

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

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University Dr. & McNab Rd. Tamarac, FL 33321

1 mi radius 3 mi radius 5 mi radius

Race & Ethnicity	1 mi radius	3 mi radius	5 mi radius
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)	1 mi radius	3 mi radius	5 mi radius
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)	1 mi radius	3 mi radius	5 mi radius
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

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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	

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1 mi radius 3 mi radius 5 mi radius

Labor Force (2023)		1 mi radius	3 mi radius	5 mi radius
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%
Estimated Civilian Unemployed	285	1.5%	2,557	1.7%
Estimated in Armed Forces	-	-	114	-
Estimated Not in Labor Force	5,685	30.6%	48,226	31.2%
Unemployment Rate	1.5%		1.7%	1.8%
Occupation (2023)		1 mi radius	3 mi radius	5 mi radius
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%
Professional, Related	2,335	18.5%	21,612	20.8%
Service	2,896	23.0%	20,530	19.8%
Sales, Office	2,980	23.6%	26,421	25.5%
Farming, Fishing, Forestry	6	-	69	-
Construct, Extraction, Maintenance	1,027	8.1%	8,549	8.2%
Production, Transport Material Moving	1,719	13.6%	11,885	11.5%
White Collar Workers	6,964	55.2%	62,673	60.4%
Blue Collar Workers	5,648	44.8%	41,034	39.6%
Consumer Expenditure (2023)		1 mi radius	3 mi radius	5 mi radius
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%
Total Retail Expenditure	\$248.92 M	47.4%	\$2.27 B	47.3%
Apparel	\$18.27 M	3.5%	\$168.91 M	3.5%
Contributions	\$16.58 M	3.2%	\$155.29 M	3.2%
Education	\$14.43 M	2.7%	\$141.14 M	2.9%
Entertainment	\$29.22 M	5.6%	\$270.63 M	5.6%
Food and Beverages	\$78.15 M	14.9%	\$710.18 M	14.8%
Furnishings and Equipment	\$18.24 M	3.5%	\$168.25 M	3.5%
Gifts	\$12.41 M	2.4%	\$115.7 M	2.4%
Health Care	\$45.64 M	8.7%	\$410.36 M	8.5%
Household Operations	\$20.47 M	3.9%	\$188.74 M	3.9%
Miscellaneous Expenses	\$9.95 M	1.9%	\$91.02 M	1.9%
Personal Care	\$7.08 M	1.3%	\$64.6 M	1.3%
Personal Insurance	\$3.57 M	0.7%	\$33.57 M	0.7%
Reading	\$1.14 M	0.2%	\$10.49 M	0.2%
Shelter	\$110.49 M	21.0%	\$1.01 B	21.0%
Tobacco	\$3.43 M	0.7%	\$29.75 M	0.6%
Transportation	\$96.23 M	18.3%	\$875.83 M	18.2%
Utilities	\$40.22 M	7.7%	\$359.35 M	7.5%
Educational Attainment (2023)		1 mi radius	3 mi radius	5 mi radius
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%
Some High School (Grade Level 9 to 11)	901	5.4%	7,422	5.4%
High School Graduate	4,757	28.7%	41,845	30.7%
Some College	3,259	19.7%	26,228	19.3%
Associate Degree Only	2,269	13.7%	15,083	11.1%
Bachelor Degree Only	2,997	18.1%	25,231	18.5%
Graduate Degree	1,721	10.4%	14,073	10.3%

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1 mi radius 3 mi radius 5 mi radius

Units In Structure (2023)		1 mi radius	3 mi radius	5 mi radius
1 Detached Unit	4,023	48.6%	31,265	46.6%
1 Attached Unit	1,168	14.1%	8,496	12.7%
2 to 4 Units	423	5.1%	4,290	6.4%
5 to 9 Units	362	4.4%	4,382	6.5%
10 to 19 Units	891	10.8%	6,442	9.6%
20 to 49 Units	1,631	19.7%	10,079	15.0%
50 or More Units	562	6.8%	8,301	12.4%
Mobile Home or Trailer	79	1.0%	852	1.3%
Other Structure	-	-	-	2 -
Homes Built By Year (2023)		1 mi radius	3 mi radius	5 mi radius
Homes Built 2010 or later	267	3.2%	2,447	3.6%
Homes Built 2000 to 2009	751	9.1%	5,253	7.8%
Homes Built 1990 to 1999	517	6.2%	9,522	14.2%
Homes Built 1980 to 1989	2,440	29.5%	22,078	32.9%
Homes Built 1970 to 1979	4,228	51.1%	26,328	39.2%
Homes Built 1960 to 1969	454	5.5%	5,304	7.9%
Homes Built 1950 to 1959	256	3.1%	2,271	3.4%
Homes Built Before 1949	226	2.7%	905	1.3%
Home Values (2023)		1 mi radius	3 mi radius	5 mi radius
Home Values \$1,000,000 or More	120	2.0%	881	1.7%
Home Values \$500,000 to \$999,999	547	9.0%	5,398	10.6%
Home Values \$400,000 to \$499,999	382	6.3%	6,031	11.8%
Home Values \$300,000 to \$399,999	1,033	17.1%	10,114	19.9%
Home Values \$200,000 to \$299,999	1,688	27.9%	11,239	22.1%
Home Values \$150,000 to \$199,999	883	14.6%	5,949	11.7%
Home Values \$100,000 to \$149,999	650	10.7%	4,834	9.5%
Home Values \$70,000 to \$99,999	448	7.4%	3,123	6.1%
Home Values \$50,000 to \$69,999	92	1.5%	901	1.8%
Home Values \$25,000 to \$49,999	99	1.6%	1,035	2.0%
Home Values Under \$25,000	113	1.9%	1,416	2.8%
Owner-Occupied Median Home Value	\$242,165		\$267,140	
Renter-Occupied Median Rent	\$1,416		\$1,399	
Transportation To Work (2023)		1 mi radius	3 mi radius	5 mi radius
Drive to Work Alone	8,812	69.9%	74,223	71.6%
Drive to Work in Carpool	1,355	10.7%	9,079	8.8%
Travel to Work by Public Transportation	239	1.9%	2,193	2.1%
Drive to Work on Motorcycle	12	-	96	-
Walk or Bicycle to Work	136	1.1%	962	0.9%
Other Means	190	1.5%	1,264	1.2%
Work at Home	1,868	14.8%	15,889	15.3%
Travel Time (2023)		1 mi radius	3 mi radius	5 mi radius
Travel to Work in 14 Minutes or Less	1,258	10.0%	12,284	11.8%
Travel to Work in 15 to 29 Minutes	4,208	33.4%	35,345	34.1%
Travel to Work in 30 to 59 Minutes	4,274	33.9%	33,299	32.1%
Travel to Work in 60 Minutes or More	1,004	8.0%	6,889	6.6%
Average Minutes Travel to Work	28.2		26.5	