

## Expanded Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.2982/-80.2505

Westview Dr & N University Dr Coral Springs, FL 33076	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
Estimated Population (2025)	12,015	117,081	293,820
Projected Population (2030)	11,615	112,737	281,254
Census Population (2020)	12,590	117,953	292,792
Census Population (2010)	12,700	102,187	257,722
Projected Annual Growth (2025 to 2030)	-400 -0.7%	-4,345 -0.7%	-12,566 -0.9%
Historical Annual Growth (2020 to 2025)	-575 -0.9%	-872 -0.1%	1,028 -
Historical Annual Growth (2010 to 2020)	-110 -0.2%	15,766 3.1%	35,070 2.7%
Estimated Population Density (2025)	3,826 psm	4,142 psm	3,742 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi
<b>Households</b>			
Estimated Households (2025)	4,219	40,059	105,098
Projected Households (2030)	4,064	38,281	99,797
Census Households (2020)	4,195	39,978	104,645
Census Households (2010)	4,275	35,190	94,174
Estimated Households with Children (2025)	1,593 37.8%	16,361 40.8%	39,394 37.5%
Estimated Average Household Size (2025)	2.83	2.91	2.78
<b>Average Household Income</b>			
Estimated Average Household Income (2025)	\$175,851	\$153,301	\$134,370
Projected Average Household Income (2030)	\$173,829	\$153,075	\$133,663
Estimated Average Family Income (2025)	\$204,571	\$170,726	\$150,452
<b>Median Household Income</b>			
Estimated Median Household Income (2025)	\$123,021	\$122,058	\$107,428
Projected Median Household Income (2030)	\$123,876	\$123,170	\$107,813
Estimated Median Family Income (2025)	\$144,729	\$135,069	\$120,630
<b>Per Capita Income</b>			
Estimated Per Capita Income (2025)	\$61,791	\$52,483	\$48,099
Projected Per Capita Income (2030)	\$60,863	\$52,011	\$47,465
Estimated Per Capita Income 5 Year Growth	-\$929 -1.5%	-\$472 -0.9%	-\$635 -1.3%
Estimated Average Household Net Worth (2025)	\$1,943,190	\$1,556,222	\$1,390,151
<b>Daytime Demos (2025)</b>			
Total Businesses	1,384	10,865	23,627
Total Employees	5,088	49,966	115,663
Company Headquarter Businesses	32 2.3%	203 1.9%	425 1.8%
Company Headquarter Employees	232 4.6%	2,878 5.8%	8,046 7.0%
Employee Population per Business	3.7	4.6	4.9
Residential Population per Business	8.7	10.8	12.4

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### Westview Dr & N University Dr Coral Springs, FL 33076

1 mi radius      3 mi radius      5 mi radius

Race & Ethnicity	1 mi radius	3 mi radius	5 mi radius
White (2025)	6,493 54.0%	52,636 45.0%	135,619 46.2%
Black or African American (2025)	2,278 19.0%	30,489 26.0%	71,721 24.4%
American Indian or Alaska Native (2025)	16 0.1%	250 0.2%	650 0.2%
Asian (2025)	822 6.8%	7,394 6.3%	16,598 5.6%
Hawaiian or Pacific Islander (2025)	1 -	32 -	97 -
Other Race (2025)	652 5.4%	7,910 6.8%	20,828 7.1%
Two or More Races (2025)	1,752 14.6%	18,370 15.7%	48,307 16.4%
Not Hispanic or Latino Population (2025)	8,880 73.9%	83,808 71.6%	210,356 71.6%
Hispanic or Latino Population (2025)	3,135 26.1%	33,273 28.4%	83,464 28.4%
Not Hispanic or Latino Population (2030)	8,344 71.8%	79,273 70.3%	198,609 70.6%
Hispanic or Latino Population (2030)	3,271 28.2%	33,464 29.7%	82,645 29.4%
Not Hispanic or Latino Population (2020)	9,717 77.2%	85,776 72.7%	213,228 72.8%
Hispanic or Latino Population (2020)	2,874 22.8%	32,177 27.3%	79,564 27.2%
Not Hispanic or Latino Population (2010)	10,608 83.5%	80,357 78.6%	202,149 78.4%
Hispanic or Latino Population (2010)	2,092 16.5%	21,830 21.4%	55,573 21.6%
Projected Hispanic Annual Growth (2025 to 2030)	136 0.9%	191 0.1%	-820 -0.2%
Historic Hispanic Annual Growth (2010 to 2025)	1,043 3.3%	11,443 3.5%	27,891 3.3%
Age Distribution (2025)	1 mi radius	3 mi radius	5 mi radius
Age Under 5	608 5.1%	6,853 5.9%	16,285 5.5%
Age 5 to 9 Years	745 6.2%	8,107 6.9%	18,848 6.4%
Age 10 to 14 Years	886 7.4%	8,567 7.3%	20,265 6.9%
Age 15 to 19 Years	854 7.1%	8,618 7.4%	20,448 7.0%
Age 20 to 24 Years	658 5.5%	6,620 5.7%	15,945 5.4%
Age 25 to 29 Years	499 4.2%	5,969 5.1%	15,151 5.2%
Age 30 to 34 Years	591 4.9%	6,814 5.8%	17,649 6.0%
Age 35 to 39 Years	711 5.9%	7,983 6.8%	20,271 6.9%
Age 40 to 44 Years	837 7.0%	8,825 7.5%	21,665 7.4%
Age 45 to 49 Years	774 6.4%	8,385 7.2%	20,339 6.9%
Age 50 to 54 Years	900 7.5%	8,338 7.1%	20,573 7.0%
Age 55 to 59 Years	898 7.5%	7,796 6.7%	19,897 6.8%
Age 60 to 64 Years	899 7.5%	7,252 6.2%	18,789 6.4%
Age 65 to 74 Years	1,201 10.0%	10,279 8.8%	27,898 9.5%
Age 75 to 84 Years	575 4.8%	4,787 4.1%	14,376 4.9%
Age 85 Years or Over	378 3.1%	1,888 1.6%	5,423 1.8%
Median Age	42.1	38.7	39.9
Gender Age Distribution (2025)	1 mi radius	3 mi radius	5 mi radius
Female Population	6,249 52.0%	60,897 52.0%	153,138 52.1%
Age 0 to 19 Years	1,529 24.5%	15,876 26.1%	37,470 24.5%
Age 20 to 64 Years	3,567 57.1%	35,618 58.5%	88,873 58.0%
Age 65 Years or Over	1,153 18.5%	9,404 15.4%	26,795 17.5%
Female Median Age	43.0	39.6	41.0
Male Population	5,766 48.0%	56,184 48.0%	140,682 47.9%
Age 0 to 19 Years	1,564 27.1%	16,269 29.0%	38,376 27.3%
Age 20 to 64 Years	3,201 55.5%	32,364 57.6%	81,406 57.9%
Age 65 Years or Over	1,001 17.4%	7,550 13.4%	20,901 14.9%
Male Median Age	41.1	37.7	38.8

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Westview Dr & N University Dr Coral Springs, FL 33076	1 mi radius	3 mi radius	5 mi radius			
<b>Household Income Distribution (2025)</b>						
HH Income \$200,000 or More	1,184	28.1%	9,151	22.8%	18,680	17.8%
HH Income \$150,000 to \$199,999	643	15.2%	5,330	13.3%	12,176	11.6%
HH Income \$100,000 to \$149,999	574	13.6%	6,668	16.6%	18,970	18.0%
HH Income \$75,000 to \$99,999	566	13.4%	4,847	12.1%	13,447	12.8%
HH Income \$50,000 to \$74,999	432	10.2%	5,505	13.7%	16,733	15.9%
HH Income \$35,000 to \$49,999	258	6.1%	2,812	7.0%	8,638	8.2%
HH Income \$25,000 to \$34,999	183	4.3%	1,854	4.6%	5,758	5.5%
HH Income \$15,000 to \$24,999	243	5.8%	1,843	4.6%	5,058	4.8%
HH Income Under \$15,000	136	3.2%	2,049	5.1%	5,639	5.4%
HH Income \$35,000 or More	3,657	86.7%	34,312	85.7%	88,644	84.3%
HH Income \$75,000 or More	2,967	70.3%	25,996	64.9%	63,273	60.2%
<b>Housing (2025)</b>						
Total Housing Units	4,469		42,555		112,261	
Housing Units Occupied	4,219	94.4%	40,059	94.1%	105,098	93.6%
Housing Units Owner-Occupied	2,969	70.4%	25,028	62.5%	68,747	65.4%
Housing Units, Renter-Occupied	1,251	29.6%	15,031	37.5%	36,352	34.6%
Housing Units, Vacant	250	5.9%	2,496	6.2%	7,163	6.8%
<b>Marital Status (2025)</b>						
Never Married	3,005	30.7%	28,473	30.4%	72,293	30.3%
Currently Married	4,785	48.9%	47,038	50.3%	114,311	47.9%
Separated	467	4.8%	4,256	4.5%	11,225	4.7%
Widowed	717	7.3%	3,909	4.2%	11,330	4.8%
Divorced	802	8.2%	9,879	10.6%	29,262	12.3%
<b>Household Type (2025)</b>						
Population Family	10,673	88.8%	101,070	86.3%	252,832	86.0%
Population Non-Family	1,275	10.6%	15,589	13.3%	39,771	13.5%
Population Group Quarters	67	0.6%	423	0.4%	1,218	0.4%
Family Households	3,440	81.5%	30,501	76.1%	78,937	75.1%
Non-Family Households	780	18.5%	9,558	23.9%	26,161	24.9%
Married Couple with Children	1,161	24.3%	11,414	24.3%	27,304	23.9%
Average Family Household Size	3.1		3.3		3.2	
<b>Household Size (2025)</b>						
1 Person Households	485	11.5%	6,488	16.2%	18,988	18.1%
2 Person Households	1,635	38.8%	12,666	31.6%	35,474	33.8%
3 Person Households	974	23.1%	8,043	20.1%	20,704	19.7%
4 Person Households	579	13.7%	6,921	17.3%	16,530	15.7%
5 Person Households	317	7.5%	3,492	8.7%	7,933	7.5%
6 or More Person Households	229	5.4%	2,449	6.1%	5,468	5.2%
<b>Household Vehicles (2025)</b>						
Households with 0 Vehicles Available	369	8.7%	2,537	6.3%	5,209	5.0%
Households with 1 Vehicles Available	984	23.3%	11,271	28.1%	33,995	32.3%
Households with 2 or More Vehicles Available	2,866	67.9%	26,251	65.5%	65,895	62.7%
Total Vehicles Available	7,864		75,559		191,819	
Average Vehicles Per Household	1.9		1.9		1.8	

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Westview Dr & N University Dr	1 mi radius	3 mi radius	5 mi radius
<b>Coral Springs, FL 33076</b>			
<b>Labor Force (2025)</b>			
Estimated Labor Population Age 16 Years or Over	9,602	91,704	233,999
Estimated Civilian Employed	6,188 64.5%	61,580 67.2%	157,446 67.3%
Estimated Civilian Unemployed	128 1.3%	1,930 2.1%	4,805 2.1%
Estimated in Armed Forces	40 0.4%	176 0.2%	292 0.1%
Estimated Not in Labor Force	3,246 33.8%	28,019 30.6%	71,456 30.5%
Unemployment Rate	1.3%	2.1%	2.1%
<b>Occupation (2025)</b>			
Occupation: Population Age 16 Years or Over	6,188	61,580	157,440
Management, Business, Financial Operations	1,604 25.9%	13,674 22.2%	33,188 21.1%
Professional, Related	1,423 23.0%	13,461 21.9%	34,754 22.1%
Service	820 13.2%	11,337 18.4%	29,027 18.4%
Sales, Office	1,517 24.5%	13,344 21.7%	33,923 21.5%
Farming, Fishing, Forestry	- -	43 -	239 0.2%
Construct, Extraction, Maintenance	367 5.9%	3,713 6.0%	10,571 6.7%
Production, Transport Material Moving	457 7.4%	6,008 9.8%	15,738 10.0%
White Collar Workers	4,544 73.4%	40,479 65.7%	101,865 64.7%
Blue Collar Workers	1,644 26.6%	21,101 34.3%	55,575 35.3%
<b>Consumer Expenditure (2025)</b>			
Total Household Expenditure	\$574.05 M	\$5.13 B	\$12.45 B
Total Non-Retail Expenditure	\$298.75 M	52.0% \$2.65 B	51.6% \$6.3 B
Total Retail Expenditure	\$275.3 M	48.0% \$2.48 B	48.4% \$6.15 B
Alcoholic Beverages	\$3.59 M	0.6% \$31.99 M	0.6% \$77.55 M
Apparel	\$10.62 M	1.9% \$95.62 M	1.9% \$233.04 M
Contributions	\$19.5 M	3.4% \$170.52 M	3.3% \$408.65 M
Education	\$13.67 M	2.4% \$120.45 M	2.3% \$289.97 M
Entertainment	\$32.71 M	5.7% \$295.05 M	5.8% \$719.97 M
Food Away From Home	\$25.38 M	4.4% \$227.96 M	4.4% \$554.83 M
Grocery	\$34.03 M	5.9% \$321.64 M	6.3% \$804.86 M
Health Care	\$29.93 M	5.2% \$274.78 M	5.4% \$720.93 M
Household Furnishings and Equipment	\$15.45 M	2.7% \$138.25 M	2.7% \$335.9 M
Household Operations	\$10.69 M	1.9% \$96.66 M	1.9% \$235.71 M
Miscellaneous Expenses	\$9.81 M	1.7% \$88.07 M	1.7% \$214.73 M
Personal Care	\$6.87 M	1.2% \$64.08 M	1.2% \$159.19 M
Shelter	\$88.12 M	15.4% \$820.52 M	16.0% \$2 B
Tax and Retirement	\$163.58 M	28.5% \$1.37 B	26.8% \$3.18 B
Tobacco and Related	\$2.1 M	0.4% \$22.05 M	0.4% \$57.83 M
Transportation	\$84 M	14.6% \$759.76 M	14.8% \$1.88 B
Utilities	\$24.01 M	4.2% \$228.16 M	4.4% \$572.46 M
<b>Educational Attainment (2025)</b>			
Adult Population Age 25 Years or Over	8,264	78,316	202,030
Elementary (Grade Level 0 to 8)	181 2.2%	1,977 2.5%	6,399 3.2%
Some High School (Grade Level 9 to 11)	126 1.5%	2,240 2.9%	7,272 3.6%
High School Graduate	1,770 21.4%	18,193 23.2%	49,097 24.3%
Some College	1,416 17.1%	13,738 17.5%	36,186 17.9%
Associate Degree Only	704 8.5%	7,748 9.9%	20,565 10.2%
Bachelor Degree Only	2,389 28.9%	19,310 24.7%	49,801 24.7%
Graduate Degree	1,679 20.3%	15,109 19.3%	32,711 16.2%

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<b>Units In Structure (2025)</b>			
1 Detached Unit	2,480 58.0%	20,068 57.0%	51,259 54.4%
1 Attached Unit	335 7.8%	3,788 10.8%	9,864 10.5%
2 to 4 Units	166 3.9%	2,986 8.5%	7,118 7.6%
5 to 9 Units	274 6.4%	3,083 8.8%	8,137 8.6%
10 to 19 Units	407 9.5%	3,211 9.1%	8,957 9.5%
20 to 49 Units	273 6.4%	3,183 9.0%	9,177 9.7%
50 or More Units	237 5.5%	3,402 9.7%	7,614 8.1%
Mobile Home or Trailer	22 0.5%	312 0.9%	2,935 3.1%
Other Structure	26 0.6%	26 -	37 -
<b>Homes Built By Year (2025)</b>			
Homes Built 2010 or later	113 2.6%	3,746 10.6%	9,593 10.2%
Homes Built 2000 to 2009	671 15.7%	5,640 16.0%	13,668 14.5%
Homes Built 1990 to 1999	1,570 36.7%	9,297 26.4%	22,701 24.1%
Homes Built 1980 to 1989	1,289 30.1%	9,480 26.9%	26,767 28.4%
Homes Built 1970 to 1979	307 7.2%	8,336 23.7%	22,922 24.3%
Homes Built 1960 to 1969	143 3.4%	2,140 6.1%	5,797 6.2%
Homes Built 1950 to 1959	88 2.1%	986 2.8%	2,855 3.0%
Homes Built Before 1949	38 0.9%	434 1.2%	795 0.8%
<b>Home Values (2025)</b>			
Home Values \$1,000,000 or More	251 8.5%	3,013 12.0%	5,593 8.1%
Home Values \$500,000 to \$999,999	2,019 68.0%	12,429 49.7%	28,292 41.2%
Home Values \$400,000 to \$499,999	343 11.5%	3,762 15.0%	11,189 16.3%
Home Values \$300,000 to \$399,999	115 3.9%	2,235 8.9%	8,409 12.2%
Home Values \$200,000 to \$299,999	137 4.6%	1,281 5.1%	6,588 9.6%
Home Values \$150,000 to \$199,999	25 0.8%	892 3.6%	3,238 4.7%
Home Values \$100,000 to \$149,999	33 1.1%	649 2.6%	2,243 3.3%
Home Values \$70,000 to \$99,999	6 0.2%	159 0.6%	944 1.4%
Home Values \$50,000 to \$69,999	4 0.1%	120 0.5%	663 1.0%
Home Values \$25,000 to \$49,999	4 0.1%	240 1.0%	746 1.1%
Home Values Under \$25,000	34 1.1%	247 1.0%	841 1.2%
Owner-Occupied Median Home Value	\$654,236	\$600,618	\$512,944
Renter-Occupied Median Rent	\$2,279	\$2,021	\$1,996
<b>Transportation To Work (2025)</b>			
Drive to Work Alone	4,583 74.1%	43,617 70.8%	109,543 69.6%
Drive to Work in Carpool	359 5.8%	5,392 8.8%	13,992 8.9%
Travel to Work by Public Transportation	43 0.7%	834 1.4%	2,636 1.7%
Drive to Work on Motorcycle	1 -	151 0.2%	219 0.1%
Walk or Bicycle to Work	197 3.2%	675 1.1%	1,633 1.0%
Other Means	45 0.7%	963 1.6%	2,572 1.6%
Work at Home	962 15.5%	9,949 16.2%	26,846 17.1%
<b>Travel Time (2025)</b>			
Travel to Work in 14 Minutes or Less	1,040 16.8%	8,899 14.5%	21,298 13.5%
Travel to Work in 15 to 29 Minutes	2,084 33.7%	16,304 26.5%	44,027 28.0%
Travel to Work in 30 to 59 Minutes	1,703 27.5%	21,637 35.1%	53,150 33.8%
Travel to Work in 60 Minutes or More	400 6.5%	4,791 7.8%	12,119 7.7%
Average Minutes Travel to Work	24.5	28.4	28.1