

Demographic Summary Report

Twin Shopping Center South

5400 S State Road 7, Davie, FL 33314

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **8,400 SF**
 Year Built: **1965**

Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: **-**



Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	10,127	115,438	350,266
2023 Estimate	10,282	116,306	355,200
2010 Census	9,768	104,204	333,683
Growth 2023 - 2028	-1.51%	-0.75%	-1.39%
Growth 2010 - 2023	5.26%	11.61%	6.45%
2023 Population by Hispanic Origin	4,119	50,685	136,638
2023 Population	10,282	116,306	355,200
White	7,662 74.52%	88,642 76.21%	235,538 66.31%
Black	1,780 17.31%	18,025 15.50%	94,277 26.54%
Am. Indian & Alaskan	112 1.09%	1,261 1.08%	2,520 0.71%
Asian	446 4.34%	5,084 4.37%	13,262 3.73%
Hawaiian & Pacific Island	12 0.12%	271 0.23%	645 0.18%
Other	270 2.63%	3,023 2.60%	8,958 2.52%
U.S. Armed Forces	0	19	78
Households			
2028 Projection	3,903	43,076	132,157
2023 Estimate	3,974	43,503	134,274
2010 Census	3,834	39,537	127,571
Growth 2023 - 2028	-1.79%	-0.98%	-1.58%
Growth 2010 - 2023	3.65%	10.03%	5.25%
Owner Occupied	2,433 61.22%	27,938 64.22%	83,733 62.36%
Renter Occupied	1,541 38.78%	15,565 35.78%	50,541 37.64%
2023 Households by HH Income	3,975	43,502	134,272
Income: <\$25,000	869 21.86%	7,674 17.64%	24,575 18.30%
Income: \$25,000 - \$50,000	1,073 26.99%	9,903 22.76%	30,957 23.06%
Income: \$50,000 - \$75,000	381 9.58%	7,518 17.28%	24,755 18.44%
Income: \$75,000 - \$100,000	481 12.10%	5,305 12.19%	17,209 12.82%
Income: \$100,000 - \$125,000	442 11.12%	3,690 8.48%	12,081 9.00%
Income: \$125,000 - \$150,000	253 6.36%	3,164 7.27%	8,754 6.52%
Income: \$150,000 - \$200,000	166 4.18%	2,785 6.40%	7,370 5.49%
Income: \$200,000+	310 7.80%	3,463 7.96%	8,571 6.38%
2023 Avg Household Income	\$82,745	\$87,757	\$82,265
2023 Med Household Income	\$53,053	\$63,423	\$61,252