

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

May 12, 2025



Latitude: 26.24533 Longitude: -80.188758

Coconut Creek Plaza Coconut Creek, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Current Year Estimated Population	15,558	142,129	404,937
	Population Est 23Q1	15,617	142,704	405,974
	Population Est 22Q4	15,611	142,708	405,650
	Population Est 22Q3	15,536	142,211	404,680
	Population Est 22Q2	15,463	141,866	403,978
	Population Est 22Q1	15,478	141,636	403,412
	Population Est 21Q4	15,372	141,013	402,559
	Population Est 21Q3	15,413	140,845	401,908
	Population Est 21Q2	15,430	140,974	401,863
	Population Fcst	15,689	144,725	407,267
	2010 Census Population	15,135	128,516	356,040
	2000 Census Population	14,842	120,141	343,258
	1990 Census Population	13,122	100,271	278,717
	Current Year Daytime Population	19,102	141,139	412,473
	Average Seasonal Population	2,152	16,972	26,613
	Historical Annual Growth, 1990 – 2000	1.24%	1.82%	2.10%
	Historical Annual Growth, 2000 – 2010	0.20%	0.68%	0.37%
	Estimated Annual Growth, 2010 – CY	0.19%	0.71%	0.91%
	Projected Annual Growth, CY to Y5	0.17%	0.36%	0.11%
	Group Qtrs Est	50	2,223	4,215
Transient Est Average Last 4 Qtrs	0	1,958	17,468	
Households	Current Year Estimated Households	7,354	56,927	154,774
	Households Est 23Q1	7,382	57,188	155,168
	Households Est 22Q4	7,375	57,177	155,042
	Households Est 22Q3	7,339	56,946	154,624
	Households Est 22Q2	7,302	56,784	154,325
	Households Est 22Q1	7,314	56,685	154,096
	Households Est 21Q4	7,261	56,402	153,734
	Households Est 21Q3	7,282	56,333	153,489
	Households Est 21Q2	7,291	56,389	153,477
	Households Fcst	7,390	58,141	155,930
	2010 Census Households	7,738	52,102	137,533
	2000 Census Households	7,623	51,244	136,646
	1990 Census Households	6,764	43,463	115,437
	Historical Annual Growth, 1990 – 2000	1.20%	1.66%	1.70%
	Historical Annual Growth, 2000 – 2010	0.15%	0.17%	0.06%
	Estimated Annual Growth, 2010 – CY	-0.36%	0.62%	0.83%
	Projected Annual Growth, CY to Y5	0.10%	0.42%	0.15%
Population per Household	2.11	2.46	2.59	

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

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

May 12, 2025



Latitude: 26.24533 Longitude: -80.188758

Coconut Creek Plaza Coconut Creek, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Income	HH Income \$500,000 or more	1.2%	1.0%	1.2%
	HH Income \$250,000 to \$499,999	1.4%	1.2%	1.5%
	HH Income \$200,000 to \$249,999	3.3%	2.8%	3.4%
	HH Income \$175,000 to \$199,999	3.8%	3.0%	3.2%
	HH Income \$150,000 to \$174,999	3.9%	4.6%	4.9%
	HH Income \$100,000 to 149,999	13.2%	16.8%	17.0%
	HH Income \$75,000 to 99,999	10.7%	14.0%	13.5%
	HH Income \$50,000 to 74,999	22.0%	18.3%	19.3%
	HH Income \$35,000 to 49,999	11.3%	13.0%	11.7%
	HH Income \$25,000 to 34,999	11.3%	8.5%	8.3%
	HH Income \$15,000 to 24,999	7.1%	8.0%	7.7%
	HH Income \$0 to 14,999	10.9%	8.9%	8.4%
	Average Household Income	\$126,872	\$88,436	\$89,940
	Median Household Income	\$59,703	\$65,346	\$67,496
	Per Capita Income	\$60,066	\$35,743	\$34,620
	Average Disposable Income	\$68,048	\$70,166	\$73,100
	Median Disposable Income	\$53,717	\$58,593	\$60,396
	Discretionary HH Income Over \$150,000	2.6%	0.6%	1.6%
	Discretionary HH Income \$125,000 to \$149,999	2.8%	3.6%	4.0%
	Discretionary HH Income \$100,000 to \$124,999	5.0%	4.5%	5.1%
	Discretionary HH Income \$75,000 to \$99,999	7.5%	9.3%	9.4%
	Discretionary HH Income \$50,000 to \$74,999	17.2%	20.4%	19.2%
	Discretionary HH Income \$25,000 to \$49,999	30.7%	30.0%	30.3%
	Discretionary HH Income Under \$25,000	34.2%	31.5%	30.4%
	Average Discretionary HH Income	\$47,702	\$47,019	\$48,816
	Median Discretionary HH Income	\$37,557	\$39,276	\$40,097
	Householder White – Count	3,732	22,857	55,876
	Median HH Income	\$61,198	\$64,733	\$71,165
	Average HH Income	\$79,372	\$77,569	\$84,301
	Householder Black or African-American – Count	1,268	13,588	38,941
	Median HH Income	\$56,908	\$62,637	\$61,354
	Average HH Income	\$63,135	\$73,660	\$73,182
	Householder Hispanic – Count	1,548	12,464	37,789
Median HH Income	\$55,844	\$67,511	\$67,682	
Average HH Income	\$66,836	\$76,664	\$77,063	
Householder Asian or Pacific Islander – Count	79	1,602	4,094	
Median HH Income	\$61,542	\$76,950	\$77,321	
Average HH Income	\$66,023	\$81,937	\$85,977	
Householder Other or Pacific Islander – Count	727	6,416	18,074	
Median HH Income	\$66,854	\$67,836	\$70,045	
Average HH Income	\$75,218	\$75,988	\$79,115	

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

May 12, 2025



Latitude: 26.24533 Longitude: -80.188758

Coconut Creek Plaza Coconut Creek, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Gender	Male Population	7,112	67,687	194,141
	Female Population	8,446	74,442	210,796
Total Population by Age	Count of Pop 0 to 4 years	756	7,459	22,219
	Count of Pop 0 to 7 years	1,072	10,321	30,994
	Count of Pop 5 - 13	1,255	13,137	40,666
	Count of Pop 14 - 18	513	6,249	19,602
	Count of Pop 19 - 22	502	6,290	19,562
	Count of Pop 22 - 25	375	4,689	14,393
	Count of Pop 25 - 29	831	8,176	23,522
	Count of Pop 30 - 34	1,008	9,221	26,135
	Count of Pop 35 - 39	1,000	9,742	28,240
	Count of Pop 40 - 44	958	9,322	27,453
	Count of Pop 45 - 59	2,753	26,121	78,352
	Count of Pop 60 - 74	3,135	26,548	70,631
	Count of Pop 75 - 84	1,732	10,874	24,755
	Count of Pop 85+	739	4,303	9,408
	% of Pop 0 to 4 years	4.9%	5.2%	5.5%
	% of Pop 0 to 7 years	6.9%	7.3%	7.7%
	% of Pop 5 - 13	8.1%	9.2%	10.0%
	% of Pop 14 - 18	3.3%	4.4%	4.8%
	% of Pop 19 - 22	3.2%	4.4%	4.8%
	% of Pop 22 - 25	2.4%	3.3%	3.6%
	% of Pop 25 - 29	5.3%	5.8%	5.8%
	% of Pop 30 - 34	6.5%	6.5%	6.5%
	% of Pop 35 - 39	6.4%	6.9%	7.0%
	% of Pop 40 - 44	6.2%	6.6%	6.8%
	% of Pop 45 - 59	17.7%	18.4%	19.3%
	% of Pop 60 - 74	20.1%	18.7%	17.4%
	% of Pop 75 - 84	11.1%	7.7%	6.1%
% of Pop 85+	4.7%	3.0%	2.3%	
Median Age	48.2	43.3	41.5	
Average Age	47.1	43.4	41.6	
Male Population by Age	% of Pop 0 to 4 years	5.4%	5.6%	5.9%
	% of Pop 5 - 13	8.7%	9.8%	10.6%
	% of Pop 14 - 18	3.6%	4.7%	5.1%
	% of Pop 19 - 22	3.7%	4.8%	5.2%
	% of Pop 22 - 25	2.9%	3.6%	3.8%
	% of Pop 25 - 29	6.1%	6.2%	6.2%
	% of Pop 30 - 34	6.8%	6.7%	6.5%
	% of Pop 35 - 39	6.7%	7.0%	7.0%
	% of Pop 40 - 44	6.2%	6.6%	6.7%
	% of Pop 45 - 59	17.8%	18.1%	19.1%
	% of Pop 75 - 84	9.7%	6.8%	5.5%
	% of Pop 60 - 74	18.9%	17.9%	16.8%
	% of Pop 85+	3.5%	2.2%	1.7%
	Median Age	44.9	41.1	39.8
Average Age	44.8	41.8	40.2	

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

May 12, 2025



Latitude: 26.24533 Longitude: -80.188758

Coconut Creek Plaza Coconut Creek, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
	% of Pop 0 to 4 years	4.4%	4.9%	5.1%
	% of Pop 5 - 13	7.6%	8.8%	9.5%
	% of Pop 14 - 18	3.1%	4.1%	4.6%
	% of Pop 19 - 22	2.8%	4.1%	4.5%
	% of Pop 22 - 25	2.0%	3.0%	3.3%
	% of Pop 25 - 29	4.7%	5.3%	5.5%
	% of Pop 30 - 34	6.2%	6.3%	6.4%
	% of Pop 35 - 39	6.2%	6.7%	7.0%
	% of Pop 40 - 44	6.1%	6.6%	6.9%
	% of Pop 45 - 59	17.6%	18.6%	19.6%
	% of Pop 60 - 74	21.2%	19.4%	18.0%
	% of Pop 75 - 84	12.3%	8.5%	6.7%
	% of Pop 85+	5.8%	3.8%	2.9%
	Median Age	51.0	45.2	43.0
Average Age	49.1	44.8	42.8	
Race	Count of White	8,704	57,908	161,499
	Count of Black or African-American	3,111	46,388	133,339
	Count of Asian or Pacific Islander	380	5,357	13,363
	Count of Other races	3,363	32,476	96,737
	White	55.9%	40.7%	39.9%
	Black or African American	20.0%	32.6%	32.9%
	Asian	2.4%	3.8%	3.3%
	Other Races	21.6%	22.8%	23.9%
Language Spoken	Speak English at Home	65.1%	61.7%	59.0%
	Speak Spanish at Home	22.5%	22.0%	23.5%
	Speak French or French Creole at Home	3.8%	7.6%	8.7%
	Speak German at Home	0.3%	0.3%	0.3%
	Speak Other Indo-European Languages at Home	5.2%	5.0%	5.3%
	Speak Russian and Other Slavic Languages at Home	1.3%	0.8%	0.7%
	Speak Chinese at Home	0.2%	0.4%	0.4%
	Speak Korean at Home	0.0%	0.1%	0.1%
	Speak Vietnamese at Home	0.1%	0.7%	0.4%
	Speak Other Asian Languages at Home	0.4%	0.2%	0.4%
	Speak Tagalog and Other Pacific Languages at Home	0.1%	0.1%	0.1%
	Speak Other Language at Home	1.2%	1.2%	1.1%
Hispanic	Hispanic Population	3,872	35,667	110,502
	Hispanic Population Percent	24.9%	25.1%	27.3%
	Mexican	6.1%	10.1%	12.2%
	Puerto Rican	15.4%	20.7%	18.9%
	Cuban	14.0%	11.2%	10.6%
	Dominican	4.3%	5.8%	5.1%
	Central American	9.7%	8.5%	13.2%
	South American	43.4%	37.3%	33.9%
	Other Hispanic	7.2%	6.4%	6.1%
	2000 Hispanic Population Percent	10%	14%	16%
	1990 Hispanic Population Percent	4%	7%	8%

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

May 12, 2025



Latitude: 26.24533 Longitude: -80.188758

Coconut Creek Plaza Coconut Creek, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Ancestry	American (percent of total population)	5.0%	5.5%	4.2%
	American	4.8%	5.3%	4.1%
	Native American (ie. Indian/Eskimo)	0.1%	0.1%	0.1%
	Hawaiian/Pacific Islander	0.0%	0.0%	0.0%
	Asian (percent of total population)	2.4%	3.7%	3.2%
	Chinese	0.6%	0.5%	0.5%
	Japanese	0.0%	0.0%	0.0%
	Korean	0.0%	0.1%	0.1%
	South Central Asian (ie. Indian)	1.1%	1.8%	1.5%
	South East Asian (ie. Vietnamese)	0.6%	1.1%	0.9%
	Other Asian	0.1%	0.1%	0.1%
	European (percent of total population)	28.3%	19.9%	18.2%
	British	2.7%	2.3%	2.1%
	Dutch	0.5%	0.2%	0.2%
	French	0.9%	0.7%	0.7%
	German	3.9%	3.1%	3.0%
	Italian	6.4%	4.5%	4.3%
	Polish	2.5%	1.4%	1.3%
	Scandinavian	0.9%	0.5%	0.5%
	Scotch/Irish	4.2%	3.5%	3.5%
Other European (ie. Greek/Russian)	6.3%	3.6%	2.7%	
Middle Eastern	1.0%	0.6%	0.7%	
Other Ancestry	28.1%	35.5%	36.9%	
Unclassified Ancestry	10.4%	9.7%	9.6%	
Education (Age 25+)	Adult Population (25 Years or Older)	12,156	104,306	288,495
	Elementary (0 to 8)	4.6%	4.3%	5.3%
	Some High School (9 to 11)	5.5%	6.2%	6.8%
	High School Graduate (12)	29.2%	29.0%	29.0%
	Some College (13 to 16)	21.4%	19.6%	20.0%
	Associates Degree Only	9.7%	9.8%	9.6%
	Bachelors Degree Only	20.1%	20.1%	19.2%
	Graduate Degree	9.5%	10.9%	10.1%
	% College (4+)	29.6%	31.0%	29.3%
Household Type	Total Households – count	7,354	56,927	154,774
	One Person HHs – count	2,768	17,261	41,994
	Family HHs – count	4,106	36,510	103,188
	Married Couple – count	2,741	24,833	66,086
	w/own children – count	858	8,014	24,278
	w/out own children – count	1,883	16,819	41,808
	Male Householder – count	433	3,053	10,187
	Female Householder – count	932	8,625	26,915
	Non-Family Households – count	480	3,156	9,592
	1 Person Household	37.6%	30.3%	27.1%
	2 Person Household	33.2%	32.2%	31.1%
	3 Person Household	13.3%	15.7%	17.3%
	4 Person Household	9.5%	11.9%	13.5%
	5 Person Household	4.0%	5.7%	6.3%
6 Person Household	1.4%	2.5%	2.8%	
7+ Person Household	1.0%	1.8%	1.8%	
% Households With Children	18.8%	22.9%	26.4%	

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

May 12, 2025



Latitude: 26.24533 Longitude: -80.188758

Coconut Creek Plaza Coconut Creek, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Housing	Total Housing Units	8,539	65,252	170,764
	Owner Occupied Percent	57.3%	56.6%	55.8%
	Renter Occupied Percent	28.8%	30.6%	34.8%
	Vacant Housing Percent	13.9%	12.8%	9.4%
	Total Housing Units (Census 2000)	8,494	58,001	150,484
Home Value (Owner Occupied)	Property Value \$1,000,000 or more	2.2%	2.0%	5.0%
	Property Value \$750,000 to \$999,999	3.2%	2.4%	6.0%
	Property Value \$500,000 to \$749,999	19.7%	23.9%	23.9%
	Property Value \$400,000 to \$499,999	11.4%	15.3%	14.4%
	Property Value \$300,000, to \$399,999	12.8%	20.1%	18.2%
	Property Value \$200,000 to \$299,999	22.8%	16.8%	15.1%
	Property Value \$150,000 to \$199,999	10.5%	6.7%	5.4%
	Property Value \$100,000 to \$149,999	12.0%	7.5%	5.8%
	Property Value \$60,000 to \$99,999	2.2%	2.6%	2.1%
	Property Value \$40,000 to \$59,999	0.2%	0.9%	0.9%
	Property Value \$0 to \$39,999	3.0%	1.7%	2.4%
	Median Home Value	\$296,894	\$368,664	\$400,799
Wealth per Household	\$0 and under - percent	17.4%	17.5%	17.9%
	\$1 to \$4999 - percent	8.8%	8.8%	9.0%
	\$5k to \$9999 - percent	4.6%	4.6%	4.8%
	\$10k to \$24999 - percent	6.4%	6.4%	6.5%
	\$25k to \$49999 - percent	6.9%	6.9%	6.9%
	\$50k to \$99999 - percent	10.4%	10.3%	10.3%
	\$100k to \$249999 - percent	18.3%	18.2%	17.9%
	\$250k to \$499999 - percent	13.1%	13.1%	12.8%
	\$500k+ - percent	14.1%	14.3%	13.9%
	Median HH Wealth	\$78,111	\$78,444	\$73,926
	Avg HH Wealth	\$234,364	\$235,946	\$230,744
Economic Viability	Economic Viability Local	299	291	294
	Economic Viability Indexed	110	108	109
Occupation (Employed Civilians Age 16+)	Employed Civilian Pop 16+ by Occupation	8,262	73,489	215,759
	Managerial/Executive	12.3%	14.6%	14.2%
	Professional Specialty	20.9%	20.4%	18.8%
	Healthcare Support	3.5%	4.0%	3.8%
	Sales	10.9%	10.8%	11.2%
	Office & Administrative Support	18.3%	13.8%	13.1%
	Protective Service	1.7%	3.1%	3.0%
	Food Preparation	3.7%	4.5%	5.2%
	Building Maintenance & Cleaning	4.4%	4.6%	5.7%
	Personal Care	1.8%	3.5%	3.3%
	Farming, Fishing, & Forestry	0.6%	0.3%	0.1%
	Construction	14.9%	9.6%	10.5%
	Production & Transportation	6.8%	10.7%	11.0%
	Percent White Collar Workers	66.0%	63.7%	61.1%
	Percent Blue Collar Workers	34.0%	36.3%	38.9%

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

May 12, 2025



Latitude: 26.24533 Longitude: -80.188758

Coconut Creek Plaza Coconut Creek, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
	Agriculture/Mining/Construction	11.8%	7.9%	9.2%
	Manufacturing	6.1%	5.2%	5.1%
	Transportation	4.7%	6.1%	6.1%
	Information	1.6%	1.3%	1.7%
	Wholesale/Retail	14.5%	17.2%	16.5%
	Finance, Insurance, Real Estate	6.8%	7.0%	6.9%
	Professional Services	8.0%	7.0%	7.5%
	Management Services	0.4%	0.1%	0.1%
	Administrative/Waste Services	8.6%	7.1%	7.5%
	Educational Services	18.0%	22.1%	20.0%
	Entertainment Services	9.1%	8.6%	9.6%
	Other Professional Services	7.1%	6.5%	5.9%
	Public Administration	3.4%	3.9%	3.9%
Vehicles per HH	No Vehicles	13.0%	7.1%	6.9%
	1 Vehicle	46.9%	45.6%	41.5%
	2 Vehicles	29.7%	35.1%	37.4%
	3 or more vehicles	10.4%	12.2%	14.2%
	Average Number of Vehicles	1.41	1.56	1.63
Change	Births (last 12 months)	138	1,415	4,238
	Deaths (last 12 months)	189	1,273	3,092
	Migration (last 12 months)	145	162	-79
Work place	Workplace Establishments	789	5,355	16,054
	Workplace Employees (FTE)	5,959	54,692	162,622