

7710 NW 56 Way

7710 NW 56th Way, Coconut Creek, FL 33073



2nd floor Office 750 SF, 750 SF & 1,990 SF

PROPERTY HIGHLIGHTS

- Available: 750 SF, 750 SF & 1,990 SF Office (2nd floor)
- GLA: 8,324 SF
- Located right on State Rd 7 (US-441)
- Possibility to have signage facing US 441

POPULATION

1 Mi	19,026
3 Mi	111,179
5 Mi	302,773

CARS PER DAY

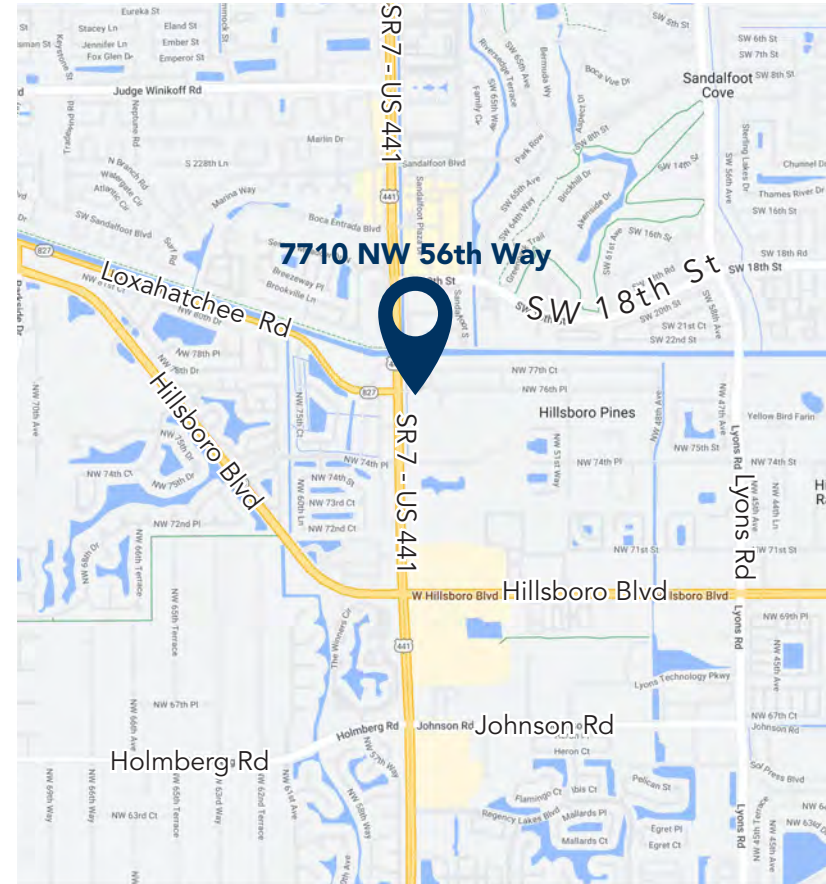
State Rd 7: 54,857
Loxahatchee: 11,595

AV. HH INCOME

1 Mi	\$108,361
3 Mi	\$143,152
5 Mi	\$128,192

EMPLOYEES

1 Mi	8,769
3 Mi	44,021
5 Mi	122,810



AREA RETAILERS

MATTRESSFIRM



last updated: 03/04/25 P1



SHARY THUR



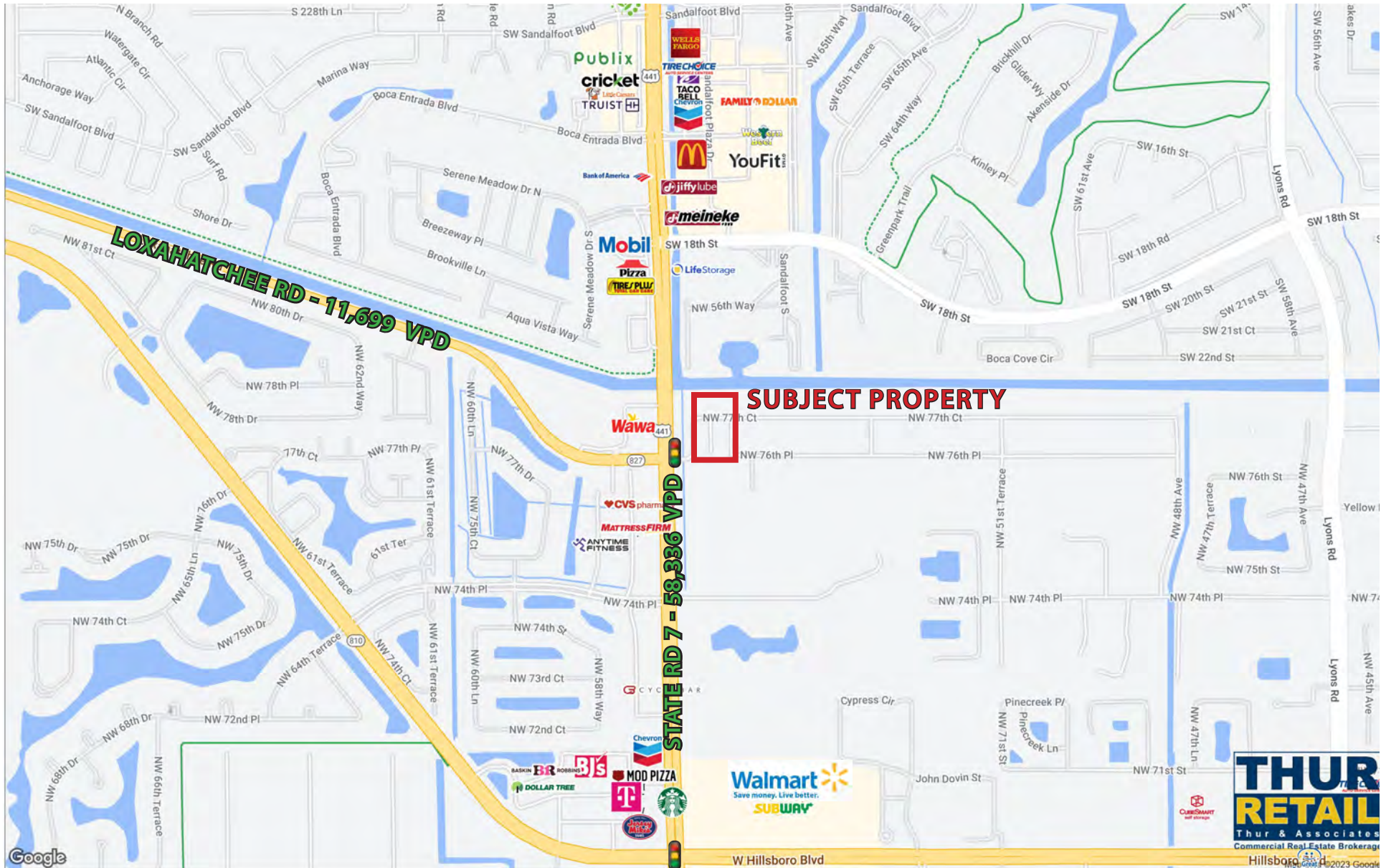
202-359-3469



sthur@thurassociates.com

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SHARY THUR



202-359-3469



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7710 NW 56 Way

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last updated: 03/04/25 P3



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7710 NW 56 Way

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SHARY THUR



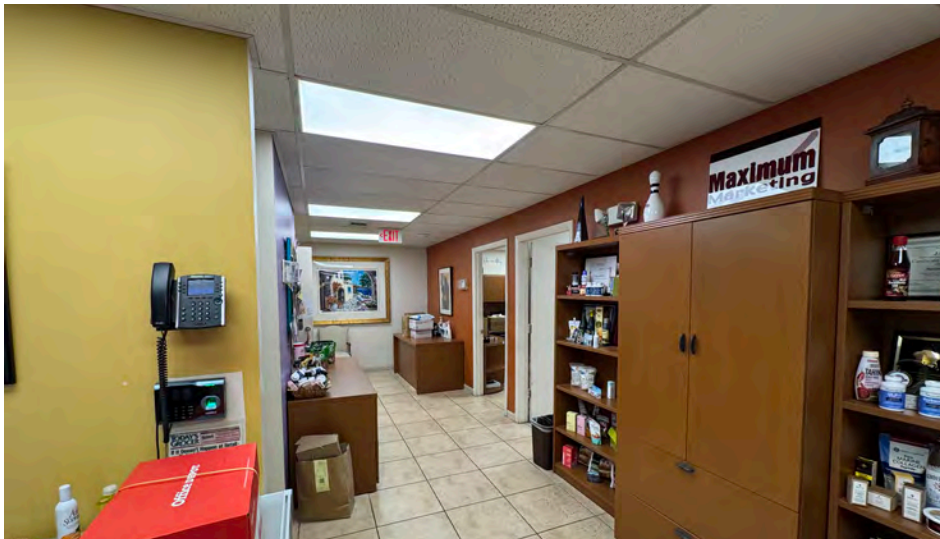
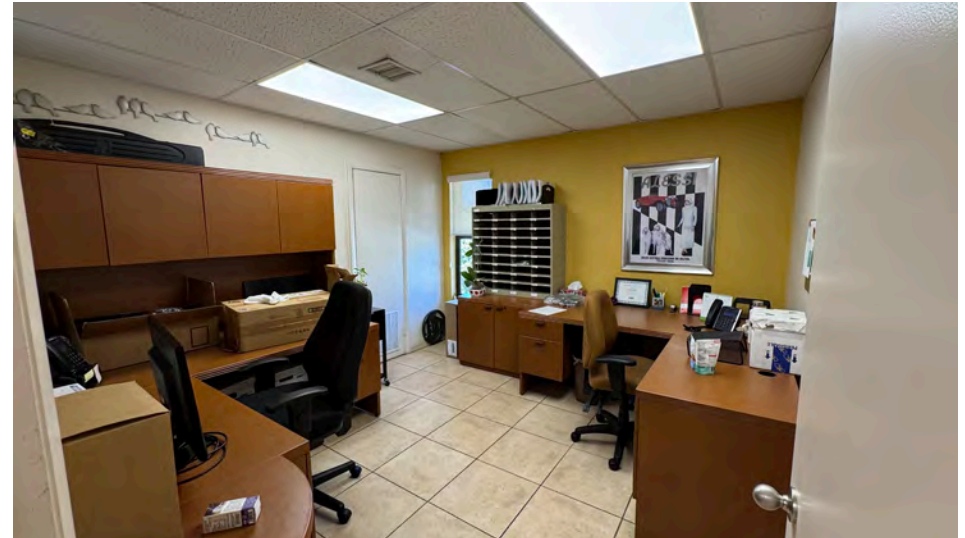
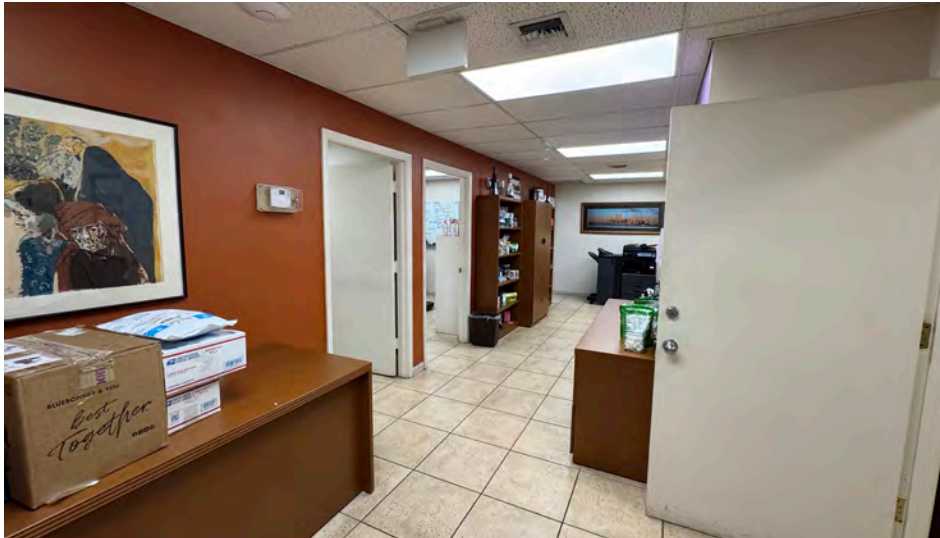
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7710 NW 56 Way

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last updated: 03/04/25 P6



SHARY THUR



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LEASING CONTACT

SHARY THUR

Cell: 202-359-3469

Direct: 202-823-4445

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OFFICE LOCATIONS

DC OFFICE

2 Wisconsin Circle, Suite 660

Chevy Chase, MD 20815

202-823-4444

FL OFFICE

327 Mizner Park, Suite 301

Boca Raton, FL 33432

561-395-2441

last updated: 03/04/25 P7



SHARY THUR



202-359-3469



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Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.3268/-80.2019

7710 NW 56th Way						
Coconut Creek, FL 33073						
Population						
Estimated Population (2024)	19,026		111,179		302,773	
Projected Population (2029)	19,486		115,469		315,525	
Census Population (2020)	19,155		114,490		301,200	
Census Population (2010)	16,531		103,352		266,421	
Projected Annual Growth (2024-2029)	460	0.5%	4,290	0.8%	12,752	0.8%
Historical Annual Growth (2020-2024)	-129	-	-3,311	-0.7%	1,573	0.1%
Historical Annual Growth (2010-2020)	2,624	1.6%	11,137	1.1%	34,779	1.3%
Estimated Population Density (2024)	6,059	psm	3,934	psm	3,856	psm
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi
Households						
Estimated Households (2024)	7,063		41,398		123,298	
Projected Households (2029)	6,995		41,370		123,908	
Census Households (2020)	7,145		42,479		121,390	
Census Households (2010)	6,302		38,859		110,014	
Projected Annual Growth (2024-2029)	-68	-0.2%	-28	-	609	-
Historical Annual Change (2010-2024)	761	0.9%	2,539	0.5%	13,285	0.9%
Average Household Income						
Estimated Average Household Income (2024)	\$108,361		\$143,152		\$128,192	
Projected Average Household Income (2029)	\$112,595		\$150,780		\$134,908	
Census Average Household Income (2010)	\$63,418		\$78,816		\$73,703	
Census Average Household Income (2000)	\$59,820		\$78,362		\$70,611	
Projected Annual Change (2024-2029)	\$4,234	0.8%	\$7,628	1.1%	\$6,715	1.0%
Historical Annual Change (2000-2024)	\$48,542	3.4%	\$64,790	3.4%	\$57,581	3.4%
Median Household Income						
Estimated Median Household Income (2024)	\$82,092		\$107,103		\$97,146	
Projected Median Household Income (2029)	\$83,599		\$110,687		\$100,392	
Census Median Household Income (2010)	\$51,440		\$62,282		\$56,794	
Census Median Household Income (2000)	\$48,629		\$63,308		\$55,623	
Projected Annual Change (2024-2029)	\$1,507	0.4%	\$3,585	0.7%	\$3,246	0.7%
Historical Annual Change (2000-2024)	\$33,464	2.9%	\$43,795	2.9%	\$41,523	3.1%
Per Capita Income						
Estimated Per Capita Income (2024)	\$40,234		\$53,349		\$52,273	
Projected Per Capita Income (2029)	\$40,427		\$54,065		\$53,045	
Census Per Capita Income (2010)	\$24,171		\$29,632		\$30,434	
Census Per Capita Income (2000)	\$23,898		\$30,174		\$29,954	
Projected Annual Change (2024-2029)	\$193	-	\$717	0.3%	\$772	0.3%
Historical Annual Change (2000-2024)	\$16,337	2.8%	\$23,175	3.2%	\$22,319	3.1%
Estimated Average Household Net Worth (2024)	\$1.18 M		\$1.63 M		\$1.56 M	

Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.3268/-80.2019

7710 NW 56th Way Coconut Creek, FL 33073	1 mi radius	3 mi radius	5 mi radius
Total Annual Consumer Expenditure (2024)			
Total Household Expenditure	\$749.99 M	\$4.97 B	\$13.54 B
Total Non-Retail Expenditure	\$373.21 M	\$2.52 B	\$6.83 B
Total Retail Expenditure	\$376.78 M	\$2.44 B	\$6.72 B
Alcoholic Beverages	\$4.65 M	\$30.94 M	\$84.03 M
Apparel	\$14.15 M	\$92.41 M	\$251.03 M
Contributions	\$23.86 M	\$165.2 M	\$448.13 M
Education	\$17.12 M	\$116.62 M	\$316.49 M
Entertainment	\$43.82 M	\$285.26 M	\$775.55 M
Food Away From Home	\$33.58 M	\$220.37 M	\$598.75 M
Grocery	\$51.76 M	\$309.68 M	\$843.82 M
Health Care	\$47.97 M	\$287.71 M	\$863.18 M
Household Furnishings and Equipment	\$20.24 M	\$133.73 M	\$363.33 M
Household Operations	\$14.38 M	\$93.09 M	\$252.81 M
Miscellaneous Expenses	\$13 M	\$85.47 M	\$232.62 M
Personal Care	\$10.08 M	\$61.72 M	\$167.98 M
Shelter	\$126.6 M	\$781.44 M	\$2.13 B
Tax and Retirement	\$173.23 M	\$1.31 B	\$3.52 B
Tobacco and Related	\$4.11 M	\$21.16 M	\$58.37 M
Transportation	\$114.44 M	\$752.3 M	\$2.04 B
Utilities	\$37.02 M	\$219.6 M	\$598.55 M
Monthly Household Consumer Expenditure (2024)			
Total Household Expenditure	\$8,849	\$9,997	\$9,154
Total Non-Retail Expenditure	\$4,403 49.8%	\$5,076 50.8%	\$4,614 50.4%
Total Retail Expenditures	\$4,445 50.2%	\$4,921 49.2%	\$4,540 49.6%
Alcoholic Beverages	\$55 0.6%	\$62 0.6%	\$57 0.6%
Apparel	\$167 1.9%	\$186 1.9%	\$170 1.9%
Contributions	\$281 3.2%	\$333 3.3%	\$303 3.3%
Education	\$202 2.3%	\$235 2.3%	\$214 2.3%
Entertainment	\$517 5.8%	\$574 5.7%	\$524 5.7%
Food Away From Home	\$396 4.5%	\$444 4.4%	\$405 4.4%
Grocery	\$611 6.9%	\$623 6.2%	\$570 6.2%
Health Care	\$566 6.4%	\$579 5.8%	\$583 6.4%
Household Furnishings and Equipment	\$239 2.7%	\$269 2.7%	\$246 2.7%
Household Operations	\$170 1.9%	\$187 1.9%	\$171 1.9%
Miscellaneous Expenses	\$153 1.7%	\$172 1.7%	\$157 1.7%
Personal Care	\$119 1.3%	\$124 1.2%	\$114 1.2%
Shelter	\$1,494 16.9%	\$1,573 15.7%	\$1,442 15.8%
Tax and Retirement	\$2,044 23.1%	\$2,636 26.4%	\$2,379 26.4%
Tobacco and Related	\$48 0.5%	\$43 0.4%	\$39 0.4%
Transportation	\$1,350 15.3%	\$1,514 15.1%	\$1,376 15.0%
Utilities	\$437 4.9%	\$442 4.4%	\$405 4.4%

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Lat/Lon: 26.3268/-80.2019

7710 NW 56th Way	1 mi radius		3 mi radius		5 mi radius	
Coconut Creek, FL 33073						
Race and Ethnicity						
Total Population (2024)	19,026		111,179		302,773	
White (2024)	9,808	51.5%	62,844	56.5%	168,343	55.6%
Black or African American (2024)	3,059	16.1%	17,310	15.6%	54,243	17.9%
American Indian or Alaska Native (2024)	28	0.1%	199	0.2%	554	0.2%
Asian (2024)	1,151	6.0%	5,735	5.2%	14,711	4.9%
Hawaiian or Pacific Islander (2024)	4	-	36	-	84	-
Other Race (2024)	1,553	8.2%	7,269	6.5%	19,597	6.5%
Two or More Races (2024)	3,423	18.0%	17,786	16.0%	45,241	14.9%
Population < 18 (2024)	4,374	23.0%	24,878	22.4%	61,648	20.4%
White Not Hispanic	1,852	42.3%	11,517	46.3%	25,752	41.8%
Black or African American	763	17.5%	4,291	17.2%	13,372	21.7%
Asian	287	6.6%	1,265	5.1%	3,136	5.1%
Other Race Not Hispanic	319	7.3%	1,485	6.0%	3,158	5.1%
Hispanic	1,152	26.3%	6,319	25.4%	16,230	26.3%
Not Hispanic or Latino Population (2024)	13,975	73.5%	83,664	75.3%	227,079	75.0%
Not Hispanic White	8,863	63.4%	56,835	67.9%	150,112	66.1%
Not Hispanic Black or African American	3,007	21.5%	16,896	20.2%	52,962	23.3%
Not Hispanic American Indian or Alaska Native	6	-	41	-	105	-
Not Hispanic Asian	1,145	8.2%	5,717	6.8%	14,577	6.4%
Not Hispanic Hawaiian or Pacific Islander	2	-	14	-	32	-
Not Hispanic Other Race	167	1.2%	751	0.9%	1,781	0.8%
Not Hispanic Two or More Races	784	5.6%	3,409	4.1%	7,511	3.3%
Hispanic or Latino Population (2024)	5,051	26.5%	27,516	24.7%	75,694	25.0%
Hispanic White	944	18.7%	6,009	21.8%	18,231	24.1%
Hispanic Black or African American	52	1.0%	413	1.5%	1,282	1.7%
Hispanic American Indian or Alaska Native	22	0.4%	158	0.6%	449	0.6%
Hispanic Asian	6	0.1%	18	-	134	0.2%
Hispanic Hawaiian or Pacific Islander	2	-	23	-	52	-
Hispanic Other Race	1,386	27.4%	6,517	23.7%	17,816	23.5%
Hispanic Two or More Races	2,639	52.2%	14,377	52.3%	37,730	49.8%
Not Hispanic or Latino Population (2020)	14,419	75.3%	88,375	77.2%	232,518	77.2%
Hispanic or Latino Population (2020)	4,736	24.7%	26,115	22.8%	68,682	22.8%
Not Hispanic or Latino Population (2010)	13,230	80.0%	84,534	81.8%	219,796	82.5%
Hispanic or Latino Population (2010)	3,301	20.0%	18,819	18.2%	46,625	17.5%
Not Hispanic or Latino Population (2029)	14,288	73.3%	84,535	73.2%	228,649	72.5%
Hispanic or Latino Population (2029)	5,198	26.7%	30,935	26.8%	86,876	27.5%
Projected Annual Growth (2024-2029)	147	0.6%	3,419	2.5%	11,182	3.0%
Historical Annual Growth (2010-2020)	1,435	4.3%	7,296	3.9%	22,057	4.7%

Complete Profile

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7710 NW 56th Way		1 mi radius		3 mi radius		5 mi radius	
Coconut Creek, FL 33073							
Total Age Distribution (2024)							
Total Population	19,026		111,179		302,773		
Age Under 5 Years	1,048	5.5%	5,874	5.3%	15,314	5.1%	
Age 5 to 9 Years	1,202	6.3%	6,741	6.1%	16,783	5.5%	
Age 10 to 14 Years	1,300	6.8%	7,411	6.7%	18,051	6.0%	
Age 15 to 19 Years	1,311	6.9%	7,562	6.8%	18,112	6.0%	
Age 20 to 24 Years	999	5.2%	5,681	5.1%	14,879	4.9%	
Age 25 to 29 Years	986	5.2%	5,360	4.8%	14,800	4.9%	
Age 30 to 34 Years	1,215	6.4%	6,440	5.8%	17,201	5.7%	
Age 35 to 39 Years	1,434	7.5%	7,409	6.7%	18,917	6.2%	
Age 40 to 44 Years	1,460	7.7%	7,822	7.0%	20,088	6.6%	
Age 45 to 49 Years	1,367	7.2%	7,505	6.7%	18,878	6.2%	
Age 50 to 54 Years	1,340	7.0%	7,812	7.0%	20,073	6.6%	
Age 55 to 59 Years	1,266	6.7%	7,545	6.8%	19,874	6.6%	
Age 60 to 64 Years	1,170	6.2%	7,238	6.5%	19,796	6.5%	
Age 65 to 69 Years	914	4.8%	5,887	5.3%	17,893	5.9%	
Age 70 to 74 Years	709	3.7%	4,862	4.4%	15,784	5.2%	
Age 75 to 79 Years	577	3.0%	3,998	3.6%	13,800	4.6%	
Age 80 to 84 Years	376	2.0%	2,750	2.5%	10,041	3.3%	
Age 85 Years or Over	353	1.9%	3,283	3.0%	12,489	4.1%	
Median Age	39.5		41.8		44.3		
Age 19 Years or Less	4,860	25.5%	27,588	24.8%	68,260	22.5%	
Age 20 to 64 Years	11,237	59.1%	62,811	56.5%	164,506	54.3%	
Age 65 Years or Over	2,929	15.4%	20,779	18.7%	70,007	23.1%	
Female Age Distribution (2024)							
Female Population	9,855	51.8%	57,428	51.7%	158,338	52.3%	
Age Under 5 Years	496	5.0%	2,866	5.0%	7,593	4.8%	
Age 5 to 9 Years	564	5.7%	3,216	5.6%	8,228	5.2%	
Age 10 to 14 Years	647	6.6%	3,649	6.4%	8,933	5.6%	
Age 15 to 19 Years	686	7.0%	3,767	6.6%	8,979	5.7%	
Age 20 to 24 Years	485	4.9%	2,797	4.9%	7,373	4.7%	
Age 25 to 29 Years	511	5.2%	2,723	4.7%	7,503	4.7%	
Age 30 to 34 Years	639	6.5%	3,353	5.8%	8,881	5.6%	
Age 35 to 39 Years	752	7.6%	3,854	6.7%	9,742	6.2%	
Age 40 to 44 Years	752	7.6%	4,111	7.2%	10,526	6.6%	
Age 45 to 49 Years	701	7.1%	3,834	6.7%	9,777	6.2%	
Age 50 to 54 Years	692	7.0%	4,106	7.2%	10,647	6.7%	
Age 55 to 59 Years	684	6.9%	3,966	6.9%	10,496	6.6%	
Age 60 to 64 Years	603	6.1%	3,769	6.6%	10,575	6.7%	
Age 65 to 69 Years	514	5.2%	3,154	5.5%	9,773	6.2%	
Age 70 to 74 Years	397	4.0%	2,662	4.6%	8,874	5.6%	
Age 75 to 79 Years	304	3.1%	2,253	3.9%	8,008	5.1%	
Age 80 to 84 Years	215	2.2%	1,556	2.7%	5,821	3.7%	
Age 85 Years or Over	214	2.2%	1,792	3.1%	6,610	4.2%	
Female Median Age	40.6		42.8		45.5		
Age 19 Years or Less	2,393	24.3%	13,498	23.5%	33,733	21.3%	
Age 20 to 64 Years	5,818	59.0%	32,513	56.6%	85,519	54.0%	
Age 65 Years or Over	1,645	16.7%	11,417	19.9%	39,086	24.7%	

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Coconut Creek, FL 33073							
Male Age Distribution (2024)							
Male Population	9,171	48.2%	53,751	48.3%	144,435	47.7%	
Age Under 5 Years	552	6.0%	3,008	5.6%	7,721	5.3%	
Age 5 to 9 Years	637	6.9%	3,526	6.6%	8,555	5.9%	
Age 10 to 14 Years	654	7.1%	3,762	7.0%	9,118	6.3%	
Age 15 to 19 Years	625	6.8%	3,795	7.1%	9,132	6.3%	
Age 20 to 24 Years	514	5.6%	2,884	5.4%	7,507	5.2%	
Age 25 to 29 Years	475	5.2%	2,637	4.9%	7,296	5.1%	
Age 30 to 34 Years	576	6.3%	3,087	5.7%	8,320	5.8%	
Age 35 to 39 Years	682	7.4%	3,556	6.6%	9,175	6.4%	
Age 40 to 44 Years	709	7.7%	3,711	6.9%	9,561	6.6%	
Age 45 to 49 Years	665	7.3%	3,670	6.8%	9,102	6.3%	
Age 50 to 54 Years	648	7.1%	3,706	6.9%	9,427	6.5%	
Age 55 to 59 Years	582	6.4%	3,579	6.7%	9,378	6.5%	
Age 60 to 64 Years	567	6.2%	3,469	6.5%	9,221	6.4%	
Age 65 to 69 Years	400	4.4%	2,733	5.1%	8,120	5.6%	
Age 70 to 74 Years	312	3.4%	2,200	4.1%	6,911	4.8%	
Age 75 to 79 Years	273	3.0%	1,745	3.2%	5,791	4.0%	
Age 80 to 84 Years	160	1.7%	1,193	2.2%	4,221	2.9%	
Age 85 Years or Over	139	1.5%	1,491	2.8%	5,879	4.1%	
Male Median Age	38.3		40.6		43.0		
Age 19 Years or Less	2,468	26.9%	14,090	26.2%	34,527	23.9%	
Age 20 to 64 Years	5,419	59.1%	30,298	56.4%	78,986	54.7%	
Age 65 Years or Over	1,284	14.0%	9,363	17.4%	30,922	21.4%	
Males per 100 Females (2024)							
Overall Comparison	93		94		91		
Age Under 5 Years	111	52.7%	105	51.2%	102	50.4%	
Age 5 to 9 Years	113	53.0%	110	52.3%	104	51.0%	
Age 10 to 14 Years	101	50.3%	103	50.8%	102	50.5%	
Age 15 to 19 Years	91	47.7%	101	50.2%	102	50.4%	
Age 20 to 24 Years	106	51.5%	103	50.8%	102	50.4%	
Age 25 to 29 Years	93	48.2%	97	49.2%	97	49.3%	
Age 30 to 34 Years	90	47.4%	92	47.9%	94	48.4%	
Age 35 to 39 Years	91	47.6%	92	48.0%	94	48.5%	
Age 40 to 44 Years	94	48.5%	90	47.4%	91	47.6%	
Age 45 to 49 Years	95	48.7%	96	48.9%	93	48.2%	
Age 50 to 54 Years	94	48.4%	90	47.4%	89	47.0%	
Age 55 to 59 Years	85	46.0%	90	47.4%	89	47.2%	
Age 60 to 64 Years	94	48.5%	92	47.9%	87	46.6%	
Age 65 to 69 Years	78	43.8%	87	46.4%	83	45.4%	
Age 70 to 74 Years	79	44.0%	83	45.3%	78	43.8%	
Age 75 to 79 Years	90	47.2%	77	43.7%	72	42.0%	
Age 80 to 84 Years	74	42.7%	77	43.4%	73	42.0%	
Age 85 Years or Over	65	39.3%	83	45.4%	89	47.1%	
Age 19 Years or Less	103	50.8%	104	51.1%	102	50.6%	
Age 20 to 39 Years	94	48.5%	96	48.9%	96	49.1%	
Age 40 to 64 Years	92	48.0%	92	47.8%	90	47.3%	
Age 65 Years or Over	78	43.8%	82	45.1%	79	44.2%	

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7710 NW 56th Way							
Coconut Creek, FL 33073							
	1 mi radius		3 mi radius		5 mi radius		
Household Type (2024)							
Total Households	7,063		41,398		123,298		
Households with Children	2,661	37.7%	14,383	34.7%	35,524	28.8%	
Average Household Size	2.7		2.7		2.4		
Household Density per Square Mile	2,249		1,465		1,570		
Population Family	17,292	90.9%	97,138	87.4%	241,832	79.9%	
Population Non-Family	1,721	9.0%	13,272	11.9%	57,399	19.0%	
Population Group Quarters	14	-	769	0.7%	3,543	1.2%	
Family Households	5,690	80.6%	31,277	75.6%	77,600	62.9%	
Married Couple Households	4,026	70.7%	23,513	75.2%	57,360	73.9%	
Other Family Households with Children	1,665	29.3%	7,764	24.8%	20,240	26.1%	
Family Households with Children	2,654	46.6%	14,357	45.9%	35,470	45.7%	
Married Couple with Children	1,825	68.7%	10,370	72.2%	25,054	70.6%	
Other Family Households with Children	829	31.3%	3,986	27.8%	10,416	29.4%	
Family Households No Children	3,037	53.4%	16,921	54.1%	42,131	54.3%	
Married Couple No Children	2,201	72.5%	13,143	77.7%	32,307	76.7%	
Other Family Households No Children	835	27.5%	3,778	22.3%	9,824	23.3%	
Non-Family Households	1,373	19.4%	10,121	24.4%	45,698	37.1%	
Non-Family Households with Children	7	0.5%	26	0.3%	54	0.1%	
Non-Family Households No Children	1,366	99.5%	10,094	99.7%	45,644	99.9%	
Average Family Household Size	3.0		3.1		3.1		
Average Family Income	\$114,769		\$154,317		\$153,667		
Median Family Income	\$88,442		\$119,213		\$123,100		
Average Non-Family Household Size	1.3		1.3		1.3		
Marital Status (2024)							
Population Age 15 Years or Over	15,476		91,153		252,625		
Never Married	4,778	30.9%	25,820	28.3%	69,531	27.5%	
Currently Married	6,745	43.6%	45,535	50.0%	119,416	47.3%	
Previously Married	3,953	25.5%	19,798	21.7%	63,678	25.2%	
Separated	1,023	25.9%	3,610	18.2%	11,564	18.2%	
Widowed	861	21.8%	5,079	25.7%	19,372	30.4%	
Divorced	2,069	52.3%	11,109	56.1%	32,742	51.4%	
Educational Attainment (2024)							
Adult Population Age 25 Years or Over	13,167		77,910		219,634		
Elementary (Grade Level 0 to 8)	654	5.0%	2,470	3.2%	6,235	2.8%	
Some High School (Grade Level 9 to 11)	843	6.4%	2,848	3.7%	7,873	3.6%	
High School Graduate	3,272	24.8%	16,474	21.1%	49,012	22.3%	
Some College	2,164	16.4%	13,140	16.9%	38,226	17.4%	
Associate Degree Only	1,229	9.3%	7,054	9.1%	18,970	8.6%	
Bachelor Degree Only	3,195	24.3%	21,627	27.8%	59,174	26.9%	
Graduate Degree	1,811	13.8%	14,297	18.4%	40,145	18.3%	
Any College (Some College or Higher)	8,398	63.8%	56,119	72.0%	156,513	71.3%	
College Degree + (Bachelor Degree or Higher)	5,006	38.0%	35,924	46.1%	99,318	45.2%	

Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.3268/-80.2019

7710 NW 56th Way							1 mi radius		3 mi radius		5 mi radius	
Coconut Creek, FL 33073												
Housing												
Total Housing Units (2024)							7,882		45,868		138,140	
Total Housing Units (2020)							7,882		45,355		137,338	
Historical Annual Growth (2020-2024)							- -		513 -		802 -	
Housing Units Occupied (2024)							7,063 89.6%		41,398 90.3%		123,298 89.3%	
Housing Units Owner-Occupied							4,166 59.0%		28,503 68.9%		82,873 67.2%	
Housing Units Renter-Occupied							2,897 41.0%		12,895 31.1%		40,425 32.8%	
Housing Units Vacant (2024)							818 10.4%		4,470 9.7%		14,841 10.7%	
Household Size (2024)												
Total Households							7,063		41,398		123,298	
1 Person Households							1,098 15.5%		7,830 18.9%		37,207 30.2%	
2 Person Households							2,879 40.8%		15,754 38.1%		41,245 33.5%	
3 Person Households							1,422 20.1%		7,672 18.5%		18,882 15.3%	
4 Person Households							930 13.2%		5,683 13.7%		14,922 12.1%	
5 Person Households							439 6.2%		2,673 6.5%		6,691 5.4%	
6 Person Households							180 2.6%		1,098 2.7%		2,666 2.2%	
7 or More Person Households							115 1.6%		688 1.7%		1,686 1.4%	
Household Income Distribution (2024)												
HH Income \$200,000 or More							858 12.1%		7,907 19.1%		20,943 17.0%	
HH Income \$150,000 to \$199,999							608 8.6%		4,727 11.4%		12,183 9.9%	
HH Income \$125,000 to \$149,999							390 5.5%		3,295 8.0%		8,628 7.0%	
HH Income \$100,000 to \$124,999							679 9.6%		4,527 10.9%		11,123 9.0%	
HH Income \$75,000 to \$99,999							968 13.7%		5,166 12.5%		14,557 11.8%	
HH Income \$50,000 to \$74,999							1,646 23.3%		6,416 15.5%		18,981 15.4%	
HH Income \$35,000 to \$49,999							608 8.6%		3,344 8.1%		11,992 9.7%	
HH Income \$25,000 to \$34,999							660 9.3%		2,557 6.2%		8,475 6.9%	
HH Income \$15,000 to \$24,999							368 5.2%		1,508 3.6%		7,250 5.9%	
HH Income \$10,000 to \$14,999							85 1.2%		632 1.5%		3,532 2.9%	
HH Income Under \$10,000							193 2.7%		1,319 3.2%		5,635 4.6%	
Household Vehicles (2024)												
Households 0 Vehicles Available							331 4.7%		1,924 4.6%		8,669 7.0%	
Households 1 Vehicle Available							2,665 37.7%		13,993 33.8%		49,719 40.3%	
Households 2 Vehicles Available							2,899 41.0%		17,859 43.1%		46,864 38.0%	
Households 3 or More Vehicles Available							1,168 16.5%		7,622 18.4%		18,047 14.6%	
Total Vehicles Available							12,352		74,841		203,507	
Average Vehicles per Household							1.7		1.8		1.7	
Owner-Occupied Household Vehicles							7,907 64.0%		54,675 73.1%		145,921 71.7%	
Average Vehicles per Owner-Occupied Household							1.9		1.9		1.8	
Renter-Occupied Household Vehicles							4,445 36.0%		20,167 26.9%		57,586 28.3%	
Average Vehicles per Renter-Occupied Household							1.5		1.6		1.4	
Travel Time (2024)												
Worker Base Age 16 years or Over							10,087		59,269		152,930	
Travel to Work in 14 Minutes or Less							1,302 12.9%		7,665 12.9%		21,101 13.8%	
Travel to Work in 15 to 29 Minutes							2,943 29.2%		17,810 30.0%		45,869 30.0%	
Travel to Work in 30 to 59 Minutes							3,337 33.1%		18,008 30.4%		47,122 30.8%	
Travel to Work in 60 Minutes or More							772 7.7%		3,291 5.6%		9,832 6.4%	
Work at Home							1,734 17.2%		12,495 21.1%		29,007 19.0%	
Average Minutes Travel to Work							28.3		26.6		26.4	

Complete Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.3268/-80.2019

7710 NW 56th Way		1 mi radius		3 mi radius		5 mi radius	
Coconut Creek, FL 33073							
Transportation To Work (2024)							
Worker Base Age 16 years or Over	10,087		59,269		152,930		
Drive to Work Alone	6,839	67.8%	39,353	66.4%	103,373	67.6%	
Drive to Work in Carpool	884	8.8%	4,956	8.4%	13,744	9.0%	
Travel to Work by Public Transportation	222	2.2%	718	1.2%	2,379	1.6%	
Drive to Work on Motorcycle	25	0.2%	115	0.2%	212	0.1%	
Bicycle to Work	31	0.3%	160	0.3%	505	0.3%	
Walk to Work	113	1.1%	496	0.8%	1,065	0.7%	
Other Means	239	2.4%	975	1.6%	2,646	1.7%	
Work at Home	1,734	17.2%	12,495	21.1%	29,007	19.0%	
Daytime Demographics (2024)							
Total Businesses	1,531		8,726		24,200		
Total Employees	8,769		44,021		122,810		
Company Headquarter Businesses	34	2.2%	152	1.7%	456	1.9%	
Company Headquarter Employees	1,474	16.8%	4,120	9.4%	9,063	7.4%	
Employee Population per Business	5.7 to 1		5.0 to 1		5.1 to 1		
Residential Population per Business	12.4 to 1		12.7 to 1		12.5 to 1		
Adj. Daytime Demographics Age 16 Years or Over	13,851		74,190		218,357		
Labor Force							
Labor Population Age 16 Years or Over (2024)	15,169		89,528		248,701		
Labor Force Total Males (2024)	7,176	47.3%	42,654	47.6%	117,057	47.1%	
Male Civilian Employed	5,092	71.0%	31,248	73.3%	79,098	67.6%	
Male Civilian Unemployed	172	2.4%	828	1.9%	2,559	2.2%	
Males in Armed Forces	-	-	30	-	156	0.1%	
Males Not in Labor Force	1,912	26.6%	10,547	24.7%	35,244	30.1%	
Labor Force Total Females (2024)	7,993	52.7%	46,874	52.4%	131,644	52.9%	
Female Civilian Employed	4,995	62.5%	28,027	59.8%	73,841	56.1%	
Female Civilian Unemployed	162	2.0%	758	1.6%	2,534	1.9%	
Females in Armed Forces	-	-	53	0.1%	60	-	
Females Not in Labor Force	2,837	35.5%	18,036	38.5%	55,210	41.9%	
Unemployment Rate	334	2.2%	1,586	1.8%	5,093	2.0%	
Occupation (2024)							
Occupation Population Age 16 Years or Over	10,087		59,269		152,930		
Occupation Total Males	5,092	50.5%	31,241	52.7%	79,089	51.7%	
Occupation Total Females	4,995	49.5%	28,027	47.3%	73,841	48.3%	
Management, Business, Financial Operations	1,765	17.5%	13,621	23.0%	33,305	21.8%	
Professional, Related	1,874	18.6%	13,549	22.9%	34,611	22.6%	
Service	2,099	20.8%	9,477	16.0%	25,839	16.9%	
Sales, Office	2,316	23.0%	12,551	21.2%	34,237	22.4%	
Farming, Fishing, Forestry	30	0.3%	125	0.2%	348	0.2%	
Construction, Extraction, Maintenance	1,005	10.0%	4,929	8.3%	11,403	7.5%	
Production, Transport, Material Moving	999	9.9%	5,018	8.5%	13,187	8.6%	
White Collar Workers	5,955	59.0%	39,721	67.0%	102,153	66.8%	
Blue Collar Workers	4,132	41.0%	19,548	33.0%	50,777	33.2%	

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7710 NW 56th Way							
Coconut Creek, FL 33073							
	1 mi radius		3 mi radius		5 mi radius		
Units In Structure (2024)							
Total Units	7,063		41,398		123,298		
1 Detached Unit	2,586	36.6%	20,396	49.3%	51,579	41.8%	
1 Attached Unit	612	8.7%	5,605	13.5%	15,935	12.9%	
2 Units	68	1.0%	573	1.4%	2,090	1.7%	
3 to 4 Units	513	7.3%	2,469	6.0%	7,422	6.0%	
5 to 9 Units	390	5.5%	2,173	5.2%	8,288	6.7%	
10 to 19 Units	509	7.2%	2,793	6.7%	9,874	8.0%	
20 to 49 Units	1,037	14.7%	2,894	7.0%	12,775	10.4%	
50 or More Units	719	10.2%	2,366	5.7%	11,865	9.6%	
Mobile Home or Trailer	624	8.8%	2,109	5.1%	3,338	2.7%	
Other Structure	5	-	20	-	133	0.1%	
Homes Built By Year (2024)							
Homes Built 2020 or later	139	1.8%	596	1.3%	1,777	1.3%	
Homes Built 2010 to 2019	655	8.3%	3,084	6.7%	8,371	6.1%	
Homes Built 2000 to 2009	805	10.2%	5,082	11.1%	13,065	9.5%	
Homes Built 1990 to 1999	1,450	18.4%	9,903	21.6%	24,401	17.7%	
Homes Built 1980 to 1989	2,049	26.0%	14,091	30.7%	40,432	29.3%	
Homes Built 1970 to 1979	1,567	19.9%	6,143	13.4%	25,645	18.6%	
Homes Built 1960 to 1969	194	2.5%	1,370	3.0%	5,340	3.9%	
Homes Built 1950 to 1959	176	2.2%	960	2.1%	3,357	2.4%	
Homes Built 1940 to 1949	14	0.2%	93	0.2%	502	0.4%	
Homes Built Before 1939	14	0.2%	76	0.2%	408	0.3%	
Median Age of Homes	35.8	yrs	35.4	yrs	37.4	yrs	
Home Values (2024)							
Owner Specified Housing Units	4,166		28,503		82,873		
Home Values \$1,000,000 or More	242	5.8%	1,794	6.3%	5,642	6.8%	
Home Values \$750,000 to \$999,999	271	6.5%	2,567	9.0%	7,594	9.2%	
Home Values \$500,000 to \$749,999	744	17.9%	7,020	24.6%	17,337	20.9%	
Home Values \$400,000 to \$499,999	708	17.0%	5,803	20.4%	13,627	16.4%	
Home Values \$300,000 to \$399,999	777	18.7%	4,913	17.2%	12,484	15.1%	
Home Values \$250,000 to \$299,999	294	7.1%	1,832	6.4%	5,350	6.5%	
Home Values \$200,000 to \$249,999	271	6.5%	1,248	4.4%	4,429	5.3%	
Home Values \$175,000 to \$199,999	130	3.1%	483	1.7%	2,302	2.8%	
Home Values \$150,000 to \$174,999	193	4.6%	649	2.3%	2,755	3.3%	
Home Values \$125,000 to \$149,999	92	2.2%	387	1.4%	1,665	2.0%	
Home Values \$100,000 to \$124,999	126	3.0%	375	1.3%	2,267	2.7%	
Home Values \$90,000 to \$99,999	32	0.8%	97	0.3%	644	0.8%	
Home Values \$80,000 to \$89,999	28	0.7%	86	0.3%	881	1.1%	
Home Values \$70,000 to \$79,999	105	2.5%	270	0.9%	1,228	1.5%	
Home Values \$60,000 to \$69,999	16	0.4%	107	0.4%	710	0.9%	
Home Values \$50,000 to \$59,999	14	0.3%	98	0.3%	1,078	1.3%	
Home Values \$35,000 to \$49,999	24	0.6%	176	0.6%	912	1.1%	
Home Values \$25,000 to \$34,999	9	0.2%	122	0.4%	632	0.8%	
Home Values \$10,000 to \$24,999	13	0.3%	196	0.7%	539	0.7%	
Home Values Under \$10,000	75	1.8%	281	1.0%	795	1.0%	
Owner-Occupied Median Home Value	\$381,655		\$463,677		\$422,345		
Renter-Occupied Median Rent	\$1,814		\$1,800		\$1,737		