2010-2020 Census, 2023 Estimates with 2028 Projections Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.8113/-80.2386

Coconut Crossing	5 min drive		10 min drive		ve 15 min dri	
	time		time		time	
Population						
Estimated Population (2023)	6,188		17,260		50,147	
Projected Population (2028)	8,442		20,897		57,448	
Census Population (2020)	4,231		14,934		48,208	
Census Population (2010)	3,853		13,599		44,087	
Projected Annual Growth (2023-2028)	2,254	7.3%	3,637	4.2%	7,301	2.9%
Historical Annual Growth (2020-2023)	1,957	-	2,326	5.2%	1,939	1.3%
Historical Annual Growth (2010-2020)	378	1.0%	1,335	1.0%	4,121	0.9%
Estimated Population Density (2023)	926	psm	1,018	psm	1,277	psm
Trade Area Size	6.7	sq mi	17.0	sq mi	39.3	sq mi
Households						
Estimated Households (2023)	2,154		6,135		18,953	
Projected Households (2028)	2,935		7,391		21,640	
Census Households (2020)	1,468		5,421		18,138	
Census Households (2010)	1,323		4,913		16,685	
Projected Annual Growth (2023-2028)	781	7.2%	1,256	4.1%	2,687	2.8%
Historical Annual Change (2010-2023)	831	4.8%	1,222	1.9%	2,268	1.0%
Average Household Income						
Estimated Average Household Income (2023)	\$116,933		\$128,434		\$127,098	
Projected Average Household Income (2028)	\$92,441		\$116,838		\$120,740	
Census Average Household Income (2010)	\$94,752		\$97,378		\$87,390	
Census Average Household Income (2000)	\$85,364		\$85,943		\$79,675	
Projected Annual Change (2023-2028)	-\$24,492	-4.2%	-\$11,597	-1.8%	-\$6,358	-1.0%
Historical Annual Change (2000-2023)	\$31,569	1.6%	\$42,491	2.1%	\$47,423	2.6%
Median Household Income						
Estimated Median Household Income (2023)	\$101,962		\$100,154		\$98,777	
Projected Median Household Income (2028)	\$102,140		\$100,910		\$100,599	
Census Median Household Income (2010)	\$72,868		\$70,848		\$64,572	
Census Median Household Income (2000)	\$67,960		\$68,343		\$59,945	
Projected Annual Change (2023-2028)	\$178	-	\$756	0.2%	\$1,822	0.4%
Historical Annual Change (2000-2023)	\$34,002	2.2%	\$31,811	2.0%	\$38,832	2.8%
Per Capita Income						
Estimated Per Capita Income (2023)	\$40,733		\$45,708		\$48,120	
Projected Per Capita Income (2028)	\$32,158		\$41,369		\$45,553	
Census Per Capita Income (2010)	\$32,531		\$35,187		\$33,083	
Census Per Capita Income (2000)	\$27,380		\$28,618		\$29,757	
Projected Annual Change (2023-2028)	-\$8,575	-4.2%	-\$4,339	-1.9%	-\$2,567	-1.1%
Historical Annual Change (2000-2023)	\$13,353	2.1%	\$17,090	2.6%	\$18,363	2.7%
Estimated Average Household Net Worth (2023)	\$688,404		\$630,092		\$604,273	

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2010-2020 Census, 2023 Estimates with 2028 Projections Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.8113/-80.2386

Coconut Crossing	5 min drive time		ive 10 min dri time		10 min drive time		e 15 min driv time	
Race and Ethnicity								
Total Population (2023)	6,188		17,260		50,147			
White (2023)	4,099	66.2%	11,218	65.0%	30,425	60.7%		
Black or African American (2023)	985	15.9%	2,755	16.0%	9,693	19.3%		
American Indian or Alaska Native (2023)	23	0.4%	63	0.4%	215	0.4%		
Asian (2023)	250	4.0%	685	4.0%	2,267	4.5%		
Hawaiian or Pacific Islander (2023)	2	-	8	-	22	-		
Other Race (2023)	167	2.7%	540	3.1%	2,075	4.1%		
Two or More Races (2023)	660	10.7%	1,990	11.5%	5,450	10.9%		
Population < 18 (2023)	1,112	18.0%	2,980	17.3%	9,016	18.0%		
White Not Hispanic	657	59.1%	1,724	57.8%	4,584	50.8%		
Black or African American	166	14.9%	446	15.0%	1,946	21.6%		
Asian	60	5.4%	155	5.2%	503	5.6%		
Other Race Not Hispanic	60	5.4%	151	5.1%	414	4.6%		
Hispanic	169	15.2%	504	16.9%	1,570	17.4%		
Not Hispanic or Latino Population (2023)	5,085	82.2%	13,955	80.9%	40,475	80.7%		
Not Hispanic White	3,736	73.5%	10,199	73.1%	27,661	68.3%		
Not Hispanic Black or African American	974	19.1%	2,725	19.5%	9,586	23.7%		
Not Hispanic American Indian or Alaska Native	6	0.1%	14	0.1%	34	-		
Not Hispanic Asian	250	4.9%	680	4.9%	2,259	5.6%		
Not Hispanic Hawaiian or Pacific Islander	-	-	2	-	6	-		
Not Hispanic Other Race	19	0.4%	56	0.4%	150	0.4%		
Not Hispanic Two or More Races	100	2.0%	280	2.0%	778	1.9%		
Hispanic or Latino Population (2023)	1,103	17.8%	3,305	19.1%	9,672	19.3%		
Hispanic White	363	32.9%	1,019	30.8%	2,763	28.6%		
Hispanic Black or African American	12	1.1%	30	0.9%	107	1.1%		
Hispanic American Indian or Alaska Native	17	1.6%	49	1.5%	181	1.9%		
Hispanic Asian	-	-	6	0.2%	8	-		
Hispanic Hawaiian or Pacific Islander	2	0.1%	6	0.2%	16	0.2%		
Hispanic Other Race	148	13.4%	484	14.7%	1,925	19.9%		
Hispanic Two or More Races	560	50.8%	1,711	51.8%	4,672	48.3%		
Not Hispanic or Latino Population (2020)	3,425	81.0%	12,121	81.2%	39,187	81.3%		
Hispanic or Latino Population (2020)	806	19.0%	2,813	18.8%	9,021	18.7%		
Not Hispanic or Latino Population (2010)	3,285	85.3%	11,562	85.0%	37,834	85.8%		
Hispanic or Latino Population (2010)	568	14.7%	2,037	15.0%	6,252	14.2%		
Not Hispanic or Latino Population (2028)	7,046	83.5%	17,034	81.5%	46,440	80.8%		
Hispanic or Latino Population (2028)	1,396	16.5%	3,863	18.5%	11,008	19.2%		
Projected Annual Growth (2023-2028)	293	5.3%	558	3.4%	1,336	2.8%		
Historical Annual Growth (2010-2020)	238	4.2%	776	3.8%	2,769	4.4%		

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2010-2020 Census, 2023 Estimates with 2028 Projections Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.8113/-80.2386

Coconut Crossing	5 min drive time		ive 10 min drive time				15 min drive time	
Total Age Distribution (2023)								
Total Population	6,188		17,260		50,147			
Age Under 5 Years	251	4.0%	656	3.8%	2,057	4.1%		
Age 5 to 9 Years	295	4.8%	789	4.6%	2,430	4.8%		
Age 10 to 14 Years	340	5.5%	914	5.3%	2,728	5.4%		
Age 15 to 19 Years	359	5.8%	985	5.7%	2,857	5.7%		
Age 20 to 24 Years	288	4.7%	934	5.4%	2,834	5.7%		
Age 25 to 29 Years	263	4.2%	873	5.1%	2,618	5.2%		
Age 30 to 34 Years	351	5.7%	1,036	6.0%	3,018	6.0%		
Age 35 to 39 Years Age 40 to 44 Years	418 454	6.8%	1,191 1,260	6.9%	3,261 3,433	6.5%		
		7.3%		7.3%		6.8%		
Age 45 to 49 Years Age 50 to 54 Years	499 534	8.1% 8.6%	1,337 1,388	7.7% 8.0%	3,545 3,777	7.1% 7.5%		
Age 55 to 59 Years	491	7.9%	1,292	7.5%	3,710	7.5%		
Age 60 to 64 Years	531	8.6%	1,292	7.9%	3,680	7.4%		
Age 65 to 69 Years	424	6.9%	1,075	6.2%	3.075	6.1%		
Age 70 to 74 Years	288	4.7%	844	4.9%	2,620	5.2%		
Age 75 to 79 Years	182	2.9%	545	3.2%	1,953	3.9%		
Age 80 to 84 Years	121	2.0%	332	1.9%	1,188	2.4%		
Age 85 Years or Over	100	1.6%	453	2.6%	1,364	2.7%		
Median Age	45.4		44.6		44.0			
Age 19 Years or Less	1,245	20.1%	3,344	19.4%	10,071	20.1%		
Age 20 to 64 Years	3,827	61.9%	10,667	61.8%	29,876	59.6%		
Age 65 Years or Over	1,115	18.0%	3,249	18.8%	10,199	20.3%		
Female Age Distribution (2023)								
Female Population	3,039	49.1%	8,578	49.7%	25,266	50.4%		
Age Under 5 Years	119	3.9%	313	3.7%	999	4.0%		
Age 5 to 9 Years	139	4.6%	376	4.4%	1,183	4.7%		
Age 10 to 14 Years	161	5.3%	431	5.0%	1,330	5.3%		
Age 15 to 19 Years	158	5.2%	466	5.4%	1,379	5.5%		
Age 20 to 24 Years	134	4.4%	444	5.2%	1,395	5.5%		
Age 25 to 29 Years	131	4.3%	420	4.9%	1,293	5.1%		
Age 30 to 34 Years	178	5.8%	521	6.1%	1,499	5.9%		
Age 35 to 39 Years	222	7.3%	620	7.2%	1,690	6.7%		
Age 40 to 44 Years	229	7.5%	633	7.4%	1,746	6.9%		
Age 45 to 49 Years	244	8.0%	683	8.0%	1,826	7.2%		
Age 50 to 54 Years	256	8.4%	671	7.8%	1,867	7.4%		
Age 55 to 59 Years	237	7.8%	626	7.3%	1,872	7.4%		
Age 60 to 64 Years	263	8.6%	664	7.7%	1,830	7.2%		
Age 65 to 69 Years Age 70 to 74 Years	198 163	6.5%	527 447	6.1%	1,545 1,401	6.1%		
		5.4%		5.2%		5.5%		
Age 75 to 79 Years Age 80 to 84 Years	83 66	2.7% 2.2%	263 176	3.1% 2.1%	986 631	3.9% 2.5%		
Age 85 Years or Over	60	2.2%	296	3.5%	794	2.5% 3.1%		
Female Median Age	45.7	2.070	45.0	5.570	44.5	3.170		
Age 19 Years or Less		19.0%		18.5%		19.4%		
Age 20 to 64 Years	1,893			61.6%	15,018	19.4 <i>%</i>		
Age 65 Years or Over		18.7%		19.9%		21.2%		

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2010-2020 Census, 2023 Estimates with 2028 Projections Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.8113/-80.2386

Coconut Crossing		5 min drive time		ive 10 min drive time					.5 min drive time	
Male Age Distribution (2023)										
Male Population	3,149	50.9%	8,682	50.3%	24,881	49.6%				
Age Under 5 Years	132	4.2%	343	4.0%	1,058	4.3%				
Age 5 to 9 Years	157	5.0%	413	4.8%	1,247	5.0%				
Age 10 to 14 Years	179	5.7%	482	5.6%	1,398	5.6%				
Age 15 to 19 Years	202	6.4%	519	6.0%	1,478	5.9%				
Age 20 to 24 Years	155	4.9%	490	5.6%	1,439	5.8%				
Age 25 to 29 Years	131	4.2%	453	5.2%	1,326	5.3%				
Age 30 to 34 Years	173	5.5%	514	5.9%	1,519	6.1%				
Age 35 to 39 Years	196	6.2%	570	6.6%	1,571	6.3%				
Age 40 to 44 Years	225	7.1%	628	7.2%	1,687	6.8%				
Age 45 to 49 Years	255	8.1%	654	7.5%	1,719	6.9%				
Age 50 to 54 Years	278	8.8%	717	8.3%	1,911	7.7%				
Age 55 to 59 Years	254	8.1%	666	7.7%	1,838	7.4%				
Age 60 to 64 Years	268	8.5%	692	8.0%	1,849	7.4%				
Age 65 to 69 Years	226	7.2%	548	6.3%	1,529	6.1%				
Age 70 to 74 Years	125	4.0%	397	4.6%	1,219	4.9%				
Age 75 to 79 Years	99	3.1%	282	3.3%	967	3.9%				
Age 80 to 84 Years	56	1.8%	156	1.8%	557	2.2%				
Age 85 Years or Over	40	1.3%	157	1.8%	570	2.3%				
Male Median Age	45.1		44.1		43.5					
Age 19 Years or Less		21.2%		20.2%		20.8%				
Age 20 to 64 Years	1,934			62.0%	14,858	59.7%				
Age 65 Years or Over Males per 100 Females (2023)	546	17.3%	1,540	17.7%	4,842	19.5%				
Overall Comparison	104		101		98					
Age Under 5 Years		52.6%	109	52.3%	106					
Age 5 to 9 Years		53.0%		52.3%		51.3%				
Age 10 to 14 Years		52.6%		52.8%	105	51.3%				
Age 15 to 19 Years Age 20 to 24 Years		56.1%		52.7%		51.7%				
-	116	53.6%		52.5%	103	50.8%				
Age 25 to 29 Years Age 30 to 34 Years		50.0%	99	51.9%		50.6%				
		49.4%				50.3%				
Age 35 to 39 Years Age 40 to 44 Years	98	46.8%		47.9% 49.8%	93	48.2%				
-		49.6%				49.1% 48.5%				
Age 45 to 49 Years Age 50 to 54 Years	104	51.0% 52.1%		48.9% 51.7%	102					
Age 55 to 59 Years		52.1%		51.7%		49.5%				
Age 60 to 64 Years		50.5%		51.0%	101					
Age 65 to 69 Years		53.3%		51.0%		49.7%				
Age 70 to 74 Years		43.5%		47.0%	87					
Age 75 to 79 Years		43.5% 54.3%		47.0% 51.8%		40.5%				
Age 80 to 84 Years		45.9%		47.0%	88	49.5%				
Age 85 Years or Over		45.9% 39.7%		34.6%		40.9%				
Age 19 Years or Less		53.7%		52.6%	106	41.8 <i>%</i>				
Age 20 to 39 Years		49.6%		50.3%		49.9%				
Age 40 to 64 Years		49.0% 51.0%		50.5%	99	49.6%				
Age 65 Years or Over		48.9%		47.4%		47.5%				

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2010-2020 Census, 2023 Estimates with 2028 Projections Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.8113/-80.2386

Household Type (2023) Total Households 2.154 6.135 18.953 Household Strict 790 36.7% 1334 31.5% 6.200 32.7 Average Household Stre 2.9 2.8 2.6 4.03 7.00	Coconut Crossing		5 min drive		10 min drive		rive
Tatal Households 2.154 6.135 18.953 Households with Children 790 36.7% 11.34 31.5% 6.200 32.7 Household Size 2.2 362 483 2.6 483 Population Family 56.0 9.7% 11.322 8.5% 41.000 81.97 Population form-Family 56.0 9.7% 11.32 9.6% 11.67 81.33 7.76 85.33 7.70 Population form-Family 10.34 1.75 81.33 7.76 85.33 7.60 7.42.74 6.73 7.33 Married Couple Households 1.75 81.33 7.45 7.66% 1.52.47 6.73 7.67 Married Couple Households 1.75 81.34 7.14.9% 6.63 7.24 6.63 7.24 6.65 7.24 6.65 7.24 6.65 7.24 6.65 7.24 6.65 7.24 6.65 7.24 6.65 7.24 6.65 7.24 7.66 7.66 6.76 7.24 7.65 7.66 6.76 7.24 7.66 7.66 6.7		time		time		time	
Households with Children 790 36.7% 1.934 31.5% 6.200 9.27 Average Household Size 2.9 2.8 2.6 2.7 2.7 2.8 2.8 2.7 2.8 2.	Household Type (2023)	-					
Average Household Size 2.9 2.8 2.6 Household Density per Square Mile 3.2 3.62 4.03 Population Family 5.610 9.7% 1.4222 6.65% 4.10.00 8.19 Population Non-Family 5.62 9.1% 2.19 12.7% 8.523 17.0 Population Non-Family 5.62 9.1% 4.537 7.6% 12.74 6.33 Married Couple Households 1.175 8.1.3% 4.577 7.6% 12.74 6.23 Other Family Households with Children 311 2.00% 1.163 7.23 3.00 7.6% Married Couple with Children 7.15 7.15% 4.154 7.0% 4.22 4.154 7.2% 4.24 6.09 4.7 5.2 7.2 0.00 4.154 7.0% 4.25 7.2 7.6% 4.25 7.2 7.6% 4.25 7.2 7.6% 4.25 7.2 7.6% 4.25 7.6% 4.15 7.6% 4.25 7.6% 4.7.6	Total Households	2,154		6,135		18,953	
Average Household Size 2.8 2.8 2.6 Household Density per Square Mile 3.23 5.610 9.07% 14.922 66.56 41.080 81.9 Population Family 5.62 9.1% 2.19 12.7% 8.523 17.0 Population Kon-Family 5.62 9.1% 2.19 12.7% 8.523 17.0 Population Kon-Family Households 17.51 81.3% 4.579 7.46% 12.749 67.3 Married Couple Households 11.400 20.0% 3.161 7.68 9.345 7.83 3.00 7.8 Married Couple Mutch Children 311 2.0% 1.163 7.27.8 4.522 7.2 Other Family Households with Children 7.17 4.45.9% 1.151 2.48 Family Households with Children 7.17 7.66 2.062 7.66% 4.76.7 Von-Family Households No Children 7.17 7.76% 2.062 7.66% 4.76.7 Non-Family Households No Children 3.12 2.44 4.76 7.65 Non-Family Households No Children 3.12 2.56.9%	Households with Children	790	36.7%	1.934	31.5%	6.200	32.7%
Household Density per Square Mile 323 362 483 Pepulation Namily 5610 90.7% 41.922 66.5% 41.000 81.3 Population Group Quarters 17 0.3% 133 0.8% 544 1.1 Family Households 1.70 3.13 0.8% 544 1.4 Family Households 1.400 80.0% 3.51 7.6% 9.346 7.3 Married Couple Households with Children 312 20% 1.435 7.0% 4.582 7.2% Married Couple with Children 664 8.29% 1.443 7.0% 4.582 7.2 Married Couple with Children 725 5.5% 2.062 5.6% 4.764 7.6 Other Family Households NC Children 717 2.4% 6.292 2.4% 6.202 2.6% 4.76 7.6 Non-Family Households NC Children 712 2.4% 6.202 2.4% 6.202 2.4% 6.202 2.4% 6.202 2.4% 6.204 2.7							
Population Family 5,610 90.7% 14.922 86.5% 41.080 81.9 Population Non-Family 562 9.1% 2.19 1.27% 8.523 1.7 Population Group Quarters 17 0.3% 133 0.8% 5.44 1.1 Family Households 1.001 80.0% 3.515 7.6% 9.346 7.3 Married Couple Households with Children 351 20.0% 1.063 23.2% 3.403 26.7 Family Households with Children 774 44.5% 1.887 4.29 6.667 52.2 Other Family Households with Children 927 57.6% 2.062 7.6.6% 4.764 7.16 Family Households No Children 717 2.4% 6.32 2.4% 1.82 2.64 Non-Family Households No Children 927 7.6% 2.062 7.6.6% 4.764 7.16 Non-Family Households No Children 217 2.24% 6.204 3.27 7.76% 2.062 7.6.6% 4.276 9.2	-					483	
Population Non-Family 562 9.1% 2,19 12.7% 8,523 1.70 Population Group Quarters 1.7 0.3% 1.457 7.46% 1.2,749 6.33 Married Couple Households 1.100 0.0% 3.515 7.66% 1.2,749 6.33 Other Family Households with Children 3.51 2.00% 1.063 2.3% 3.403 2.75 Family Households with Children 648 82.9% 1.444 7.0% 4.552 7.65% 2.002 7.6.6% 4.76% 7.6.6%<			90.7%		86 5%		81.9%
Population Group Quarters 17 0.3% 133 0.8% 544 1.1 Family Households 1.751 81.3% 4.579 7.6.8% 9.346 7.33 Married Couple Households 1.00 80.0% 3.516 7.6.8% 9.346 7.33 Other Family Households with Children 315 2.0% 1.837 1.12% 6.093 4.78 Married Couple With Children 779 44.5% 1.887 1.12% 6.093 4.78 Other Family Households with Children 717 4.45% 2.08% 6.667 5.22 Married Couple No Children 717 2.55% 2.692 5.8% 6.667 5.22 Married Couple No Children 717 2.76% 2.026 7.6.6% 4.764 7.16 Other Family Households No Children 111 2.8% 4.70 3.0% 1.07 1.7 Non-Family Households No Children 312 2.55 5.157 5.23 6.097 9.3 Average Family Household Size 3.3 3.2 2 3.3 3.2 515 515 515			00.770				
Family Households 1,751 81.3% 4,579 74.6% 12,749 67.33 Married Couple Households with Children 351 20.0% 31.51 76.3% 32.4% 63.03 42.5% Family Households with Children 739 44.5% 11.454 77.0% 44.58 77.0% 44.58 77.0% 44.58 77.0% 44.58 77.0% 44.58 77.0% 44.58 77.0% 44.58 77.0% 44.58 77.0% 44.58 77.0% 44.58 77.0% 44.58 77.0% 44.59 77.0% 44.59 77.0% 44.59 77.0% 44.59 77.0% 44.59 74.0%							1.1%
Married Coupte Households 1.400 80.0% 3.516 76.8% 9.346 73.3 Other Family Households with Children 351 20.0% 1.063 23.2% 3.003 27.7 Family Households with Children 779 44.5% 1.887 41.2% 6.003 47.8 Married Coupte with Children 779 44.5% 1.887 41.2% 6.063 47.8 Family Households with Children 133 17.1% 4.434 2.0% 1.151 2.4% Family Households No Children 972 55.5% 2.692 58.4% 6.667 52.2 Married Caupte No Children 217 2.24% 1.992 2.44 Non-Family Households No Children 11 2.8% 4.7 3.0% 1.07 1.7 Non-Family Households No Children 11 2.8% 4.7 3.0% 1.07 1.7 Non-Family Households No Children 31 2.7% 3.0% 1.07 1.7 Non-Family Households No Children 312 2.14.302 \$117.							
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Non-Family Households No Children 30 97.2% 1.50 97.0% 6.097 98.3 Average Family Household Size 3.2 3.3 2 3.3 3.2 3.2 3.3 3.2 3.2 3.2 3.3 3.2 3.115.756 5.117.013 3.2 4.2933 3.2 4.2933 3.2 4.2933 1.092 2.5 3.2 4.2933 1.092 2.5 3.2 4.2933 1.092 2.5 5.2 <td< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td></td<>							
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Median Family Income \$120,543 \$115,756 \$117,013 Average Non-Family Household Size 1.4 1.4 1.4 1.4 Marital Status (2023) 14,902 24,933 21,003 24,993 11,002 25,802 14,902 24,933 21,003 21,003 22,001 52,003 52,003 52,003 52,003							
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Never Married 1,223 23.1% 3,716 24.9% 11,092 25.8 Currently Married 3,204 60.4% 8,425 56.5% 22,601 52.6 Previously Married 875 16.5% 2,760 18.5% 9,239 21.5 Separated 195 22.3% 553 20.0% 1,729 18.7 Widowed 235 26.8% 779 28.2% 2,684 29.1 Divorced 445 50.9% 1,428 51.7% 4,826 52.2 Educational Attainment (2023) 445 50.9% 1,428 51.7% 4,826 52.2 Adult Population Age 25 Years or Over 4,655 12,983 27.3 37,242 12.8 Some High School (Grade Level 9 to 11) 151 3.2% 546 4.2% 1,602 4.3 High School Graduate 1,271 27.3% 3,130 24.1% 9,544 25.6 Some College 770 16.5% 2,467 19.0% 6,582 17.7 Associate Degree Only 483 10.4% 1,387	Marital Status (2023)						
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Previously Married 875 16.5% 2,760 18.5% 9,239 21.57 Separated 195 22.3% 553 20.0% 1,729 18.7% Widowed 235 26.8% 779 28.2% 26.84 21.17 Divorced 445 50.9% 1,428 51.7% 48.26 52.2 Educational Attainment (2023) 445 50.9% 1,2983 37,242 11.2 Adult Population Age 25 Years or Over 4,655 12,983 21.9% 37,242 11.2 Elementary (Grade Level 0 to 8) 58 1.3% 27.3 2.1% 1,238 3.3 Some High School (Graduate 1,21 27.3% 3,130 24.1% 9,544 25.6% Some College 770 16.5% 2.467 19.0% 6,582 17.7% Associate Degree Only 483 10.4% 1,387 10.7% 3,883 10.4% Bachelor Degree Only 1,207 25.9% 3,182 24.5% 8,403 26.6%	Never Married	1,223	23.1%	3,716	24.9%	11,092	25.8%
Separated 195 22.3% 553 20.0% 1,729 18.7 Widowed 235 26.8% 779 28.2% 2,684 29.1 Divorced 445 50.9% 1,428 51.7% 4,826 52.2 Educational Attainment (2023) 4,655 12.983 37,242 1,238 33.3 Adult Population Age 25 Years or Over 4,655 12.983 2.1% 1,238 3.3 Some High School (Grade Level 0 to 8) 58 1.3% 273 2.1% 1,602 4.3 High School Graduate 1,271 27.3% 3,130 24.1% 9,544 25.6% Some College 770 16.5% 2.467 19.0% 6,582 17.7 Associate Degree Only 483 10.4% 1,387 10.7% 3,883 10.4% Bachelor Degree Only 1,207 25.9% 3,182 24.5% 8,403 2.6	Currently Married	3,204	60.4%	8,425	56.5%	22,601	52.6%
Widowed 235 26.8% 779 28.2% 2,684 29.1 Divorced 445 50.9% 1,428 51.7% 4,826 52.2 Educational Attainment (2023) 112,983 112,983 37,242 112,983 37,242 Adult Population Age 25 Years or Over 4,655 112,983 2.1% 1,238 3.3 Some High School (Grade Level 9 to 11) 151 3.2% 546 4.2% 1,602 4.3 High School Graduate 1,271 27.3% 3,130 24.1% 9,544 26.6% Some College 770 16.5% 2,467 19.0% 6,582 17.7% Associate Degree Only 483 10.4% 1,387 10.7% 3,883 10.4% Bachelor Degree Only 1,207 25.9% 3,182 24.5% 8,403 26.6%	Previously Married	875	16.5%	2,760	18.5%	9,239	21.5%
Divorced 445 50.9% 1,428 51.7% 4,826 52.2 Educational Attainment (2023) Adult Population Age 25 Years or Over 4,655 12.983 37.242 12.88 37.242 12.88 37.242 12.88 3.38	Separated	195	22.3%	553	20.0%	1,729	18.7%
Educational Attainment (2023) Adult Population Age 25 Years or Over 4,655 12,983 37,242 Elementary (Grade Level 0 to 8) 58 1.3% 273 2.1% 1,238 3.3 Some High School (Grade Level 9 to 11) 151 3.2% 546 4.2% 1,602 4.3 High School Graduate 1,271 27.3% 3,130 24.1% 9,544 25.6 Some College 770 16.5% 2,467 19.0% 6,582 17.7 Associate Degree Only 483 10.4% 1,387 10.7% 3,883 10.4 Bachelor Degree Only 1,207 25.9% 3,182 24.5% 8,403 22.6	Widowed	235	26.8%	779	28.2%	2,684	29.1%
Adult Population Age 25 Years or Over 4,655 12,983 37,242 Elementary (Grade Level 0 to 8) 58 1.3% 273 2.1% 1,238 3.3 Some High School (Grade Level 9 to 11) 151 3.2% 546 4.2% 1,602 4.3 High School Graduate 1,271 27.3% 3,130 24.1% 9,544 25.6 Some College 770 16.5% 2,467 19.0% 6,582 17.7 Associate Degree Only 483 10.4% 1,387 10.7% 3,883 10.4% Bachelor Degree Only 1,207 25.9% 3,182 24.5% 8,403 26.6	Divorced	445	50.9%	1,428	51.7%	4,826	52.2%
Elementary (Grade Level 0 to 8) 58 1.3% 273 2.1% 1,238 3.3 Some High School (Grade Level 9 to 11) 151 3.2% 546 4.2% 1,602 4.3 High School Graduate 1,271 27.3% 3,130 24.1% 9,544 25.6 Some College 770 16.5% 2,467 19.0% 6,582 17.7 Associate Degree Only 483 10.4% 1,387 10.7% 3,883 10.4% Bachelor Degree Only 1,207 25.9% 3,182 24.5% 8,403 22.6	Educational Attainment (2023)						
Elementary (Grade Level 0 to 8) 58 1.3% 273 2.1% 1,238 3.3 Some High School (Grade Level 9 to 11) 151 3.2% 546 4.2% 1,602 4.3 High School Graduate 1,271 27.3% 3,130 24.1% 9,544 25.6 Some College 770 16.5% 2,467 19.0% 6,582 17.7 Associate Degree Only 483 10.4% 1,387 10.7% 3,883 10.4% Bachelor Degree Only 1,207 25.9% 3,182 24.5% 8,403 26.5%	Adult Population Age 25 Years or Over	4,655		12,983		37,242	
Some High School (Grade Level 9 to 11) 151 3.2% 546 4.2% 1,602 4.3 High School Graduate 1,271 27.3% 3,130 24.1% 9,544 25.6 Some College 770 16.5% 2.467 19.0% 6.582 17.7 Associate Degree Only 483 10.4% 1,387 10.7% 3,883 10.4% Bachelor Degree Only 1,207 25.9% 3,182 24.5% 8,403 22.6%	Elementary (Grade Level 0 to 8)	58	1.3%		2.1%		3.3%
High School Graduate 1,271 27.3% 3,130 24.1% 9,544 25.6 Some College 770 16.5% 2,467 19.0% 6,582 17.7 Associate Degree Only 483 10.4% 1,387 10.7% 3,883 10.4% Bachelor Degree Only 1,207 25.9% 3,182 24.5% 8,403 22.6%							4.3%
Some College 770 16.5% 2,467 19.0% 6,582 17.7 Associate Degree Only 483 10.4% 1,387 10.7% 3,883 10.4 Bachelor Degree Only 1,207 25.9% 3,182 24.5% 8,403 22.6							25.6%
Associate Degree Only 483 10.4% 1,387 10.7% 3,883 10.4 Bachelor Degree Only 1,207 25.9% 3,182 24.5% 8,403 22.6%	-						
Bachelor Degree Only 1,207 25.9% 3,182 24.5% 8,403 22.6							10.4%
	Graduate Degree					5,990	16.1%
Any College (Some College or Higher) 3,174 68.2% 9,035 69.6% 24,858 66.7	-						
College Degree + (Bachelor Degree or Higher) 1,921 41.3% 5,180 39.9% 14,393 38.6							

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2010-2020 Census, 2023 Estimates with 2028 Projections Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.8113/-80.2386

Coconut Crossing		5 min drive time												
Housing														
Total Housing Units (2023)	2,341		6,709		20.712									
Total Housing Units (2020)	1,532		5,746		19,201									
Historical Annual Growth (2020-2023)	809	-	963	-	1,511	-								
Housing Units Occupied (2023)	2.154	92.0%		91.4%		91.5%								
Housing Units Owner-Occupied		72.1%		70.6%		69.6%								
Housing Units Renter-Occupied		27.9%		29.4%		30.4%								
Housing Units Vacant (2023)	186	8.0%	574	8.6%	1,759	8.5%								
Household Size (2023)														
Total Households	2,154		6,135		18,953									
1 Person Households	286	13.3%	1,161	18.9%	4,972	26.2%								
2 Person Households	853	39.6%	2,407	39.2%	6,879	36.3%								
3 Person Households	423	19.6%	1,087	17.7%	2,988	15.8%								
4 Person Households	319	14.8%	767	12.5%	2,222	11.7%								
5 Person Households	190	8.8%	478	7.8%	1,229	6.5%								
6 Person Households	62	2.9%	162	2.6%	447	2.4%								
7 or More Person Households	21	1.0%	74	1.2%	216	1.1%								
Household Income Distribution (2023)														
HH Income \$200,000 or More	348	16.1%	875	14.3%	2,636	13.9%								
HH Income \$150,000 to \$199,999	386	17.9%	946	15.4%	2,086	11.0%								
HH Income \$125,000 to \$149,999	181	8.4%	526	8.6%	1,579	8.3%								
HH Income \$100,000 to \$124,999	185	8.6%	640	10.4%	2,459	13.0%								
HH Income \$75,000 to \$99,999	237	11.0%	950	15.5%	2,639	13.9%								
HH Income \$50,000 to \$74,999	418	19.4%	977	15.9%	3,066	16.2%								
HH Income \$35,000 to \$49,999	162	7.5%	428	7.0%	1,398	7.4%								
HH Income \$25,000 to \$34,999	84	3.9%	326	5.3%	1,206	6.4%								
HH Income \$15,000 to \$24,999	51	2.4%	191	3.1%	854	4.5%								
HH Income \$10,000 to \$14,999	18	0.9%	84	1.4%	189	1.0%								
HH Income Under \$10,000	85	3.9%	192	3.1%	841	4.4%								
Household Vehicles (2023)														
Households 0 Vehicles Available	49	2.3%	243	4.0%	840	4.4%								
Households 1 Vehicle Available	437	20.3%	1,654	27.0%	5,611	29.6%								
Households 2 Vehicles Available		52.0%	-	43.5%		45.7%								
Households 3 or More Vehicles Available		25.5%		25.6%		20.3%								
Total Vehicles Available	4,587		12,586		36,393									
Average Vehicles per Household	2.1		2.1		1.9									
Owner-Occupied Household Vehicles		77.0%	-	77.6%		75.5%								
Average Vehicles per Owner-Occupied Household	2.3		2.3		2.1									
Renter-Occupied Household Vehicles		23.0%		22.4%	-	24.5%								
Average Vehicles per Renter-Occupied Household Travel Time (2023)	1.8		1.6		1.5									
Worker Base Age 16 years or Over	3,564		9,546		27,950									
Travel to Work in 14 Minutes or Less		11.4%	9,546	9.5%		16.1%								
Travel to Work in 15 to 29 Minutes		32.2%		32.0%		32.7%								
Travel to Work in 30 to 59 Minutes		32.2%		32.6%		29.6%								
Travel to Work in 60 Minutes or More		10.1%	876	9.2%		6.6%								
Work at Home		13.8%		9.2% 16.7%		15.1%								
Average Minutes Travel to Work	28.9	13.070	29.0	10.770	25.5	13.170								

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2010-2020 Census, 2023 Estimates with 2028 Projections Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.8113/-80.2386

Coconut Crossing	5 min drive		ive 10 min dr		10 min drive 15 m		15 min d	rive
	time		time		time			
Transportation To Work (2023)								
Worker Base Age 16 years or Over	3,564		9,546		27,950			
Drive to Work Alone	2,791	78.3%	7,079	74.2%	20,599	73.7%		
Drive to Work in Carpool	174	4.9%	609	6.4%	2,282	8.2%		
Travel to Work by Public Transportation	8	0.2%	32	0.3%	117	0.4%		
Drive to Work on Motorcycle	7	0.2%	19	0.2%	68	0.2%		
Bicycle to Work	3	-	7	-	165	0.6%		
Walk to Work	45	1.3%	93	1.0%	174	0.6%		
Other Means	44	1.2%	111	1.2%	329	1.2%		
Work at Home	492	13.8%	1,595	16.7%	4,215	15.1%		
Daytime Demographics (2023)								
Total Businesses	324		918		3,738			
Total Employees	1,250		4,675		19,820			
Company Headquarter Businesses	5	1.7%	15	1.6%	75	2.0%		
Company Headquarter Employees	64	5.1%	331	7.1%	1,786	9.0%		
Employee Population per Business		to 1		to 1		to 1		
Residential Population per Business	19.1	to 1	18.8	to 1	13.4	to 1		
Adj. Daytime Demographics Age 16 Years or Over	2,919		9,831		34,185			
Labor Force								
Labor Population Age 16 Years or Over (2023)	5,233		14,704		42,340			
Labor Force Total Males (2023)	2,644	50.5%	7,344	49.9%		49.3%		
Male Civilian Employed	1,859	70.3%	5,077	69.1%	14,614	70.0%		
Male Civilian Unemployed	51	1.9%	127	1.7%	347	1.7%		
Males in Armed Forces	-	-	2	-	25			
Males Not in Labor Force	734	27.8%		29.1%		28.2%		
Labor Force Total Females (2023)		49.5%	7,360	50.1%		50.7%		
Female Civilian Employed	1,705	65.9%	4,469	60.7%	13,336	62.2%		
Female Civilian Unemployed	6	0.2%	52	0.7%	275	1.3%		
Females in Armed Forces	-	-	-	-	-	-		
Females Not in Labor Force		33.9%		38.6%		36.6%		
Unemployment Rate	57	1.1%	178	1.2%	623	1.5%		
Occupation (2023)								
Occupation Population Age 16 Years or Over	3,564		9,546		27,950			
Occupation Total Males		52.2%		53.2%		52.3%		
Occupation Total Females		47.8%		46.8%		47.7%		
Management, Business, Financial Operations	646	-		19.1%		18.2%		
Professional, Related	899	20.270		23.2%		23.5%		
Service	548	15.4%		16.7%	5,201			
Sales, Office	875	24.5%		22.3%		21.7%		
Farming, Fishing, Forestry	-	-	1 050	-	67	0.2%		
Construction, Extraction, Maintenance	345	9.7%		11.0%	2,588			
Production, Transport, Material Moving	251	7.0%	740	7.8%	2,374			
White Collar Workers		67.9%		64.5%	17,720			
Blue Collar Workers	1,144	32.1%	3,38/	35.5%	10,230	36.6%		

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2010-2020 Census, 2023 Estimates with 2028 Projections Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.8113/-80.2386

Coconut Crossing		5 min drive time								
Units In Structure (2023)										
Total Units	2,154		6,135		18,953					
1 Detached Unit	1,522	70.7%	4,265	69.5%	11,410	60.2%				
1 Attached Unit	110	5.1%	357	5.8%	2,005	10.6%				
2 Units	144	6.7%	218	3.6%	741	3.9%				
3 to 4 Units	60	2.8%	170	2.8%	808	4.3%				
5 to 9 Units	69	3.2%	293	4.8%	819	4.3%				
10 to 19 Units	83	3.9%	263	4.3%	714	3.8%				
20 to 49 Units	66	3.1%	197	3.2%	718	3.8%				
50 or More Units	85	3.9%	331	5.4%	969	5.1%				
Mobile Home or Trailer	15	0.7%	41	0.7%	766	4.0%				
Other Structure	-			-	3	-				
Homes Built By Year (2023)										
Homes Built 2014 or later	42	1.8%	74	1.1%	161	0.8%				
Homes Built 2010 to 2013	111	4.7%	365	5.4%	1,044	5.0%				
Homes Built 2000 to 2009	1,013	43.3%	2,386	35.6%	5,119	24.7%				
Homes Built 1990 to 1999	625	26.7%	1,810	27.0%	4,840	23.4%				
Homes Built 1980 to 1989	187	8.0%	943	14.1%	4,413	21.3%				
Homes Built 1970 to 1979	83	3.5%	320	4.8%	1,892	9.1%				
Homes Built 1960 to 1969	37	1.6%	100	1.5%	985	4.8%				
Homes Built 1950 to 1959	19	0.8%	59	0.9%	253	1.2%				
Homes Built 1940 to 1949	23	1.0%	39	0.6%	86	0.4%				
Homes Built Before 1939	15	0.6%	41	0.6%	159	0.8%				
Median Age of Homes	27.2	yrs	28.8	yrs	33.1	yrs				
Home Values (2023)										
Owner Specified Housing Units	1,553		4,331		13,201					
Home Values \$1,000,000 or More	44	2.9%	121	2.8%	611	4.6%				
Home Values \$750,000 to \$999,999	115	7.4%	341	7.9%	699	5.3%				
Home Values \$500,000 to \$749,999		13.8%		18.6%		15.4%				
Home Values \$400,000 to \$499,999		32.5%		25.2%		17.8%				
Home Values \$300,000 to \$399,999		27.0%		26.3%		26.3%				
Home Values \$250,000 to \$299,999	91	5.8%	314			11.1%				
Home Values \$200,000 to \$249,999	53	3.4%	170	3.9%	968	7.3%				
Home Values \$175,000 to \$199,999	13	0.8%	55	1.3%	242	1.8%				
Home Values \$150,000 to \$174,999	22	1.4%	78	1.8%	221	1.7%				
Home Values \$125,000 to \$149,999	10	0.7%	31	0.7%	199	1.5%				
Home Values \$100,000 to \$124,999	7	0.5%	24	0.5%	127	1.0%				
Home Values \$90,000 to \$99,999	2	0.1%	5	0.1%	22	0.2%				
Home Values \$80,000 to \$89,999	2	0.1%	8	0.2%	27	0.2%				
Home Values \$70,000 to \$79,999	2	0.1%	7	0.2%	28	0.2%				
Home Values \$60,000 to \$69,999 Home Values \$50,000 to \$59,999	2	0.1% 0.9%	7 29	0.2%	34 83	0.3%				
Home Values \$35,000 to \$39,999 Home Values \$35,000 to \$49,999	14	0.9% 1.1%	33	0.7% 0.8%	154	0.6% 1.2%				
Home Values \$25,000 to \$34,999	7	0.5%	18	0.8%	105	0.8%				
Home Values \$25,000 to \$24,999 Home Values \$10,000 to \$24,999	2	0.5%	10	0.4%	163	1.2%				
Home Values Under \$10,000	10	0.1%	40	0.2%	202	1.2%				
Owner-Occupied Median Home Value	\$425,728	0.770	40 \$435,956	0.570	\$386,453	1.570				
Renter-Occupied Median Rent	\$1,536		\$1,620		\$1,510					

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2010-2020 Census, 2023 Estimates with 2028 Projections Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.8113/-80.2386

Coconut Crossing	5 min dr time		10 min d time		15 min d time	
Total Annual Consumer Expenditure (2023)						
Total Household Expenditure	\$168.04 M		\$516.79 M		\$1.59 B	
Total Non-Retail Expenditure	\$89.02 M		\$273.58 M		\$840.63 M	
Total Retail Expenditure	\$79.02 M		\$243.21 M		\$746.35 M	
Apparel	\$6.05 M		\$18.53 M		\$56.64 M	
Contributions	\$5.83 M		\$17.8 M		\$54.85 M	
Education	\$5.71 M		\$17.11 M		\$52.05 M	
Entertainment	\$9.8 M		\$30.01 M		\$91.79 M	
Food and Beverages	\$24.34 M		\$75.09 M		\$230.62 M	
Furnishings and Equipment	\$6.07 M		\$18.59 M		\$56.83 M	
Gifts	\$4.42 M		\$13.41 M		\$41.57 M	
Health Care	\$13.73 M		\$42.63 M		\$131.46 M	
Household Operations	\$6.74 M		\$20.67 M		\$63.46 M	
Miscellaneous Expenses	\$3.2 M		\$9.84 M		\$30.26 M	
Personal Care	\$2.25 M		\$6.95 M		\$21.31 M	
Personal Insurance	\$1.28 M		\$3.89 M		\$11.84 M	
Reading	\$370.12 K		\$1.14 M		\$3.51 M	
Shelter	\$35.22 M		\$108.31 M		\$332.75 M	
Tobacco	\$868.7 K		\$2.74 M		\$8.56 M	
Transportation	\$30.49 M		\$93.82 M		\$287.54 M	
Utilities	\$11.67 M		\$36.26 M		\$111.95 M	
Monthly Household Consumer Expenditure (2023)						
Total Household Expenditure	\$6,500		\$7,019		\$6,978	
Total Non-Retail Expenditure	\$3,444	53.0%	\$3,716	52.9%	\$3,696	53.0%
Total Retail Expenditures	\$3,057	47.0%	\$3,303	47.1%	\$3,282	47.0%
Apparel	\$234	3.6%	\$252	3.6%	\$249	3.6%
Contributions	\$226	3.5%	\$242	3.4%	\$241	3.5%
Education	\$221	3.4%	\$232	3.3%	\$229	3.3%
Entertainment	\$379	5.8%	\$408	5.8%	\$404	5.8%
Food and Beverages	\$942	14.5%	\$1,020	14.5%	\$1,014	14.5%
Furnishings and Equipment	\$235	3.6%	\$253	3.6%	\$250	3.6%
Gifts	\$171	2.6%	\$182	2.6%	\$183	2.6%
Health Care	\$531	8.2%	\$579	8.2%	\$578	8.3%
Household Operations	\$261	4.0%	\$281	4.0%	\$279	4.0%
Miscellaneous Expenses	\$124	1.9%	\$134	1.9%	\$133	1.9%
Personal Care	\$87	1.3%	\$94	1.3%	\$94	1.3%
Personal Insurance	\$50	0.8%	\$53	0.8%	\$52	0.7%
Reading	\$14	0.2%	\$15	0.2%	\$15	0.2%
Shelter	\$1,362	21.0%	\$1,471	21.0%	\$1,463	21.0%
Tobacco	\$34	0.5%	\$37	0.5%	\$38	0.5%
Transportation	\$1,179	18.1%	\$1,274	18.2%	\$1,264	18.1%
Utilities	\$451	6.9%	\$492	7.0%	\$492	7.1%

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