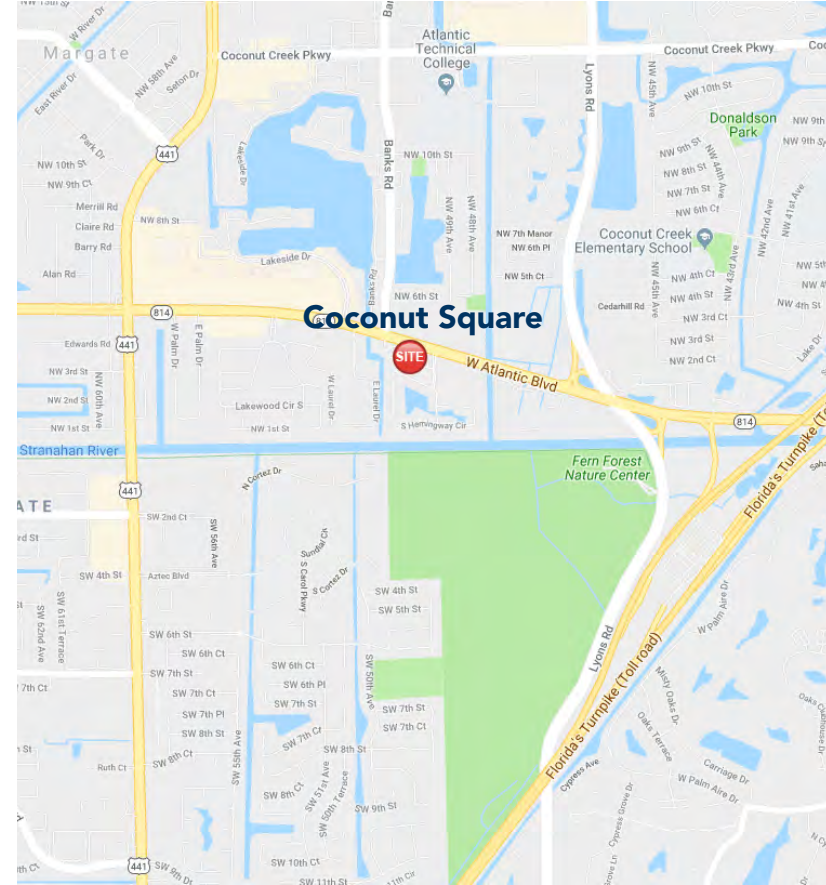





# COCONUT SQUARE

4970 - 4998 W. Atlantic Blvd Margate, FL 33063



## PROPERTY HIGHLIGHTS

-  **AVAILABLE NOW: 1,667 SF, 4,597 SF**
-  **GLA: 30,873 SF with 185 parking spaces**  
**Dedicated turning lane and signalized intersection**
-  **Brand new Pylon signs installed**  
**Newly Painted and Parking lot resurfaced**

### POPULATION



3 Mi 159,844  
5 Mi 417,378  
10 Mi 1,270,000

### CARS PER DAY



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

### AV. HH INCOME



3 Mi \$66,039  
5 Mi \$71,446  
10 Mi \$84,768

### EMPLOYEES



3 Mi 73,734  
5 Mi 215,072  
10 Mi 675,518



last updated: 03/05/24 P.1



SHARY THUR



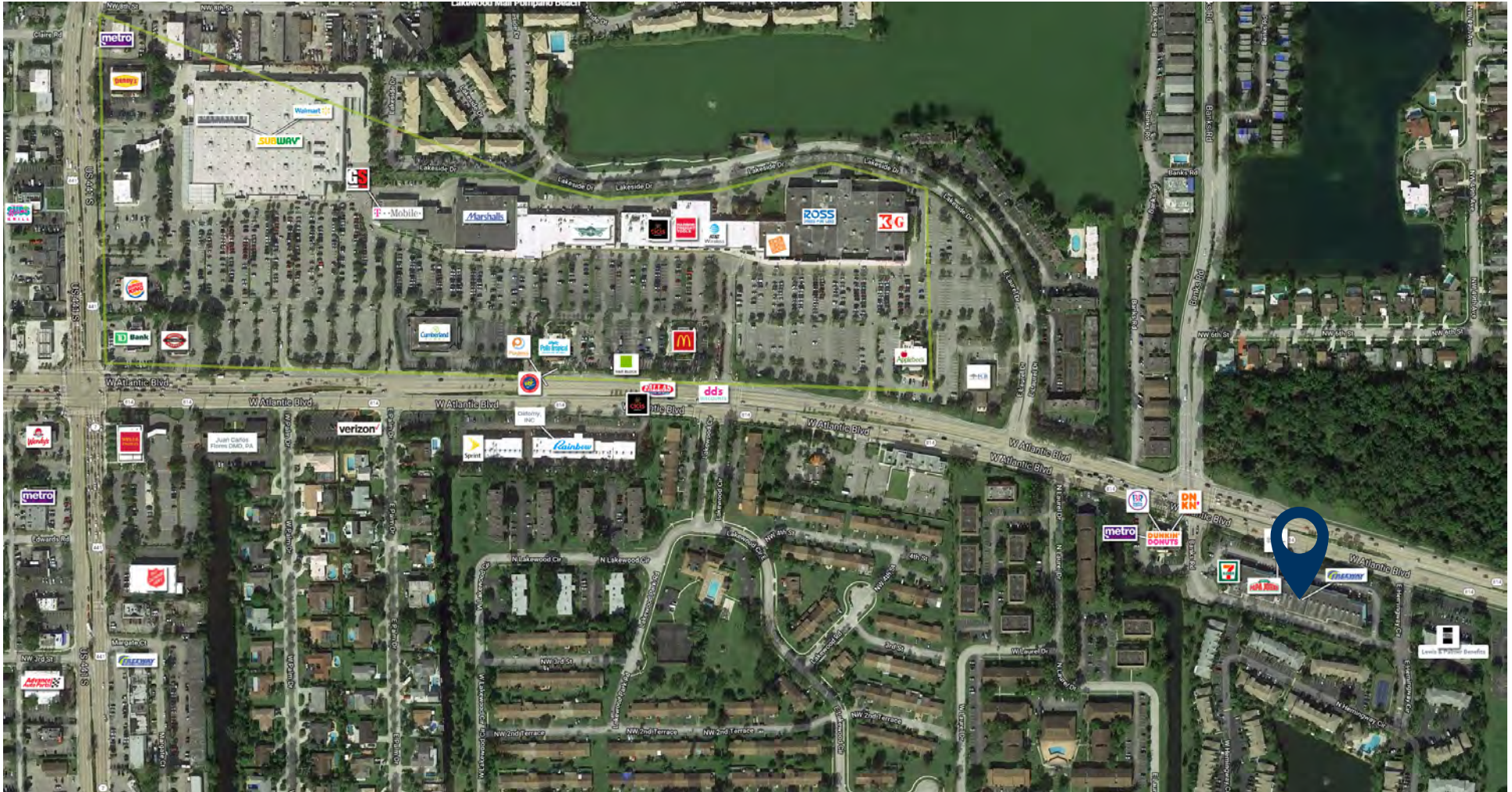
202-359-3469



sthur@thurassociates.com

# COCONUT SQUARE

4970 - 4998 W. Atlantic Blvd Margate, FL 33063



# COCONUT SQUARE

4970 - 4998 W. Atlantic Blvd Margate, FL 33063



last updated: 03/05/24 P.3



SHARY THUR



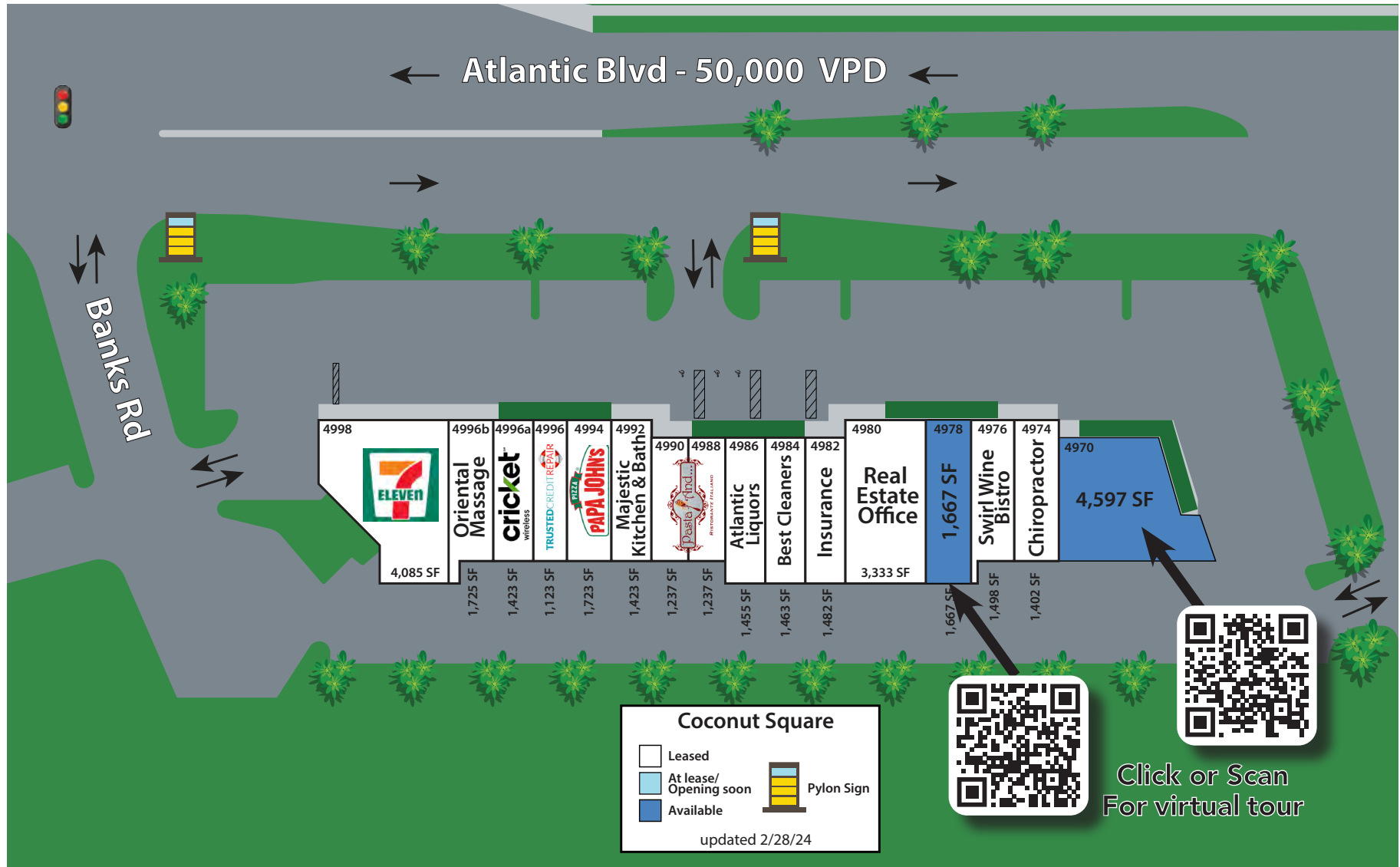
202-359-3469



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# COCONUT SQUARE

4970 - 4998 W. Atlantic Blvd Margate, FL 33063



# COCONUT SQUARE

4970 - 4998 W. Atlantic Blvd Margate, FL 33063



Suite/Address	Tenant	Category	SF
4998	7-Eleven	Convenience Store	4,085
4996B	Oriental Massage	Massage	1,725
4996A	Cricket Wireless	Wireless	1,423
4996	Trusted Credit Repair	Credit repair	1,123
4994	Papa John's	Pizza	1,723
4992	Majestic Kitchen & Bath	Home Improvement	1,423
4990	Pasta and...	Restaurant	1,237
4988	Pasta and...Expansion	Restaurant	1,237
4986	Atlantic Liquors	Liquor Store	1,455
4984	Best Cleaners	Office	1,463
4982	Freeway Insurance Services	Insurance Office	1,482
4980	Real Estate Office	Real Estate	3,333
<b>4978</b>	<b>Available</b>	<b>former Print shop</b>	<b>1,667</b>
4976	Swirl Wine Bistro	Restaurant	1,498
4974	Broward Health & Fitness	Chiropractor	1,402
<b>4970</b>	<b>Available</b>	<b>former Medical</b>	<b>4,597</b>



# COCONUT SQUARE

4970 - 4998 W. Atlantic Blvd Margate, FL 33063



# COCONUT SQUARE

4970 - 4998 W. Atlantic Blvd Margate, FL 33063



## Brand new medical office - 4,597 SF



last updated: 03/05/24 P.7



SHARY THUR



202-359-3469



sthur@thurassociates.com

# COCONUT SQUARE

4970 - 4998 W. Atlantic Blvd Margate, FL 33063



## Brand new medical office - 4,597 SF



last updated: 03/05/24 P.8



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202-359-3469



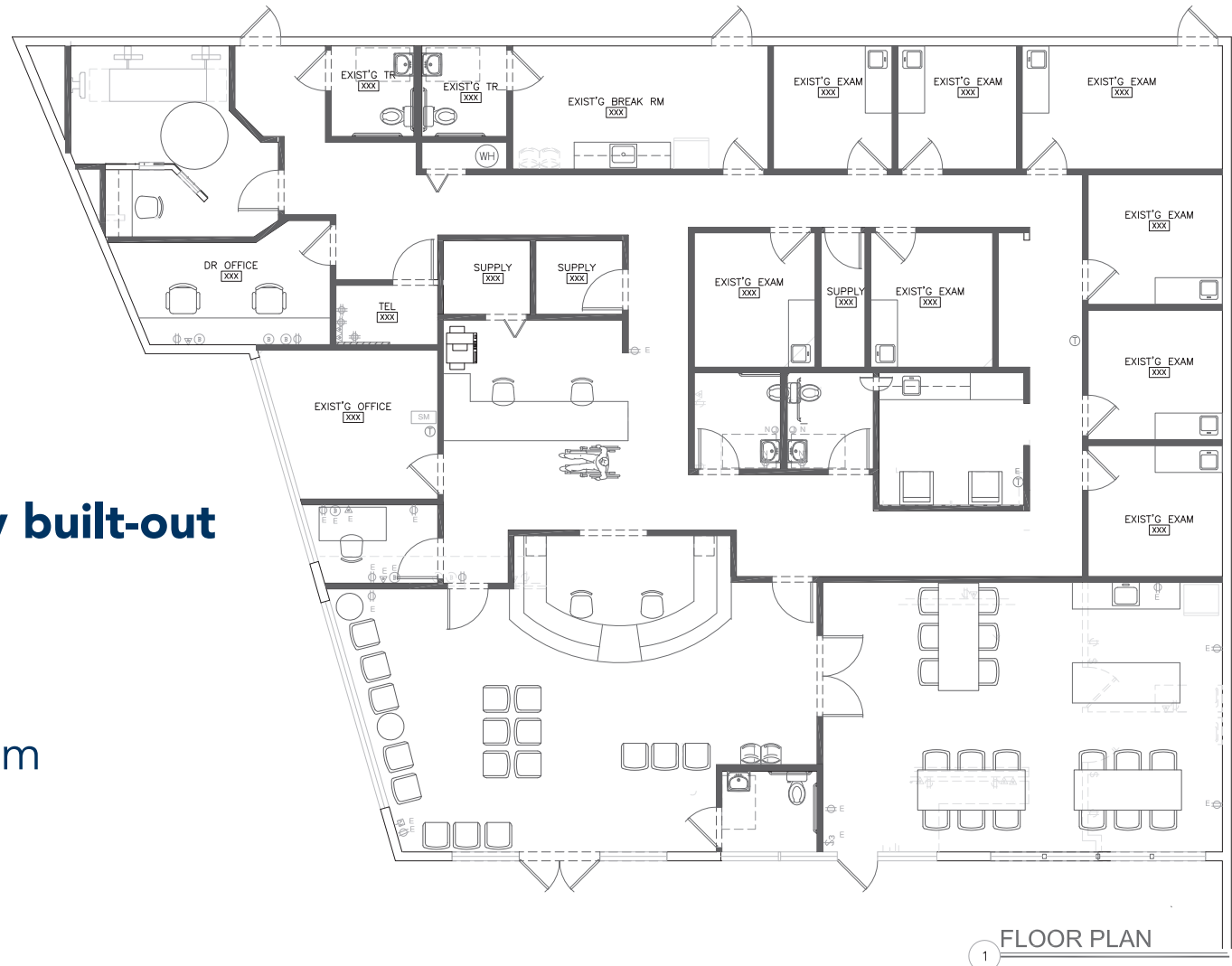
sthur@thurassociates.com



# COCONUT SQUARE

4970 - 4998 W. Atlantic Blvd Margate, FL 33063

## Floorplan - Suite 4970



### Medical Office fully built-out

- Never opened
- 8 exam rooms
- 1 lab
- 1 ultrasound room
- 3 offices
- 1 break room



# COCONUT SQUARE

4970 - 4998 W. Atlantic Blvd Margate, FL 33063



## Former Print Shop - 1,667 SF



last updated: 03/05/24 P. 10



SHARY THUR



202-359-3469



sthur@thurassociates.com

# COCONUT SQUARE

4970 - 4998 W. Atlantic Blvd Margate, FL 33063



## LEASING CONTACT

SHARY THUR

Cell: 202-359-3469

Direct 202-823-4445

sthur@thurassociates.com

## OFFICE LOCATIONS

DC OFFICE

2 Wisconsin Circle, Suite 660

Chevy Chase, MD 20815

202-823-4444

BOCA RATON

327 Mizner Park, Suite 301

Boca Raton, FL 33432

561-395-2441



# Complete Profile

2010-2020 Census, 2021 Estimates with 2026 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.2337/-80.1936

<b>Coconut Square</b> <b>4970-4998 W Atlantic Blvd, Margate, FL 33063</b>	<b>3 mi radius</b>		<b>5 mi radius</b>		<b>10 mi radius</b>	
<b>Population</b>						
Estimated Population (2021)	159,844		417,378		1.27 M	
Projected Population (2026)	163,867		428,140		1.3 M	
Census Population (2020)	159,106		413,322		1.26 M	
Census Population (2010)	147,902		379,577		1.13 M	
Projected Annual Growth (2021-2026)	4,023	0.5%	10,762	0.5%	36,190	0.6%
Historical Annual Growth (2020-2021)	738	-	4,056	1.0%	7,644	0.6%
Historical Annual Growth (2010-2020)	11,204	0.8%	33,745	0.9%	126,541	1.1%
Estimated Population Density (2021)	5,654	psm	5,316	psm	4,040	psm
Trade Area Size	28.3	sq mi	78.5	sq mi	314.0	sq mi
<b>Households</b>						
Estimated Households (2021)	63,608		162,858		515,118	
Projected Households (2026)	62,330		159,680		506,401	
Census Households (2020)	63,338		161,430		512,279	
Census Households (2010)	59,030		149,367		464,683	
Projected Annual Growth (2021-2026)	-1,278	-0.4%	-3,178	-0.4%	-8,718	-0.3%
Historical Annual Change (2010-2021)	4,579	0.7%	13,491	0.8%	50,436	1.0%
<b>Average Household Income</b>						
Estimated Average Household Income (2021)	\$66,039		\$71,446		\$84,768	
Projected Average Household Income (2026)	\$83,005		\$89,935		\$105,463	
Census Average Household Income (2010)	\$50,806		\$55,151		\$65,251	
Census Average Household Income (2000)	\$47,396		\$49,514		\$57,776	
Projected Annual Change (2021-2026)	\$16,966	5.1%	\$18,490	5.2%	\$20,695	4.9%
Historical Annual Change (2000-2021)	\$18,643	1.9%	\$21,931	2.1%	\$26,993	2.2%
<b>Median Household Income</b>						
Estimated Median Household Income (2021)	\$55,512		\$60,673		\$70,469	
Projected Median Household Income (2026)	\$65,167		\$70,510		\$81,233	
Census Median Household Income (2010)	\$42,205		\$45,582		\$49,756	
Census Median Household Income (2000)	\$39,075		\$40,887		\$45,115	
Projected Annual Change (2021-2026)	\$9,655	3.5%	\$9,838	3.2%	\$10,764	3.1%
Historical Annual Change (2000-2021)	\$16,438	2.0%	\$19,786	2.3%	\$25,354	2.7%
<b>Per Capita Income</b>						
Estimated Per Capita Income (2021)	\$26,434		\$28,001		\$34,502	
Projected Per Capita Income (2026)	\$31,723		\$33,663		\$41,010	
Census Per Capita Income (2010)	\$20,277		\$21,703		\$26,726	
Census Per Capita Income (2000)	\$19,741		\$20,112		\$23,903	
Projected Annual Change (2021-2026)	\$5,289	4.0%	\$5,662	4.0%	\$6,508	3.8%
Historical Annual Change (2000-2021)	\$6,692	1.6%	\$7,889	1.9%	\$10,598	2.1%
Estimated Average Household Net Worth (2021)	\$320,910		\$389,853		\$558,483	

# Complete Profile

2010-2020 Census, 2021 Estimates with 2026 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.2337/-80.1936

<b>Coconut Square</b> <b>4970-4998 W Atlantic Blvd, Margate, FL 33063</b>	<b>3 mi radius</b>		<b>5 mi radius</b>		<b>10 mi radius</b>	
<b>Race and Ethnicity</b>						
Total Population (2021)	159,844		417,378		1.27 M	
White (2021)	59,203	37.0%	155,415	37.2%	561,433	44.3%
Black or African American (2021)	53,627	33.5%	137,872	33.0%	374,738	29.5%
American Indian or Alaska Native (2021)	584	0.4%	1,681	0.4%	3,939	0.3%
Asian (2021)	5,787	3.6%	14,515	3.5%	42,799	3.4%
Hawaiian or Pacific Islander (2021)	52	-	172	-	522	-
Other Race (2021)	14,883	9.3%	38,858	9.3%	91,461	7.2%
Two or More Races (2021)	25,708	16.1%	68,864	16.5%	193,829	15.3%
Population < 18 (2021)	31,443	19.7%	85,119	20.4%	247,203	19.5%
White Not Hispanic	5,219	16.6%	16,230	19.1%	63,135	25.5%
Black or African American	13,930	44.3%	34,927	41.0%	93,865	38.0%
Asian	1,115	3.5%	2,872	3.4%	8,332	3.4%
Other Race Not Hispanic	2,406	7.7%	6,601	7.8%	19,130	7.7%
Hispanic	8,773	27.9%	24,490	28.8%	62,741	25.4%
Not Hispanic or Latino Population (2021)	117,373	73.4%	304,161	72.9%	971,398	76.6%
Not Hispanic White	49,976	42.6%	130,333	42.8%	490,719	50.5%
Not Hispanic Black or African American	52,385	44.6%	134,572	44.2%	365,257	37.6%
Not Hispanic American Indian or Alaska Native	232	0.2%	581	0.2%	1,597	0.2%
Not Hispanic Asian	5,649	4.8%	14,089	4.6%	41,476	4.3%
Not Hispanic Hawaiian or Pacific Islander	41	-	142	-	425	-
Not Hispanic Other Race	2,256	1.9%	5,961	2.0%	16,740	1.7%
Not Hispanic Two or More Races	6,834	5.8%	18,483	6.1%	55,184	5.7%
Hispanic or Latino Population (2021)	42,471	26.6%	113,217	27.1%	297,323	23.4%
Hispanic White	9,226	21.7%	25,083	22.2%	70,714	23.8%
Hispanic Black or African American	1,242	2.9%	3,300	2.9%	9,482	3.2%
Hispanic American Indian or Alaska Native	353	0.8%	1,101	1.0%	2,342	0.8%
Hispanic Asian	138	0.3%	426	0.4%	1,323	0.4%
Hispanic Hawaiian or Pacific Islander	11	-	30	-	96	-
Hispanic Other Race	12,628	29.7%	32,897	29.1%	74,721	25.1%
Hispanic Two or More Races	18,873	44.4%	50,380	44.5%	138,644	46.6%
Not Hispanic or Latino Population (2020)	117,717	74.0%	304,747	73.7%	969,195	76.9%
Hispanic or Latino Population (2020)	41,389	26.0%	108,575	26.3%	291,882	23.1%
Not Hispanic or Latino Population (2010)	116,671	78.9%	297,977	78.5%	931,315	82.1%
Hispanic or Latino Population (2010)	31,232	21.1%	81,600	21.5%	203,221	17.9%
Not Hispanic or Latino Population (2026)	121,460	74.1%	314,931	73.6%	1 M	76.9%
Hispanic or Latino Population (2026)	42,407	25.9%	113,209	26.4%	301,394	23.1%
Projected Annual Growth (2021-2026)	-64	-	-8	-	4,071	0.3%
Historical Annual Growth (2010-2020)	10,157	3.3%	26,976	3.3%	88,661	4.4%

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# Complete Profile

2010-2020 Census, 2021 Estimates with 2026 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.2337/-80.1936

<b>Coconut Square</b>		<b>3 mi radius</b>		<b>5 mi radius</b>		<b>10 mi radius</b>	
<b>4970-4998 W Atlantic Blvd, Margate, FL 33063</b>							
<b>Total Age Distribution (2021)</b>							
Total Population		159,844		417,378		1.27 M	
Age Under 5 Years		9,075	5.7%	24,057	5.8%	67,677	5.3%
Age 5 to 9 Years		8,930	5.6%	23,932	5.7%	68,922	5.4%
Age 10 to 14 Years		8,537	5.3%	23,421	5.6%	69,597	5.5%
Age 15 to 19 Years		8,449	5.3%	22,970	5.5%	67,639	5.3%
Age 20 to 24 Years		9,414	5.9%	24,982	6.0%	72,830	5.7%
Age 25 to 29 Years		11,224	7.0%	29,369	7.0%	84,855	6.7%
Age 30 to 34 Years		11,625	7.3%	30,654	7.3%	87,432	6.9%
Age 35 to 39 Years		10,526	6.6%	28,402	6.8%	83,102	6.6%
Age 40 to 44 Years		9,770	6.1%	26,787	6.4%	80,191	6.3%
Age 45 to 49 Years		9,366	5.9%	25,803	6.2%	79,359	6.3%
Age 50 to 54 Years		9,828	6.1%	27,170	6.5%	85,166	6.7%
Age 55 to 59 Years		10,582	6.6%	28,350	6.8%	90,369	7.1%
Age 60 to 64 Years		10,261	6.4%	26,701	6.4%	85,255	6.7%
Age 65 to 69 Years		8,985	5.6%	22,103	5.3%	72,088	5.7%
Age 70 to 74 Years		7,767	4.9%	18,343	4.4%	61,019	4.8%
Age 75 to 79 Years		5,509	3.4%	12,725	3.0%	43,801	3.5%
Age 80 to 84 Years		4,156	2.6%	9,251	2.2%	30,661	2.4%
Age 85 Years or Over		5,843	3.7%	12,359	3.0%	38,757	3.1%
Median Age		41.2		40.1		41.6	
Age 19 Years or Less		34,991	21.9%	94,380	22.6%	273,835	21.6%
Age 20 to 64 Years		92,594	57.9%	248,217	59.5%	748,560	59.0%
Age 65 Years or Over		32,259	20.2%	74,781	17.9%	246,326	19.4%
<b>Female Age Distribution (2021)</b>							
Female Population		83,778	52.4%	216,238	51.8%	649,379	51.2%
Age Under 5 Years		4,536	5.4%	11,879	5.5%	33,350	5.1%
Age 5 to 9 Years		4,387	5.2%	11,749	5.4%	33,681	5.2%
Age 10 to 14 Years		4,126	4.9%	11,233	5.2%	33,152	5.1%
Age 15 to 19 Years		4,120	4.9%	11,069	5.1%	32,361	5.0%
Age 20 to 24 Years		4,589	5.5%	12,246	5.7%	35,778	5.5%
Age 25 to 29 Years		5,709	6.8%	14,872	6.9%	42,776	6.6%
Age 30 to 34 Years		5,829	7.0%	15,473	7.2%	44,207	6.8%
Age 35 to 39 Years		5,244	6.3%	14,329	6.6%	41,946	6.5%
Age 40 to 44 Years		5,076	6.1%	13,866	6.4%	40,812	6.3%
Age 45 to 49 Years		4,778	5.7%	13,107	6.1%	39,758	6.1%
Age 50 to 54 Years		5,153	6.2%	13,976	6.5%	43,228	6.7%
Age 55 to 59 Years		5,704	6.8%	14,998	6.9%	46,553	7.2%
Age 60 to 64 Years		5,538	6.6%	14,165	6.6%	43,959	6.8%
Age 65 to 69 Years		4,993	6.0%	11,808	5.5%	37,614	5.8%
Age 70 to 74 Years		4,359	5.2%	10,034	4.6%	32,460	5.0%
Age 75 to 79 Years		3,245	3.9%	7,420	3.4%	24,571	3.8%
Age 80 to 84 Years		2,585	3.1%	5,793	2.7%	18,174	2.8%
Age 85 Years or Over		3,807	4.5%	8,222	3.8%	24,997	3.8%
Female Median Age		43.2		41.7		42.9	
Age 19 Years or Less		17,168	20.5%	45,930	21.2%	132,545	20.4%
Age 20 to 64 Years		47,619	56.8%	127,032	58.7%	379,018	58.4%
Age 65 Years or Over		18,990	22.7%	43,277	20.0%	137,816	21.2%

# Complete Profile

2010-2020 Census, 2021 Estimates with 2026 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.2337/-80.1936

<b>Coconut Square</b>		<b>3 mi radius</b>		<b>5 mi radius</b>		<b>10 mi radius</b>	
<b>4970-4998 W Atlantic Blvd, Margate, FL 33063</b>							
<b>Male Age Distribution (2021)</b>							
Male Population		76,066	47.6%	201,139	48.2%	619,342	48.8%
Age Under 5 Years		4,538	6.0%	12,178	6.1%	34,327	5.5%
Age 5 to 9 Years		4,543	6.0%	12,182	6.1%	35,241	5.7%
Age 10 to 14 Years		4,411	5.8%	12,188	6.1%	36,445	5.9%
Age 15 to 19 Years		4,330	5.7%	11,901	5.9%	35,277	5.7%
Age 20 to 24 Years		4,824	6.3%	12,736	6.3%	37,052	6.0%
Age 25 to 29 Years		5,515	7.3%	14,496	7.2%	42,079	6.8%
Age 30 to 34 Years		5,796	7.6%	15,180	7.5%	43,226	7.0%
Age 35 to 39 Years		5,282	6.9%	14,073	7.0%	41,156	6.6%
Age 40 to 44 Years		4,694	6.2%	12,921	6.4%	39,380	6.4%
Age 45 to 49 Years		4,588	6.0%	12,696	6.3%	39,601	6.4%
Age 50 to 54 Years		4,675	6.1%	13,195	6.6%	41,937	6.8%
Age 55 to 59 Years		4,878	6.4%	13,352	6.6%	43,816	7.1%
Age 60 to 64 Years		4,723	6.2%	12,536	6.2%	41,295	6.7%
Age 65 to 69 Years		3,991	5.2%	10,295	5.1%	34,474	5.6%
Age 70 to 74 Years		3,408	4.5%	8,309	4.1%	28,558	4.6%
Age 75 to 79 Years		2,264	3.0%	5,305	2.6%	19,230	3.1%
Age 80 to 84 Years		1,570	2.1%	3,457	1.7%	12,487	2.0%
Age 85 Years or Over		2,035	2.7%	4,138	2.1%	13,761	2.2%
Male Median Age		39.0		38.2		40.2	
Age 19 Years or Less		17,823	23.4%	48,450	24.1%	141,290	22.8%
Age 20 to 64 Years		44,975	59.1%	121,186	60.2%	369,542	59.7%
Age 65 Years or Over		13,269	17.4%	31,504	15.7%	108,510	17.5%
<b>Males per 100 Females (2021)</b>							
Overall Comparison		91		93		95	
Age Under 5 Years		100	50.0%	103	50.6%	103	50.7%
Age 5 to 9 Years		104	50.9%	104	50.9%	105	51.1%
Age 10 to 14 Years		107	51.7%	109	52.0%	110	52.4%
Age 15 to 19 Years		105	51.2%	108	51.8%	109	52.2%
Age 20 to 24 Years		105	51.2%	104	51.0%	104	50.9%
Age 25 to 29 Years		97	49.1%	97	49.4%	98	49.6%
Age 30 to 34 Years		99	49.9%	98	49.5%	98	49.4%
Age 35 to 39 Years		101	50.2%	98	49.5%	98	49.5%
Age 40 to 44 Years		92	48.0%	93	48.2%	96	49.1%
Age 45 to 49 Years		96	49.0%	97	49.2%	100	49.9%
Age 50 to 54 Years		91	47.6%	94	48.6%	97	49.2%
Age 55 to 59 Years		86	46.1%	89	47.1%	94	48.5%
Age 60 to 64 Years		85	46.0%	88	46.9%	94	48.4%
Age 65 to 69 Years		80	44.4%	87	46.6%	92	47.8%
Age 70 to 74 Years		78	43.9%	83	45.3%	88	46.8%
Age 75 to 79 Years		70	41.1%	72	41.7%	78	43.9%
Age 80 to 84 Years		61	37.8%	60	37.4%	69	40.7%
Age 85 Years or Over		53	34.8%	50	33.5%	55	35.5%
Age 19 Years or Less		104	50.9%	105	51.3%	107	51.6%
Age 20 to 39 Years		100	50.1%	99	49.8%	99	49.8%
Age 40 to 64 Years		90	47.3%	92	48.0%	96	49.0%
Age 65 Years or Over		70	41.1%	73	42.1%	79	44.1%

# Complete Profile

2010-2020 Census, 2021 Estimates with 2026 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.2337/-80.1936

<b>Coconut Square</b>		<b>3 mi radius</b>		<b>5 mi radius</b>		<b>10 mi radius</b>	
<b>4970-4998 W Atlantic Blvd, Margate, FL 33063</b>							
<b>Household Type (2021)</b>							
Total Households		63,608		162,858		515,118	
Households with Children		18,301	28.8%	49,868	30.6%	143,184	27.8%
Average Household Size		2.5		2.5		2.4	
Household Density per Square Mile		2,250		2,074		1,640	
Population Family		127,366	79.7%	336,423	80.6%	999,458	78.8%
Population Non-Family		30,393	19.0%	76,018	18.2%	257,229	20.3%
Population Group Quarters		2,085	1.3%	4,938	1.2%	12,034	0.9%
Family Households		38,939	61.2%	102,515	62.9%	311,583	60.5%
Married Couple Households		24,993	64.2%	65,362	63.8%	207,481	66.6%
Other Family Households with Children		13,945	35.8%	37,153	36.2%	104,102	33.4%
Family Households with Children		18,149	46.6%	49,397	48.2%	141,804	45.5%
Married Couple with Children		9,993	55.1%	27,288	55.2%	81,588	57.5%
Other Family Households with Children		8,156	44.9%	22,109	44.8%	60,216	42.5%
Family Households No Children		20,790	53.4%	53,118	51.8%	169,780	54.5%
Married Couple No Children		15,000	72.2%	38,074	71.7%	125,894	74.2%
Other Family Households No Children		5,790	27.8%	15,044	28.3%	43,886	25.8%
Non-Family Households		24,670	38.8%	60,344	37.1%	203,535	39.5%
Non-Family Households with Children		152	0.6%	472	0.8%	1,381	0.7%
Non-Family Households No Children		24,518	99.4%	59,872	99.2%	202,154	99.3%
Average Family Household Size		3.3		3.3		3.2	
Average Family Income		\$74,770		\$82,424		\$100,671	
Median Family Income		\$68,272		\$73,417		\$87,989	
Average Non-Family Household Size		1.2		1.3		1.3	
<b>Marital Status (2021)</b>							
Population Age 15 Years or Over		133,302		345,968		1.06 M	
Never Married		44,924	33.7%	122,453	35.4%	365,218	34.4%
Currently Married		46,705	35.0%	123,870	35.8%	404,334	38.1%
Previously Married		41,674	31.3%	99,645	28.8%	292,973	27.6%
Separated		10,671	25.6%	26,596	26.7%	69,991	23.9%
Widowed		10,884	26.1%	23,316	23.4%	74,126	25.3%
Divorced		20,118	48.3%	49,733	49.9%	148,856	50.8%
<b>Educational Attainment (2021)</b>							
Adult Population Age 25 Years or Over		115,439		298,016		922,056	
Elementary (Grade Level 0 to 8)		6,588	5.7%	18,129	6.1%	44,041	4.8%
Some High School (Grade Level 9 to 11)		8,613	7.5%	22,883	7.7%	63,350	6.9%
High School Graduate		38,196	33.1%	92,608	31.1%	250,910	27.2%
Some College		23,167	20.1%	57,776	19.4%	170,857	18.5%
Associate Degree Only		10,271	8.9%	27,213	9.1%	84,866	9.2%
Bachelor Degree Only		19,090	16.5%	52,159	17.5%	193,783	21.0%
Graduate Degree		9,514	8.2%	27,248	9.1%	114,248	12.4%
Any College (Some College or Higher)		62,042	53.7%	164,395	55.2%	563,755	61.1%
College Degree + (Bachelor Degree or Higher)		28,605	24.8%	79,406	26.6%	308,032	33.4%



# Complete Profile

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Lat/Lon: 26.2337/-80.1936

<b>Coconut Square</b> <b>4970-4998 W Atlantic Blvd, Margate, FL 33063</b>	<b>3 mi radius</b>		<b>5 mi radius</b>		<b>10 mi radius</b>	
<b>Housing</b>						
Total Housing Units (2021)	73,611		184,241		589,407	
Total Housing Units (2020)	73,274		182,690		586,305	
Historical Annual Growth (2020-2021)	337	-	1,550	-	3,103	-
Housing Units Occupied (2021)	63,608	86.4%	162,858	88.4%	515,118	87.4%
Housing Units Owner-Occupied	43,186	67.9%	105,388	64.7%	328,396	63.8%
Housing Units Renter-Occupied	20,422	32.1%	57,471	35.3%	186,722	36.2%
Housing Units Vacant (2021)	10,003	13.6%	21,382	11.6%	74,289	12.6%
<b>Household Size (2021)</b>						
Total Households	63,608		162,858		515,118	
1 Person Households	20,097	31.6%	47,805	29.4%	159,806	31.0%
2 Person Households	19,614	30.8%	49,790	30.6%	164,652	32.0%
3 Person Households	9,532	15.0%	26,590	16.3%	79,171	15.4%
4 Person Households	7,417	11.7%	20,874	12.8%	62,415	12.1%
5 Person Households	3,857	6.1%	10,222	6.3%	28,896	5.6%
6 Person Households	1,722	2.7%	4,264	2.6%	11,543	2.2%
7 or More Person Households	1,370	2.2%	3,313	2.0%	8,636	1.7%
<b>Household Income Distribution (2021)</b>						
HH Income \$200,000 or More	1,811	2.8%	7,131	4.4%	43,235	8.4%
HH Income \$150,000 to \$199,999	2,328	3.7%	7,254	4.5%	29,352	5.7%
HH Income \$125,000 to \$149,999	3,417	5.4%	8,665	5.3%	30,434	5.9%
HH Income \$100,000 to \$124,999	4,886	7.7%	13,412	8.2%	43,414	8.4%
HH Income \$75,000 to \$99,999	8,245	13.0%	21,874	13.4%	66,676	12.9%
HH Income \$50,000 to \$74,999	13,475	21.2%	33,923	20.8%	99,448	19.3%
HH Income \$35,000 to \$49,999	8,977	14.1%	22,504	13.8%	64,378	12.5%
HH Income \$25,000 to \$34,999	7,112	11.2%	16,323	10.0%	46,749	9.1%
HH Income \$15,000 to \$24,999	6,241	9.8%	14,649	9.0%	39,344	7.6%
HH Income \$10,000 to \$14,999	3,132	4.9%	7,769	4.8%	22,486	4.4%
HH Income Under \$10,000	3,984	6.3%	9,355	5.7%	29,602	5.7%
<b>Household Vehicles (2021)</b>						
Households 0 Vehicles Available	4,397	6.9%	12,223	7.5%	38,561	7.5%
Households 1 Vehicle Available	29,526	46.4%	69,644	42.8%	214,247	41.6%
Households 2 Vehicles Available	21,570	33.9%	57,149	35.1%	187,394	36.4%
Households 3 or More Vehicles Available	8,115	12.8%	23,842	14.6%	74,916	14.5%
Total Vehicles Available	99,606		262,908		837,231	
Average Vehicles per Household	1.6		1.6		1.6	
Owner-Occupied Household Vehicles	71,345	71.6%	183,729	69.9%	581,208	69.4%
Average Vehicles per Owner-Occupied Household	1.7		1.7		1.8	
Renter-Occupied Household Vehicles	28,261	28.4%	79,179	30.1%	256,023	30.6%
Average Vehicles per Renter-Occupied Household	1.4		1.4		1.4	
<b>Travel Time (2021)</b>						
Worker Base Age 16 years or Over	77,143		205,935		614,634	
Travel to Work in 14 Minutes or Less	10,449	13.5%	31,939	15.5%	101,987	16.6%
Travel to Work in 15 to 29 Minutes	29,409	38.1%	74,924	36.4%	222,788	36.2%
Travel to Work in 30 to 59 Minutes	27,920	36.2%	71,826	34.9%	196,894	32.0%
Travel to Work in 60 Minutes or More	5,930	7.7%	17,543	8.5%	50,255	8.2%
Work at Home	3,435	4.5%	9,703	4.7%	42,710	6.9%
Average Minutes Travel to Work	25.9		26.0		25.1	

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<b>Transportation To Work (2021)</b>						
Worker Base Age 16 years or Over	77,143		205,935		614,634	
Drive to Work Alone	60,197	78.0%	157,882	76.7%	469,423	76.4%
Drive to Work in Carpool	8,189	10.6%	22,321	10.8%	56,898	9.3%
Travel to Work by Public Transportation	2,589	3.4%	7,021	3.4%	19,085	3.1%
Drive to Work on Motorcycle	49	-	228	0.1%	1,007	0.2%
Bicycle to Work	300	0.4%	1,065	0.5%	3,014	0.5%
Walk to Work	1,118	1.4%	3,228	1.6%	9,925	1.6%
Other Means	1,267	1.6%	4,486	2.2%	12,572	2.0%
Work at Home	3,435	4.5%	9,703	4.7%	42,710	6.9%
<b>Daytime Demographics (2021)</b>						
Total Businesses	9,723		29,555		100,075	
Total Employees	73,734		215,072		675,158	
Company Headquarter Businesses	359	3.7%	1,057	3.6%	3,316	3.3%
Company Headquarter Employees	12,161	16.5%	35,045	16.3%	86,094	12.8%
Employee Population per Business	7.6 to 1		7.3 to 1		6.7 to 1	
Residential Population per Business	16.4 to 1		14.1 to 1		12.7 to 1	
Adj. Daytime Demographics Age 16 Years or Over	128,259		350,550		1.11 M	
<b>Labor Force</b>						
Labor Population Age 16 Years or Over (2021)	131,691		341,532		1.05 M	
Labor Force Total Males (2021)	61,765	46.9%	162,395	47.5%	506,474	48.3%
Male Civilian Employed	38,091	61.7%	104,674	64.5%	321,384	63.5%
Male Civilian Unemployed	2,755	4.5%	6,877	4.2%	19,183	3.8%
Males in Armed Forces	24	-	110	-	379	-
Males Not in Labor Force	20,894	33.8%	50,734	31.2%	165,528	32.7%
Labor Force Total Females (2021)	69,927	53.1%	179,137	52.5%	542,697	51.7%
Female Civilian Employed	39,052	55.8%	101,262	56.5%	293,250	54.0%
Female Civilian Unemployed	2,365	3.4%	6,699	3.7%	19,888	3.7%
Females in Armed Forces	-	-	9	-	101	-
Females Not in Labor Force	28,510	40.8%	71,167	39.7%	229,457	42.3%
Unemployment Rate	5,120	3.9%	13,577	4.0%	39,071	3.7%
<b>Occupation (2021)</b>						
Occupation Population Age 16 Years or Over	77,143		205,935		614,634	
Occupation Total Males	38,091	49.4%	104,674	50.8%	321,384	52.3%
Occupation Total Females	39,052	50.6%	101,262	49.2%	293,250	47.7%
Management, Business, Financial Operations	9,453	12.3%	26,703	13.0%	96,464	15.7%
Professional, Related	13,633	17.7%	37,444	18.2%	121,312	19.7%
Service	17,877	23.2%	47,767	23.2%	129,729	21.1%
Sales, Office	19,520	25.3%	50,457	24.5%	151,124	24.6%
Farming, Fishing, Forestry	145	0.2%	195	-	721	0.1%
Construction, Extraction, Maintenance	7,912	10.3%	19,678	9.6%	51,385	8.4%
Production, Transport, Material Moving	8,603	11.2%	23,692	11.5%	63,899	10.4%
White Collar Workers	42,606	55.2%	114,604	55.7%	368,900	60.0%
Blue Collar Workers	34,537	44.8%	91,331	44.3%	245,734	40.0%

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<b>4970-4998 W Atlantic Blvd, Margate, FL 33063</b>							
<b>Units In Structure (2021)</b>							
Total Units		59,030		149,367		464,683	
1 Detached Unit		23,452	39.7%	67,442	45.2%	219,144	47.2%
1 Attached Unit		4,788	8.1%	12,848	8.6%	42,873	9.2%
2 Units		1,311	2.2%	3,243	2.2%	13,281	2.9%
3 to 4 Units		2,649	4.5%	7,692	5.1%	26,401	5.7%
5 to 9 Units		5,292	9.0%	11,347	7.6%	32,772	7.1%
10 to 19 Units		6,276	10.6%	15,674	10.5%	39,047	8.4%
20 to 49 Units		9,253	15.7%	22,758	15.2%	60,886	13.1%
50 or More Units		8,787	14.9%	18,156	12.2%	70,396	15.1%
Mobile Home or Trailer		1,651	2.8%	3,489	2.3%	9,853	2.1%
Other Structure		149	0.3%	208	0.1%	465	0.1%
<b>Homes Built By Year (2021)</b>							
Homes Built 2014 or later		1,111	1.5%	3,322	1.8%	15,334	2.6%
Homes Built 2010 to 2013		427	0.6%	1,740	0.9%	6,876	1.2%
Homes Built 2000 to 2009		3,582	4.9%	11,361	6.2%	42,124	7.1%
Homes Built 1990 to 1999		7,688	10.4%	20,945	11.4%	67,491	11.5%
Homes Built 1980 to 1989		18,242	24.8%	40,612	22.0%	118,251	20.1%
Homes Built 1970 to 1979		22,955	31.2%	53,797	29.2%	143,935	24.4%
Homes Built 1960 to 1969		5,813	7.9%	19,501	10.6%	67,077	11.4%
Homes Built 1950 to 1959		2,645	3.6%	8,852	4.8%	42,544	7.2%
Homes Built 1940 to 1949		431	0.6%	1,132	0.6%	6,030	1.0%
Homes Built Before 1939		715	1.0%	1,597	0.9%	5,455	0.9%
Median Age of Homes		34.8	yrs	35.0	yrs	35.3	yrs
<b>Home Values (2021)</b>							
Owner Specified Housing Units		43,186		105,388		328,396	
Home Values \$1,000,000 or More		432	1.0%	1,188	1.1%	10,230	3.1%
Home Values \$750,000 to \$999,999		567	1.3%	1,562	1.5%	11,578	3.5%
Home Values \$500,000 to \$749,999		1,552	3.6%	5,325	5.1%	33,715	10.3%
Home Values \$400,000 to \$499,999		2,426	5.6%	10,216	9.7%	38,477	11.7%
Home Values \$300,000 to \$399,999		7,112	16.5%	20,435	19.4%	63,492	19.3%
Home Values \$250,000 to \$299,999		5,813	13.5%	13,660	13.0%	38,350	11.7%
Home Values \$200,000 to \$249,999		5,621	13.0%	12,370	11.7%	33,327	10.1%
Home Values \$175,000 to \$199,999		2,608	6.0%	5,346	5.1%	14,553	4.4%
Home Values \$150,000 to \$174,999		3,690	8.5%	7,615	7.2%	17,468	5.3%
Home Values \$125,000 to \$149,999		2,603	6.0%	5,022	4.8%	11,560	3.5%
Home Values \$100,000 to \$124,999		2,908	6.7%	5,912	5.6%	14,672	4.5%
Home Values \$90,000 to \$99,999		666	1.5%	1,532	1.5%	3,465	1.1%
Home Values \$80,000 to \$89,999		1,661	3.8%	3,273	3.1%	7,070	2.2%
Home Values \$70,000 to \$79,999		1,253	2.9%	2,400	2.3%	5,762	1.8%
Home Values \$60,000 to \$69,999		1,352	3.1%	2,953	2.8%	6,976	2.1%
Home Values \$50,000 to \$59,999		578	1.3%	1,407	1.3%	3,779	1.2%
Home Values \$35,000 to \$49,999		919	2.1%	2,113	2.0%	6,066	1.8%
Home Values \$25,000 to \$34,999		422	1.0%	937	0.9%	2,409	0.7%
Home Values \$10,000 to \$24,999		625	1.4%	1,289	1.2%	3,435	1.0%
Home Values Under \$10,000		379	0.9%	833	0.8%	2,012	0.6%
Owner-Occupied Median Home Value		\$210,155		\$241,026		\$309,083	
Renter-Occupied Median Rent		\$1,297		\$1,270		\$1,350	

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<b>Total Annual Consumer Expenditure (2021)</b>			
Total Household Expenditure	\$3.35 B	\$9.03 B	\$32 B
Total Non-Retail Expenditure	\$1.76 B	\$4.76 B	\$16.93 B
Total Retail Expenditure	\$1.59 B	\$4.27 B	\$15.07 B
Apparel	\$116.48 M	\$316.09 M	\$1.13 B
Contributions	\$105.54 M	\$287.26 M	\$1.06 B
Education	\$92.18 M	\$257.19 M	\$975.71 M
Entertainment	\$186.1 M	\$504.54 M	\$1.81 B
Food and Beverages	\$498.96 M	\$1.34 B	\$4.7 B
Furnishings and Equipment	\$115.93 M	\$313.87 M	\$1.12 B
Gifts	\$78.22 M	\$214.73 M	\$802.15 M
Health Care	\$291.45 M	\$775.38 M	\$2.71 B
Household Operations	\$130.56 M	\$352.33 M	\$1.26 B
Miscellaneous Expenses	\$63.27 M	\$170.47 M	\$607.28 M
Personal Care	\$45.04 M	\$121.22 M	\$429.39 M
Personal Insurance	\$22.6 M	\$61.74 M	\$226.56 M
Reading	\$7.31 M	\$19.62 M	\$70.22 M
Shelter	\$705.57 M	\$1.9 B	\$6.74 B
Tobacco	\$22.12 M	\$57.91 M	\$192.54 M
Transportation	\$611.78 M	\$1.65 B	\$5.8 B
Utilities	\$257.78 M	\$684.22 M	\$2.36 B
<b>Monthly Household Consumer Expenditure (2021)</b>			
Total Household Expenditure	\$4,390	\$4,620	\$5,177
Total Non-Retail Expenditure	\$2,312 52.7%	\$2,435 52.7%	\$2,739 52.9%
Total Retail Expenditures	\$2,078 47.3%	\$2,184 47.3%	\$2,438 47.1%
Apparel	\$153 3.5%	\$162 3.5%	\$183 3.5%
Contributions	\$138 3.1%	\$147 3.2%	\$171 3.3%
Education	\$121 2.8%	\$132 2.8%	\$158 3.0%
Entertainment	\$244 5.6%	\$258 5.6%	\$293 5.7%
Food and Beverages	\$654 14.9%	\$686 14.8%	\$761 14.7%
Furnishings and Equipment	\$152 3.5%	\$161 3.5%	\$182 3.5%
Gifts	\$102 2.3%	\$110 2.4%	\$130 2.5%
Health Care	\$382 8.7%	\$397 8.6%	\$438 8.5%
Household Operations	\$171 3.9%	\$180 3.9%	\$204 3.9%
Miscellaneous Expenses	\$83 1.9%	\$87 1.9%	\$98 1.9%
Personal Care	\$59 1.3%	\$62 1.3%	\$69 1.3%
Personal Insurance	\$30 0.7%	\$32 0.7%	\$37 0.7%
Reading	\$10 0.2%	\$10 0.2%	\$11 0.2%
Shelter	\$924 21.1%	\$974 21.1%	\$1,091 21.1%
Tobacco	\$29 0.7%	\$30 0.6%	\$31 0.6%
Transportation	\$801 18.3%	\$843 18.3%	\$938 18.1%
Utilities	\$338 7.7%	\$350 7.6%	\$381 7.4%