

Demographic Summary Report

Colony Center

8401-8463 W McNab Rd, Tamarac, FL 33321

Building Type: **General Retail** Total Available: **5,100 SF**
 Secondary: **Storefront Retail/Office** % Leased: **79.45%**
 GLA: **24,814 SF** Rent/SF/Yr: **\$18.00**
 Year Built: **1976**



Radius	1 Mile	3 Mile	5 Mile
Population			
2028 Projection	20,044	163,554	413,984
2023 Estimate	19,869	164,468	416,192
2010 Census	16,177	147,288	372,154
Growth 2023 - 2028	0.88%	-0.56%	-0.53%
Growth 2010 - 2023	22.82%	11.66%	11.83%
2023 Population by Hispanic Origin	7,613	51,569	120,491
2023 Population	19,869	164,468	416,192
White	13,152 66.19%	90,861 55.25%	215,952 51.89%
Black	5,449 27.42%	61,926 37.65%	171,204 41.14%
Am. Indian & Alaskan	72 0.36%	625 0.38%	1,714 0.41%
Asian	688 3.46%	6,623 4.03%	16,159 3.88%
Hawaiian & Pacific Island	23 0.12%	222 0.13%	582 0.14%
Other	484 2.44%	4,210 2.56%	10,581 2.54%
U.S. Armed Forces	3	96	212
Households			
2028 Projection	9,133	64,691	161,936
2023 Estimate	9,088	65,061	162,766
2010 Census	7,592	58,303	145,346
Growth 2023 - 2028	0.50%	-0.57%	-0.51%
Growth 2010 - 2023	19.70%	11.59%	11.99%
Owner Occupied	7,015 77.19%	45,569 70.04%	111,817 68.70%
Renter Occupied	2,072 22.80%	19,492 29.96%	50,949 31.30%
2023 Households by HH Income	9,088	65,061	162,766
Income: <\$25,000	2,084 22.93%	11,071 17.02%	33,544 20.61%
Income: \$25,000 - \$50,000	2,200 24.21%	15,439 23.73%	40,387 24.81%
Income: \$50,000 - \$75,000	1,912 21.04%	14,058 21.61%	32,973 20.26%
Income: \$75,000 - \$100,000	990 10.89%	8,032 12.35%	19,443 11.95%
Income: \$100,000 - \$125,000	780 8.58%	5,956 9.15%	12,865 7.90%
Income: \$125,000 - \$150,000	474 5.22%	4,146 6.37%	9,287 5.71%
Income: \$150,000 - \$200,000	529 5.82%	3,986 6.13%	8,390 5.15%
Income: \$200,000+	119 1.31%	2,373 3.65%	5,877 3.61%
2023 Avg Household Income	\$65,517	\$76,600	\$72,125
2023 Med Household Income	\$52,342	\$59,922	\$55,236