

# Extended Demographic Report - PopStats

2020 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval

Dec 5, 2023



Latitude: 26.24533 Longitude: -80.188758

Coconut Creek Plaza Coconut Creek, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
<b>Population</b>	Current Year Estimated Population	15,431	141,617	403,593
	Population Est 23Q1	15,460	141,507	403,265
	Population Est 22Q4	15,366	140,956	402,536
	Population Est 22Q3	15,423	140,877	402,032
	Population Est 22Q2	15,436	140,987	401,962
	Population Est 22Q1	15,704	140,781	401,342
	Population Est 21Q4	15,736	140,380	400,920
	Population Est 21Q3	15,723	139,933	400,255
	Population Est 21Q2	15,726	139,833	400,244
	Population Fcst	15,637	148,966	407,595
	2010 Census Population	15,942	101,897	300,257
	2000 Census Population	15,720	99,438	296,290
	1990 Census Population	14,075	80,578	238,831
	Current Year Daytime Population	20,336	132,798	394,906
	Average Seasonal Population	2,408	19,411	30,373
	Historical Annual Growth, 1990 – 2000	1.11%	2.13%	2.18%
	Historical Annual Growth, 2000 – 2010	0.14%	0.24%	0.13%
	Estimated Annual Growth, 2010 – CY	-0.25%	2.52%	2.26%
	Projected Annual Growth, CY to Y5	0.27%	1.02%	0.20%
	Group Qtrs Est	50	2,223	4,217
Transient Est Average Last 4 Qtrs	0	1,916	17,361	
<b>Households</b>	Current Year Estimated Households	7,284	56,683	154,184
	Households Est 23Q1	7,304	56,621	154,031
	Households Est 22Q4	7,258	56,371	153,706
	Households Est 22Q3	7,285	56,344	153,527
	Households Est 22Q2	7,292	56,391	153,506
	Households Est 22Q1	7,598	56,462	153,415
	Households Est 21Q4	7,616	56,273	153,195
	Households Est 21Q3	7,611	56,082	152,922
	Households Est 21Q2	7,609	56,047	152,914
	Households Fcst	7,293	60,002	156,402
	2010 Census Households	8,263	42,449	115,734
	2000 Census Households	8,131	42,944	117,107
	1990 Census Households	7,084	35,525	98,900
	Historical Annual Growth, 1990 – 2000	1.39%	1.91%	1.70%
	Historical Annual Growth, 2000 – 2010	0.16%	-0.12%	-0.12%
	Estimated Annual Growth, 2010 – CY	-0.95%	2.21%	2.19%
	Projected Annual Growth, CY to Y5	0.02%	1.14%	0.29%
Population per Household	2.11	2.46	2.59	

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Coconut Creek Plaza Coconut Creek, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Income	HH Income \$500,000 or more	0.8%	0.6%	0.7%
	HH Income \$250,000 to \$499,999	0.9%	0.7%	0.9%
	HH Income \$200,000 to \$249,999	2.1%	1.6%	2.0%
	HH Income \$175,000 to \$199,999	1.6%	1.7%	2.6%
	HH Income \$150,000 to \$174,999	2.1%	3.0%	3.4%
	HH Income \$100,000 to 149,999	13.6%	14.7%	14.2%
	HH Income \$75,000 to 99,999	11.9%	13.5%	13.4%
	HH Income \$50,000 to 74,999	16.8%	18.8%	19.2%
	HH Income \$35,000 to 49,999	14.7%	14.9%	14.3%
	HH Income \$25,000 to 34,999	10.9%	9.8%	9.7%
	HH Income \$15,000 to 24,999	13.8%	10.2%	9.9%
	HH Income \$0 to 14,999	10.9%	10.4%	9.7%
	Average Household Income	\$100,733	\$74,067	\$76,813
	Median Household Income	\$49,762	\$56,170	\$57,974
	Per Capita Income	\$47,650	\$29,969	\$29,589
	2000 Average HH Income	\$48,835	\$50,102	\$51,690
	2000 Median HH Income	\$38,704	\$41,645	\$41,749
	Average Disposable Income	58,495	60,727	63,400
	Median Disposable Income	44,760	50,162	51,935
	Discretionary HH Income Over \$150,000	1.8%	0.3%	0.3%
	Discretionary HH Income \$125,000 to \$149,999	1.3%	1.4%	2.3%
	Discretionary HH Income \$100,000 to \$124,999	1.4%	2.4%	3.4%
	Discretionary HH Income \$75,000 to \$99,999	6.5%	6.1%	6.8%
	Discretionary HH Income \$50,000 to \$74,999	15.2%	16.8%	15.9%
	Discretionary HH Income \$25,000 to \$49,999	30.1%	31.0%	30.7%
	Discretionary HH Income Under \$25,000	43.7%	42.0%	40.6%
	Average Discretionary HH Income	37,887	37,581	39,439
	Median Discretionary HH Income	29,013	30,810	31,448
	Householder White – Count	4,270	26,154	65,209
	Median HH Income	\$52,449	\$57,169	\$62,765
	Average HH Income	\$68,135	\$68,999	\$75,182
	Householder Black or African-American – Count	1,328	13,178	39,360
	Median HH Income	\$51,061	\$56,746	\$54,661
	Average HH Income	\$60,101	\$65,119	\$64,250
Householder Hispanic – Count	1,214	11,786	34,360	
Median HH Income	\$43,583	\$52,550	\$54,011	
Average HH Income	\$53,587	\$64,225	\$64,646	
Householder Asian or Pacific Islander – Count	128	1,733	4,055	
Median HH Income	\$58,233	\$60,548	\$60,710	
Average HH Income	\$64,140	\$66,590	\$70,445	
Householder Other or Pacific Islander – Count	343	3,832	11,199	
Median HH Income	\$40,540	\$52,240	\$56,224	
Average HH Income	\$55,683	\$62,894	\$66,026	
Gender	Male Population	7,059	67,467	193,524
	Female Population	8,372	74,149	210,069

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Coconut Creek Plaza Coconut Creek, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
<b>Total Population by Age</b>	Count of Pop 0 to 4 years	735	7,346	22,125
	Count of Pop 0 to 7 years	1,047	10,194	30,898
	Count of Pop 5 - 13	1,245	13,292	41,287
	Count of Pop 14 - 18	506	6,251	19,640
	Count of Pop 19 - 22	511	6,279	19,419
	Count of Pop 22 - 25	400	4,704	14,261
	Count of Pop 25 - 29	873	8,405	24,055
	Count of Pop 30 - 34	1,009	9,370	26,734
	Count of Pop 35 - 39	989	9,696	28,221
	Count of Pop 40 - 44	947	9,176	27,223
	Count of Pop 45 - 59	2,774	26,475	79,086
	Count of Pop 60 - 74	3,109	26,140	69,029
	Count of Pop 75 - 84	1,617	10,310	23,386
	Count of Pop 85+	717	4,175	9,126
	% of Pop 0 to 4 years	4.8%	5.2%	5.5%
	% of Pop 0 to 7 years	6.8%	7.2%	7.7%
	% of Pop 5 - 13	8.1%	9.4%	10.2%
	% of Pop 14 - 18	3.3%	4.4%	4.9%
	% of Pop 19 - 22	3.3%	4.4%	4.8%
	% of Pop 22 - 25	2.6%	3.3%	3.5%
% of Pop 25 - 29	5.7%	5.9%	6.0%	
% of Pop 30 - 34	6.5%	6.6%	6.6%	
% of Pop 35 - 39	6.4%	6.8%	7.0%	
% of Pop 40 - 44	6.1%	6.5%	6.7%	
% of Pop 45 - 59	18.0%	18.7%	19.6%	
% of Pop 60 - 74	20.1%	18.5%	17.1%	
% of Pop 75 - 84	10.5%	7.3%	5.8%	
% of Pop 85+	4.6%	2.9%	2.3%	
Median Age	47.8	43.0	41.1	
Average Age	46.8	43.1	41.3	
<b>Male Population by Age</b>	% of Pop 0 to 4 years	5.2%	5.5%	5.8%
	% of Pop 5 - 13	8.7%	9.9%	10.8%
	% of Pop 14 - 18	3.6%	4.8%	5.2%
	% of Pop 19 - 22	3.8%	4.8%	5.1%
	% of Pop 22 - 25	3.1%	3.6%	3.8%
	% of Pop 25 - 29	6.3%	6.3%	6.3%
	% of Pop 30 - 34	6.9%	6.9%	6.7%
	% of Pop 35 - 39	6.6%	7.0%	7.0%
	% of Pop 40 - 44	6.2%	6.5%	6.7%
	% of Pop 45 - 59	18.1%	18.4%	19.4%
	% of Pop 75 - 84	9.2%	6.4%	5.2%
	% of Pop 60 - 74	18.9%	17.6%	16.5%
	% of Pop 85+	3.3%	2.1%	1.6%
Median Age	44.6	40.9	39.5	
Average Age	44.6	41.5	40.0	

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	% of Pop 35 - 39	6.2%	6.7%	7.0%
	% of Pop 40 - 44	6.1%	6.5%	6.8%
	% of Pop 45 - 59	17.9%	18.9%	19.8%
	% of Pop 60 - 74	21.2%	19.2%	17.7%
	% of Pop 75 - 84	11.6%	8.1%	6.4%
	% of Pop 85+	5.7%	3.7%	2.9%
	Median Age	50.5	44.9	42.6
Average Age	48.7	44.5	42.5	
Race	Count of White	7,806	53,177	145,333
	Count of Black or African-American	3,443	46,510	133,727
	Count of Asian or Pacific Islander	433	5,088	13,355
	Count of Other races	3,749	36,842	111,178
	White	50.6%	37.5%	36.0%
	Black or African American	22.3%	32.8%	33.1%
	Asian	2.8%	3.6%	3.3%
	Other Races	24.3%	26.0%	27.5%
Language Spoken	Speak English at Home	68.3%	63.7%	60.0%
	Speak Spanish at Home	20.9%	21.4%	22.9%
	Speak French or French Creole at Home	2.2%	6.8%	8.4%
	Speak German at Home	0.6%	0.3%	0.4%
	Speak Other Indo-European Languages at Home	3.7%	4.5%	5.2%
	Speak Russian and Other Slavic Languages at H	1.8%	0.8%	0.6%
	Speak Chinese at Home	1.2%	0.4%	0.3%
	Speak Korean at Home	0.0%	0.0%	0.1%
	Speak Vietnamese at Home	0.2%	0.7%	0.5%
	Speak Other Asian Languages at Home	0.4%	0.3%	0.4%
	Speak Tagalog and Other Pacific Languages at H	0.1%	0.2%	0.1%
	Speak Other Language at Home	0.7%	1.0%	1.0%
Hispanic	Hispanic Population	3,650	36,197	108,879
	Hispanic Population Percent	23.7%	25.6%	27.0%
	Mexican	6.2%	10.2%	12.3%
	Puerto Rican	16.2%	21.0%	19.0%
	Cuban	15.3%	11.5%	10.8%
	Dominican	4.0%	5.8%	5.1%
	Central American	9.0%	8.3%	13.0%
	South American	42.4%	36.8%	33.8%
	Other Hispanic	6.8%	6.5%	6.2%
	2000 Hispanic Population Percent	10%	14%	16%
	1990 Hispanic Population Percent	4%	7%	8%

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<b>Ancestry</b>	American (percent of total population)	5.1%	5.5%	4.2%
	American	4.9%	5.3%	4.1%
	Native American (ie. Indian/Eskimo)	0.1%	0.1%	0.1%
	Hawaiian/Pacific Islander	0.0%	0.0%	0.0%
	Asian (percent of total population)	2.7%	3.5%	3.2%
	Chinese	0.9%	0.6%	0.6%
	Japanese	0.0%	0.0%	0.1%
	Korean	0.0%	0.1%	0.1%
	South Central Asian (ie. Indian)	1.1%	1.6%	1.5%
	South East Asian (ie. Vietnamese)	0.5%	1.1%	0.9%
	Other Asian	0.2%	0.0%	0.1%
	European (percent of total population)	28.3%	19.8%	18.3%
	British	2.6%	2.3%	2.1%
	Dutch	0.5%	0.2%	0.2%
	French	0.9%	0.7%	0.7%
	German	4.0%	3.1%	3.0%
	Italian	6.5%	4.5%	4.3%
	Polish	2.5%	1.4%	1.3%
	Scandinavian	0.9%	0.5%	0.5%
	Scotch/Irish	4.2%	3.5%	3.5%
Other European (ie. Greek/Russian)	6.3%	3.6%	2.7%	
Middle Eastern	1.0%	0.6%	0.7%	
Other Ancestry	28.7%	35.4%	37.0%	
Unclassified Ancestry	10.4%	9.7%	9.6%	
<b>Education (Age 25+)</b>	Adult Population (25 Years or Older)	12,034	103,745	286,861
	Elementary (0 to 8)	5.4%	5.4%	5.7%
	Some High School (9 to 11)	5.1%	6.1%	7.0%
	High School Graduate (12)	28.8%	30.5%	30.4%
	Some College (13 to 16)	24.9%	20.9%	20.2%
	Associates Degree Only	8.8%	9.3%	9.5%
	Bachelors Degree Only	18.2%	18.8%	18.4%
	Graduate Degree	8.8%	9.0%	8.9%
	% College (4+)	26.9%	27.8%	27.3%
<b>Household Type</b>	Total Households – count	7,284	56,683	154,184
	One Person HHs – count	2,739	17,168	41,790
	Family HHs – count	4,046	35,406	101,927
	Married Couple – count	2,616	23,344	64,279
	w/own children – count	741	7,562	23,404
	w/out own children – count	1,875	15,782	40,875
	Male Householder – count	361	2,905	10,168
	Female Householder – count	1,070	9,158	27,481
	Non-Family Households – count	499	4,108	10,467
	1 Person Household	37.6%	30.3%	27.1%
	2 Person Household	33.1%	32.1%	31.1%
	3 Person Household	13.4%	15.7%	17.3%
	4 Person Household	9.6%	11.9%	13.5%
	5 Person Household	4.0%	5.7%	6.3%
	6 Person Household	1.4%	2.5%	2.8%
7+ Person Household	1.0%	1.8%	1.8%	
% Households With Children	17.0%	22.7%	26.5%	

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Coconut Creek Plaza Coconut Creek, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
<b>Housing</b>	Total Housing Units	8,393	65,359	171,108
	Owner Occupied Percent	54.6%	55.2%	54.2%
	Renter Occupied Percent	32.2%	31.6%	35.9%
	Vacant Housing Percent	13.2%	13.3%	9.9%
	Total Housing Units (Census 2000)	9,149	47,534	127,425
	For Rent (Census 2000)	16%	14%	20%
	For Sale (Census 2000)	21%	17%	19%
	Rented or Sold, (Census 2000)	4%	4%	6%
	Seasonal (Census 2014)	42%	45%	33%
	Other (Census 2000)	2%	3%	5%
<b>Homes Built By Year</b>	Homes Built 1990 to 2000	15%	19%	17%
	Homes Built 1980 to 1989	48%	36%	31%
	Homes Built 1970 to 1979	29%	35%	34%
	Homes Built 1960 to 1969	6%	7%	13%
	Homes Built 1950 to 1959	2%	2%	5%
	Homes Built 1940 to 1949	0%	0%	1%
	Homes Built Before 1939	0%	0%	0%
<b>Units in Structure</b>	1 Unit	26%	44%	50%
	2 - 9 Units	12%	14%	13%
	Greater than 10 Units	61%	39%	33%
	Mobilie Trailer	0%	4%	3%
	Other Units	0%	0%	0%
<b>Home Value (Owner Occupied)</b>	Property Value \$1,000,000 or more	0.5%	0.8%	2.3%
	Property Value \$750,000 to \$999,999	2.2%	1.0%	3.5%
	Property Value \$500,000 to \$749,999	10.0%	13.2%	17.6%
	Property Value \$400,000 to \$499,999	12.9%	16.8%	15.3%
	Property Value \$300,000, to \$399,999	13.6%	20.9%	18.7%
	Property Value \$200,000 to \$299,999	20.5%	22.2%	20.9%
	Property Value \$150,000 to \$199,999	12.6%	8.3%	7.1%
	Property Value \$100,000 to \$149,999	15.8%	8.4%	7.0%
	Property Value \$60,000 to \$99,999	8.0%	5.2%	3.7%
	Property Value \$40,000 to \$59,999	0.4%	1.1%	1.1%
	Property Value \$0 to \$39,999	3.4%	2.1%	2.4%
	Median Home Value	\$235,414	\$313,008	\$340,382
Median Rent	\$859	\$856	\$798	
<b>Wealth per Household</b>	\$0 and under - percent	17.9%	18.0%	18.3%
	\$1 to \$4999 - percent	9.3%	9.2%	9.4%
	\$5k to \$9999 - percent	4.8%	4.8%	4.9%
	\$10k to \$24999 - percent	6.5%	6.5%	6.6%
	\$25k to \$49999 - percent	6.8%	6.9%	6.9%
	\$50k to \$99999 - percent	10.3%	10.4%	10.3%
	\$100k to \$249999 - percent	18.1%	18.0%	17.8%
	\$250k to \$499999 - percent	12.8%	12.7%	12.5%
	\$500k+ - percent	13.6%	13.6%	13.3%
	Median HH Wealth	\$72,971	\$72,369	\$68,864
	Avg HH Wealth	\$227,439	\$226,999	\$223,289

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Coconut Creek Plaza Coconut Creek, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
<b>Economic Viability</b>	Economic Viability Local	228	235	233
	Economic Viability Indexed	228	235	233
<b>Occupation (Employed Civilians Age 16+)</b>	Employed Civilian Pop 16+ by Occupation	8,352	73,437	214,507
	Managerial/Executive	14.7%	14.2%	13.6%
	Professional Specialty	17.0%	18.2%	17.6%
	Healthcare Support	4.0%	3.7%	3.8%
	Sales	11.6%	11.7%	11.5%
	Office & Administrative Support	20.1%	15.3%	14.0%
	Protective Service	3.2%	2.5%	2.8%
	Food Preparation	4.6%	5.2%	5.7%
	Building Maintenance & Cleaning	3.7%	4.5%	5.9%
	Personal Care	2.1%	3.8%	3.1%
	Farming, Fishing, & Forestry	0.0%	0.2%	0.1%
	Construction	12.2%	9.8%	10.9%
	Production & Transportation	6.8%	10.7%	11.0%
	Percent White Collar Workers	67.4%	63.1%	60.4%
Percent Blue Collar Workers	32.6%	36.9%	39.6%	
<b>Employment by Industry (Employed Civilians Age 16+)</b>	Agriculture/Mining/Construction	9.9%	8.2%	9.4%
	Manufacturing	5.1%	4.6%	5.0%
	Transportation	6.3%	6.3%	6.1%
	Information	2.3%	2.2%	2.0%
	Wholesale/Retail	15.9%	18.1%	16.2%
	Finance, Insurance, Real Estate	5.6%	6.3%	6.6%
	Professional Services	5.4%	6.5%	6.8%
	Management Services	0.7%	0.2%	0.1%
	Administrative/Waste Services	7.6%	7.2%	7.6%
	Educational Services	21.2%	21.3%	20.1%
	Entertainment Services	10.3%	9.1%	10.4%
	Other Professional Services	5.5%	6.4%	6.1%
	Public Administration	4.1%	3.6%	3.6%
<b>Transportation To Work</b>	Drive to Work Alone	83.5%	82.2%	80.1%
	Drive to Work Carpool	11.3%	12.2%	13.3%
	Travel to Work by Public Transportation	0.9%	1.3%	1.7%
	Drive to Work on Motorcycle	0.1%	0.3%	0.2%
	Drive to Work on Bicycle	0.3%	0.4%	0.4%
	Walked to Work	1.3%	1.0%	1.2%
	Other Means	0.1%	0.5%	0.8%
	Work at Home	2.6%	2.2%	2.2%

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	Travel to Work in Less than 5 Minutes	0.6%	1.3%	1.5%
	Travel to Work in 5 to 9 Minutes	6.9%	6.8%	7.5%
	Travel to Work in 10 to 14 Minutes	10.8%	11.3%	12.3%
	Travel to Work in 15 to 19 Minutes	17.2%	15.4%	15.3%
	Travel to Work in 20 to 29 Minutes	24.6%	23.3%	23.2%
	Travel to Work in 30 to 44 Minutes	27.7%	28.1%	26.5%
	Travel to Work in 45 to 59 Minutes	7.4%	7.9%	7.8%
	Travel to Work in 60 Minutes or more	4.9%	5.8%	6.0%
	Average Travel Time to Work	25	26	26
Vehicles per HH	No Vehicles	10.6%	5.8%	6.5%
	1 Vehicle	51.3%	47.7%	42.8%
	2 Vehicles	27.4%	34.5%	36.6%
	3 or more vehicles	10.7%	12.0%	14.1%
		Average Number of Vehicles	1.41	1.56
Change	Births (last 12 months)	143	1,480	4,416
	Deaths (last 12 months)	235	1,612	3,920
	Migration (last 12 months)	85	803	1,242
Work place	Workplace Establishments	820	5,147	15,786
	Workplace Employees (FTE)	6,159	49,969	153,686