

Expanded Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.2082/-80.2525

University Dr. & McNab Rd. Tamarac, FL 33321		1 mi radius		3 mi radius		5 mi radius	
Population							
Estimated Population (2023)	22,742		190,519		457,763		
Projected Population (2028)	24,494		200,549		477,985		
Census Population (2020)	22,308		190,875		457,899		
Census Population (2010)	19,496		169,550		409,860		
Projected Annual Growth (2023 to 2028)	1,752	1.5%	10,030	1.1%	20,222	0.9%	
Historical Annual Growth (2020 to 2023)	434	0.6%	-356	-	-136	-	
Historical Annual Growth (2010 to 2020)	2,812	4.8%	21,324	4.2%	48,039	3.9%	
Estimated Population Density (2023)	7,243	psm	6,739	psm	5,831	psm	
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi	
Households							
Estimated Households (2023)	9,139		74,108		176,907		
Projected Households (2028)	9,939		78,425		185,786		
Census Households (2020)	8,869		73,678		175,821		
Census Households (2010)	8,278		67,148		160,206		
Estimated Households with Children (2023)	2,619	28.7%	21,860	29.5%	55,265	31.2%	
Estimated Average Household Size (2023)	2.46		2.55		2.57		
Average Household Income							
Estimated Average Household Income (2023)	\$75,132		\$89,557		\$89,434		
Projected Average Household Income (2028)	\$68,234		\$86,893		\$86,989		
Estimated Average Family Income (2023)	\$86,722		\$101,734		\$103,623		
Median Household Income							
Estimated Median Household Income (2023)	\$59,589		\$65,874		\$64,863		
Projected Median Household Income (2028)	\$54,355		\$61,229		\$60,641		
Estimated Median Family Income (2023)	\$74,369		\$81,177		\$81,109		
Per Capita Income							
Estimated Per Capita Income (2023)	\$30,260		\$34,899		\$34,614		
Projected Per Capita Income (2028)	\$27,752		\$34,040		\$33,860		
Estimated Per Capita Income 5 Year Growth	-\$2,508	-8.3%	-\$860	-2.5%	-\$753	-2.2%	
Estimated Average Household Net Worth (2023)	\$253,826		\$345,097		\$358,611		
Daytime Demos (2023)							
Total Businesses	1,635		12,422		29,871		
Total Employees	8,633		67,267		169,038		
Company Headquarter Businesses	31	1.9%	255	2.1%	650	2.2%	
Company Headquarter Employees	247	2.9%	3,875	5.8%	14,598	8.6%	
Employee Population per Business	5.3		5.4		5.7		
Residential Population per Business	13.9		15.3		15.3		

©2023, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 4/2023, TIGER Geography - RF5

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

Expanded Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.2082/-80.2525

University Dr. & McNab Rd.

Tamarac, FL 33321

1 mi radius

3 mi radius

5 mi radius

Race & Ethnicity

White (2023)	7,344	32.3%	59,407	31.2%	142,728	31.2%
Black or African American (2023)	8,998	39.6%	80,916	42.5%	201,959	44.1%
American Indian or Alaska Native (2023)	70	0.3%	573	0.3%	1,206	0.3%
Asian (2023)	774	3.4%	6,883	3.6%	15,969	3.5%
Hawaiian or Pacific Islander (2023)	9	-	75	-	177	-
Other Race (2023)	1,894	8.3%	14,794	7.8%	32,539	7.1%
Two or More Races (2023)	3,653	16.1%	27,872	14.6%	63,185	13.8%
Not Hispanic or Latino Population (2023)	15,692	69.0%	137,387	72.1%	338,791	74.0%
Hispanic or Latino Population (2023)	7,050	31.0%	53,132	27.9%	118,972	26.0%
Not Hispanic or Latino Population (2028)	16,924	69.1%	144,410	72.0%	353,419	73.9%
Hispanic or Latino Population (2028)	7,570	30.9%	56,139	28.0%	124,567	26.1%
Not Hispanic or Latino Population (2020)	15,184	68.1%	137,813	72.2%	339,895	74.2%
Hispanic or Latino Population (2020)	7,124	31.9%	53,062	27.8%	118,004	25.8%
Not Hispanic or Latino Population (2010)	14,055	72.1%	129,859	76.6%	325,441	79.4%
Hispanic or Latino Population (2010)	5,441	27.9%	39,692	23.4%	84,420	20.6%
Projected Hispanic Annual Growth (2023 to 2028)	520	1.5%	3,007	1.1%	5,594	0.9%
Historic Hispanic Annual Growth (2010 to 2023)	1,609	2.3%	13,440	2.6%	34,553	3.1%

Age Distribution (2023)

Age Under 5	1,272	5.6%	10,716	5.6%	26,251	5.7%
Age 5 to 9 Years	1,288	5.7%	11,143	5.8%	27,068	5.9%
Age 10 to 14 Years	1,344	5.9%	11,689	6.1%	28,364	6.2%
Age 15 to 19 Years	1,180	5.2%	10,729	5.6%	26,555	5.8%
Age 20 to 24 Years	1,107	4.9%	10,025	5.3%	25,378	5.5%
Age 25 to 29 Years	1,401	6.2%	11,878	6.2%	28,811	6.3%
Age 30 to 34 Years	1,691	7.4%	13,661	7.2%	32,198	7.0%
Age 35 to 39 Years	1,541	6.8%	13,086	6.9%	31,051	6.8%
Age 40 to 44 Years	1,430	6.3%	12,212	6.4%	29,217	6.4%
Age 45 to 49 Years	1,416	6.2%	11,510	6.0%	27,995	6.1%
Age 50 to 54 Years	1,414	6.2%	12,081	6.3%	29,561	6.5%
Age 55 to 59 Years	1,558	6.9%	13,193	6.9%	32,056	7.0%
Age 60 to 64 Years	1,667	7.3%	12,786	6.7%	30,832	6.7%
Age 65 to 74 Years	2,459	10.8%	19,529	10.3%	46,311	10.1%
Age 75 to 84 Years	1,270	5.6%	11,071	5.8%	24,705	5.4%
Age 85 Years or Over	706	3.1%	5,208	2.7%	11,412	2.5%
Median Age	41.7		40.8		40.3	

Gender Age Distribution (2023)

Female Population	12,187	53.6%	101,022	53.0%	240,989	52.6%
Age 0 to 19 Years	2,561	21.0%	21,914	21.7%	53,458	22.2%
Age 20 to 64 Years	7,023	57.6%	58,273	57.7%	140,159	58.2%
Age 65 Years or Over	2,603	21.4%	20,835	20.6%	47,372	19.7%
Female Median Age	43.4		42.3		41.7	
Male Population	10,555	46.4%	89,497	47.0%	216,774	47.4%
Age 0 to 19 Years	2,521	23.9%	22,363	25.0%	54,779	25.3%
Age 20 to 64 Years	6,201	58.8%	52,161	58.3%	126,939	58.6%
Age 65 Years or Over	1,832	17.4%	14,973	16.7%	35,056	16.2%
Male Median Age	39.7		39.1		38.7	

Expanded Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.2082/-80.2525

University Dr. & McNab Rd.

Tamarac, FL 33321

1 mi radius

3 mi radius

5 mi radius

Household Income Distribution (2023)

HH Income \$200,000 or More	255	2.8%	4,135	5.6%	10,963	6.2%
HH Income \$150,000 to \$199,999	353	3.9%	4,843	6.5%	10,635	6.0%
HH Income \$100,000 to \$149,999	1,391	15.2%	11,458	15.5%	26,462	15.0%
HH Income \$75,000 to \$99,999	1,405	15.4%	9,704	13.1%	22,880	12.9%
HH Income \$50,000 to \$74,999	1,666	18.2%	13,737	18.5%	32,010	18.1%
HH Income \$35,000 to \$49,999	1,426	15.6%	9,457	12.8%	22,736	12.9%
HH Income \$25,000 to \$34,999	931	10.2%	7,468	10.1%	16,417	9.3%
HH Income \$15,000 to \$24,999	1,030	11.3%	6,532	8.8%	15,765	8.9%
HH Income Under \$15,000	682	7.5%	6,775	9.1%	19,039	10.8%
HH Income \$35,000 or More	6,495	71.1%	53,334	72.0%	125,686	71.0%
HH Income \$75,000 or More	3,403	37.2%	30,140	40.7%	70,940	40.1%

Housing (2023)

Total Housing Units	10,057		81,158		197,887	
Housing Units Occupied	9,139	90.9%	74,108	91.3%	176,907	89.4%
Housing Units Owner-Occupied	6,055	66.3%	50,923	68.7%	115,372	65.2%
Housing Units, Renter-Occupied	3,084	33.7%	23,185	31.3%	61,534	34.8%
Housing Units, Vacant	918	10.0%	7,049	9.5%	20,980	11.9%

Marital Status (2023)

Never Married	6,479	34.4%	51,580	32.9%	125,439	33.4%
Currently Married	6,930	36.8%	61,095	38.9%	148,405	39.5%
Separated	1,546	8.2%	10,366	6.6%	24,539	6.5%
Widowed	1,005	5.3%	10,703	6.8%	24,502	6.5%
Divorced	2,880	15.3%	23,226	14.8%	53,196	14.1%

Household Type (2023)

Population Family	18,262	80.3%	157,710	82.8%	378,090	82.6%
Population Non-Family	4,215	18.5%	31,215	16.4%	76,561	16.7%
Population Group Quarters	265	1.2%	1,594	0.8%	3,112	0.7%
Family Households	5,748	62.9%	49,007	66.1%	115,718	65.4%
Non-Family Households	3,391	37.1%	25,102	33.9%	61,188	34.6%
Married Couple with Children	1,379	19.9%	12,210	20.0%	30,410	20.5%
Average Family Household Size	3.2		3.2		3.3	

Household Size (2023)

1 Person Households	2,801	30.7%	20,441	27.6%	49,669	28.1%
2 Person Households	2,893	31.7%	23,672	31.9%	55,273	31.2%
3 Person Households	1,618	17.7%	12,999	17.5%	30,631	17.3%
4 Person Households	1,119	12.2%	9,665	13.0%	22,962	13.0%
5 Person Households	461	5.0%	4,388	5.9%	11,064	6.3%
6 or More Person Households	246	2.7%	2,943	4.0%	7,307	4.1%

Household Vehicles (2023)

Households with 0 Vehicles Available	441	4.8%	5,222	7.0%	14,077	8.0%
Households with 1 Vehicles Available	4,338	47.5%	32,277	43.6%	75,600	42.7%
Households with 2 or More Vehicles Available	4,360	47.7%	36,610	49.4%	87,230	49.3%
Total Vehicles Available	14,030		118,159		282,494	
Average Vehicles Per Household	1.5		1.6		1.6	

Expanded Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.2082/-80.2525

University Dr. & McNab Rd.

Tamarac, FL 33321

1 mi radius

3 mi radius

5 mi radius

Labor Force (2023)

Estimated Labor Population Age 16 Years or Over	18,582		154,604		370,324	
Estimated Civilian Employed	12,612	67.9%	103,706	67.1%	244,365	66.0%
Estimated Civilian Unemployed	285	1.5%	2,557	1.7%	6,769	1.8%
Estimated in Armed Forces	-	-	114	-	303	-
Estimated Not in Labor Force	5,685	30.6%	48,226	31.2%	118,887	32.1%
Unemployment Rate	1.5%		1.7%		1.8%	

Occupation (2023)

Occupation: Population Age 16 Years or Over	12,612		103,706		244,363	
Management, Business, Financial Operations	1,649	13.1%	14,639	14.1%	36,473	14.9%
Professional, Related	2,335	18.5%	21,612	20.8%	50,718	20.8%
Service	2,896	23.0%	20,530	19.8%	47,986	19.6%
Sales, Office	2,980	23.6%	26,421	25.5%	60,487	24.8%
Farming, Fishing, Forestry	6	-	69	-	392	0.2%
Construct, Extraction, Maintenance	1,027	8.1%	8,549	8.2%	20,225	8.3%
Production, Transport Material Moving	1,719	13.6%	11,885	11.5%	28,083	11.5%
White Collar Workers	6,964	55.2%	62,673	60.4%	147,677	60.4%
Blue Collar Workers	5,648	44.8%	41,034	39.6%	96,686	39.6%

Consumer Expenditure (2023)

Total Household Expenditure	\$525.52 M		\$4.8 B		\$11.44 B	
Total Non-Retail Expenditure	\$276.6 M	52.6%	\$2.53 B	52.7%	\$6.04 B	52.8%
Total Retail Expenditure	\$248.92 M	47.4%	\$2.27 B	47.3%	\$5.4 B	47.2%
Apparel	\$18.27 M	3.5%	\$168.91 M	3.5%	\$402.8 M	3.5%
Contributions	\$16.58 M	3.2%	\$155.29 M	3.2%	\$370.74 M	3.2%
Education	\$14.43 M	2.7%	\$141.14 M	2.9%	\$340.06 M	3.0%
Entertainment	\$29.22 M	5.6%	\$270.63 M	5.6%	\$644.11 M	5.6%
Food and Beverages	\$78.15 M	14.9%	\$710.18 M	14.8%	\$1.69 B	14.8%
Furnishings and Equipment	\$18.24 M	3.5%	\$168.25 M	3.5%	\$400.3 M	3.5%
Gifts	\$12.41 M	2.4%	\$115.7 M	2.4%	\$278.09 M	2.4%
Health Care	\$45.64 M	8.7%	\$410.36 M	8.5%	\$972.79 M	8.5%
Household Operations	\$20.47 M	3.9%	\$188.74 M	3.9%	\$449.31 M	3.9%
Miscellaneous Expenses	\$9.95 M	1.9%	\$91.02 M	1.9%	\$216.57 M	1.9%
Personal Care	\$7.08 M	1.3%	\$64.6 M	1.3%	\$153.68 M	1.3%
Personal Insurance	\$3.57 M	0.7%	\$33.57 M	0.7%	\$79.93 M	0.7%
Reading	\$1.14 M	0.2%	\$10.49 M	0.2%	\$24.94 M	0.2%
Shelter	\$110.49 M	21.0%	\$1.01 B	21.0%	\$2.41 B	21.1%
Tobacco	\$3.43 M	0.7%	\$29.75 M	0.6%	\$70.7 M	0.6%
Transportation	\$96.23 M	18.3%	\$875.83 M	18.2%	\$2.08 B	18.2%
Utilities	\$40.22 M	7.7%	\$359.35 M	7.5%	\$853.1 M	7.5%

Educational Attainment (2023)

Adult Population Age 25 Years or Over	16,553		136,217		324,148	
Elementary (Grade Level 0 to 8)	649	3.9%	6,334	4.6%	15,719	4.8%
Some High School (Grade Level 9 to 11)	901	5.4%	7,422	5.4%	18,952	5.8%
High School Graduate	4,757	28.7%	41,845	30.7%	98,713	30.5%
Some College	3,259	19.7%	26,228	19.3%	63,446	19.6%
Associate Degree Only	2,269	13.7%	15,083	11.1%	35,129	10.8%
Bachelor Degree Only	2,997	18.1%	25,231	18.5%	60,499	18.7%
Graduate Degree	1,721	10.4%	14,073	10.3%	31,690	9.8%

Expanded Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.2082/-80.2525

University Dr. & McNab Rd.

Tamarac, FL 33321

1 mi radius

3 mi radius

5 mi radius

Units In Structure (2023)

1 Detached Unit	4,023	48.6%	31,265	46.6%	73,416	45.8%
1 Attached Unit	1,168	14.1%	8,496	12.7%	18,276	11.4%
2 to 4 Units	423	5.1%	4,290	6.4%	11,622	7.3%
5 to 9 Units	362	4.4%	4,382	6.5%	10,173	6.4%
10 to 19 Units	891	10.8%	6,442	9.6%	15,136	9.4%
20 to 49 Units	1,631	19.7%	10,079	15.0%	24,774	15.5%
50 or More Units	562	6.8%	8,301	12.4%	20,579	12.8%
Mobile Home or Trailer	79	1.0%	852	1.3%	2,928	1.8%
Other Structure	-	-	-	-	2	-

Homes Built By Year (2023)

Homes Built 2010 or later	267	3.2%	2,447	3.6%	7,168	4.5%
Homes Built 2000 to 2009	751	9.1%	5,253	7.8%	11,113	6.9%
Homes Built 1990 to 1999	517	6.2%	9,522	14.2%	21,324	13.3%
Homes Built 1980 to 1989	2,440	29.5%	22,078	32.9%	48,046	30.0%
Homes Built 1970 to 1979	4,228	51.1%	26,328	39.2%	63,705	39.8%
Homes Built 1960 to 1969	454	5.5%	5,304	7.9%	17,232	10.8%
Homes Built 1950 to 1959	256	3.1%	2,271	3.4%	5,904	3.7%
Homes Built Before 1949	226	2.7%	905	1.3%	2,414	1.5%

Home Values (2023)

Home Values \$1,000,000 or More	120	2.0%	881	1.7%	2,081	1.8%
Home Values \$500,000 to \$999,999	547	9.0%	5,398	10.6%	12,827	11.1%
Home Values \$400,000 to \$499,999	382	6.3%	6,031	11.8%	14,087	12.2%
Home Values \$300,000 to \$399,999	1,033	17.1%	10,114	19.9%	25,079	21.7%
Home Values \$200,000 to \$299,999	1,688	27.9%	11,239	22.1%	24,406	21.2%
Home Values \$150,000 to \$199,999	883	14.6%	5,949	11.7%	11,565	10.0%
Home Values \$100,000 to \$149,999	650	10.7%	4,834	9.5%	9,352	8.1%
Home Values \$70,000 to \$99,999	448	7.4%	3,123	6.1%	6,833	5.9%
Home Values \$50,000 to \$69,999	92	1.5%	901	1.8%	3,074	2.7%
Home Values \$25,000 to \$49,999	99	1.6%	1,035	2.0%	3,115	2.7%
Home Values Under \$25,000	113	1.9%	1,416	2.8%	2,954	2.6%
Owner-Occupied Median Home Value	\$242,165		\$267,140		\$273,688	
Renter-Occupied Median Rent	\$1,416		\$1,399		\$1,387	

Transportation To Work (2023)

Drive to Work Alone	8,812	69.9%	74,223	71.6%	173,755	71.1%
Drive to Work in Carpool	1,355	10.7%	9,079	8.8%	21,447	8.8%
Travel to Work by Public Transportation	239	1.9%	2,193	2.1%	5,945	2.4%
Drive to Work on Motorcycle	12	-	96	-	205	-
Walk or Bicycle to Work	136	1.1%	962	0.9%	2,544	1.0%
Other Means	190	1.5%	1,264	1.2%	3,382	1.4%
Work at Home	1,868	14.8%	15,889	15.3%	37,086	15.2%

Travel Time (2023)

Travel to Work in 14 Minutes or Less	1,258	10.0%	12,284	11.8%	29,926	12.2%
Travel to Work in 15 to 29 Minutes	4,208	33.4%	35,345	34.1%	81,340	33.3%
Travel to Work in 30 to 59 Minutes	4,274	33.9%	33,299	32.1%	79,884	32.7%
Travel to Work in 60 Minutes or More	1,004	8.0%	6,889	6.6%	16,128	6.6%
Average Minutes Travel to Work	28.2		26.5		26.5	