



Market Profile

Flamingo Falls
2000 N Flamingo Rd, Pembroke Pines, Florida, 33028
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 26.02766
Longitude: -80.31446

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	11,103	100,173	221,591
2010 Total Population	10,820	111,886	277,530
2021 Total Population	11,445	122,012	308,374
2021 Group Quarters	1	77	1,173
2026 Total Population	11,728	126,992	322,821
2021-2026 Annual Rate	0.49%	0.80%	0.92%
2021 Total Daytime Population	9,966	107,899	274,334
Workers	4,833	49,590	125,610
Residents	5,133	58,309	148,724
Household Summary			
2000 Households	3,926	39,350	80,366
2000 Average Household Size	2.83	2.55	2.75
2010 Households	3,879	43,308	97,851
2010 Average Household Size	2.79	2.58	2.82
2021 Households	4,036	46,856	107,490
2021 Average Household Size	2.84	2.60	2.86
2026 Households	4,103	48,548	111,872
2026 Average Household Size	2.86	2.61	2.88
2021-2026 Annual Rate	0.33%	0.71%	0.80%
2010 Families	2,934	30,376	73,487
2010 Average Family Size	3.21	3.10	3.26
2021 Families	3,050	32,475	79,906
2021 Average Family Size	3.26	3.14	3.32
2026 Families	3,103	33,579	83,025
2026 Average Family Size	3.29	3.16	3.34
2021-2026 Annual Rate	0.35%	0.67%	0.77%
Housing Unit Summary			
2000 Housing Units	3,981	42,307	86,414
Owner Occupied Housing Units	83.9%	74.4%	75.4%
Renter Occupied Housing Units	14.7%	18.6%	17.6%
Vacant Housing Units	1.4%	7.0%	7.0%
2010 Housing Units	4,044	46,887	105,497
Owner Occupied Housing Units	85.1%	69.3%	70.5%
Renter Occupied Housing Units	10.8%	23.1%	22.2%
Vacant Housing Units	4.1%	7.6%	7.2%
2021 Housing Units	4,172	49,860	113,647
Owner Occupied Housing Units	84.0%	66.0%	67.1%
Renter Occupied Housing Units	12.8%	28.0%	27.5%
Vacant Housing Units	3.3%	6.0%	5.4%
2026 Housing Units	4,233	51,457	117,774
Owner Occupied Housing Units	84.9%	66.2%	67.1%
Renter Occupied Housing Units	12.1%	28.2%	27.9%
Vacant Housing Units	3.1%	5.7%	5.0%
Median Household Income			
2021	\$101,788	\$70,602	\$77,289
2026	\$110,077	\$78,483	\$85,342
Median Home Value			
2021	\$362,366	\$328,206	\$351,433
2026	\$382,526	\$347,864	\$370,113
Per Capita Income			
2021	\$46,118	\$36,330	\$35,492
2026	\$51,654	\$40,592	\$39,707
Median Age			
2010	41.9	40.4	37.7
2021	44.0	42.2	39.1
2026	44.5	42.2	39.3

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

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2021 Households by Income			
Household Income Base	4,036	46,856	107,490
<\$15,000	3.6%	9.9%	8.1%
\$15,000 - \$24,999	4.2%	7.2%	5.8%
\$25,000 - \$34,999	4.4%	6.0%	6.1%
\$35,000 - \$49,999	8.2%	11.2%	11.0%
\$50,000 - \$74,999	14.6%	18.2%	17.3%
\$75,000 - \$99,999	13.8%	13.2%	13.8%
\$100,000 - \$149,999	22.3%	16.9%	18.3%
\$150,000 - \$199,999	13.1%	8.6%	9.2%
\$200,000+	15.9%	8.9%	10.3%
Average Household Income	\$128,025	\$95,105	\$101,942
2026 Households by Income			
Household Income Base	4,103	48,548	111,872
<\$15,000	2.7%	8.8%	6.9%
\$15,000 - \$24,999	2.9%	5.8%	4.6%
\$25,000 - \$34,999	3.6%	5.1%	5.1%
\$35,000 - \$49,999	7.3%	10.5%	10.0%
\$50,000 - \$74,999	13.4%	17.6%	16.7%
\$75,000 - \$99,999	13.6%	13.0%	13.8%
\$100,000 - \$149,999	22.8%	18.8%	19.9%
\$150,000 - \$199,999	15.2%	10.4%	11.1%
\$200,000+	18.5%	10.1%	11.9%
Average Household Income	\$144,391	\$106,794	\$114,731
2021 Owner Occupied Housing Units by Value			
Total	3,503	32,900	76,229
<\$50,000	0.3%	1.2%	1.1%
\$50,000 - \$99,999	0.5%	3.8%	2.4%
\$100,000 - \$149,999	1.1%	5.4%	3.2%
\$150,000 - \$199,999	5.1%	8.8%	6.4%
\$200,000 - \$249,999	11.6%	10.5%	9.1%
\$250,000 - \$299,999	14.8%	12.7%	12.3%
\$300,000 - \$399,999	26.5%	27.2%	30.1%
\$400,000 - \$499,999	25.0%	17.4%	18.1%
\$500,000 - \$749,999	13.2%	10.3%	12.6%
\$750,000 - \$999,999	1.2%	1.4%	2.8%
\$1,000,000 - \$1,499,999	0.4%	0.9%	1.4%
\$1,500,000 - \$1,999,999	0.1%	0.1%	0.1%
\$2,000,000 +	0.1%	0.3%	0.3%
Average Home Value	\$385,965	\$353,648	\$388,878
2026 Owner Occupied Housing Units by Value			
Total	3,592	34,059	79,008
<\$50,000	0.0%	0.7%	0.5%
\$50,000 - \$99,999	0.1%	2.5%	1.5%
\$100,000 - \$149,999	0.4%	3.6%	2.0%
\$150,000 - \$199,999	2.6%	7.7%	4.9%
\$200,000 - \$249,999	9.4%	8.8%	7.1%
\$250,000 - \$299,999	15.7%	12.8%	11.6%
\$300,000 - \$399,999	26.4%	28.9%	31.9%
\$400,000 - \$499,999	27.5%	20.1%	20.6%
\$500,000 - \$749,999	16.5%	12.7%	14.7%
\$750,000 - \$999,999	0.7%	0.9%	3.2%
\$1,000,000 - \$1,499,999	0.4%	0.9%	1.5%
\$1,500,000 - \$1,999,999	0.1%	0.1%	0.2%
\$2,000,000 +	0.1%	0.2%	0.3%
Average Home Value	\$404,942	\$372,426	\$413,313

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

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2010 Population by Age			
Total	10,820	111,888	277,530
0 - 4	4.9%	5.3%	6.1%
5 - 9	5.8%	5.9%	6.8%
10 - 14	7.2%	7.0%	7.7%
15 - 24	13.0%	12.9%	13.6%
25 - 34	9.9%	11.8%	12.0%
35 - 44	13.9%	13.9%	15.1%
45 - 54	17.8%	16.0%	16.2%
55 - 64	14.4%	11.6%	10.8%
65 - 74	6.9%	7.0%	6.0%
75 - 84	4.6%	5.9%	4.1%
85 +	1.7%	2.8%	1.7%
18 +	77.4%	77.1%	74.6%
2021 Population by Age			
Total	11,442	122,014	308,373
0 - 4	4.3%	4.8%	5.4%
5 - 9	4.9%	5.1%	5.9%
10 - 14	5.6%	5.6%	6.4%
15 - 24	9.7%	10.7%	11.9%
25 - 34	14.1%	14.7%	14.8%
35 - 44	12.6%	12.4%	13.2%
45 - 54	12.9%	12.4%	13.3%
55 - 64	15.5%	13.8%	13.2%
65 - 74	12.6%	10.7%	9.2%
75 - 84	5.5%	6.5%	4.7%
85 +	2.3%	3.3%	2.1%
18 +	81.9%	81.3%	78.4%
2026 Population by Age			
Total	11,729	126,991	322,823
0 - 4	4.4%	4.9%	5.6%
5 - 9	4.7%	5.0%	5.8%
10 - 14	5.3%	5.3%	6.2%
15 - 24	8.4%	9.7%	10.9%
25 - 34	10.8%	14.0%	14.5%
35 - 44	17.1%	14.7%	15.0%
45 - 54	11.8%	11.1%	12.0%
55 - 64	13.6%	12.4%	12.0%
65 - 74	13.4%	11.9%	10.1%
75 - 84	8.0%	7.7%	5.7%
85 +	2.5%	3.4%	2.2%
18 +	82.5%	81.6%	78.7%
2010 Population by Sex			
Males	5,050	51,660	130,318
Females	5,770	60,226	147,212
2021 Population by Sex			
Males	5,339	56,438	145,385
Females	6,106	65,575	162,989
2026 Population by Sex			
Males	5,482	58,929	152,741
Females	6,246	68,063	170,080

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

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2010 Population by Race/Ethnicity			
Total	10,822	111,886	277,530
White Alone	77.0%	70.1%	64.6%
Black Alone	11.0%	17.5%	22.7%
American Indian Alone	0.3%	0.3%	0.3%
Asian Alone	5.1%	5.2%	5.3%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	4.0%	3.8%	3.9%
Two or More Races	2.5%	3.0%	3.2%
Hispanic Origin	33.8%	36.6%	37.0%
Diversity Index	66.4	71.9	74.8
2021 Population by Race/Ethnicity			
Total	11,445	122,013	308,374
White Alone	71.8%	65.1%	60.8%
Black Alone	13.4%	20.6%	24.8%
American Indian Alone	0.3%	0.3%	0.3%
Asian Alone	6.1%	5.6%	5.6%
Pacific Islander Alone	0.1%	0.1%	0.0%
Some Other Race Alone	5.2%	4.7%	4.7%
Two or More Races	3.2%	3.6%	3.8%
Hispanic Origin	44.5%	45.8%	45.7%
Diversity Index	72.8	76.3	78.1
2026 Population by Race/Ethnicity			
Total	11,729	126,991	322,822
White Alone	69.9%	63.5%	59.6%
Black Alone	14.3%	21.7%	25.6%
American Indian Alone	0.3%	0.3%	0.3%
Asian Alone	6.5%	5.8%	5.7%
Pacific Islander Alone	0.1%	0.1%	0.0%
Some Other Race Alone	5.6%	5.0%	4.9%
Two or More Races	3.3%	3.7%	3.9%
Hispanic Origin	49.4%	50.0%	49.5%
Diversity Index	74.3	77.3	78.8
2010 Population by Relationship and Household Type			
Total	10,820	111,886	277,531
In Households	100.0%	99.9%	99.6%
In Family Households	89.0%	86.3%	88.7%
Householder	27.8%	27.0%	26.4%
Spouse	20.8%	19.5%	18.9%
Child	33.3%	32.1%	34.7%
Other relative	5.0%	5.6%	6.4%
Nonrelative	2.0%	2.0%	2.3%
In Nonfamily Households	11.0%	13.6%	10.8%
In Group Quarters	0.0%	0.1%	0.4%
Institutionalized Population	0.0%	0.0%	0.2%
Noninstitutionalized Population	0.0%	0.1%	0.2%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

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2021 Population 25+ by Educational Attainment			
Total	8,639	90,099	217,052
Less than 9th Grade	5.4%	2.6%	3.2%
9th - 12th Grade, No Diploma	1.9%	3.4%	3.8%
High School Graduate	15.3%	22.8%	22.9%
GED/Alternative Credential	2.3%	2.5%	2.6%
Some College, No Degree	18.2%	19.8%	20.0%
Associate Degree	11.9%	10.8%	10.4%
Bachelor's Degree	26.8%	22.9%	21.9%
Graduate/Professional Degree	18.1%	15.1%	15.1%
2021 Population 15+ by Marital Status			
Total	9,747	103,155	253,621
Never Married	31.6%	34.7%	36.0%
Married	51.5%	48.0%	48.5%
Widowed	4.6%	5.2%	4.4%
Divorced	12.3%	12.1%	11.1%
2021 Civilian Population 16+ in Labor Force			
Civilian Population 16+	6,564	66,516	168,329
Population 16+ Employed	96.6%	96.4%	95.6%
Population 16+ Unemployment rate	3.4%	3.6%	4.4%
Population 16-24 Employed	8.7%	8.8%	9.1%
Population 16-24 Unemployment rate	4.6%	7.3%	8.4%
Population 25-54 Employed	60.1%	63.2%	65.8%
Population 25-54 Unemployment rate	2.8%	3.1%	3.9%
Population 55-64 Employed	21.5%	20.0%	18.6%
Population 55-64 Unemployment rate	5.7%	3.6%	3.9%
Population 65+ Employed	9.7%	8.0%	6.5%
Population 65+ Unemployment rate	0.6%	3.5%	4.6%
2021 Employed Population 16+ by Industry			
Total	6,343	64,103	160,965
Agriculture/Mining	0.1%	0.1%	0.3%
Construction	3.7%	4.8%	5.6%
Manufacturing	5.3%	3.4%	4.0%
Wholesale Trade	4.9%	3.8%	4.1%
Retail Trade	8.5%	11.3%	11.1%
Transportation/Utilities	8.5%	8.4%	7.5%
Information	1.3%	2.3%	2.5%
Finance/Insurance/Real Estate	11.7%	10.3%	10.0%
Services	50.1%	50.0%	49.8%
Public Administration	5.8%	5.6%	5.3%
2021 Employed Population 16+ by Occupation			
Total	6,343	64,105	160,966
White Collar	81.1%	74.4%	73.1%
Management/Business/Financial	23.6%	21.4%	22.4%
Professional	32.2%	27.0%	26.0%
Sales	11.1%	12.0%	11.6%
Administrative Support	14.2%	14.0%	13.1%
Services	9.6%	12.5%	12.5%
Blue Collar	9.3%	13.2%	14.4%
Farming/Forestry/Fishing	0.0%	0.0%	0.2%
Construction/Extraction	1.8%	2.6%	3.2%
Installation/Maintenance/Repair	1.9%	2.2%	2.8%
Production	1.5%	1.9%	2.1%
Transportation/Material Moving	4.0%	6.4%	6.1%

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2010 Households by Type			
Total	3,879	43,308	97,851
Households with 1 Person	20.5%	25.3%	20.2%
Households with 2+ People	79.5%	74.7%	79.8%
Family Households	75.6%	70.1%	75.1%
Husband-wife Families	56.9%	50.7%	53.7%
With Related Children	26.9%	23.9%	28.1%
Other Family (No Spouse Present)	18.7%	19.5%	21.4%
Other Family with Male Householder	4.2%	4.4%	5.0%
With Related Children	2.0%	2.3%	2.7%
Other Family with Female Householder	14.5%	15.0%	16.4%
With Related Children	8.0%	8.7%	10.2%
Nonfamily Households	3.8%	4.6%	4.7%
All Households with Children	37.3%	35.2%	41.5%
Multigenerational Households	6.0%	5.3%	6.9%
Unmarried Partner Households	4.6%	5.4%	5.8%
Male-female	4.0%	4.8%	5.2%
Same-sex	0.7%	0.6%	0.6%
2010 Households by Size			
Total	3,879	43,309	97,850
1 Person Household	20.5%	25.3%	20.2%
2 Person Household	30.5%	30.4%	28.5%
3 Person Household	20.8%	18.5%	19.8%
4 Person Household	18.0%	16.1%	18.7%
5 Person Household	6.4%	6.4%	8.2%
6 Person Household	2.6%	2.2%	2.9%
7 + Person Household	1.1%	1.1%	1.7%
2010 Households by Tenure and Mortgage Status			
Total	3,879	43,308	97,851
Owner Occupied	88.7%	75.0%	76.0%
Owned with a Mortgage/Loan	70.3%	55.8%	60.7%
Owned Free and Clear	18.5%	19.2%	15.3%
Renter Occupied	11.3%	25.0%	24.0%
2021 Affordability, Mortgage and Wealth			
Housing Affordability Index	152	115	116
Percent of Income for Mortgage	14.9%	19.5%	19.1%
Wealth Index	183	111	117
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	4,044	46,887	105,497
Housing Units Inside Urbanized Area	100.0%	100.0%	100.0%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.0%	0.0%
2010 Population By Urban/ Rural Status			
Total Population	10,820	111,886	277,530
Population Inside Urbanized Area	100.0%	100.0%	100.0%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.0%	0.0%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

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Top 3 Tapestry Segments			
1.	Savvy Suburbanites (1D)	The Elders (9C)	Workday Drive (4A)
2.	Professional Pride (1B)	Savvy Suburbanites (1D)	Urban Edge Families (7C)
3.	Retirement Communities (9E)	Bright Young Professionals (8C)	Up and Coming Families (7A)
2021 Consumer Spending			
Apparel & Services: Total \$	\$11,511,583	\$100,436,934	\$248,610,983
Average Spent	\$2,852.23	\$2,143.52	\$2,312.88
Spending Potential Index	135	101	109
Education: Total \$	\$10,169,748	\$79,989,854	\$199,191,293
Average Spent	\$2,519.76	\$1,707.14	\$1,853.11
Spending Potential Index	146	99	107
Entertainment/Recreation: Total \$	\$17,650,521	\$153,680,122	\$375,281,954
Average Spent	\$4,373.27	\$3,279.84	\$3,491.32
Spending Potential Index	135	102	108
Food at Home: Total \$	\$28,988,589	\$257,485,219	\$631,131,040
Average Spent	\$7,182.50	\$5,495.25	\$5,871.53
Spending Potential Index	132	101	108
Food Away from Home: Total \$	\$20,462,268	\$181,292,161	\$448,815,392
Average Spent	\$5,069.94	\$3,869.13	\$4,175.42
Spending Potential Index	134	102	110
Health Care: Total \$	\$33,994,039	\$304,531,251	\$727,956,797
Average Spent	\$8,422.71	\$6,499.30	\$6,772.32
Spending Potential Index	135	104	109
HH Furnishings & Equipment: Total \$	\$12,692,307	\$110,916,032	\$271,586,904
Average Spent	\$3,144.77	\$2,367.17	\$2,526.62
Spending Potential Index	139	105	112
Personal Care Products & Services: Total \$	\$4,972,999	\$44,339,498	\$107,384,573
Average Spent	\$1,232.16	\$946.29	\$999.02
Spending Potential Index	137	105	111
Shelter: Total \$	\$110,993,298	\$965,628,026	\$2,384,780,784
Average Spent	\$27,500.82	\$20,608.42	\$22,186.07
Spending Potential Index	136	102	110
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$13,535,458	\$123,962,890	\$296,166,699
Average Spent	\$3,353.68	\$2,645.61	\$2,755.30
Spending Potential Index	140	111	115
Travel: Total \$	\$14,696,006	\$126,578,120	\$308,398,866
Average Spent	\$3,641.23	\$2,701.43	\$2,869.09
Spending Potential Index	144	107	113
Vehicle Maintenance & Repairs: Total \$	\$5,927,883	\$53,601,724	\$130,624,592
Average Spent	\$1,468.75	\$1,143.97	\$1,215.23
Spending Potential Index	133	103	110

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

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