

Demographic Summary Report

The Plaza at Davie

11290-11584 W State Road 84, Davie, FL 33325

Building Type: **General Retail**

Secondary: -

GLA: **150,126 SF**

Year Built: **1987**

Total Available: **15,184 SF**

% Leased: **92.48%**

Rent/SF/Yr: **Negotiable**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	10,697		92,938		253,189	
2024 Estimate	10,902		93,872		256,177	
2020 Census	11,923		98,310		270,603	
Growth 2024 - 2029	-1.88%		-0.99%		-1.17%	
Growth 2020 - 2024	-8.56%		-4.51%		-5.33%	
2024 Population by Hispanic Origin	4,267		34,786		98,391	
2024 Population	10,902		93,872		256,177	
White	5,493	50.39%	45,658	48.64%	110,904	43.29%
Black	825	7.57%	10,943	11.66%	41,774	16.31%
Am. Indian & Alaskan	21	0.19%	198	0.21%	518	0.20%
Asian	662	6.07%	5,151	5.49%	13,544	5.29%
Hawaiian & Pacific Island	7	0.06%	35	0.04%	173	0.07%
Other	3,894	35.72%	31,886	33.97%	89,264	34.84%
U.S. Armed Forces	1		61		202	
Households						
2029 Projection	3,679		34,717		94,903	
2024 Estimate	3,772		35,191		96,378	
2020 Census	4,236		37,507		103,662	
Growth 2024 - 2029	-2.47%		-1.35%		-1.53%	
Growth 2020 - 2024	-10.95%		-6.17%		-7.03%	
Owner Occupied	3,085	81.79%	23,716	67.39%	65,222	67.67%
Renter Occupied	687	18.21%	11,475	32.61%	31,156	32.33%
2024 Households by HH Income	3,772		35,192		96,377	
Income: <\$25,000	238	6.31%	3,413	9.70%	13,195	13.69%
Income: \$25,000 - \$50,000	571	15.14%	6,004	17.06%	16,713	17.34%
Income: \$50,000 - \$75,000	535	14.18%	4,948	14.06%	14,036	14.56%
Income: \$75,000 - \$100,000	538	14.26%	5,203	14.78%	13,348	13.85%
Income: \$100,000 - \$125,000	530	14.05%	4,393	12.48%	11,824	12.27%
Income: \$125,000 - \$150,000	248	6.57%	2,643	7.51%	8,206	8.51%
Income: \$150,000 - \$200,000	555	14.71%	3,616	10.28%	8,424	8.74%
Income: \$200,000+	557	14.77%	4,972	14.13%	10,631	11.03%
2024 Avg Household Income	\$124,480		\$115,493		\$104,588	
2024 Med Household Income	\$100,189		\$90,524		\$82,949	

Demographic Detail Report

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2020 Census	11,923		98,310		270,603	
Growth 2024 - 2029	-1.88%		-0.99%		-1.17%	
Growth 2020 - 2024	-8.56%		-4.51%		-5.33%	
2024 Population by Age	10,902		93,872		256,177	
Age 0 - 4	542	4.97%	5,176	5.51%	13,957	5.45%
Age 5 - 9	574	5.27%	5,285	5.63%	14,036	5.48%
Age 10 - 14	710	6.51%	5,774	6.15%	15,282	5.97%
Age 15 - 19	784	7.19%	5,762	6.14%	15,292	5.97%
Age 20 - 24	724	6.64%	5,548	5.91%	15,272	5.96%
Age 25 - 29	606	5.56%	5,636	6.00%	15,728	6.14%
Age 30 - 34	594	5.45%	6,188	6.59%	16,803	6.56%
Age 35 - 39	613	5.62%	6,300	6.71%	16,945	6.61%
Age 40 - 44	712	6.53%	6,717	7.16%	17,767	6.94%
Age 45 - 49	793	7.27%	6,579	7.01%	17,273	6.74%
Age 50 - 54	839	7.70%	6,515	6.94%	17,110	6.68%
Age 55 - 59	820	7.52%	6,471	6.89%	17,146	6.69%
Age 60 - 64	792	7.26%	6,155	6.56%	16,674	6.51%
Age 65 - 69	634	5.82%	5,100	5.43%	14,467	5.65%
Age 70 - 74	484	4.44%	4,108	4.38%	12,008	4.69%
Age 75 - 79	347	3.18%	3,088	3.29%	9,236	3.61%
Age 80 - 84	195	1.79%	1,863	1.98%	5,790	2.26%
Age 85+	138	1.27%	1,609	1.71%	5,388	2.10%
Age 65+	1,798	16.49%	15,768	16.80%	46,889	18.30%
Median Age	42.10		40.90		41.30	
Average Age	40.40		40.20		40.80	

Demographic Detail Report

The Plaza at Davie 11290-11584 W State Road 84, Davie, FL 33325					
Radius	1 Mile		3 Mile		5 Mile
2024 Population By Race	10,902		93,872		256,177
White	5,493	50.39%	45,658	48.64%	110,904 43.29%
Black	825	7.57%	10,943	11.66%	41,774 16.31%
Am. Indian & Alaskan	21	0.19%	198	0.21%	518 0.20%
Asian	662	6.07%	5,151	5.49%	13,544 5.29%
Hawaiian & Pacific Island	7	0.06%	35	0.04%	173 0.07%
Other	3,894	35.72%	31,886	33.97%	89,264 34.84%
Population by Hispanic Origin	10,902		93,872		256,177
Non-Hispanic Origin	6,636	60.87%	59,087	62.94%	157,786 61.59%
Hispanic Origin	4,267	39.14%	34,784	37.05%	98,390 38.41%
2024 Median Age, Male	41.10		39.70		39.80
2024 Average Age, Male	39.60		39.20		39.50
2024 Median Age, Female	43.00		42.10		42.80
2024 Average Age, Female	41.10		41.10		42.00
2024 Population by Occupation Classification	8,918		76,481		209,848
Civilian Employed	5,845	65.54%	52,599	68.77%	138,300 65.90%
Civilian Unemployed	151	1.69%	1,096	1.43%	3,099 1.48%
Civilian Non-Labor Force	2,921	32.75%	22,727	29.72%	68,246 32.52%
Armed Forces	1	0.01%	59	0.08%	203 0.10%
Households by Marital Status					
Married	2,075		17,479		45,955
Married No Children	1,195		10,359		27,758
Married w/Children	880		7,120		18,197
2024 Population by Education	8,090		71,595		194,936
Some High School, No Diploma	506	6.25%	4,378	6.11%	13,279 6.81%
High School Grad (Incl Equivalency)	1,844	22.79%	12,034	16.81%	36,598 18.77%
Some College, No Degree	1,894	23.41%	19,475	27.20%	54,893 28.16%
Associate Degree	522	6.45%	5,268	7.36%	12,599 6.46%
Bachelor Degree	1,842	22.77%	18,585	25.96%	48,890 25.08%
Advanced Degree	1,482	18.32%	11,855	16.56%	28,677 14.71%

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Radius	1 Mile		3 Mile		5 Mile	
2024 Population by Occupation	10,761		96,914		257,162	
Real Estate & Finance	453	4.21%	4,593	4.74%	12,520	4.87%
Professional & Management	3,835	35.64%	32,956	34.01%	81,808	31.81%
Public Administration	180	1.67%	2,086	2.15%	6,001	2.33%
Education & Health	1,140	10.59%	10,426	10.76%	30,286	11.78%
Services	906	8.42%	8,362	8.63%	22,255	8.65%
Information	67	0.62%	1,181	1.22%	3,195	1.24%
Sales	1,118	10.39%	12,607	13.01%	35,091	13.65%
Transportation	2	0.02%	345	0.36%	1,329	0.52%
Retail	742	6.90%	6,874	7.09%	17,265	6.71%
Wholesale	251	2.33%	1,611	1.66%	4,250	1.65%
Manufacturing	429	3.99%	2,771	2.86%	6,927	2.69%
Production	547	5.08%	3,973	4.10%	12,048	4.68%
Construction	351	3.26%	2,964	3.06%	7,661	2.98%
Utilities	374	3.48%	3,654	3.77%	10,138	3.94%
Agriculture & Mining	62	0.58%	246	0.25%	440	0.17%
Farming, Fishing, Forestry	0	0.00%	3	0.00%	127	0.05%
Other Services	304	2.83%	2,262	2.33%	5,821	2.26%
2024 Worker Travel Time to Job	5,285		46,344		123,307	
<30 Minutes	2,870	54.30%	25,881	55.85%	68,741	55.75%
30-60 Minutes	1,924	36.40%	16,544	35.70%	44,721	36.27%
60+ Minutes	491	9.29%	3,919	8.46%	9,845	7.98%
2020 Households by HH Size	4,235		37,507		103,662	
1-Person Households	766	18.09%	8,516	22.71%	25,167	24.28%
2-Person Households	1,342	31.69%	12,292	32.77%	33,443	32.26%
3-Person Households	875	20.66%	7,218	19.24%	19,230	18.55%
4-Person Households	783	18.49%	6,015	16.04%	15,877	15.32%
5-Person Households	316	7.46%	2,298	6.13%	6,395	6.17%
6-Person Households	113	2.67%	832	2.22%	2,366	2.28%
7 or more Person Households	40	0.94%	336	0.90%	1,184	1.14%
2024 Average Household Size	2.80		2.60		2.50	
Households						
2029 Projection	3,679		34,717		94,903	
2024 Estimate	3,772		35,191		96,378	
2020 Census	4,236		37,507		103,662	
Growth 2024 - 2029	-2.47%		-1.35%		-1.53%	
Growth 2020 - 2024	-10.95%		-6.17%		-7.03%	

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Radius	1 Mile		3 Mile	
2024 Households by HH Income	3,772		35,192	
<\$25,000	238	6.31%	3,413	9.70%
\$25,000 - \$50,000	571	15.14%	6,004	17.06%
\$50,000 - \$75,000	535	14.18%	4,948	14.06%
\$75,000 - \$100,000	538	14.26%	5,203	14.78%
\$100,000 - \$125,000	530	14.05%	4,393	12.48%
\$125,000 - \$150,000	248	6.57%	2,643	7.51%
\$150,000 - \$200,000	555	14.71%	3,616	10.28%
\$200,000+	557	14.77%	4,972	14.13%
2024 Avg Household Income	\$124,480		\$115,493	
2024 Med Household Income	\$100,189		\$90,524	
2024 Occupied Housing	3,772		35,191	
Owner Occupied	3,085	81.79%	23,716	67.39%
Renter Occupied	687	18.21%	11,475	32.61%
2020 Housing Units	2,890		35,643	
1 Unit	2,620	90.66%	21,549	60.46%
2 - 4 Units	130	4.50%	2,089	5.86%
5 - 19 Units	92	3.18%	5,418	15.20%
20+ Units	48	1.66%	6,587	18.48%
2024 Housing Value	3,085		23,716	
<\$100,000	673	21.82%	1,907	8.04%
\$100,000 - \$200,000	111	3.60%	2,072	8.74%
\$200,000 - \$300,000	324	10.50%	2,638	11.12%
\$300,000 - \$400,000	587	19.03%	4,464	18.82%
\$400,000 - \$500,000	344	11.15%	4,810	20.28%
\$500,000 - \$1,000,000	640	20.75%	6,477	27.31%
\$1,000,000+	406	13.16%	1,348	5.68%
2024 Median Home Value	\$374,020		\$416,154	
2024 Housing Units by Yr Built	4,341		40,206	
Built 2010+	357	8.22%	3,576	8.89%
Built 2000 - 2010	764	17.60%	3,475	8.64%
Built 1990 - 1999	1,089	25.09%	11,594	28.84%
Built 1980 - 1989	1,267	29.19%	12,429	30.91%
Built 1970 - 1979	823	18.96%	7,444	18.51%
Built 1960 - 1969	13	0.30%	1,196	2.97%
Built 1950 - 1959	23	0.53%	406	1.01%
Built <1949	5	0.12%	86	0.21%
2024 Median Year Built	1989		1988	

Traffic Count Report

The Plaza at Davie

11290-11584 W State Road 84, Davie, FL 33325

Building Type: **General Retail**

Secondary: -

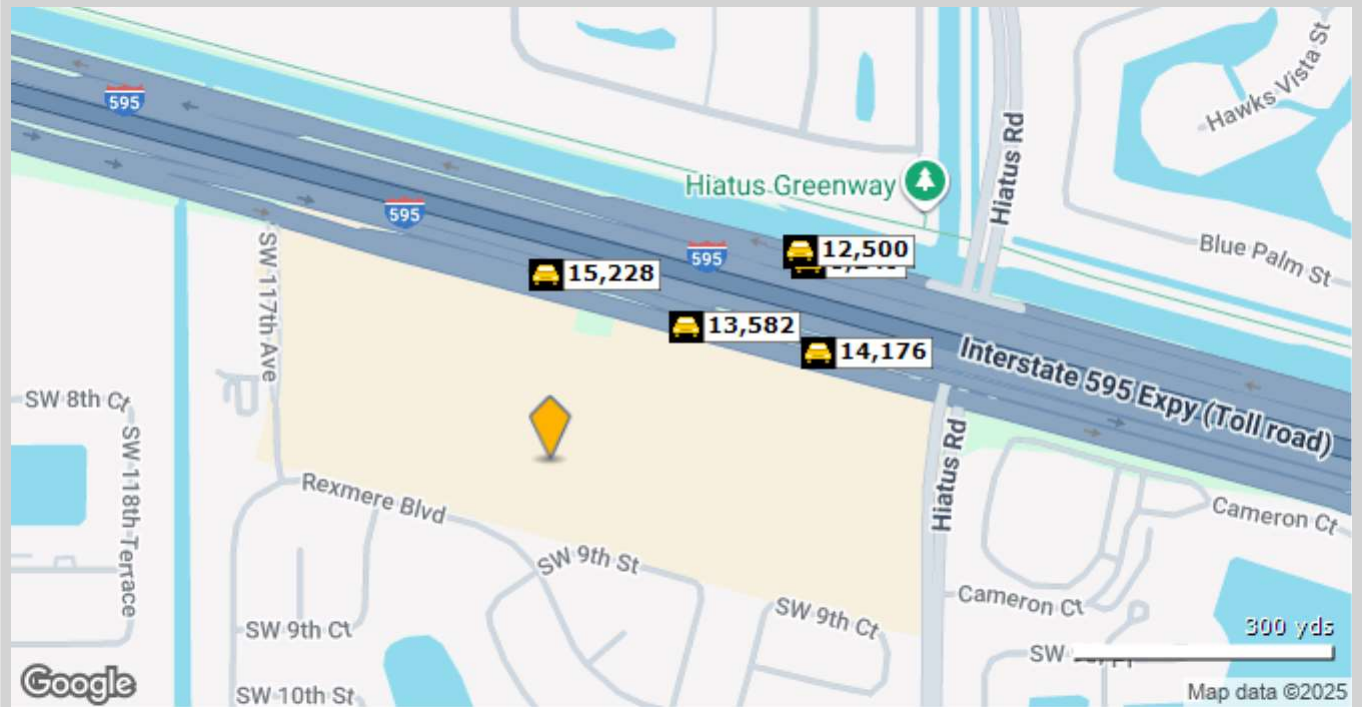
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	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	SW 6th St	W Mount Vernon Dr	0.14 N	2020	16,117	MPSI	.13
2	I-595 EB	W Mount Vernon D	0.14 N	2024	15,228	MPSI	.13
3	AL 55	Sr84 Ramp	0.06 W	2020	10,500	AADT	.13
4	FL 84	Sr84 Ramp	0.06 W	2021	15,500	AADT	.13
5	State Hwy 84	Sr84 Ramp	0.06 W	2023	13,582	MPSI	.13
6	State Hwy 84	Sr84 Ramp	0.06 W	2024	14,176	MPSI	.19
7	SW 6th St	E Mt Vernon Dr	0.08 N	2020	13,057	MPSI	.22
8	State Hwy 84	I595 Ramp	0.05 W	2025	8,104	MPSI	.22
9	State Hwy 84	I595 Ramp	0.05 W	2024	8,249	MPSI	.22
10	AL 55	E Mt Vernon Dr	0.08 N	2020	12,500	AADT	.22