

Summary Report

Embassy Lakes Shopping Center
Hiatus Rd at Sheridan St - Cooper City, FL

WEINGARTEN REALTY

Real Estate for Everyday Retail

Longitude: -80.295862

Latitude: 26.030825

Key Variables	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	18,487	56,649	136,597	352,425
Average Household Income	\$106,588	\$94,268	\$84,647	\$87,140

Population				
2024 Population	18,508	57,238	143,319	370,539
2019 Population	18,487	56,649	136,597	352,425
2010 Population	17,211	52,486	116,733	300,896
2000 Population	17,917	52,673	108,155	253,713
Absolute Growth 2010 to 2019	7.41%	7.93%	17.02%	17.13%
Projected Growth 2019 to 2024	0.11%	1.04%	4.92%	5.14%

Race & Ethnicity				
% White	53.77%	45.28%	38.85%	33.42%
% Black	6.74%	12.42%	18.41%	22.51%
% Asian	4.66%	4.88%	5.07%	4.87%
% Other	2.51%	2.51%	2.42%	2.62%
% Hispanic	32.32%	34.92%	35.25%	36.58%

Income & Education				
Median Household Income	\$88,199	\$73,475	\$65,202	\$66,744
Average Household Income	\$106,588	\$94,268	\$84,647	\$87,140
% College Graduates	57.68%	50.44%	45.34%	44.12%

Age				
Median Age	44.8	42.1	42.1	39.8
% Age < 18	17.99%	19.96%	20.48%	21.79%
% Age 65 +	19.35%	17.87%	19.75%	16.42%

Households & Housing				
Households	6,719	21,103	52,781	126,860
Average Household Size	2.75	2.68	2.58	2.76
Median Housing Value	\$548,528	\$475,902	\$446,806	\$448,535
% Owner Occupied Housing	83.00%	74.19%	66.24%	67.53%
% Renter Occupied Housing	12.17%	18.98%	24.59%	24.11%
% Vacant Housing	4.83%	6.83%	9.17%	8.36%

Workplace & Workers				
Number of Businesses	376	2,321	4,521	9,433
Total Number of Employees (FTE)	4,166	25,033	53,498	128,495
% White Collar	77.93%	73.21%	73.07%	71.16%
% Blue Collar	22.07%	26.79%	26.93%	28.84%