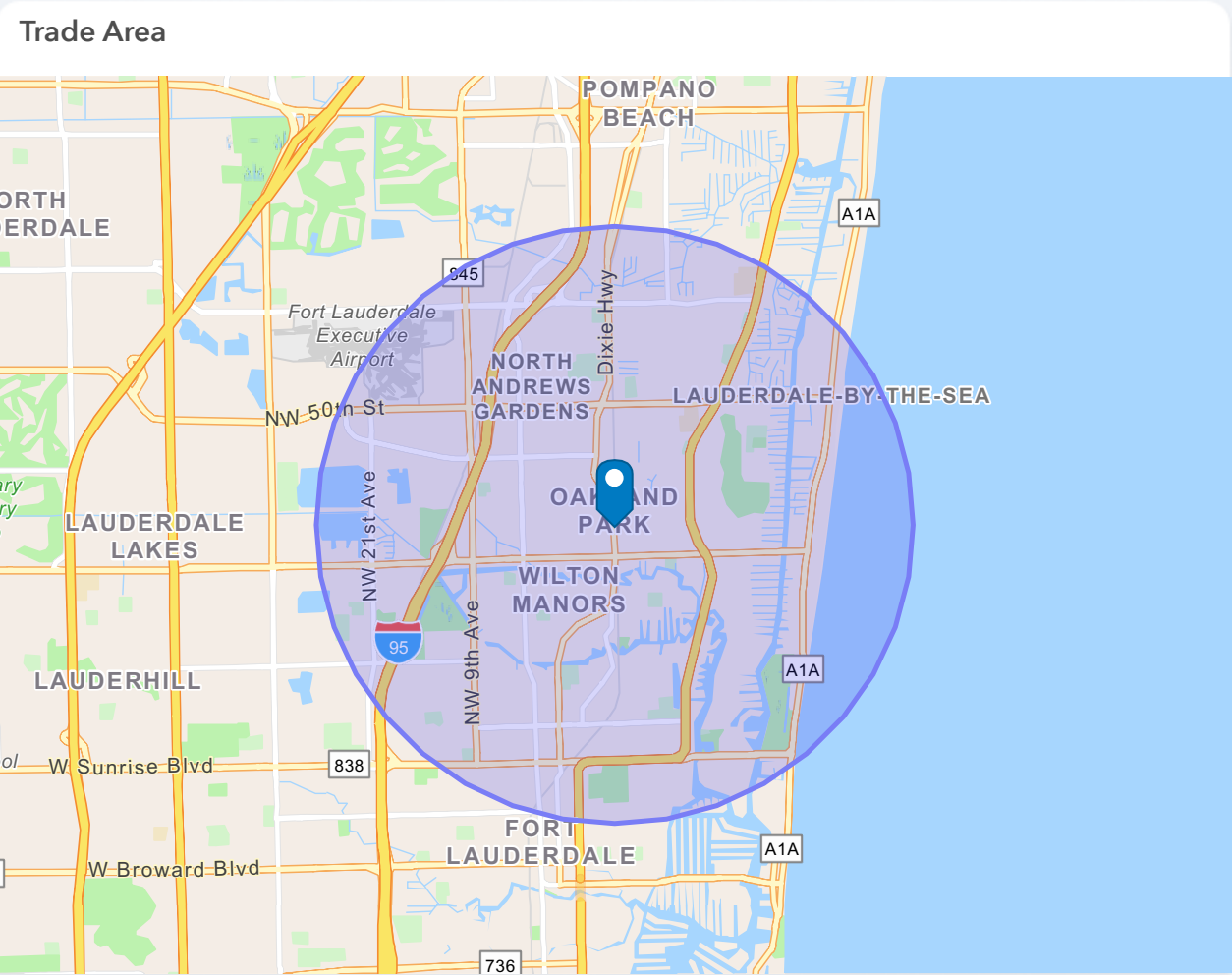


Demographic Trends

3500 NE 12th Ave, Oakland Park | Dixie Highway, FL 33334



Demographic Trends

	2022	2024	2029
Population	129.0K	132.4K 2.6%	135.1K 2.1%
Pop Density	5.9K	6.0K 2.6%	6.1K 2.1%
Households	61.3K	63.0K 2.9%	64.4K 2.1%
Persons Per HH	2.1	2.1 -0.3%	2.1 0.0%
Med HH Income	\$70.6K	\$80.2K 13.6%	\$107.2K 33.6%
Median Age	45.4	48.1 6.1%	50.4 4.7%

Visitor Metrics

Visitors

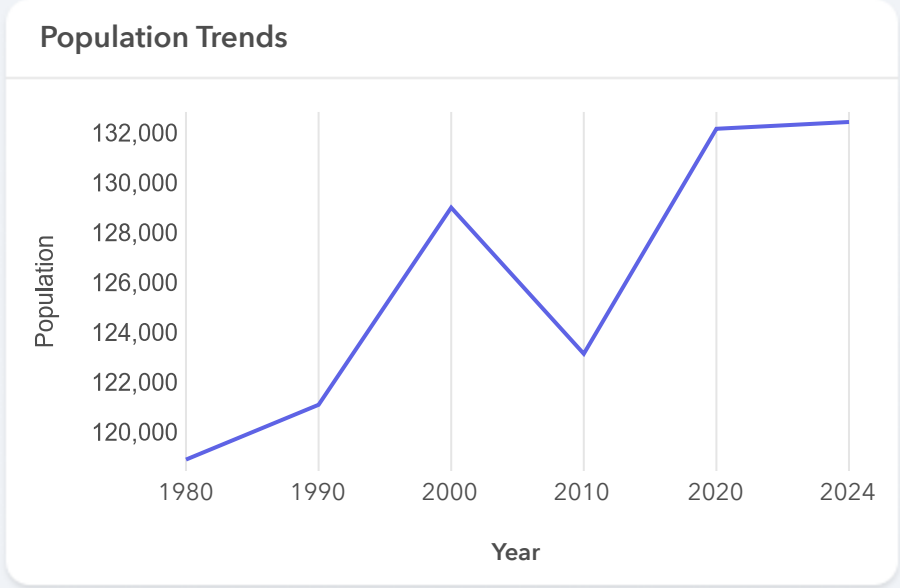
1.7M

YoY: 4.5%

% of Visitors 10 mi+

59.7%

YoY: 3.0%



Ethnicity

	2024	2029
White	67.7K	67.8K 0.1%
Hispanic or Latino	29.1K	30.2K 3.4%
Black	26.6K	27.0K 1.5%
Asian	3.0K	3.7K 19.5%
Other	6.1K	6.5K 7.3%

Distance in Miles - 3 miles | Potential Market | Weighted Centroid | Data source: Placer.ai, STI: Popstats, STI: Workplace, AGS: Demographic Dimensions | *2022 Median Household Income and Median Age data obtained from Census 2022 (ACS)

Income Breakdown

3500 NE 12th Ave, Oakland Park | Dixie Highway, FL 33334



Population

132,400

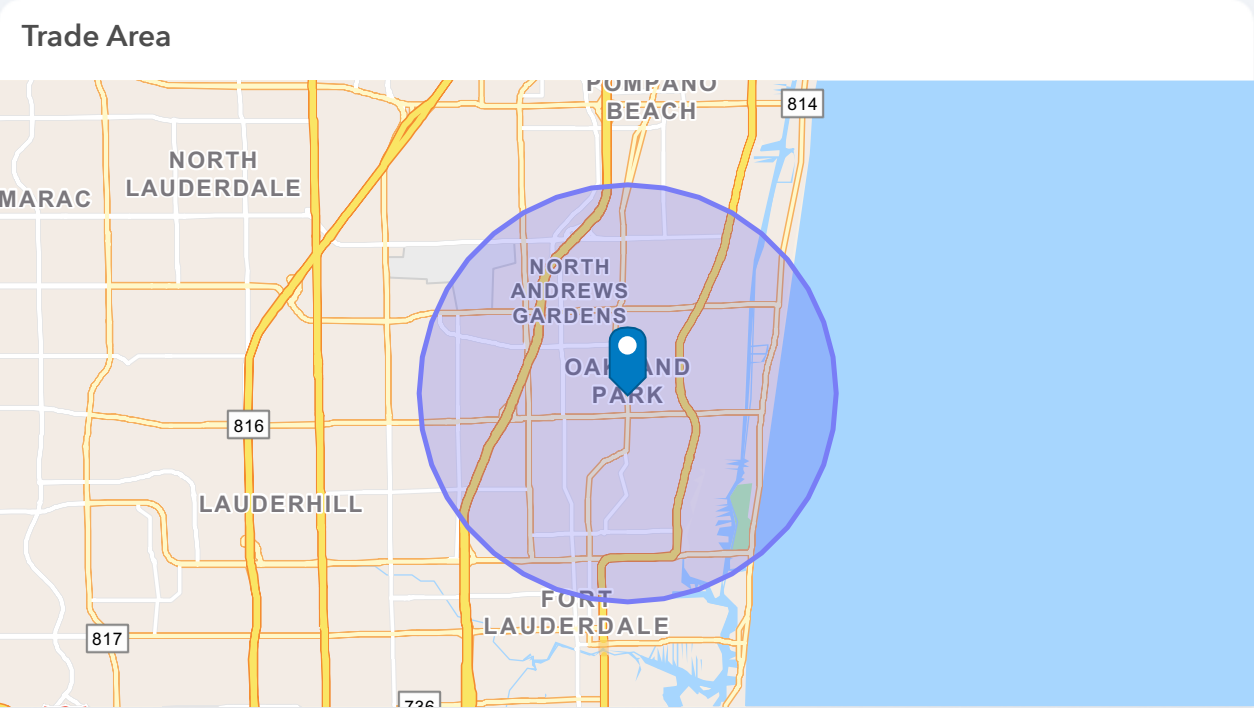
YoY:0.5%



Households

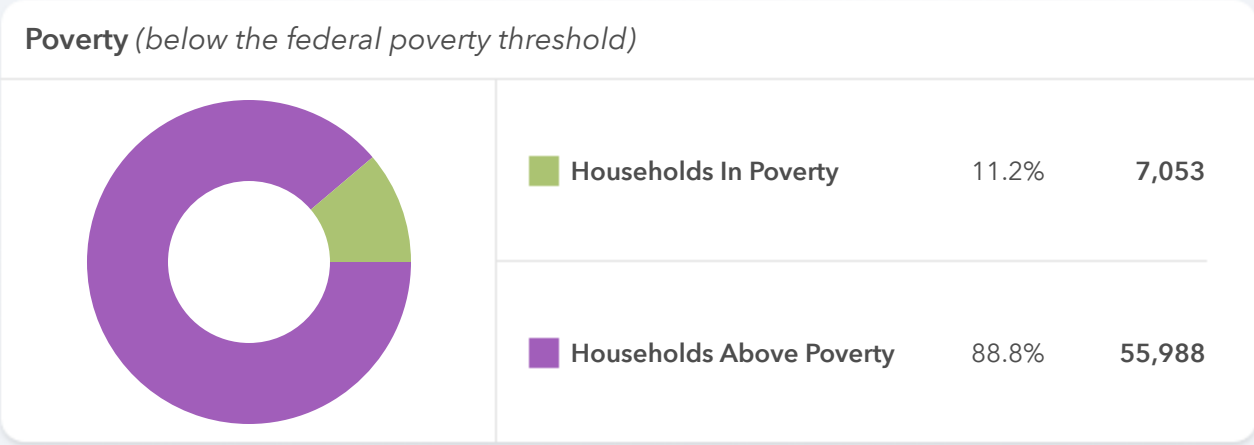
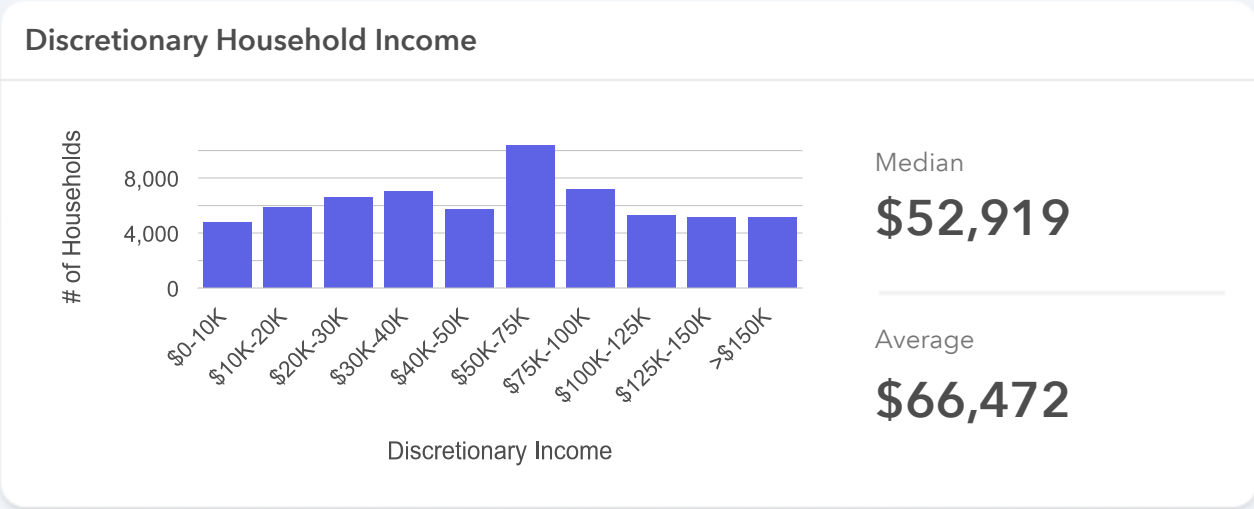
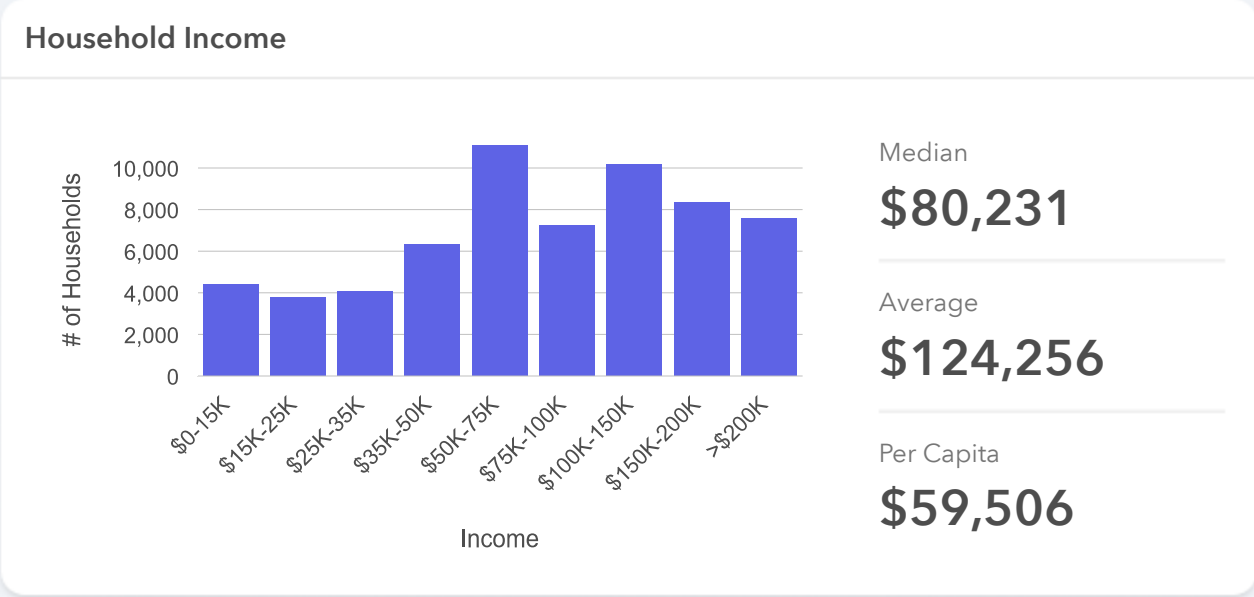
63,041

YoY:0.8%



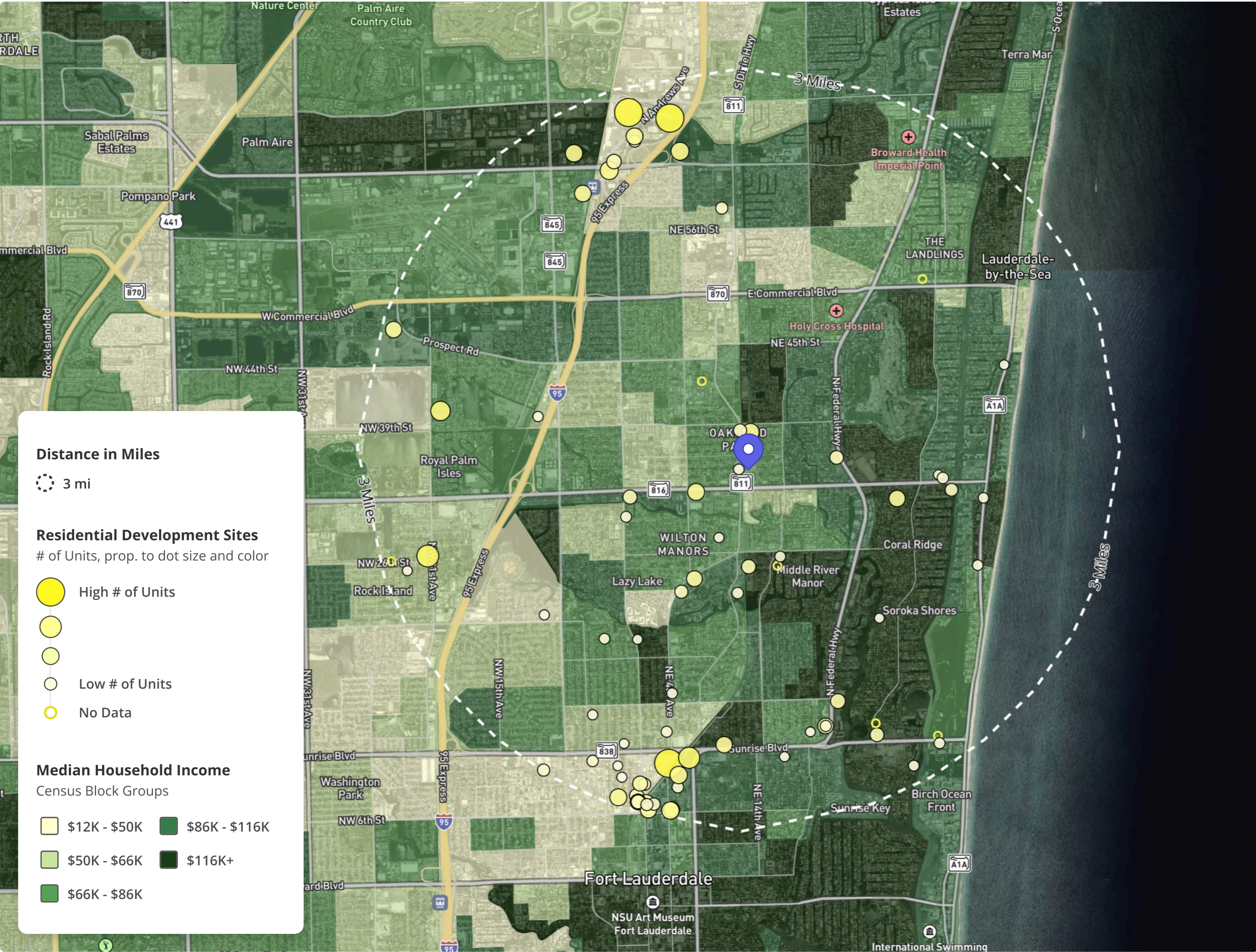
Household Income by Ethnicity

Ethnicity	Average Income	Median Income	<div><div></div>Benchmark (median income)</div>
White	\$104,332	\$97,561	112
Black	\$68,985	\$57,220	103
Hispanic	\$84,171	\$70,604	102
Asian	\$115,250	\$104,263	91
Other	\$93,578	\$79,069	99



3500 NE 12th Ave, Oakland Park

Dixie Highway, FL 33334







Residential Development Sites (BCI)

53 Sites Planned	13 Under Construction	12 Completed (12 months)
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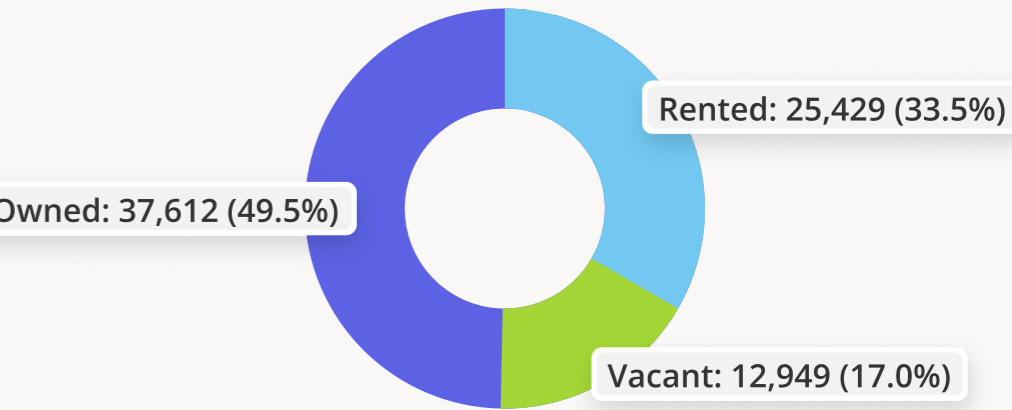
 **Total New Estimated Residential Units** 13,479

Single-Family Units	3.5%	468
Multi-Family Units	42.2%	5,687
Mixed-Use Units	54.3%	7,324

Trade Area Demographics

 Population	132,400	↑ 2.1% (2029)
 Households	63,041	↑ 2.1% (2029)
 Group Quarters	1,059	<div><div>41</div></div>
 Median Home Value	\$629,949	<div><div>146</div></div>

Total Housing Units 75,990

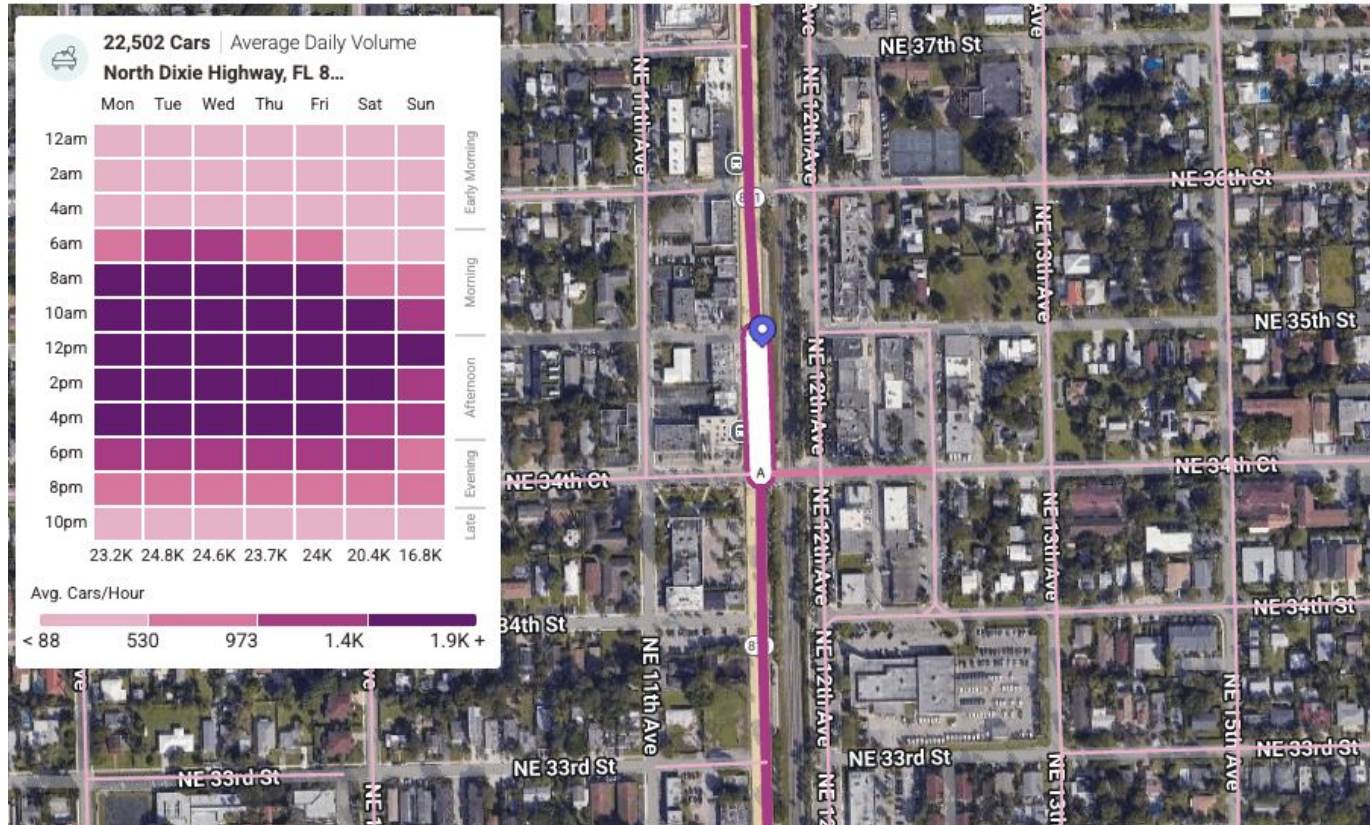


Residential Development Sites represent estimated current BCI BuildCentral data for planned, in progress, and recently completed residential development projects.
Map and data tables are based STI Popstats 2024 and BCI BuildCentral.

Vehicle Traffic Volume

3500 NE 12th Ave, Oakland Park

Dixie Highway, FL 33334



Allied Design Center - Nearby Retail Rankings



May 1, 2024 - Apr 30, 2025. Ranking listed in callouts are based on Category - State, Category - Nationwide.
Data provided by Placer Labs Inc. (www.placer.ai)