

# Summary Report

Flamingo Pines Shopping Center  
Pines Blvd at Flamingo Rd - Pembroke Pines, FL

**WEINGARTEN REALTY**  
Real Estate for Everyday Retail

Longitude: -80.31359

Latitude: 26.00589

Key Variables	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	20,075	75,286	145,423	388,978
Average Household Income	\$49,829	\$70,937	\$79,382	\$80,286

Population				
2023 Population	20,701	79,748	154,369	404,893
2018 Population	20,075	75,286	145,423	388,978
2010 Population	18,030	63,207	122,010	342,961
2000 Population	18,152	49,704	97,683	279,664
Absolute Growth 2010 to 2018	11.34%	19.11%	19.19%	13.42%
Projected Growth 2018 to 2023	3.12%	5.93%	6.15%	4.09%

Race & Ethnicity				
% White	33.52%	28.00%	28.60%	24.06%
% Black	16.72%	23.49%	24.24%	24.12%
% Asian	4.51%	5.13%	5.28%	4.51%
% Other	1.60%	2.42%	2.47%	2.14%
% Hispanic	43.65%	40.97%	39.41%	45.17%

Income & Education				
Median Household Income	\$38,098	\$55,629	\$62,613	\$62,663
Average Household Income	\$49,829	\$70,937	\$79,382	\$80,286
% College Graduates	33.94%	46.45%	48.73%	43.77%

Age				
Median Age	53.4	41.9	40.8	39.0
% Age < 18	16.44%	21.66%	21.91%	22.67%
% Age 65 +	38.33%	21.63%	18.28%	14.91%

Households & Housing				
Households	10,414	31,377	55,472	132,811
Average Household Size	1.93	2.40	2.62	2.92
Median Housing Value	\$210,195	\$346,743	\$420,503	\$434,753
% Owner Occupied Housing	57.32%	60.33%	64.85%	67.66%
% Renter Occupied Housing	30.37%	29.23%	25.13%	24.33%
% Vacant Housing	12.31%	10.44%	10.02%	8.01%

Workplace & Workers				
Number of Businesses	1,176	2,334	4,193	8,532
Total Number of Employees (FTE)	16,514	32,123	60,757	107,546
% White Collar	69.14%	74.86%	75.41%	70.63%
% Blue Collar	30.86%	25.14%	24.59%	29.37%