

Shops at Pembroke Gardens
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 26.00313
Longitude: -80.33701

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	13,568	113,526	307,279
2020 Total Population	16,843	128,352	332,989
2020 Group Quarters	0	130	597
2024 Total Population	17,009	130,649	335,960
2024 Group Quarters	0	134	634
2029 Total Population	16,893	132,446	335,923
2024-2029 Annual Rate	-0.14%	0.27%	0.00%
2024 Total Daytime Population	15,944	108,198	258,507
Workers	6,322	51,741	110,890
Residents	9,622	56,457	147,617
Household Summary			
2010 Households	6,709	41,193	104,295
2010 Average Household Size	2.02	2.76	2.94
2020 Total Households	8,030	46,677	114,678
2020 Average Household Size	2.10	2.75	2.90
2024 Households	8,091	47,952	116,527
2024 Average Household Size	2.10	2.72	2.88
2029 Households	8,037	48,962	117,610
2029 Average Household Size	2.10	2.70	2.85
2024-2029 Annual Rate	-0.13%	0.42%	0.19%
2010 Families	3,639	29,917	80,823
2010 Average Family Size	2.77	3.27	3.34
2024 Families	4,658	34,771	88,908
2024 Average Family Size	2.81	3.18	3.27
2029 Families	4,667	35,552	89,977
2029 Average Family Size	2.79	3.15	3.23
2024-2029 Annual Rate	0.04%	0.45%	0.24%
Housing Unit Summary			
2000 Housing Units	6,902	34,201	89,254
Owner Occupied Housing Units	72.9%	72.8%	74.0%
Renter Occupied Housing Units	14.8%	16.9%	18.8%
Vacant Housing Units	12.3%	10.4%	7.2%
2010 Housing Units	7,638	44,611	112,347
Owner Occupied Housing Units	67.4%	69.2%	70.4%
Renter Occupied Housing Units	20.5%	23.2%	22.5%
Vacant Housing Units	12.2%	7.7%	7.2%
2020 Housing Units	8,655	48,903	119,758
Owner Occupied Housing Units	59.7%	64.2%	66.2%
Renter Occupied Housing Units	33.1%	31.3%	29.5%
Vacant Housing Units	7.2%	4.7%	4.3%
2024 Housing Units	8,621	50,192	121,305
Owner Occupied Housing Units	62.1%	64.2%	66.8%
Renter Occupied Housing Units	31.8%	31.4%	29.3%
Vacant Housing Units	6.1%	4.5%	3.9%
2029 Housing Units	8,675	51,467	123,452
Owner Occupied Housing Units	64.2%	64.5%	67.4%
Renter Occupied Housing Units	28.4%	30.6%	27.9%
Vacant Housing Units	7.4%	4.9%	4.7%

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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2024 Households by Income			
Household Income Base	8,091	47,952	116,527
<\$15,000	23.8%	10.6%	8.1%
\$15,000 - \$24,999	9.7%	4.0%	4.0%
\$25,000 - \$34,999	5.8%	3.4%	4.4%
\$35,000 - \$49,999	11.9%	11.4%	9.8%
\$50,000 - \$74,999	14.2%	14.2%	14.9%
\$75,000 - \$99,999	10.4%	13.2%	14.1%
\$100,000 - \$149,999	10.3%	17.8%	17.9%
\$150,000 - \$199,999	7.5%	13.5%	13.2%
\$200,000+	6.5%	11.9%	13.6%
Average Household Income	\$76,294	\$113,368	\$120,325
2029 Households by Income			
Household Income Base	8,037	48,962	117,610
<\$15,000	21.9%	8.9%	6.6%
\$15,000 - \$24,999	8.7%	3.2%	2.9%
\$25,000 - \$34,999	4.2%	2.5%	3.2%
\$35,000 - \$49,999	9.6%	8.9%	7.5%
\$50,000 - \$74,999	14.9%	12.8%	13.1%
\$75,000 - \$99,999	10.5%	12.4%	13.5%
\$100,000 - \$149,999	11.1%	19.1%	19.3%
\$150,000 - \$199,999	10.7%	17.3%	17.1%
\$200,000+	8.3%	14.9%	16.8%
Average Household Income	\$91,106	\$133,190	\$141,201
2024 Owner Occupied Housing Units by Value			
Total	5,352	32,205	81,001
<\$50,000	0.7%	0.9%	1.5%
\$50,000 - \$99,999	7.9%	1.8%	1.7%
\$100,000 - \$149,999	12.9%	4.5%	3.3%
\$150,000 - \$199,999	8.6%	4.6%	2.8%
\$200,000 - \$249,999	8.1%	3.4%	2.6%
\$250,000 - \$299,999	5.1%	3.4%	3.1%
\$300,000 - \$399,999	9.3%	13.5%	15.7%
\$400,000 - \$499,999	14.1%	24.8%	25.6%
\$500,000 - \$749,999	15.4%	33.1%	32.1%
\$750,000 - \$999,999	3.7%	5.9%	7.9%
\$1,000,000 - \$1,499,999	8.9%	2.8%	2.2%
\$1,500,000 - \$1,999,999	0.7%	0.3%	0.5%
\$2,000,000 +	4.5%	1.0%	1.0%
Average Home Value	\$519,897	\$513,208	\$523,515
2029 Owner Occupied Housing Units by Value			
Total	5,569	33,221	83,186
<\$50,000	0.4%	0.5%	0.8%
\$50,000 - \$99,999	4.2%	0.9%	0.9%
\$100,000 - \$149,999	4.1%	1.6%	0.9%
\$150,000 - \$199,999	1.9%	2.5%	1.2%
\$200,000 - \$249,999	5.0%	2.2%	1.6%
\$250,000 - \$299,999	3.4%	2.8%	2.2%
\$300,000 - \$399,999	10.2%	9.4%	11.1%
\$400,000 - \$499,999	21.5%	24.8%	26.8%
\$500,000 - \$749,999	19.3%	41.2%	39.6%
\$750,000 - \$999,999	4.9%	7.5%	10.0%
\$1,000,000 - \$1,499,999	11.6%	3.7%	2.6%
\$1,500,000 - \$1,999,999	1.2%	0.6%	0.7%
\$2,000,000 +	12.2%	2.3%	1.6%
Average Home Value	\$768,985	\$596,526	\$588,745

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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Median Household Income			
2024	\$48,145	\$85,322	\$88,978
2029	\$57,411	\$102,271	\$105,637
Median Home Value			
2024	\$372,088	\$472,205	\$475,289
2029	\$496,372	\$532,380	\$528,399
Per Capita Income			
2024	\$35,506	\$41,640	\$41,708
2029	\$42,500	\$49,270	\$49,404
Median Age			
2010	52.8	38.0	37.2
2020	54.4	41.5	40.8
2024	55.3	42.0	41.5
2029	56.9	42.9	42.3
2020 Population by Age			
Total	16,843	128,352	332,989
0 - 4	3.3%	4.7%	4.8%
5 - 9	4.0%	5.6%	5.8%
10 - 14	4.2%	6.5%	6.8%
15 - 24	8.6%	12.4%	13.0%
25 - 34	8.7%	12.1%	12.1%
35 - 44	10.4%	13.4%	13.4%
45 - 54	11.7%	14.6%	14.9%
55 - 64	14.9%	13.5%	13.8%
65 - 74	14.9%	9.1%	8.8%
75 - 84	12.6%	5.5%	4.7%
85 +	6.8%	2.6%	2.0%
18 +	86.0%	79.2%	78.5%
2024 Population by Age			
Total	17,010	130,649	335,958
0 - 4	3.2%	4.6%	4.6%
5 - 9	3.6%	5.3%	5.3%
10 - 14	3.8%	5.8%	6.1%
15 - 24	8.4%	11.8%	12.6%
25 - 34	9.5%	12.7%	12.6%
35 - 44	10.2%	13.8%	13.7%
45 - 54	10.9%	13.8%	14.4%
55 - 64	14.1%	13.3%	13.7%
65 - 74	16.0%	9.9%	9.6%
75 - 84	13.3%	6.1%	5.3%
85 +	7.1%	2.7%	2.2%
18 +	87.0%	80.8%	80.2%
2029 Population by Age			
Total	16,892	132,446	335,923
0 - 4	3.2%	4.6%	4.6%
5 - 9	3.2%	4.8%	4.9%
10 - 14	3.4%	5.4%	5.5%
15 - 24	7.8%	10.6%	11.2%
25 - 34	9.8%	13.5%	13.8%
35 - 44	9.9%	14.0%	13.6%
45 - 54	10.4%	13.0%	13.3%
55 - 64	12.4%	12.7%	13.2%
65 - 74	16.4%	11.1%	11.0%
75 - 84	15.3%	7.2%	6.4%
85 +	8.2%	3.1%	2.4%
18 +	88.0%	82.0%	81.7%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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2020 Population by Sex			
Males	7,254	59,610	156,234
Females	9,589	68,742	176,755
2024 Population by Sex			
Males	7,456	61,822	160,535
Females	9,553	68,827	175,425
2029 Population by Sex			
Males	7,390	62,482	159,921
Females	9,503	69,964	176,002
2010 Population by Race/Ethnicity			
Total	13,567	113,526	307,279
White Alone	76.1%	64.1%	67.0%
Black Alone	13.1%	21.5%	20.6%
American Indian Alone	0.2%	0.2%	0.2%
Asian Alone	4.5%	6.6%	5.0%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	3.4%	4.1%	4.0%
Two or More Races	2.6%	3.3%	3.2%
Hispanic Origin	43.3%	43.3%	47.9%
Diversity Index	69.4	76.3	75.2
2020 Population by Race/Ethnicity			
Total	16,843	128,352	332,989
White Alone	34.0%	29.0%	30.2%
Black Alone	14.1%	21.1%	19.3%
American Indian Alone	0.3%	0.3%	0.3%
Asian Alone	5.0%	7.2%	5.8%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	11.1%	10.4%	10.7%
Two or More Races	35.4%	32.0%	33.6%
Hispanic Origin	57.0%	50.5%	53.9%
Diversity Index	85.9	87.7	87.1
2024 Population by Race/Ethnicity			
Total	17,009	130,648	335,959
White Alone	32.2%	27.2%	28.7%
Black Alone	13.9%	21.1%	19.2%
American Indian Alone	0.3%	0.3%	0.3%
Asian Alone	5.1%	7.3%	6.0%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	11.3%	10.7%	10.9%
Two or More Races	37.1%	33.4%	35.0%
Hispanic Origin	59.2%	52.4%	55.6%
Diversity Index	85.7	87.6	87.0
2029 Population by Race/Ethnicity			
Total	16,893	132,446	335,924
White Alone	30.4%	25.6%	27.2%
Black Alone	13.6%	20.8%	18.8%
American Indian Alone	0.3%	0.3%	0.3%
Asian Alone	5.3%	7.4%	6.2%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	11.5%	11.0%	11.1%
Two or More Races	38.8%	34.9%	36.4%
Hispanic Origin	61.4%	54.5%	57.5%
Diversity Index	85.4	87.5	86.8

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

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2020 Population by Relationship and Household Type			
Total	16,843	128,352	332,989
In Households	100.0%	99.9%	99.8%
Householder	46.8%	36.4%	34.4%
Opposite-Sex Spouse	18.5%	18.6%	18.0%
Same-Sex Spouse	0.1%	0.2%	0.2%
Opposite-Sex Unmarried Partner	1.8%	1.9%	2.1%
Same-Sex Unmarried Partner	0.1%	0.1%	0.1%
Biological Child	22.0%	29.4%	30.4%
Adopted Child	0.3%	0.4%	0.4%
Stepchild	0.9%	1.3%	1.3%
Grandchild	1.5%	1.9%	2.3%
Brother or Sister	1.4%	1.5%	1.5%
Parent	2.3%	2.7%	3.0%
Parent-in-law	0.6%	0.9%	0.9%
Son-in-law or Daughter-in-law	0.5%	0.5%	0.6%
Other Relatives	1.3%	2.0%	2.2%
Foster Child	0.0%	0.0%	0.0%
Other Nonrelatives	1.8%	2.0%	2.3%
In Group Quarters	0.0%	0.1%	0.2%
Institutionalized	0.0%	0.1%	0.2%
Noninstitutionalized	0.0%	0.0%	0.0%
2024 Population 25+ by Educational Attainment			
Total	13,778	94,652	239,796
Less than 9th Grade	3.0%	2.5%	3.1%
9th - 12th Grade, No Diploma	2.4%	2.6%	3.5%
High School Graduate	31.4%	24.7%	24.0%
GED/Alternative Credential	2.5%	2.2%	2.6%
Some College, No Degree	10.4%	13.3%	13.9%
Associate Degree	10.5%	11.4%	11.9%
Bachelor's Degree	25.1%	26.8%	25.6%
Graduate/Professional Degree	14.6%	16.4%	15.4%
2024 Population 15+ by Marital Status			
Total	15,200	110,128	282,113
Never Married	26.6%	34.7%	33.4%
Married	53.3%	50.6%	51.6%
Widowed	9.5%	5.2%	4.6%
Divorced	10.6%	9.5%	10.4%
2024 Civilian Population 16+ in Labor Force			
Civilian Population 16+	7,679	77,613	196,607
Population 16+ Employed	96.9%	97.0%	97.5%
Population 16+ Unemployment rate	3.1%	3.0%	2.5%
Population 16-24 Employed	9.2%	10.4%	10.9%
Population 16-24 Unemployment rate	10.3%	10.7%	7.2%
Population 25-54 Employed	60.4%	62.5%	62.7%
Population 25-54 Unemployment rate	1.7%	2.1%	2.0%
Population 55-64 Employed	19.2%	18.2%	18.7%
Population 55-64 Unemployment rate	0.9%	1.5%	1.3%
Population 65+ Employed	11.2%	8.9%	7.8%
Population 65+ Unemployment rate	7.7%	2.7%	2.1%

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2024 Employed Population 16+ by Industry			
Total	7,441	75,285	191,731
Agriculture/Mining	0.3%	0.3%	0.3%
Construction	7.1%	5.1%	5.9%
Manufacturing	3.9%	5.2%	5.2%
Wholesale Trade	3.1%	3.1%	2.9%
Retail Trade	12.0%	11.8%	11.4%
Transportation/Utilities	8.3%	7.5%	8.4%
Information	2.4%	3.1%	2.7%
Finance/Insurance/Real Estate	9.2%	8.1%	8.4%
Services	46.2%	48.5%	48.5%
Public Administration	7.6%	7.3%	6.3%
2024 Employed Population 16+ by Occupation			
Total	7,441	75,286	191,732
White Collar	74.4%	72.8%	70.2%
Management/Business/Financial	21.0%	22.7%	22.6%
Professional	26.1%	27.9%	25.4%
Sales	15.1%	10.1%	10.6%
Administrative Support	12.1%	12.2%	11.6%
Services	11.0%	13.4%	14.2%
Blue Collar	14.6%	13.8%	15.6%
Farming/Forestry/Fishing	0.2%	0.1%	0.1%
Construction/Extraction	4.1%	3.0%	3.5%
Installation/Maintenance/Repair	2.1%	3.2%	3.0%
Production	1.2%	1.6%	2.0%
Transportation/Material Moving	7.0%	6.0%	6.9%
2020 Households by Type			
Total	8,030	46,677	114,678
Married Couple Households	40.0%	51.5%	52.9%
With Own Children <18	12.2%	21.5%	22.6%
Without Own Children <18	27.8%	30.0%	30.3%
Cohabiting Couple Households	4.1%	5.6%	6.4%
With Own Children <18	1.3%	2.0%	2.6%
Without Own Children <18	2.8%	3.6%	3.8%
Male Householder, No Spouse/Partner	14.6%	12.9%	12.6%
Living Alone	10.4%	7.4%	6.7%
65 Years and over	5.5%	2.6%	2.1%
With Own Children <18	0.8%	1.6%	1.6%
Without Own Children <18, With Relatives	2.6%	2.9%	3.2%
No Relatives Present	0.9%	1.0%	1.0%
Female Householder, No Spouse/Partner	41.3%	30.0%	28.1%
Living Alone	26.9%	14.4%	11.5%
65 Years and over	21.2%	8.7%	6.4%
With Own Children <18	3.4%	5.7%	6.2%
Without Own Children <18, With Relatives	9.8%	9.0%	9.4%
No Relatives Present	1.3%	0.9%	0.9%
2020 Households by Size			
Total	8,030	46,677	114,678
1 Person Household	37.2%	21.8%	18.2%
2 Person Household	32.1%	29.6%	28.1%
3 Person Household	14.4%	19.6%	20.8%
4 Person Household	9.8%	17.5%	19.5%
5 Person Household	4.2%	7.4%	8.4%
6 Person Household	1.4%	2.7%	3.2%
7 + Person Household	0.9%	1.4%	1.8%

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September 23, 2024

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2020 Households by Tenure and Mortgage Status			
Total	8,030	46,677	114,678
Owner Occupied	64.3%	67.2%	69.2%
Owned with a Mortgage/Loan	33.0%	48.4%	51.4%
Owned Free and Clear	31.3%	18.9%	17.8%
Renter Occupied	35.7%	32.8%	30.8%
2024 Affordability, Mortgage and Wealth			
Housing Affordability Index	50	70	73
Percent of Income for Mortgage	48.4%	34.6%	33.4%
Wealth Index	62	99	108
2020 Housing Units By Urban/ Rural Status			
Total	8,655	48,903	119,758
Urban Housing Units	100.0%	100.0%	100.0%
Rural Housing Units	0.0%	0.0%	0.0%
2020 Population By Urban/ Rural Status			
Total	16,843	128,352	332,989
Urban Population	100.0%	100.0%	100.0%
Rural Population	0.0%	0.0%	0.0%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

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Top 3 Tapestry Segments			
1.	The Elders (9C)Up and Coming Families (7A)		Workday Drive (4A)
2.	Workday Drive (4A)	Workday Drive (4A)	Up and Coming Families (7A)
3.	Boomburbs (1C)	The Elders (9C)	Urban Edge Families (7C)
2024 Consumer Spending			
Apparel & Services: Total \$	\$13,443,930	\$115,164,320	\$296,615,748
Average Spent	\$1,661.59	\$2,401.66	\$2,545.47
Spending Potential Index	70	101	107
Education: Total \$	\$9,350,804	\$80,993,374	\$211,343,417
Average Spent	\$1,155.70	\$1,689.05	\$1,813.69
Spending Potential Index	67	98	105
Entertainment/Recreation: Total \$	\$22,111,480	\$195,270,820	\$499,355,089
Average Spent	\$2,732.85	\$4,072.21	\$4,285.32
Spending Potential Index	67	100	105
Food at Home: Total \$	\$41,890,621	\$345,873,119	\$893,146,264
Average Spent	\$5,177.43	\$7,212.90	\$7,664.72
Spending Potential Index	71	99	105
Food Away from Home: Total \$	\$22,208,421	\$193,490,558	\$498,159,379
Average Spent	\$2,744.83	\$4,035.09	\$4,275.06
Spending Potential Index	71	104	110
Health Care: Total \$	\$41,002,045	\$352,416,499	\$894,954,590
Average Spent	\$5,067.61	\$7,349.36	\$7,680.23
Spending Potential Index	66	96	100
HH Furnishings & Equipment: Total \$	\$16,866,593	\$151,128,210	\$387,856,550
Average Spent	\$2,084.61	\$3,151.66	\$3,328.47
Spending Potential Index	66	100	105
Personal Care Products & Services: Total \$	\$5,814,910	\$48,893,835	\$125,910,164
Average Spent	\$718.69	\$1,019.64	\$1,080.52
Spending Potential Index	72	102	109
Shelter: Total \$	\$154,283,848	\$1,306,286,981	\$3,391,104,527
Average Spent	\$19,068.58	\$27,241.55	\$29,101.45
Spending Potential Index	72	102	109
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$18,318,548	\$168,182,670	\$416,525,934
Average Spent	\$2,264.06	\$3,507.31	\$3,574.50
Spending Potential Index	65	100	102
Travel: Total \$	\$16,424,135	\$147,746,018	\$380,828,694
Average Spent	\$2,029.93	\$3,081.12	\$3,268.16
Spending Potential Index	67	102	108
Vehicle Maintenance & Repairs: Total \$	\$8,133,282	\$70,293,544	\$179,895,028
Average Spent	\$1,005.23	\$1,465.91	\$1,543.81
Spending Potential Index	68	99	104

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.