

# Summary Report

Pembroke Commons  
University Dr, N of Pines Blvd - Pembroke Pines, F

**WEINGARTEN REALTY**  
Real Estate for Everyday Retail

Longitude: -80.248956

Latitude: 26.015863

Key Variables	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	23,156	84,895	191,451	441,699
Average Household Income	\$70,698	\$66,327	\$67,025	\$68,395

Population				
2023 Population	23,957	88,346	200,472	459,242
2018 Population	23,156	84,895	191,451	441,699
2010 Population	20,602	74,939	166,015	390,458
2000 Population	17,730	68,277	152,527	359,835
Absolute Growth 2010 to 2018	12.40%	13.29%	15.32%	13.12%
Projected Growth 2018 to 2023	3.46%	4.06%	4.71%	3.97%

Race & Ethnicity				
% White	33.08%	28.27%	26.54%	29.25%
% Black	15.20%	25.12%	31.14%	31.98%
% Asian	4.08%	4.13%	3.64%	3.34%
% Other	2.02%	2.43%	2.94%	2.44%
% Hispanic	45.62%	40.04%	35.73%	32.99%

Income & Education				
Median Household Income	\$60,661	\$54,084	\$54,721	\$53,510
Average Household Income	\$70,698	\$66,327	\$67,025	\$68,395
% College Graduates	36.48%	35.23%	35.25%	37.04%

Age				
Median Age	39.1	38.6	38.1	38.8
% Age < 18	22.69%	23.02%	23.07%	22.75%
% Age 65 +	14.44%	14.95%	14.40%	15.85%

Households & Housing				
Households	8,225	29,771	66,474	159,486
Average Household Size	2.81	2.83	2.87	2.75
Median Housing Value	\$367,087	\$355,391	\$354,117	\$352,969
% Owner Occupied Housing	65.35%	63.36%	62.93%	62.05%
% Renter Occupied Housing	27.47%	27.60%	27.91%	28.55%
% Vacant Housing	7.18%	9.04%	9.16%	9.40%

Workplace & Workers				
Number of Businesses	502	1,655	4,077	11,468
Total Number of Employees (FTE)	5,118	17,798	50,637	158,162
% White Collar	63.80%	64.51%	64.27%	65.33%
% Blue Collar	36.20%	35.49%	35.73%	34.67%