




# COCONUT SQUARE

4970 - 4998 W. Atlantic Blvd Margate, FL 33063



## PROPERTY HIGHLIGHTS

-  **AVAILABLE NOW: 4,597 SF | 1,667 SF | 1,455 SF**  
**AVAILABLE SOON: 1,463 SF | 1,402 SF**
-  **GLA: 30,873 SF with 185 parking spaces**  
**Newly Painted and Parking lot resurfaced**
-  **Brand new Pylon signs being installed**  
**Dedicated turning lane and signalized intersection**


### POPULATION

1 Mi	16,852
3 Mi	163,535
5 Mi	425,085


### CARS PER DAY


Atlantic Blvd: 50,000
US 441: 56,000

### AV. HH INCOME


1 Mi \$63,959
3 Mi \$60,413
5 Mi \$65,758

### EMPLOYEES


1 Mi 5,891
3 Mi 64,769
5 Mi 204,232



last updated: 01/14/21 P.1



SHARY THUR



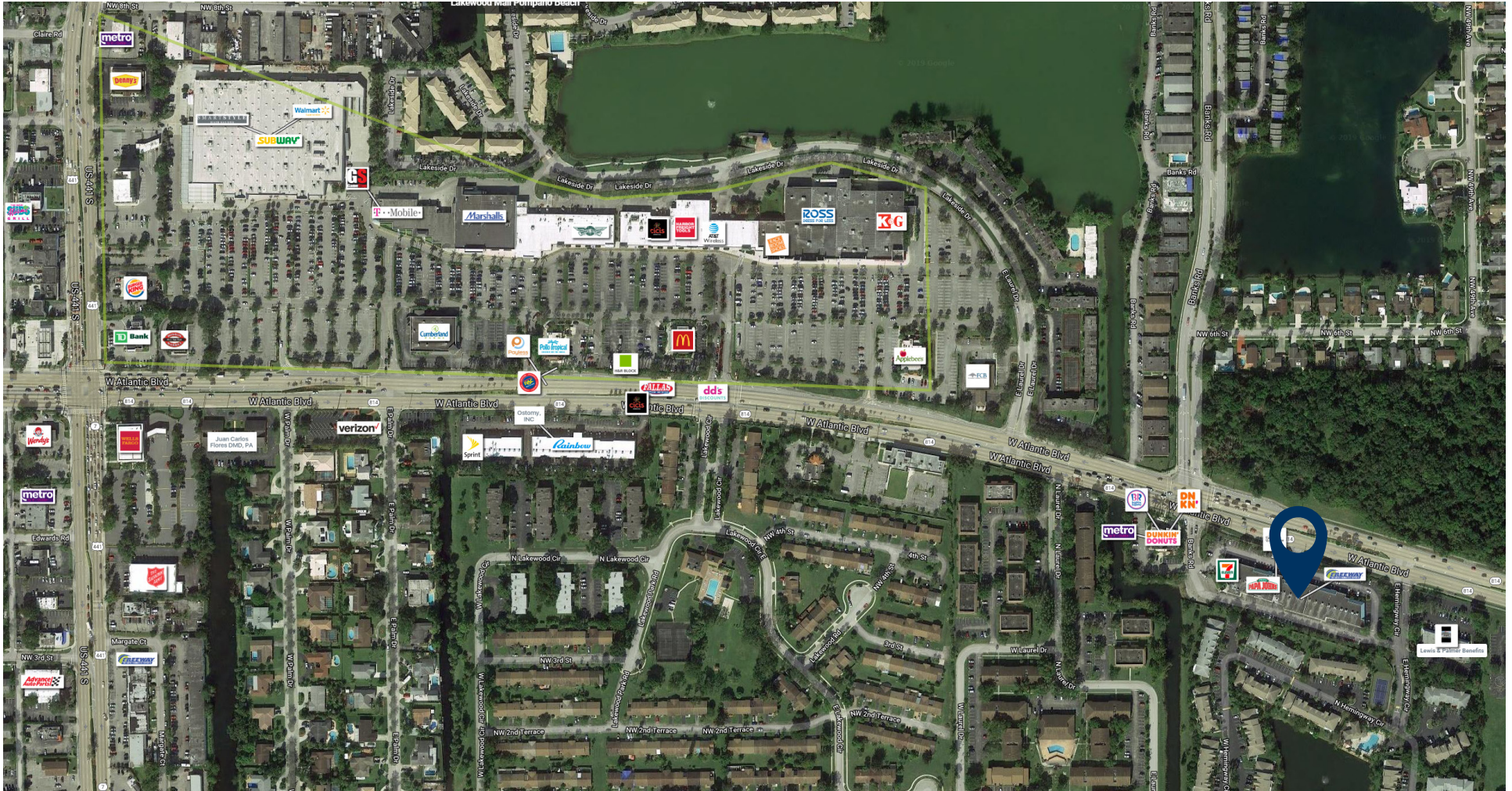
202-359-3469



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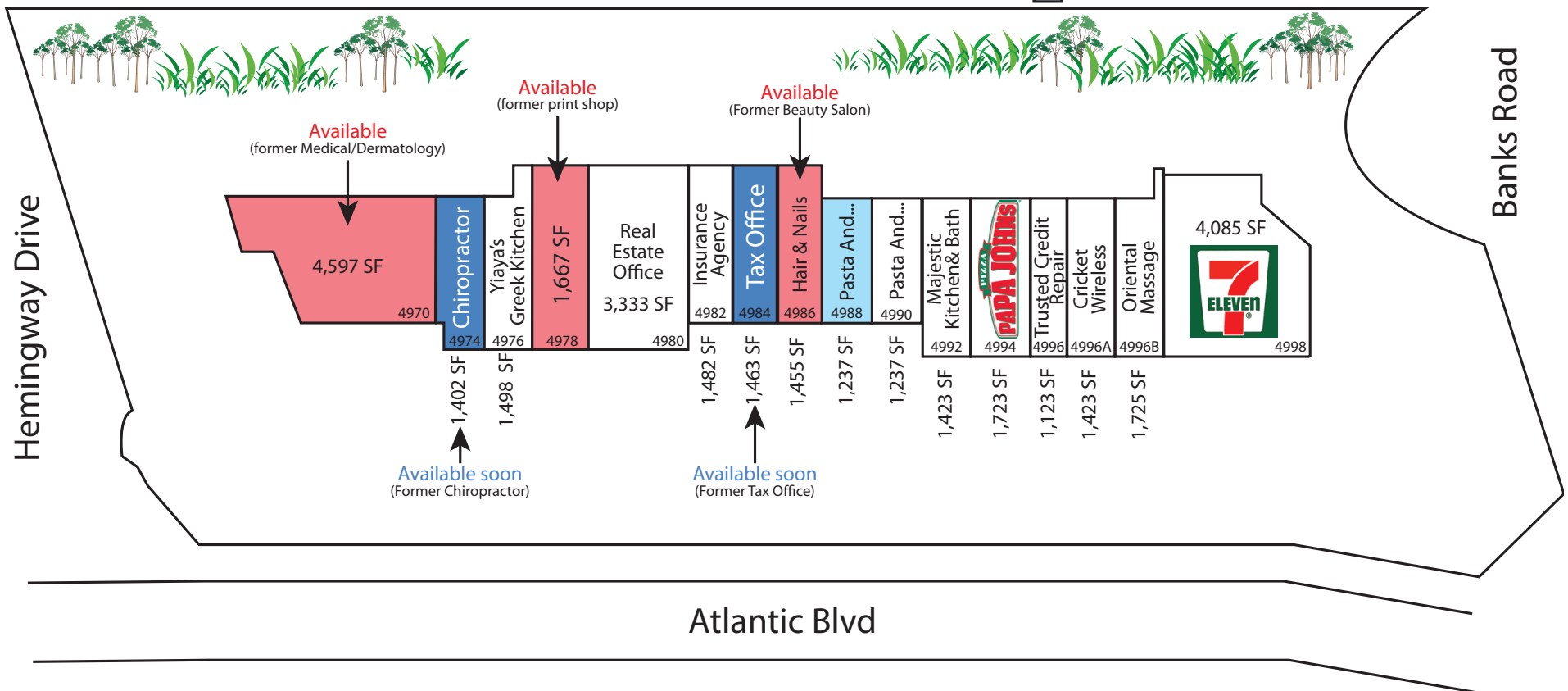
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Coconut Square  
Site Plan - updated 1-14-21

- Available
- Available soon
- Expanding/Coming soon



# COCONUT SQUARE

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Suite/Address	Tenant	Category	SF
4998	7-Eleven	Convenience Store	4,085
4996B	Oriental Massage	Massage	1,725
4996A	Cricket Wireless	Wireless	1,423
4996	Trusted Credit Repair	Credit repair	1,123
4994	Papa John's	Pizza	1,723
4992	Majestic Kitchen & Bath	Home Improvement	1,423
4990	Pasta and...	Restaurant	1,237
4988	Pasta and...Expansion	Restaurant	1,237
<b>4986</b>	<b>Available</b>	<b>Beauty Salon</b>	<b>1,455</b>
4984	Available soon	Tax Office	1,463
4982	Freeway Insurance Services	Insurance Office	1,482
4980	Real Estate Office	Real Estate	3,333
<b>4978</b>	<b>Available</b>	<b>Former Print shop</b>	<b>1,667</b>
4976	Yiayia's Greek Kitchen	Restaurant	1,498
4974	Available soon	Chiropractor	1,402
<b>4970</b>	<b>Advanced Dermatology</b>	<b>Dermatology</b>	<b>4,597</b>

last updated: 01/14/21 P.5



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## LEASING CONTACT

**SHARY THUR**

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561-395-2441



# COMPLETE PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.2337/-80.1936

RFULL9

## Coconut Square

4970 W Atlantic Blvd, Margate, FL 33063

1 mi radius

3 mi radius

5 mi radius

### Population

Estimated Population (2020)	16,734		163,300		425,913	
Projected Population (2025)	17,259		170,885		443,628	
Census Population (2010)	13,801		146,783		379,911	
Census Population (2000)	13,673		143,012		368,468	
Projected Annual Growth (2020-2025)	525	0.6%	7,585	0.9%	17,715	0.8%
Historical Annual Growth (2010-2020)	2,933	2.1%	16,517	1.1%	46,002	1.2%
Historical Annual Growth (2000-2010)	128	-	3,771	0.3%	11,443	0.3%
Estimated Population Density (2020)	5,329	psm	5,776	psm	5,424	psm
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi

### Households

Estimated Households (2020)	6,189		62,480		160,989	
Projected Households (2025)	6,313		65,007		166,877	
Census Households (2010)	5,432		58,460		149,450	
Census Households (2000)	5,620		59,445		149,658	
Projected Annual Growth (2020-2025)	124	0.4%	2,527	0.8%	5,888	0.7%
Historical Annual Change (2000-2020)	569	0.5%	3,035	0.3%	11,330	0.4%

### Average Household Income

Estimated Average Household Income (2020)	\$71,619		\$67,437		\$73,895	
Projected Average Household Income (2025)	\$83,534		\$76,545		\$84,636	
Census Average Household Income (2010)	\$55,997		\$50,913		\$55,170	
Census Average Household Income (2000)	\$48,665		\$47,404		\$49,536	
Projected Annual Change (2020-2025)	\$11,914	3.3%	\$9,109	2.7%	\$10,741	2.9%
Historical Annual Change (2000-2020)	\$22,954	2.4%	\$20,033	2.1%	\$24,359	2.5%

### Median Household Income

Estimated Median Household Income (2020)	\$57,927		\$55,938		\$61,611	
Projected Median Household Income (2025)	\$68,110		\$65,462		\$71,962	
Census Median Household Income (2010)	\$43,873		\$42,315		\$45,588	
Census Median Household Income (2000)	\$41,462		\$39,148		\$40,900	
Projected Annual Change (2020-2025)	\$10,183	3.5%	\$9,524	3.4%	\$10,351	3.4%
Historical Annual Change (2000-2020)	\$16,465	2.0%	\$16,790	2.1%	\$20,711	2.5%

### Per Capita Income

Estimated Per Capita Income (2020)	\$26,518		\$26,086		\$28,093	
Projected Per Capita Income (2025)	\$30,584		\$29,390		\$31,992	
Census Per Capita Income (2010)	\$22,041		\$20,278		\$21,703	
Census Per Capita Income (2000)	\$19,960		\$19,686		\$20,114	
Projected Annual Change (2020-2025)	\$4,066	3.1%	\$3,305	2.5%	\$3,899	2.8%
Historical Annual Change (2000-2020)	\$6,558	1.6%	\$6,400	1.6%	\$7,979	2.0%
Estimated Average Household Net Worth (2020)	\$431,563		\$388,491		\$468,227	

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RFULL9

## Coconut Square

4970 W Atlantic Blvd, Margate, FL 33063

1 mi radius

3 mi radius

5 mi radius

### Race and Ethnicity

Total Population (2020)	16,734		163,300		425,913	
White (2020)	8,990	53.7%	84,740	51.9%	221,535	52.0%
Black or African American (2020)	5,378	32.1%	58,745	36.0%	151,666	35.6%
American Indian or Alaska Native (2020)	88	0.5%	469	0.3%	1,109	0.3%
Asian (2020)	790	4.7%	6,185	3.8%	15,937	3.7%
Hawaiian or Pacific Islander (2020)	12	-	84	-	219	-
Other Race (2020)	946	5.7%	7,851	4.8%	21,271	5.0%
Two or More Races (2020)	531	3.2%	5,226	3.2%	14,176	3.3%
Population < 18 (2020)	3,659	21.9%	32,925	20.2%	89,258	21.0%
White Not Hispanic	824	22.5%	6,014	18.3%	18,404	20.6%
Black or African American	1,487	40.6%	15,660	47.6%	39,628	44.4%
Asian	145	4.0%	1,112	3.4%	2,993	3.4%
Other Race Not Hispanic	116	3.2%	1,179	3.6%	3,239	3.6%
Hispanic	1,087	29.7%	8,961	27.2%	24,994	28.0%
Not Hispanic or Latino Population (2020)	11,812	70.6%	119,710	73.3%	310,753	73.0%
Not Hispanic White	5,843	49.5%	55,935	46.7%	145,108	46.7%
Not Hispanic Black or African American	4,845	41.0%	54,423	45.5%	141,084	45.4%
Not Hispanic American Indian or Alaska Native	22	0.2%	251	0.2%	600	0.2%
Not Hispanic Asian	726	6.1%	5,747	4.8%	14,848	4.8%
Not Hispanic Hawaiian or Pacific Islander	7	-	73	-	167	-
Not Hispanic Other Race	58	0.5%	399	0.3%	1,228	0.4%
Not Hispanic Two or More Races	309	2.6%	2,881	2.4%	7,718	2.5%
Hispanic or Latino Population (2020)	4,922	29.4%	43,590	26.7%	115,160	27.0%
Hispanic White	3,147	63.9%	28,806	66.1%	76,428	66.4%
Hispanic Black or African American	532	10.8%	4,322	9.9%	10,582	9.2%
Hispanic American Indian or Alaska Native	65	1.3%	217	0.5%	508	0.4%
Hispanic Asian	64	1.3%	438	1.0%	1,089	0.9%
Hispanic Hawaiian or Pacific Islander	5	-	11	-	52	-
Hispanic Other Race	887	18.0%	7,451	17.1%	20,043	17.4%
Hispanic Two or More Races	222	4.5%	2,345	5.4%	6,459	5.6%
Not Hispanic or Latino Population (2010)	10,609	76.9%	115,811	78.9%	298,264	78.5%
Hispanic or Latino Population (2010)	3,192	23.1%	30,972	21.1%	81,647	21.5%
Not Hispanic or Latino Population (2000)	11,224	82.1%	120,759	84.4%	312,101	84.7%
Hispanic or Latino Population (2000)	2,449	17.9%	22,252	15.6%	56,367	15.3%
Not Hispanic or Latino Population (2025)	12,354	71.6%	126,469	74.0%	327,186	73.8%
Hispanic or Latino Population (2025)	4,905	28.4%	44,416	26.0%	116,442	26.2%
Projected Annual Growth (2020-2025)	-18	-	826	-	1,282	-
Historical Annual Growth (2000-2010)	743	3.0%	8,719	3.9%	25,280	4.5%

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# COMPLETE PROFILE

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Lat/Lon: 26.2337/-80.1936

RFULL9

## Coconut Square

4970 W Atlantic Blvd, Margate, FL 33063

1 mi radius

3 mi radius

5 mi radius

### Total Age Distribution (2020)

Total Population	16,734		163,300		425,913	
Age Under 5 Years	1,067	6.4%	9,499	5.8%	25,290	5.9%
Age 5 to 9 Years	1,027	6.1%	9,257	5.7%	24,858	5.8%
Age 10 to 14 Years	999	6.0%	8,976	5.5%	24,627	5.8%
Age 15 to 19 Years	936	5.6%	8,788	5.4%	23,690	5.6%
Age 20 to 24 Years	1,115	6.7%	9,661	5.9%	25,230	5.9%
Age 25 to 29 Years	1,378	8.2%	11,595	7.1%	30,144	7.1%
Age 30 to 34 Years	1,351	8.1%	11,845	7.3%	31,027	7.3%
Age 35 to 39 Years	1,204	7.2%	10,838	6.6%	29,029	6.8%
Age 40 to 44 Years	1,112	6.6%	9,955	6.1%	27,126	6.4%
Age 45 to 49 Years	1,086	6.5%	9,681	5.9%	26,641	6.3%
Age 50 to 54 Years	1,116	6.7%	10,115	6.2%	27,787	6.5%
Age 55 to 59 Years	1,098	6.6%	10,812	6.6%	29,110	6.8%
Age 60 to 64 Years	948	5.7%	10,247	6.3%	26,857	6.3%
Age 65 to 69 Years	734	4.4%	9,029	5.5%	22,229	5.2%
Age 70 to 74 Years	601	3.6%	7,717	4.7%	18,346	4.3%
Age 75 to 79 Years	380	2.3%	5,523	3.4%	12,805	3.0%
Age 80 to 84 Years	268	1.6%	4,103	2.5%	9,192	2.2%
Age 85 Years or Over	312	1.9%	5,661	3.5%	11,925	2.8%
Median Age	36.1		40.6		39.7	
Age 19 Years or Less	4,030	24.1%	36,520	22.4%	98,465	23.1%
Age 20 to 64 Years	10,409	62.2%	94,748	58.0%	252,951	59.4%
Age 65 Years or Over	2,295	13.7%	32,032	19.6%	74,498	17.5%

### Female Age Distribution (2020)

Female Population	8,575	51.2%	85,046	52.1%	220,024	51.7%
Age Under 5 Years	523	6.1%	4,669	5.5%	12,330	5.6%
Age 5 to 9 Years	501	5.8%	4,542	5.3%	12,208	5.5%
Age 10 to 14 Years	500	5.8%	4,326	5.1%	11,850	5.4%
Age 15 to 19 Years	476	5.5%	4,228	5.0%	11,396	5.2%
Age 20 to 24 Years	510	5.9%	4,680	5.5%	12,344	5.6%
Age 25 to 29 Years	704	8.2%	5,831	6.9%	15,204	6.9%
Age 30 to 34 Years	685	8.0%	5,925	7.0%	15,723	7.1%
Age 35 to 39 Years	614	7.2%	5,413	6.4%	14,593	6.6%
Age 40 to 44 Years	563	6.6%	5,116	6.0%	14,002	6.4%
Age 45 to 49 Years	551	6.4%	4,927	5.8%	13,554	6.2%
Age 50 to 54 Years	578	6.7%	5,242	6.2%	14,187	6.4%
Age 55 to 59 Years	550	6.4%	5,829	6.9%	15,364	7.0%
Age 60 to 64 Years	492	5.7%	5,542	6.5%	14,298	6.5%
Age 65 to 69 Years	397	4.6%	4,989	5.9%	11,876	5.4%
Age 70 to 74 Years	322	3.8%	4,320	5.1%	9,999	4.5%
Age 75 to 79 Years	211	2.5%	3,234	3.8%	7,477	3.4%
Age 80 to 84 Years	185	2.2%	2,551	3.0%	5,752	2.6%
Age 85 Years or Over	215	2.5%	3,682	4.3%	7,867	3.6%
Female Median Age	37.1		42.6		41.4	
Age 19 Years or Less	1,999	23.3%	17,765	20.9%	47,784	21.7%
Age 20 to 64 Years	5,247	61.2%	48,505	57.0%	129,269	58.8%
Age 65 Years or Over	1,329	15.5%	18,776	22.1%	42,970	19.5%

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RFULL9

## Coconut Square

4970 W Atlantic Blvd, Margate, FL 33063

1 mi radius

3 mi radius

5 mi radius

### Male Age Distribution (2020)

Male Population	8,159	48.8%	78,254	47.9%	205,889	48.3%
Age Under 5 Years	544	6.7%	4,831	6.2%	12,960	6.3%
Age 5 to 9 Years	527	6.5%	4,716	6.0%	12,649	6.1%
Age 10 to 14 Years	500	6.1%	4,649	5.9%	12,777	6.2%
Age 15 to 19 Years	460	5.6%	4,560	5.8%	12,293	6.0%
Age 20 to 24 Years	606	7.4%	4,981	6.4%	12,887	6.3%
Age 25 to 29 Years	674	8.3%	5,764	7.4%	14,940	7.3%
Age 30 to 34 Years	666	8.2%	5,920	7.6%	15,304	7.4%
Age 35 to 39 Years	590	7.2%	5,424	6.9%	14,435	7.0%
Age 40 to 44 Years	550	6.7%	4,838	6.2%	13,124	6.4%
Age 45 to 49 Years	535	6.6%	4,754	6.1%	13,087	6.4%
Age 50 to 54 Years	538	6.6%	4,873	6.2%	13,599	6.6%
Age 55 to 59 Years	547	6.7%	4,984	6.4%	13,746	6.7%
Age 60 to 64 Years	457	5.6%	4,705	6.0%	12,559	6.1%
Age 65 to 69 Years	337	4.1%	4,040	5.2%	10,353	5.0%
Age 70 to 74 Years	279	3.4%	3,397	4.3%	8,347	4.1%
Age 75 to 79 Years	169	2.1%	2,289	2.9%	5,329	2.6%
Age 80 to 84 Years	83	1.0%	1,551	2.0%	3,440	1.7%
Age 85 Years or Over	97	1.2%	1,979	2.5%	4,058	2.0%
Male Median Age	34.9		38.5		37.9	
Age 19 Years or Less	2,031	24.9%	18,756	24.0%	50,680	24.6%
Age 20 to 64 Years	5,162	63.3%	46,243	59.1%	123,681	60.1%
Age 65 Years or Over	965	11.8%	13,256	16.9%	31,527	15.3%

### Males per 100 Females (2020)

Overall Comparison						
Age Under 5 Years	104	51.0%	103	50.9%	105	51.2%
Age 5 to 9 Years	105	51.3%	104	50.9%	104	50.9%
Age 10 to 14 Years	100	50.0%	107	51.8%	108	51.8%
Age 15 to 19 Years	97	49.2%	108	51.9%	108	51.9%
Age 20 to 24 Years	119	54.3%	106	51.6%	104	51.1%
Age 25 to 29 Years	96	48.9%	99	49.7%	98	49.6%
Age 30 to 34 Years	97	49.3%	100	50.0%	97	49.3%
Age 35 to 39 Years	96	49.0%	100	50.1%	99	49.7%
Age 40 to 44 Years	98	49.4%	95	48.6%	94	48.4%
Age 45 to 49 Years	97	49.3%	96	49.1%	97	49.1%
Age 50 to 54 Years	93	48.2%	93	48.2%	96	48.9%
Age 55 to 59 Years	99	49.9%	86	46.1%	89	47.2%
Age 60 to 64 Years	93	48.2%	85	45.9%	88	46.8%
Age 65 to 69 Years	85	45.9%	81	44.7%	87	46.6%
Age 70 to 74 Years	87	46.4%	79	44.0%	83	45.5%
Age 75 to 79 Years	80	44.5%	71	41.4%	71	41.6%
Age 80 to 84 Years	45	31.0%	61	37.8%	60	37.4%
Age 85 Years or Over	45	31.1%	54	35.0%	52	34.0%
Age 19 Years or Less	102	50.4%	106	51.4%	106	51.5%
Age 20 to 39 Years	101	50.2%	101	50.3%	99	49.9%
Age 40 to 64 Years	96	49.0%	91	47.5%	93	48.1%
Age 65 Years or Over	73	42.1%	71	41.4%	73	42.3%

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RFULL9

## Coconut Square

4970 W Atlantic Blvd, Margate, FL 33063

1 mi radius

3 mi radius

5 mi radius

### Household Type (2020)

Total Households	6,189		62,480		160,989	
Households with Children	2,043	33.0%	18,352	29.4%	50,077	31.1%
Average Household Size	2.7		2.6		2.6	
Household Density per Square Mile	1,971		2,210		2,050	
Population Family	13,724	82.0%	130,877	80.1%	346,336	81.3%
Population Non-Family	2,959	17.7%	29,039	17.8%	73,918	17.4%
Population Group Quarters	51	0.3%	3,383	2.1%	5,659	1.3%
Family Households	4,002	64.7%	39,375	63.0%	103,552	64.3%
Married Couple Households	2,624	65.6%	25,444	64.6%	66,246	64.0%
Other Family Households with Children	1,378	34.4%	13,931	35.4%	37,306	36.0%
Family Households with Children	2,023	50.6%	18,199	46.2%	49,600	47.9%
Married Couple with Children	1,173	58.0%	9,993	54.9%	27,266	55.0%
Other Family Households with Children	850	42.0%	8,206	45.1%	22,334	45.0%
Family Households No Children	1,979	49.4%	21,176	53.8%	53,952	52.1%
Married Couple No Children	1,451	73.3%	15,451	73.0%	38,980	72.2%
Other Family Households No Children	528	26.7%	5,725	27.0%	14,972	27.8%
Non-Family Households	2,187	35.3%	23,105	37.0%	57,437	35.7%
Non-Family Households with Children	20	0.9%	153	0.7%	477	0.8%
Non-Family Households No Children	2,167	99.1%	22,952	99.3%	56,960	99.2%
Average Family Household Size	3.4		3.3		3.3	
Average Family Income	\$81,916		\$76,225		\$84,400	
Median Family Income	\$68,199		\$68,603		\$74,063	
Average Non-Family Household Size	1.4		1.3		1.3	

### Marital Status (2020)

Population Age 15 Years or Over	13,640		135,567		351,138	
Never Married	4,703	34.5%	45,885	33.8%	124,315	35.4%
Currently Married	5,154	37.8%	48,579	35.8%	128,106	36.5%
Previously Married	3,782	27.7%	41,103	30.3%	98,718	28.1%
Separated	1,192	31.5%	10,821	26.3%	27,847	28.2%
Widowed	672	17.8%	10,165	24.7%	21,258	21.5%
Divorced	1,918	50.7%	20,117	48.9%	49,613	50.3%

### Educational Attainment (2020)

Adult Population Age 25 Years or Over	11,588		117,119		302,218	
Elementary (Grade Level 0 to 8)	736	6.3%	7,094	6.1%	18,163	6.0%
Some High School (Grade Level 9 to 11)	849	7.3%	8,917	7.6%	24,406	8.1%
High School Graduate	3,972	34.3%	39,987	34.1%	93,170	30.8%
Some College	2,328	20.1%	21,907	18.7%	56,053	18.5%
Associate Degree Only	1,096	9.5%	10,715	9.1%	28,607	9.5%
Bachelor Degree Only	1,837	15.9%	18,727	16.0%	53,783	17.8%
Graduate Degree	770	6.6%	9,772	8.3%	28,037	9.3%
Any College (Some College or Higher)	6,032	52.0%	61,121	52.2%	166,479	55.1%
College Degree + (Bachelor Degree or Higher)	2,607	22.5%	28,499	24.3%	81,820	27.1%

# COMPLETE PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.2337/-80.1936

RFULL9

## Coconut Square

4970 W Atlantic Blvd, Margate, FL 33063

1 mi radius

3 mi radius

5 mi radius

### Housing

Total Housing Units (2020)	6,823		72,223		181,314	
Total Housing Units (2010)	6,324		70,190		175,669	
Historical Annual Growth (2010-2020)	499	0.8%	2,033	0.3%	5,645	0.3%
Housing Units Occupied (2020)	6,189	90.7%	62,480	86.5%	160,989	88.8%
Housing Units Owner-Occupied	3,711	60.0%	42,472	68.0%	103,237	64.1%
Housing Units Renter-Occupied	2,478	40.0%	20,008	32.0%	57,752	35.9%
Housing Units Vacant (2020)	634	9.3%	9,743	13.5%	20,325	11.2%

### Household Size (2020)

Total Households	6,189		62,480		160,989	
1 Person Households	1,647	26.6%	18,301	29.3%	44,245	27.5%
2 Person Households	1,671	27.0%	19,090	30.6%	48,235	30.0%
3 Person Households	1,176	19.0%	9,918	15.9%	27,572	17.1%
4 Person Households	953	15.4%	7,875	12.6%	22,130	13.7%
5 Person Households	451	7.3%	4,040	6.5%	10,777	6.7%
6 Person Households	187	3.0%	1,808	2.9%	4,507	2.8%
7 or More Person Households	104	1.7%	1,448	2.3%	3,522	2.2%

### Household Income Distribution (2020)

HH Income \$200,000 or More	252	4.1%	1,982	3.2%	7,782	4.8%
HH Income \$150,000 to \$199,999	275	4.5%	2,427	3.9%	7,312	4.5%
HH Income \$125,000 to \$149,999	279	4.5%	3,268	5.2%	8,733	5.4%
HH Income \$100,000 to \$124,999	477	7.7%	4,982	8.0%	13,505	8.4%
HH Income \$75,000 to \$99,999	961	15.5%	8,158	13.1%	22,179	13.8%
HH Income \$50,000 to \$74,999	1,101	17.8%	13,304	21.3%	33,608	20.9%
HH Income \$35,000 to \$49,999	904	14.6%	8,512	13.6%	21,714	13.5%
HH Income \$25,000 to \$34,999	732	11.8%	7,126	11.4%	16,254	10.1%
HH Income \$15,000 to \$24,999	641	10.4%	6,148	9.8%	14,073	8.7%
HH Income \$10,000 to \$14,999	194	3.1%	2,853	4.6%	7,159	4.4%
HH Income Under \$10,000	373	6.0%	3,721	6.0%	8,670	5.4%

### Household Vehicles (2020)

Households 0 Vehicles Available	370	6.0%	4,403	7.0%	12,089	7.5%
Households 1 Vehicle Available	2,837	45.8%	28,635	45.8%	67,546	42.0%
Households 2 Vehicles Available	2,001	32.3%	21,130	33.8%	57,191	35.5%
Households 3 or More Vehicles Available	982	15.9%	8,311	13.3%	24,163	15.0%
Total Vehicles Available	10,085		98,800		262,637	
Average Vehicles per Household	1.6		1.6		1.6	
Owner-Occupied Household Vehicles	6,784	67.3%	70,922	71.8%	182,016	69.3%
Average Vehicles per Owner-Occupied Household	1.8		1.7		1.8	
Renter-Occupied Household Vehicles	3,301	32.7%	27,878	28.2%	80,621	30.7%
Average Vehicles per Renter-Occupied Household	1.3		1.4		1.4	

### Travel Time (2020)

Worker Base Age 16 years or Over	7,967		77,543		203,397	
Travel to Work in 14 Minutes or Less	991	12.4%	10,799	13.9%	32,827	16.1%
Travel to Work in 15 to 29 Minutes	3,378	42.4%	29,129	37.6%	75,987	37.4%
Travel to Work in 30 to 59 Minutes	3,563	44.7%	29,315	37.8%	74,017	36.4%
Travel to Work in 60 Minutes or More	505	6.3%	5,011	6.5%	15,742	7.7%
Work at Home	121	1.5%	2,885	3.7%	7,891	3.9%
Average Minutes Travel to Work	26.0		26.0		25.8	

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## Coconut Square

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1 mi radius

3 mi radius

5 mi radius

### Transportation To Work (2020)

Worker Base Age 16 years or Over	7,967		77,543		203,397	
Drive to Work Alone	6,540	82.1%	62,121	80.1%	160,165	78.7%
Drive to Work in Carpool	844	10.6%	8,368	10.8%	21,159	10.4%
Travel to Work by Public Transportation	241	3.0%	2,315	3.0%	6,977	3.4%
Drive to Work on Motorcycle	14	0.2%	46	-	293	0.1%
Bicycle to Work	34	0.4%	303	0.4%	1,331	0.7%
Walk to Work	9	0.1%	528	0.7%	1,838	0.9%
Other Means	165	2.1%	976	1.3%	3,743	1.8%
Work at Home	121	1.5%	2,885	3.7%	7,891	3.9%

### Daytime Demographics (2020)

Total Businesses	881		7,949		25,286	
Total Employees	5,923		64,160		200,479	
Company Headquarter Businesses	-	-	33	0.4%	107	0.4%
Company Headquarter Employees	90	1.5%	3,849	6.0%	9,373	4.7%
Employee Population per Business	6.7	to 1	8.1	to 1	7.9	to 1
Residential Population per Business	19.0	to 1	20.5	to 1	16.8	to 1
Adj. Daytime Demographics Age 16 Years or Over	10,799		120,949		340,049	

### Labor Force

Labor Population Age 16 Years or Over (2020)	13,458		133,827		346,433	
Labor Force Total Males (2020)	6,505	48.3%	63,175	47.2%	165,173	47.7%
Male Civilian Employed	4,391	67.5%	38,042	60.2%	105,006	63.6%
Male Civilian Unemployed	334	5.1%	3,700	5.9%	9,363	5.7%
Males in Armed Forces	-	-	56	-	174	0.1%
Males Not in Labor Force	1,779	27.4%	21,377	33.8%	50,629	30.7%
Labor Force Total Females (2020)	6,953	51.7%	70,652	52.8%	181,260	52.3%
Female Civilian Employed	4,191	60.3%	38,940	55.1%	101,683	56.1%
Female Civilian Unemployed	372	5.3%	3,317	4.7%	8,803	4.9%
Females in Armed Forces	-	-	-	-	-	-
Females Not in Labor Force	2,391	34.4%	28,395	40.2%	70,774	39.0%
Unemployment Rate	706	5.2%	7,017	5.2%	18,167	5.2%

### Occupation (2020)

Occupation Population Age 16 Years or Over	8,582		76,982		206,690	
Occupation Total Males	4,391	51.2%	38,042	49.4%	105,006	50.8%
Occupation Total Females	4,191	48.8%	38,940	50.6%	101,683	49.2%
Management, Business, Financial Operations	897	10.4%	8,592	11.2%	25,067	12.1%
Professional, Related	1,327	15.5%	13,511	17.6%	38,331	18.5%
Service	1,961	22.9%	18,264	23.7%	47,673	23.1%
Sales, Office	2,228	26.0%	19,516	25.4%	51,309	24.8%
Farming, Fishing, Forestry	12	0.1%	77	0.1%	199	-
Construction, Extraction, Maintenance	903	10.5%	8,249	10.7%	20,764	10.0%
Production, Transport, Material Moving	1,254	14.6%	8,772	11.4%	23,348	11.3%
White Collar Workers	4,451	51.9%	41,620	54.1%	114,706	55.5%
Blue Collar Workers	4,130	48.1%	35,362	45.9%	91,984	44.5%

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## Coconut Square

4970 W Atlantic Blvd, Margate, FL 33063

1 mi radius

3 mi radius

5 mi radius

### Units In Structure (2020)

Total Units	5,432		58,460		149,450	
1 Detached Unit	2,395	44.1%	24,353	41.7%	67,392	45.1%
1 Attached Unit	677	12.5%	4,948	8.5%	13,153	8.8%
2 Units	146	2.7%	1,150	2.0%	2,947	2.0%
3 to 4 Units	162	3.0%	2,682	4.6%	7,860	5.3%
5 to 9 Units	503	9.3%	5,254	9.0%	11,025	7.4%
10 to 19 Units	1,003	18.5%	6,619	11.3%	15,827	10.6%
20 to 49 Units	685	12.6%	8,618	14.7%	22,452	15.0%
50 or More Units	488	9.0%	7,353	12.6%	17,044	11.4%
Mobile Home or Trailer	118	2.2%	1,434	2.5%	3,127	2.1%
Other Structure	13	0.2%	70	0.1%	162	0.1%

### Homes Built By Year (2020)

Homes Built 2014 or later	71	1.0%	963	1.3%	2,864	1.6%
Homes Built 2010 to 2013	128	1.9%	698	1.0%	2,671	1.5%
Homes Built 2000 to 2009	397	5.8%	2,990	4.1%	10,148	5.6%
Homes Built 1990 to 1999	659	9.7%	8,100	11.2%	21,450	11.8%
Homes Built 1980 to 1989	1,867	27.4%	17,395	24.1%	39,267	21.7%
Homes Built 1970 to 1979	2,197	32.2%	22,859	31.7%	53,754	29.6%
Homes Built 1960 to 1969	552	8.1%	6,267	8.7%	20,244	11.2%
Homes Built 1950 to 1959	269	3.9%	2,473	3.4%	8,584	4.7%
Homes Built 1940 to 1949	36	0.5%	477	0.7%	1,153	0.6%
Homes Built Before 1939	14	0.2%	257	0.4%	852	0.5%
Median Age of Homes	34.4	yrs	34.8	yrs	35.1	yrs

### Home Values (2020)

Owner Specified Housing Units	3,711		42,472		103,237	
Home Values \$1,000,000 or More	23	0.6%	394	0.9%	1,282	1.2%
Home Values \$750,000 to \$999,999	64	1.7%	452	1.1%	1,307	1.3%
Home Values \$500,000 to \$749,999	109	2.9%	1,246	2.9%	4,096	4.0%
Home Values \$400,000 to \$499,999	184	5.0%	1,847	4.3%	8,537	8.3%
Home Values \$300,000 to \$399,999	581	15.7%	5,416	12.8%	16,974	16.4%
Home Values \$250,000 to \$299,999	624	16.8%	5,259	12.4%	12,132	11.8%
Home Values \$200,000 to \$249,999	527	14.2%	5,872	13.8%	13,025	12.6%
Home Values \$175,000 to \$199,999	269	7.3%	2,862	6.7%	5,986	5.8%
Home Values \$150,000 to \$174,999	362	9.8%	4,311	10.1%	8,630	8.4%
Home Values \$125,000 to \$149,999	260	7.0%	2,674	6.3%	5,373	5.2%
Home Values \$100,000 to \$124,999	238	6.4%	3,228	7.6%	6,692	6.5%
Home Values \$90,000 to \$99,999	51	1.4%	1,280	3.0%	2,792	2.7%
Home Values \$80,000 to \$89,999	57	1.5%	1,480	3.5%	3,036	2.9%
Home Values \$70,000 to \$79,999	89	2.4%	1,497	3.5%	2,937	2.8%
Home Values \$60,000 to \$69,999	131	3.5%	1,228	2.9%	2,709	2.6%
Home Values \$50,000 to \$59,999	22	0.6%	741	1.7%	1,783	1.7%
Home Values \$35,000 to \$49,999	33	0.9%	841	2.0%	1,979	1.9%
Home Values \$25,000 to \$34,999	14	0.4%	551	1.3%	1,251	1.2%
Home Values \$10,000 to \$24,999	27	0.7%	844	2.0%	1,701	1.6%
Home Values Under \$10,000	43	1.2%	450	1.1%	1,017	1.0%
Owner-Occupied Median Home Value	\$183,539		\$183,895		\$210,943	
Renter-Occupied Median Rent	\$1,237		\$1,229		\$1,212	

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RFULL9

## Coconut Square

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1 mi radius

3 mi radius

5 mi radius

### Total Annual Consumer Expenditure (2020)

Total Household Expenditure	\$345.91 M	\$3.34 B	\$9.14 B
Total Non-Retail Expenditure	\$182.22 M	\$1.76 B	\$4.82 B
Total Retail Expenditure	\$163.69 M	\$1.58 B	\$4.32 B
Apparel	\$12.17 M	\$116.38 M	\$320.65 M
Contributions	\$10.83 M	\$105.3 M	\$291.18 M
Education	\$9.77 M	\$92.36 M	\$261.69 M
Entertainment	\$19.24 M	\$185.86 M	\$511.56 M
Food and Beverages	\$51.57 M	\$497.32 M	\$1.36 B
Furnishings and Equipment	\$11.95 M	\$115.71 M	\$318.1 M
Gifts	\$8.06 M	\$78.05 M	\$218.05 M
Health Care	\$29.61 M	\$290 M	\$783.19 M
Household Operations	\$13.45 M	\$130.23 M	\$356.81 M
Miscellaneous Expenses	\$6.49 M	\$63.05 M	\$172.49 M
Personal Care	\$4.65 M	\$44.9 M	\$122.7 M
Personal Insurance	\$2.33 M	\$22.62 M	\$62.76 M
Reading	\$744.66 K	\$7.27 M	\$19.84 M
Shelter	\$73.12 M	\$702.76 M	\$1.92 B
Tobacco	\$2.27 M	\$21.89 M	\$58.19 M
Transportation	\$63.25 M	\$610.61 M	\$1.67 B
Utilities	\$26.41 M	\$256.34 M	\$690.59 M

### Monthly Household Consumer Expenditure (2020)

Total Household Expenditure	\$4,658		\$4,456		\$4,731	
Total Non-Retail Expenditure	\$2,454	52.7%	\$2,346	52.7%	\$2,493	52.7%
Total Retail Expenditures	\$2,204	47.3%	\$2,110	47.3%	\$2,237	47.3%
Apparel	\$164	3.5%	\$155	3.5%	\$166	3.5%
Contributions	\$146	3.1%	\$140	3.2%	\$151	3.2%
Education	\$132	2.8%	\$123	2.8%	\$135	2.9%
Entertainment	\$259	5.6%	\$248	5.6%	\$265	5.6%
Food and Beverages	\$694	14.9%	\$663	14.9%	\$702	14.8%
Furnishings and Equipment	\$161	3.5%	\$154	3.5%	\$165	3.5%
Gifts	\$109	2.3%	\$104	2.3%	\$113	2.4%
Health Care	\$399	8.6%	\$387	8.7%	\$405	8.6%
Household Operations	\$181	3.9%	\$174	3.9%	\$185	3.9%
Miscellaneous Expenses	\$87	1.9%	\$84	1.9%	\$89	1.9%
Personal Care	\$63	1.3%	\$60	1.3%	\$64	1.3%
Personal Insurance	\$31	0.7%	\$30	0.7%	\$32	0.7%
Reading	\$10	0.2%	\$10	0.2%	\$10	0.2%
Shelter	\$984	21.1%	\$937	21.0%	\$996	21.1%
Tobacco	\$31	0.7%	\$29	0.7%	\$30	0.6%
Transportation	\$852	18.3%	\$814	18.3%	\$864	18.3%
Utilities	\$356	7.6%	\$342	7.7%	\$357	7.6%

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