

## Expanded Profile

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



Lat/Lon: 26.2251/-80.2529

8197 N University Dr Tamarac, FL 33321	1 mi radius		3 mi radius		5 mi radius	
<b>Population</b>						
Estimated Population (2023)	17,553		187,632		421,737	
Projected Population (2028)	19,913		199,537		438,169	
Census Population (2020)	17,319		187,036		422,505	
Census Population (2010)	15,840		169,758		380,705	
Projected Annual Growth (2023 to 2028)	2,360	2.7%	11,905	1.3%	16,432	0.8%
Historical Annual Growth (2020 to 2023)	234	0.4%	596	0.1%	-768	-
Historical Annual Growth (2010 to 2020)	1,480	3.1%	17,278	3.4%	41,800	3.7%
Estimated Population Density (2023)	5,590 psm		6,637 psm		5,372 psm	
Trade Area Size	3.1 sq mi		28.3 sq mi		78.5 sq mi	
<b>Households</b>						
Estimated Households (2023)	6,130		71,065		163,392	
Projected Households (2028)	7,012		76,094		170,822	
Census Households (2020)	5,997		70,258		162,551	
Census Households (2010)	5,807		65,495		149,281	
Estimated Households with Children (2023)	2,209	36.0%	21,820	30.7%	50,789	31.1%
Estimated Average Household Size (2023)	2.84		2.62		2.56	
<b>Average Household Income</b>						
Estimated Average Household Income (2023)	\$107,054		\$97,792		\$94,968	
Projected Average Household Income (2028)	\$95,397		\$94,655		\$93,392	
Estimated Average Family Income (2023)	\$121,188		\$109,640		\$106,781	
<b>Median Household Income</b>						
Estimated Median Household Income (2023)	\$81,560		\$69,347		\$66,470	
Projected Median Household Income (2028)	\$75,809		\$64,855		\$61,996	
Estimated Median Family Income (2023)	\$90,120		\$84,752		\$82,524	
<b>Per Capita Income</b>						
Estimated Per Capita Income (2023)	\$37,432		\$37,090		\$36,844	
Projected Per Capita Income (2028)	\$33,634		\$36,145		\$36,459	
Estimated Per Capita Income 5 Year Growth	-\$3,798	-10.1%	-\$945	-2.5%	-\$385	-1.0%
Estimated Average Household Net Worth (2023)	\$428,010		\$380,247		\$374,970	
<b>Daytime Demos (2023)</b>						
Total Businesses	1,015		11,477		29,169	
Total Employees	6,783		59,815		159,329	
Company Headquarter Businesses	19	1.9%	195	1.7%	625	2.1%
Company Headquarter Employees	214	3.2%	2,844	4.8%	10,608	6.7%
Employee Population per Business	6.7		5.2		5.5	
Residential Population per Business	17.3		16.3		14.5	

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Race & Ethnicity						
White (2023)	6,452	36.8%	65,094	34.7%	142,133	33.7%
Black or African American (2023)	5,866	33.4%	71,760	38.2%	168,862	40.0%
American Indian or Alaska Native (2023)	46	0.3%	579	0.3%	1,131	0.3%
Asian (2023)	592	3.4%	7,308	3.9%	16,104	3.8%
Hawaiian or Pacific Islander (2023)	13	-	71	-	150	-
Other Race (2023)	1,593	9.1%	14,652	7.8%	32,177	7.6%
Two or More Races (2023)	2,992	17.0%	28,167	15.0%	61,181	14.5%
Not Hispanic or Latino Population (2023)	11,862	67.6%	134,346	71.6%	306,280	72.6%
Hispanic or Latino Population (2023)	5,691	32.4%	53,286	28.4%	115,457	27.4%
Not Hispanic or Latino Population (2028)	13,466	67.6%	142,743	71.5%	318,122	72.6%
Hispanic or Latino Population (2028)	6,447	32.4%	56,794	28.5%	120,047	27.4%
Not Hispanic or Latino Population (2020)	11,549	66.7%	134,197	71.7%	307,380	72.8%
Hispanic or Latino Population (2020)	5,771	33.3%	52,839	28.3%	115,125	27.2%
Not Hispanic or Latino Population (2010)	11,485	72.5%	129,547	76.3%	296,898	78.0%
Hispanic or Latino Population (2010)	4,355	27.5%	40,211	23.7%	83,807	22.0%
Projected Hispanic Annual Growth (2023 to 2028)	756	2.7%	3,508	1.3%	4,591	0.8%
Historic Hispanic Annual Growth (2010 to 2023)	1,336	2.4%	13,075	2.5%	31,650	2.9%
Age Distribution (2023)						
Age Under 5	890	5.1%	10,191	5.4%	23,811	5.6%
Age 5 to 9 Years	1,058	6.0%	10,973	5.8%	24,791	5.9%
Age 10 to 14 Years	1,205	6.9%	11,958	6.4%	26,200	6.2%
Age 15 to 19 Years	1,186	6.8%	11,124	5.9%	24,689	5.9%
Age 20 to 24 Years	996	5.7%	9,990	5.3%	23,130	5.5%
Age 25 to 29 Years	1,027	5.9%	11,223	6.0%	26,285	6.2%
Age 30 to 34 Years	1,178	6.7%	12,878	6.9%	29,783	7.1%
Age 35 to 39 Years	1,164	6.6%	12,690	6.8%	28,789	6.8%
Age 40 to 44 Years	1,162	6.6%	12,022	6.4%	27,271	6.5%
Age 45 to 49 Years	1,183	6.7%	11,526	6.1%	25,853	6.1%
Age 50 to 54 Years	1,208	6.9%	12,212	6.5%	27,375	6.5%
Age 55 to 59 Years	1,272	7.2%	13,408	7.1%	29,634	7.0%
Age 60 to 64 Years	1,227	7.0%	12,889	6.9%	28,226	6.7%
Age 65 to 74 Years	1,661	9.5%	19,320	10.3%	42,274	10.0%
Age 75 to 84 Years	757	4.3%	10,580	5.6%	22,855	5.4%
Age 85 Years or Over	380	2.2%	4,649	2.5%	10,772	2.6%
Median Age	39.8		41.0		40.4	
Gender Age Distribution (2023)						
Female Population	9,218	52.5%	99,011	52.8%	221,701	52.6%
Age 0 to 19 Years	2,151	23.3%	21,901	22.1%	49,235	22.2%
Age 20 to 64 Years	5,475	59.4%	57,198	57.8%	128,855	58.1%
Age 65 Years or Over	1,592	17.3%	19,912	20.1%	43,612	19.7%
Female Median Age	41.1		42.4		41.7	
Male Population	8,335	47.5%	88,621	47.2%	200,036	47.4%
Age 0 to 19 Years	2,188	26.2%	22,344	25.2%	50,256	25.1%
Age 20 to 64 Years	4,942	59.3%	51,640	58.3%	117,490	58.7%
Age 65 Years or Over	1,206	14.5%	14,637	16.5%	32,290	16.1%
Male Median Age	38.2		39.4		38.9	

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<b>Household Income Distribution (2023)</b>						
HH Income \$200,000 or More	494	8.1%	4,677	6.6%	10,864	6.6%
HH Income \$150,000 to \$199,999	379	6.2%	5,425	7.6%	10,735	6.6%
HH Income \$100,000 to \$149,999	1,222	19.9%	11,536	16.2%	25,099	15.4%
HH Income \$75,000 to \$99,999	853	13.9%	9,230	13.0%	20,965	12.8%
HH Income \$50,000 to \$74,999	1,314	21.4%	12,683	17.8%	29,338	18.0%
HH Income \$35,000 to \$49,999	771	12.6%	8,854	12.5%	20,411	12.5%
HH Income \$25,000 to \$34,999	374	6.1%	6,445	9.1%	15,165	9.3%
HH Income \$15,000 to \$24,999	345	5.6%	5,676	8.0%	14,269	8.7%
HH Income Under \$15,000	377	6.1%	6,537	9.2%	16,546	10.1%
HH Income \$35,000 or More	5,033	82.1%	52,406	73.7%	117,412	71.9%
HH Income \$75,000 or More	2,948	48.1%	30,869	43.4%	67,664	41.4%
<b>Housing (2023)</b>						
Total Housing Units	6,615		77,299		182,685	
Housing Units Occupied	6,130	92.7%	71,065	91.9%	163,392	89.4%
Housing Units Owner-Occupied	3,878	63.3%	51,319	72.2%	109,019	66.7%
Housing Units, Renter-Occupied	2,252	36.7%	19,746	27.8%	54,373	33.3%
Housing Units, Vacant	485	7.9%	6,233	8.8%	19,293	11.8%
<b>Marital Status (2023)</b>						
Never Married	5,118	35.5%	49,658	32.1%	112,130	32.3%
Currently Married	6,066	42.1%	64,112	41.5%	140,912	40.6%
Separated	1,082	7.5%	8,810	5.7%	21,973	6.3%
Widowed	732	5.1%	9,874	6.4%	22,933	6.6%
Divorced	1,403	9.7%	22,057	14.3%	48,987	14.1%
<b>Household Type (2023)</b>						
Population Family	15,321	87.3%	159,127	84.8%	348,627	82.7%
Population Non-Family	2,101	12.0%	27,345	14.6%	70,237	16.7%
Population Group Quarters	131	0.7%	1,160	0.6%	2,873	0.7%
Family Households	4,562	74.4%	49,110	69.1%	107,363	65.7%
Non-Family Households	1,567	25.6%	21,955	30.9%	56,029	34.3%
Married Couple with Children	1,232	20.3%	12,937	20.2%	29,152	20.7%
Average Family Household Size	3.4		3.2		3.2	
<b>Household Size (2023)</b>						
1 Person Households	1,232	20.1%	17,818	25.1%	45,429	27.8%
2 Person Households	1,929	31.5%	22,618	31.8%	51,655	31.6%
3 Person Households	1,245	20.3%	13,043	18.4%	28,592	17.5%
4 Person Households	981	16.0%	10,114	14.2%	21,349	13.1%
5 Person Households	461	7.5%	4,550	6.4%	10,042	6.1%
6 or More Person Households	281	4.6%	2,921	4.1%	6,325	3.9%
<b>Household Vehicles (2023)</b>						
Households with 0 Vehicles Available	231	3.8%	4,207	5.9%	11,863	7.3%
Households with 1 Vehicles Available	1,872	30.5%	29,196	41.1%	69,933	42.8%
Households with 2 or More Vehicles Available	4,026	65.7%	37,661	53.0%	81,596	49.9%
Total Vehicles Available	11,549		118,369		262,848	
Average Vehicles Per Household	1.9		1.7		1.6	

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<b>Labor Force (2023)</b>						
Estimated Labor Population Age 16 Years or Over	14,148		152,026		341,570	
Estimated Civilian Employed	9,730	68.8%	101,435	66.7%	226,109	66.2%
Estimated Civilian Unemployed	237	1.7%	2,637	1.7%	5,845	1.7%
Estimated in Armed Forces	-	-	73	-	263	-
Estimated Not in Labor Force	4,181	29.6%	47,881	31.5%	109,353	32.0%
Unemployment Rate	1.7%		1.7%		1.7%	
<b>Occupation (2023)</b>						
Occupation: Population Age 16 Years or Over	9,730		101,435		226,109	
Management, Business, Financial Operations	1,316	13.5%	16,004	15.8%	34,124	15.1%
Professional, Related	2,197	22.6%	21,380	21.1%	47,584	21.0%
Service	2,048	21.0%	18,967	18.7%	43,946	19.4%
Sales, Office	2,284	23.5%	25,067	24.7%	55,687	24.6%
Farming, Fishing, Forestry	1	-	73	-	344	0.2%
Construct, Extraction, Maintenance	1,086	11.2%	8,612	8.5%	18,671	8.3%
Production, Transport Material Moving	798	8.2%	11,332	11.2%	25,751	11.4%
White Collar Workers	5,797	59.6%	62,451	61.6%	137,396	60.8%
Blue Collar Workers	3,932	40.4%	38,984	38.4%	88,713	39.2%
<b>Consumer Expenditure (2023)</b>						
Total Household Expenditure	\$446.97 M		\$4.9 B		\$11.04 B	
Total Non-Retail Expenditure	\$235.4 M	52.7%	\$2.59 B	52.8%	\$5.83 B	52.8%
Total Retail Expenditure	\$211.57 M	47.3%	\$2.32 B	47.2%	\$5.21 B	47.2%
Apparel	\$15.78 M	3.5%	\$172.99 M	3.5%	\$389.18 M	3.5%
Contributions	\$14.54 M	3.3%	\$159.97 M	3.3%	\$360.84 M	3.3%
Education	\$13.38 M	3.0%	\$147.29 M	3.0%	\$331.79 M	3.0%
Entertainment	\$25.33 M	5.7%	\$277.69 M	5.7%	\$623.49 M	5.6%
Food and Beverages	\$65.88 M	14.7%	\$722.76 M	14.7%	\$1.63 B	14.7%
Furnishings and Equipment	\$15.78 M	3.5%	\$172.51 M	3.5%	\$387.36 M	3.5%
Gifts	\$11.16 M	2.5%	\$119.26 M	2.4%	\$270.62 M	2.5%
Health Care	\$37.7 M	8.4%	\$416.22 M	8.5%	\$937.4 M	8.5%
Household Operations	\$17.5 M	3.9%	\$193.19 M	3.9%	\$435.01 M	3.9%
Miscellaneous Expenses	\$8.46 M	1.9%	\$92.97 M	1.9%	\$209.38 M	1.9%
Personal Care	\$6.01 M	1.3%	\$65.89 M	1.3%	\$148.37 M	1.3%
Personal Insurance	\$3.18 M	0.7%	\$34.75 M	0.7%	\$77.74 M	0.7%
Reading	\$969.05 K	0.2%	\$10.7 M	0.2%	\$24.14 M	0.2%
Shelter	\$93.79 M	21.0%	\$1.03 B	21.0%	\$2.32 B	21.0%
Tobacco	\$2.66 M	0.6%	\$29.59 M	0.6%	\$67.31 M	0.6%
Transportation	\$82.04 M	18.4%	\$893.82 M	18.2%	\$2.01 B	18.2%
Utilities	\$32.79 M	7.3%	\$363.07 M	7.4%	\$819.34 M	7.4%
<b>Educational Attainment (2023)</b>						
Adult Population Age 25 Years or Over	12,219		133,397		299,116	
Elementary (Grade Level 0 to 8)	552	4.5%	5,661	4.2%	13,662	4.6%
Some High School (Grade Level 9 to 11)	527	4.3%	6,953	5.2%	16,433	5.5%
High School Graduate	3,485	28.5%	40,200	30.1%	89,750	30.0%
Some College	2,282	18.7%	25,970	19.5%	57,863	19.3%
Associate Degree Only	1,593	13.0%	15,106	11.3%	32,509	10.9%
Bachelor Degree Only	2,418	19.8%	25,502	19.1%	57,587	19.3%
Graduate Degree	1,362	11.1%	14,006	10.5%	31,311	10.5%

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<b>Units In Structure (2023)</b>						
1 Detached Unit	3,401	58.6%	33,598	51.3%	68,391	45.8%
1 Attached Unit	494	8.5%	7,583	11.6%	16,279	10.9%
2 to 4 Units	458	7.9%	4,202	6.4%	10,345	6.9%
5 to 9 Units	214	3.7%	4,111	6.3%	9,758	6.5%
10 to 19 Units	568	9.8%	6,109	9.3%	14,669	9.8%
20 to 49 Units	480	8.3%	8,990	13.7%	22,842	15.3%
50 or More Units	460	7.9%	5,716	8.7%	18,415	12.3%
Mobile Home or Trailer	55	0.9%	755	1.2%	2,685	1.8%
Other Structure	-	-	-	-	7	-
<b>Homes Built By Year (2023)</b>						
Homes Built 2010 or later	242	4.2%	1,992	3.0%	6,082	4.1%
Homes Built 2000 to 2009	241	4.2%	4,579	7.0%	10,955	7.3%
Homes Built 1990 to 1999	578	10.0%	10,271	15.7%	22,985	15.4%
Homes Built 1980 to 1989	1,697	29.2%	21,789	33.3%	46,116	30.9%
Homes Built 1970 to 1979	2,929	50.4%	25,172	38.4%	56,681	38.0%
Homes Built 1960 to 1969	216	3.7%	4,406	6.7%	13,230	8.9%
Homes Built 1950 to 1959	136	2.3%	2,090	3.2%	5,127	3.4%
Homes Built Before 1949	91	1.6%	766	1.2%	2,215	1.5%
<b>Home Values (2023)</b>						
Home Values \$1,000,000 or More	118	3.0%	902	1.8%	2,011	1.8%
Home Values \$500,000 to \$999,999	411	10.6%	6,258	12.2%	13,358	12.3%
Home Values \$400,000 to \$499,999	634	16.4%	7,144	13.9%	13,763	12.6%
Home Values \$300,000 to \$399,999	866	22.3%	10,598	20.7%	23,518	21.6%
Home Values \$200,000 to \$299,999	937	24.2%	11,386	22.2%	21,829	20.0%
Home Values \$150,000 to \$199,999	452	11.7%	5,161	10.1%	10,642	9.8%
Home Values \$100,000 to \$149,999	266	6.8%	4,139	8.1%	8,968	8.2%
Home Values \$70,000 to \$99,999	74	1.9%	2,581	5.0%	6,497	6.0%
Home Values \$50,000 to \$69,999	15	0.4%	873	1.7%	2,724	2.5%
Home Values \$25,000 to \$49,999	26	0.7%	1,002	2.0%	2,877	2.6%
Home Values Under \$25,000	79	2.0%	1,276	2.5%	2,832	2.6%
Owner-Occupied Median Home Value	\$316,067		\$292,512		\$279,418	
Renter-Occupied Median Rent	\$1,545		\$1,416		\$1,400	
<b>Transportation To Work (2023)</b>						
Drive to Work Alone	6,675	68.6%	72,241	71.2%	161,347	71.4%
Drive to Work in Carpool	889	9.1%	8,514	8.4%	19,633	8.7%
Travel to Work by Public Transportation	110	1.1%	2,044	2.0%	4,958	2.2%
Drive to Work on Motorcycle	2	-	98	-	209	-
Walk or Bicycle to Work	144	1.5%	1,067	1.1%	2,438	1.1%
Other Means	77	0.8%	1,320	1.3%	3,509	1.6%
Work at Home	1,831	18.8%	16,151	15.9%	34,015	15.0%
<b>Travel Time (2023)</b>						
Travel to Work in 14 Minutes or Less	1,302	13.4%	12,600	12.4%	29,164	12.9%
Travel to Work in 15 to 29 Minutes	2,487	25.6%	32,755	32.3%	72,986	32.3%
Travel to Work in 30 to 59 Minutes	3,604	37.0%	32,849	32.4%	75,298	33.3%
Travel to Work in 60 Minutes or More	506	5.2%	7,079	7.0%	14,646	6.5%
Average Minutes Travel to Work	28.0		26.7		26.7	

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