

# Demographic Summary Report

## Twin Shopping Center - South

5408 S State Road 7, Davie, FL 33314

Building Type: **General Retail**      Total Available: **0 SF**  
 Secondary: -      % Leased: **100%**  
 GLA: **6,300 SF**      Rent/SF/Yr: -  
 Year Built: **1974**



Radius	1 Mile	5 Mile	10 Mile
<b>Population</b>			
2026 Projection	11,223	370,378	1,486,466
2021 Estimate	10,876	362,226	1,451,422
2010 Census	9,459	333,328	1,304,882
Growth 2021 - 2026	3.19%	2.25%	2.41%
Growth 2010 - 2021	14.98%	8.67%	11.23%
<b>2021 Population by Hispanic Origin</b>	4,239	135,059	478,455
<b>2021 Population</b>	10,876	362,226	1,451,422
White	8,131 74.76%	240,985 66.53%	834,986 57.53%
Black	1,868 17.18%	96,013 26.51%	532,171 36.67%
Am. Indian & Alaskan	115 1.06%	2,462 0.68%	6,187 0.43%
Asian	467 4.29%	13,207 3.65%	45,185 3.11%
Hawaiian & Pacific Island	11 0.10%	614 0.17%	1,608 0.11%
Other	284 2.61%	8,947 2.47%	31,285 2.16%
U.S. Armed Forces	2	113	558
<b>Households</b>			
2026 Projection	4,197	138,305	572,556
2021 Estimate	4,089	135,763	559,423
2010 Census	3,677	127,382	504,386
Growth 2021 - 2026	2.64%	1.87%	2.35%
Growth 2010 - 2021	11.20%	6.58%	10.91%
Owner Occupied	2,480 60.65%	85,485 62.97%	357,233 63.86%
Renter Occupied	1,609 39.35%	50,278 37.03%	202,190 36.14%
<b>2021 Households by HH Income</b>	4,091	135,764	559,423
Income: <\$25,000	825 20.17%	26,934 19.84%	116,766 20.87%
Income: \$25,000 - \$50,000	1,065 26.03%	31,503 23.20%	128,594 22.99%
Income: \$50,000 - \$75,000	638 15.60%	26,016 19.16%	103,919 18.58%
Income: \$75,000 - \$100,000	495 12.10%	17,159 12.64%	66,237 11.84%
Income: \$100,000 - \$125,000	353 8.63%	11,183 8.24%	43,601 7.79%
Income: \$125,000 - \$150,000	214 5.23%	8,453 6.23%	32,161 5.75%
Income: \$150,000 - \$200,000	161 3.94%	6,857 5.05%	30,501 5.45%
Income: \$200,000+	340 8.31%	7,659 5.64%	37,644 6.73%
<b>2021 Avg Household Income</b>	\$82,658	\$78,538	\$80,367
<b>2021 Med Household Income</b>	\$55,802	\$58,614	\$57,584