12,014	6.1%
Home Values \$500,000 to \$749,999	3,703	19.3%	9,410	18.0%	32,186	16.3%
Home Values \$400,000 to \$499,999	3,309	17.2%	7,149	13.7%	27,276	13.8%
Home Values \$300,000 to \$399,999	2,540	13.2%	7,550	14.5%	33,953	17.2%
Home Values \$250,000 to \$299,999	1,535	8.0%	3,854	7.4%	17,491	8.8%
Home Values \$200,000 to \$249,999	1,514	7.9%	3,508	6.7%	16,496	8.3%
Home Values \$175,000 to \$199,999	630	3.3%	1,485	2.8%	6,713	3.4%
Home Values \$150,000 to \$174,999	675	3.5%	1,941	3.7%	8,258	4.2%
Home Values \$125,000 to \$149,999	493	2.6%	1,496	2.9%	5,932	3.0%
Home Values \$100,000 to \$124,999	442	2.3%	1,756	3.4%	6,082	3.1%
Home Values \$90,000 to \$99,999	138	0.7%	397	0.8%	1,420	0.7%
Home Values \$80,000 to \$89,999	104	0.5%	636	1.2%	1,742	0.9%
Home Values \$70,000 to \$79,999	63	0.3%	613	1.2%	2,233	1.1%
Home Values \$60,000 to \$69,999	53	0.3%	475	0.9%	2,083	1.1%
Home Values \$50,000 to \$59,999	53	0.3%	427	0.8%	1,950	1.0%
Home Values \$35,000 to \$49,999	141	0.7%	450	0.9%	1,949	1.0%
Home Values \$25,000 to \$34,999	47	0.2%	262	0.5%	1,615	0.8%
Home Values \$10,000 to \$24,999	122	0.6%	296	0.6%	1,959	1.0%
Home Values Under \$10,000	148	0.8%	420	0.8%	2,139	1.1%
Owner-Occupied Median Home Value	\$451,292		\$446,911		\$387,927	
Renter-Occupied Median Rent	\$1,617		\$1,625		\$1,557	