

# Demographic Detail Report

## Brookwood Center

7108-7162 W McNab Rd, Tamarac, FL 33321

Building Type: **Class C Office**  
 Class: **C**  
 RBA: **27,025 SF**  
 Typical Floor: **27,025 SF**

Total Available: **4,350 SF**  
 % Leased: **90.75%**  
 Rent/SF/Yr: **\$12.96**



Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2021 Projection	26,915		202,933		484,917	
2016 Estimate	25,107		190,327		454,729	
2010 Census	22,436		175,761		419,538	
Growth 2016 - 2021	7.20%		6.62%		6.64%	
Growth 2010 - 2016	11.90%		8.29%		8.39%	
<b>2016 Population by Age</b>						
	<b>25,107</b>		<b>190,327</b>		<b>454,729</b>	
Age 0 - 4	1,643	6.54%	12,051	6.33%	29,061	6.39%
Age 5 - 9	1,570	6.25%	11,651	6.12%	28,114	6.18%
Age 10 - 14	1,496	5.96%	11,447	6.01%	27,679	6.09%
Age 15 - 19	1,402	5.58%	11,148	5.86%	27,115	5.96%
Age 20 - 24	1,413	5.63%	11,388	5.98%	27,991	6.16%
Age 25 - 29	1,597	6.36%	12,320	6.47%	30,162	6.63%
Age 30 - 34	1,833	7.30%	13,269	6.97%	31,726	6.98%
Age 35 - 39	1,846	7.35%	13,064	6.86%	30,608	6.73%
Age 40 - 44	1,781	7.09%	12,814	6.73%	30,073	6.61%
Age 45 - 49	1,712	6.82%	12,496	6.57%	29,829	6.56%
Age 50 - 54	1,708	6.80%	12,640	6.64%	30,677	6.75%
Age 55 - 59	1,603	6.38%	12,159	6.39%	29,606	6.51%
Age 60 - 64	1,436	5.72%	10,949	5.75%	26,414	5.81%
Age 65 - 69	1,261	5.02%	9,522	5.00%	22,681	4.99%
Age 70 - 74	994	3.96%	7,528	3.96%	17,726	3.90%
Age 75 - 79	695	2.77%	5,575	2.93%	12,810	2.82%
Age 80 - 84	481	1.92%	4,256	2.24%	9,395	2.07%
Age 85+	634	2.53%	6,051	3.18%	13,062	2.87%
Age 65+	4,065	16.19%	32,932	17.30%	75,674	16.64%
<b>Median Age</b>	<b>39.30</b>		<b>39.60</b>		<b>39.20</b>	
<b>Average Age</b>	<b>39.30</b>		<b>39.80</b>		<b>39.40</b>	

## Demographic Detail Report

### Brookwood Center

7108-7162 W McNab Rd, Tamarac, FL 33321

Radius	1 Mile		3 Mile		5 Mile	
<b>2016 Population By Race</b>	<b>25,107</b>		<b>190,327</b>		<b>454,729</b>	
White	13,994	55.74%	103,228	54.24%	235,169	51.72%
Black	9,658	38.47%	75,025	39.42%	191,341	42.08%
Am. Indian & Alaskan	72	0.29%	639	0.34%	1,549	0.34%
Asian	741	2.95%	6,790	3.57%	15,846	3.48%
Hawaiian & Pacific Island	26	0.10%	211	0.11%	508	0.11%
Other	615	2.45%	4,434	2.33%	10,316	2.27%
<b>Population by Hispanic Origin</b>	<b>25,107</b>		<b>190,327</b>		<b>454,729</b>	
Non-Hispanic Origin	17,598	70.09%	140,707	73.93%	351,761	77.36%
Hispanic Origin	7,509	29.91%	49,620	26.07%	102,968	22.64%
<b>2016 Median Age, Male</b>	<b>37.40</b>		<b>37.30</b>		<b>37.10</b>	
<b>2016 Average Age, Male</b>	<b>37.50</b>		<b>37.90</b>		<b>37.70</b>	
<b>2016 Median Age, Female</b>	<b>41.10</b>		<b>41.60</b>		<b>41.00</b>	
<b>2016 Average Age, Female</b>	<b>40.90</b>		<b>41.50</b>		<b>40.90</b>	
<b>2016 Population by Occupation Classification</b>	<b>20,115</b>		<b>152,952</b>		<b>364,454</b>	
Civilian Employed	13,482	67.02%	97,909	64.01%	231,990	63.65%
Civilian Unemployed	540	2.68%	5,393	3.53%	13,281	3.64%
Civilian Non-Labor Force	6,093	30.29%	49,564	32.40%	119,019	32.66%
Armed Forces	0	0.00%	86	0.06%	164	0.04%
<b>Households by Marital Status</b>						
Married	3,952		31,280		72,697	
Married No Children	2,417		18,865		43,476	
Married w/Children	1,535		12,416		29,221	
<b>2016 Population by Education</b>	<b>18,677</b>		<b>141,408</b>		<b>337,597</b>	
Some High School, No Diploma	1,731	9.27%	16,050	11.35%	42,324	12.54%
High School Grad (Incl Equivalency)	6,130	32.82%	44,259	31.30%	100,522	29.78%
Some College, No Degree	5,683	30.43%	40,444	28.60%	96,550	28.60%
Associate Degree	1,096	5.87%	8,767	6.20%	22,828	6.76%
Bachelor Degree	2,914	15.60%	22,129	15.65%	51,698	15.31%
Advanced Degree	1,123	6.01%	9,759	6.90%	23,675	7.01%

## Demographic Detail Report

### Brookwood Center

7108-7162 W McNab Rd, Tamarac, FL 33321

Radius	1 Mile		3 Mile		5 Mile	
<b>2016 Population by Occupation</b>	<b>25,409</b>		<b>184,400</b>		<b>437,408</b>	
Real Estate & Finance	1,342	5.28%	7,309	3.96%	17,437	3.99%
Professional & Management	5,935	23.36%	42,429	23.01%	98,213	22.45%
Public Administration	595	2.34%	4,324	2.34%	9,615	2.20%
Education & Health	2,789	10.98%	22,299	12.09%	53,045	12.13%
Services	3,023	11.90%	22,949	12.45%	54,722	12.51%
Information	356	1.40%	2,250	1.22%	5,111	1.17%
Sales	4,296	16.91%	30,134	16.34%	71,517	16.35%
Transportation	293	1.15%	3,281	1.78%	9,321	2.13%
Retail	2,095	8.25%	14,858	8.06%	36,355	8.31%
Wholesale	416	1.64%	3,082	1.67%	7,334	1.68%
Manufacturing	541	2.13%	4,150	2.25%	9,887	2.26%
Production	1,066	4.20%	7,996	4.34%	19,714	4.51%
Construction	1,077	4.24%	8,221	4.46%	18,680	4.27%
Utilities	724	2.85%	4,517	2.45%	11,190	2.56%
Agriculture & Mining	27	0.11%	183	0.10%	554	0.13%
Farming, Fishing, Forestry	0	0.00%	60	0.03%	228	0.05%
Other Services	834	3.28%	6,358	3.45%	14,485	3.31%
<b>2016 Worker Travel Time to Job</b>	<b>12,772</b>		<b>94,376</b>		<b>223,830</b>	
<30 Minutes	6,949	54.41%	49,316	52.25%	120,392	53.79%
30-60 Minutes	5,028	39.37%	37,033	39.24%	84,643	37.82%
60+ Minutes	795	6.22%	8,027	8.51%	18,795	8.40%
<b>2010 Households by HH Size</b>	<b>9,457</b>		<b>69,812</b>		<b>164,784</b>	
1-Person Households	3,040	32.15%	20,534	29.41%	47,692	28.94%
2-Person Households	3,002	31.74%	21,871	31.33%	50,992	30.94%
3-Person Households	1,564	16.54%	11,479	16.44%	27,444	16.65%
4-Person Households	1,106	11.70%	8,761	12.55%	21,138	12.83%
5-Person Households	452	4.78%	4,121	5.90%	10,225	6.21%
6-Person Households	172	1.82%	1,763	2.53%	4,236	2.57%
7 or more Person Households	121	1.28%	1,283	1.84%	3,057	1.86%
<b>2016 Average Household Size</b>	<b>2.40</b>		<b>2.50</b>		<b>2.50</b>	
<b>Households</b>						
2021 Projection	11,242		80,378		190,320	
2016 Estimate	10,513		75,507		178,700	
2010 Census	9,457		69,811		164,784	
Growth 2016 - 2021	6.93%		6.45%		6.50%	
Growth 2010 - 2016	11.17%		8.16%		8.44%	

# Demographic Detail Report

## Brookwood Center

7108-7162 W McNab Rd, Tamarac, FL 33321

Radius	1 Mile		3 Mile		5 Mile	
<b>2016 Households by HH Income</b>	<b>10,514</b>		<b>75,506</b>		<b>178,700</b>	
<\$25,000	2,928	27.85%	19,190	25.42%	47,751	26.72%
\$25,000 - \$50,000	3,083	29.32%	21,679	28.71%	50,178	28.08%
\$50,000 - \$75,000	2,236	21.27%	14,770	19.56%	33,690	18.85%
\$75,000 - \$100,000	1,223	11.63%	8,917	11.81%	20,403	11.42%
\$100,000 - \$125,000	622	5.92%	5,440	7.20%	12,814	7.17%
\$125,000 - \$150,000	194	1.85%	2,492	3.30%	5,751	3.22%
\$150,000 - \$200,000	132	1.26%	1,806	2.39%	4,913	2.75%
\$200,000+	96	0.91%	1,212	1.61%	3,200	1.79%
<b>2016 Avg Household Income</b>	<b>\$52,631</b>		<b>\$58,797</b>		<b>\$58,833</b>	
<b>2016 Med Household Income</b>	<b>\$42,700</b>		<b>\$46,145</b>		<b>\$45,533</b>	
<b>2016 Occupied Housing</b>	<b>10,513</b>		<b>75,507</b>		<b>178,700</b>	
Owner Occupied	7,297	69.41%	54,041	71.57%	121,437	67.96%
Renter Occupied	3,216	30.59%	21,466	28.43%	57,263	32.04%
<b>2010 Housing Units</b>	<b>10,914</b>		<b>78,807</b>		<b>188,456</b>	
1 Unit	5,769	52.86%	40,683	51.62%	87,113	46.22%
2 - 4 Units	457	4.19%	4,001	5.08%	11,555	6.13%
5 - 19 Units	1,386	12.70%	11,778	14.95%	29,780	15.80%
20+ Units	3,302	30.25%	22,345	28.35%	60,008	31.84%
<b>2016 Housing Value</b>	<b>7,297</b>		<b>54,041</b>		<b>121,436</b>	
<\$100,000	3,391	46.47%	20,551	38.03%	45,915	37.81%
\$100,000 - \$200,000	3,318	45.47%	20,202	37.38%	39,760	32.74%
\$200,000 - \$300,000	426	5.84%	8,600	15.91%	21,943	18.07%
\$300,000 - \$400,000	23	0.32%	2,949	5.46%	8,443	6.95%
\$400,000 - \$500,000	53	0.73%	1,105	2.04%	3,283	2.70%
\$500,000 - \$1,000,000	47	0.64%	491	0.91%	1,685	1.39%
\$1,000,000+	39	0.53%	143	0.26%	407	0.34%
<b>2016 Median Home Value</b>	<b>\$107,761</b>		<b>\$132,024</b>		<b>\$137,231</b>	
<b>2016 Housing Units by Yr Built</b>	<b>10,918</b>		<b>79,248</b>		<b>190,580</b>	
Built 2010+	400	3.66%	2,638	3.33%	6,589	3.46%
Built 2000 - 2010	681	6.24%	6,366	8.03%	14,439	7.58%
Built 1990 - 1999	706	6.47%	10,060	12.69%	24,059	12.62%
Built 1980 - 1989	3,153	28.88%	24,337	30.71%	53,047	27.83%
Built 1970 - 1979	5,076	46.49%	29,602	37.35%	72,599	38.09%
Built 1960 - 1969	726	6.65%	4,800	6.06%	15,811	8.30%
Built 1950 - 1959	115	1.05%	994	1.25%	2,884	1.51%
Built <1949	61	0.56%	451	0.57%	1,152	0.60%
<b>2016 Median Year Built</b>	<b>1978</b>		<b>1981</b>		<b>1980</b>	

**Brookwood Center**

7108-7162 W McNab Rd, Tamarac, FL 33321

Building Type: **Class C Office**  
 Class: **C**  
 RBA: **27,025 SF**  
 Typical Floor: **27,025 SF**

Total Available: **4,350 SF**  
 % Leased: **90.75%**  
 Rent/SF/Yr: **\$12.96**



Description	2010		2016		2021	
<b>Population</b>	<b>22,436</b>		<b>25,107</b>		<b>26,915</b>	
Age 0 - 4	1,384	6.17%	1,643	6.54%	1,740	6.46%
Age 5 - 9	1,270	5.66%	1,570	6.25%	1,728	6.42%
Age 10 - 14	1,290	5.75%	1,496	5.96%	1,669	6.20%
Age 15 - 19	1,247	5.56%	1,402	5.58%	1,585	5.89%
Age 20 - 24	1,259	5.61%	1,413	5.63%	1,527	5.67%
Age 25 - 29	1,614	7.19%	1,597	6.36%	1,571	5.84%
Age 30 - 34	1,718	7.66%	1,833	7.30%	1,720	6.39%
Age 35 - 39	1,589	7.08%	1,846	7.35%	1,863	6.92%
Age 40 - 44	1,502	6.69%	1,781	7.09%	1,900	7.06%
Age 45 - 49	1,678	7.48%	1,712	6.82%	1,857	6.90%
Age 50 - 54	1,485	6.62%	1,708	6.80%	1,798	6.68%
Age 55 - 59	1,354	6.03%	1,603	6.38%	1,718	6.38%
Age 60 - 64	1,358	6.05%	1,436	5.72%	1,585	5.89%
Age 65 - 69	1,053	4.69%	1,261	5.02%	1,401	5.21%
Age 70 - 74	778	3.47%	994	3.96%	1,155	4.29%
Age 75 - 79	571	2.55%	695	2.77%	860	3.20%
Age 80 - 84	565	2.52%	481	1.92%	571	2.12%
Age 85+	722	3.22%	634	2.53%	666	2.47%
<b>Age 15+</b>	<b>18,493</b>	<b>82.43%</b>	<b>20,396</b>	<b>81.24%</b>	<b>21,777</b>	<b>80.91%</b>
<b>Age 20+</b>	<b>17,246</b>	<b>76.87%</b>	<b>18,994</b>	<b>75.65%</b>	<b>20,192</b>	<b>75.02%</b>
<b>Age 65+</b>	<b>3,689</b>	<b>16.44%</b>	<b>4,065</b>	<b>16.19%</b>	<b>4,653</b>	<b>17.29%</b>
<b>Median Age</b>	<b>40</b>		<b>39</b>		<b>40</b>	
<b>Average Age</b>	<b>39.90</b>		<b>39.30</b>		<b>39.70</b>	
<b>Population By Race</b>	<b>22,436</b>		<b>25,107</b>		<b>26,915</b>	
White	13,430	59.86%	13,994	55.74%	14,951	55.55%
Black	7,791	34.73%	9,658	38.47%	10,407	38.67%
Am. Indian & Alaskan	63	0.28%	72	0.29%	82	0.30%
Asian	612	2.73%	741	2.95%	790	2.94%
Hawaiian & Pacific Islander	18	0.08%	26	0.10%	30	0.11%
Other	498	2.22%	615	2.45%	655	2.43%

**Brookwood Center**

7108-7162 W McNab Rd, Tamarac, FL 33321

Description	2010	2016	2021
<b>Population by Race (Hispanic)</b>	<b>6,054</b>	<b>7,509</b>	<b>8,052</b>
White	5,455 90.11%	6,708 89.33%	7,193 89.33%
Black	422 6.97%	559 7.44%	596 7.40%
Am. Indian & Alaskan	31 0.51%	38 0.51%	47 0.58%
Asian	25 0.41%	35 0.47%	37 0.46%
Hawaiian & Pacific Islander	8 0.13%	13 0.17%	16 0.20%
Other	113 1.87%	155 2.06%	163 2.02%
<b>Household by Household Income</b>	<b>9,458</b>	<b>10,514</b>	<b>11,242</b>
<\$25,000	2,805 29.66%	2,928 27.85%	3,131 27.85%
\$25,000 - \$50,000	3,032 32.06%	3,083 29.32%	3,250 28.91%
\$50,000 - \$75,000	1,952 20.64%	2,236 21.27%	2,384 21.21%
\$75,000 - \$100,000	990 10.47%	1,223 11.63%	1,311 11.66%
\$100,000 - \$125,000	329 3.48%	622 5.92%	703 6.25%
\$125,000 - \$150,000	110 1.16%	194 1.85%	219 1.95%
\$150,000 - \$200,000	154 1.63%	132 1.26%	138 1.23%
\$200,000+	86 0.91%	96 0.91%	106 0.94%
<b>Average Household Income</b>	<b>\$49,331</b>	<b>\$52,631</b>	<b>\$53,066</b>
<b>Median Household Income</b>	<b>\$39,433</b>	<b>\$42,700</b>	<b>\$43,083</b>

# Traffic Count Report

## Brookwood Center

7108-7162 W McNab Rd, Tamarac, FL 33321

Building Type: **Class C Office**  
 Class: **C**  
 RBA: **27,025 SF**  
 Typical Floor: **27,025 SF**  
 Total Available: **4,350 SF**  
 % Leased: **90.75%**  
 Rent/SF/Yr: **\$12.96**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	NW 70th Ave	NW 70th St	0.05 N	2015	6,816	MPSI	.21
2	SW 15th St	McNab Rd	0.43 E	2015	43,805	MPSI	.23
3	SW 15th St	McNab Rd	0.43 E	2014	49,324	MPSI	.23
4	N University Dr	NW 64th St	0.12 S	2015	50,411	MPSI	.32
5	N University Dr	NW 71st Ct	0.08 N	2015	41,695	MPSI	.33
6	W McNab Rd	NW 80th Ave	0.10 W	2015	32,761	MPSI	.52
7	NW 76th St	N University Dr	0.04 W	2015	2,203	MPSI	.55
8	NW 80th Ave	NW 70th St	0.03 N	2015	6,973	MPSI	.62
9	Lagos de Campo Blvd	N Colony Cir	0.09 SW	2015	5,271	MPSI	.63
10	Lagos de Campo Blvd	N Colony Cir	0.09 SW	2014	5,184	MPSI	.63