

Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.2882/-80.2509

4650 N. University Drive Coral Springs, FL 33067	1 mi radius		3 mi radius		5 mi radius		7 mi radius	
Population								
Estimated Population (2025)	15,700		129,945		313,130		526,213	
Projected Population (2030)	14,892		123,932		298,347		503,701	
Census Population (2020)	15,715		133,006		313,531		515,544	
Census Population (2010)	14,629		118,371		276,124		457,913	
Projected Annual Growth (2025-2030)	-808	-1.0%	-6,013	-0.9%	-14,783	-0.9%	-22,512	-0.9%
Historical Annual Growth (2020-2025)	-15	-	-3,062	-	-401	-	10,670	0.4%
Historical Annual Growth (2010-2020)	1,086	0.7%	14,635	1.2%	37,407	1.4%	57,630	1.3%
Estimated Population Density (2025)	5,000 <i>psm</i>		4,597 <i>psm</i>		3,988 <i>psm</i>		3,420 <i>psm</i>	
Trade Area Size	3.1 <i>sq mi</i>		28.3 <i>sq mi</i>		78.5 <i>sq mi</i>		153.9 <i>sq mi</i>	
Households								
Estimated Households (2025)	5,544		44,465		111,278		197,417	
Projected Households (2030)	5,249		42,183		105,377		188,110	
Census Households (2020)	5,466		45,391		111,776		194,179	
Census Households (2010)	5,180		40,999		100,885		175,990	
Projected Annual Growth (2025-2030)	-296	-1.1%	-2,282	-1.0%	-5,901	-1.1%	-9,307	-0.9%
Historical Annual Change (2010-2025)	364	0.5%	3,466	0.6%	10,393	0.7%	21,427	0.8%
Average Household Income								
Estimated Average Household Income (2025)	\$136,287		\$142,345		\$133,487		\$122,649	
Projected Average Household Income (2030)	\$137,299		\$144,044		\$135,199		\$123,778	
Census Average Household Income (2010)	\$86,321		\$85,707		\$76,090		\$67,574	
Census Average Household Income (2000)	\$75,169		\$70,833		\$66,806		\$61,660	
Projected Annual Change (2025-2030)	\$1,011	0.1%	\$1,699	0.2%	\$1,711	0.3%	\$1,129	0.2%
Historical Annual Change (2000-2025)	\$61,118	3.3%	\$71,512	4.0%	\$66,682	4.0%	\$60,989	4.0%
Median Household Income								
Estimated Median Household Income (2025)	\$99,434		\$110,925		\$106,694		\$94,053	
Projected Median Household Income (2030)	\$100,555		\$112,486		\$108,226		\$94,827	
Census Median Household Income (2010)	\$69,258		\$66,105		\$60,121		\$53,816	
Census Median Household Income (2000)	\$62,711		\$57,905		\$55,112		\$50,222	
Projected Annual Change (2025-2030)	\$1,120	0.2%	\$1,561	0.3%	\$1,532	0.3%	\$774	0.2%
Historical Annual Change (2000-2025)	\$36,723	2.3%	\$53,020	3.7%	\$51,583	3.7%	\$43,832	3.5%
Per Capita Income								
Estimated Per Capita Income (2025)	\$48,135		\$48,741		\$47,476		\$46,068	
Projected Per Capita Income (2030)	\$48,397		\$49,063		\$47,792		\$46,283	
Census Per Capita Income (2010)	\$30,572		\$29,680		\$27,798		\$25,969	
Census Per Capita Income (2000)	\$25,460		\$24,726		\$24,750		\$24,432	
Projected Annual Change (2025-2030)	\$262	0.1%	\$322	0.1%	\$317	0.1%	\$214	-
Historical Annual Change (2000-2025)	\$22,675	3.6%	\$24,015	3.9%	\$22,726	3.7%	\$21,636	3.5%
Estimated Average Household Net Worth (2025)	\$1.38 M		\$1.39 M		\$1.35 M		\$1.25 M	

©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2025, TIGER Geography - RFULL9

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

Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.2882/-80.2509

4650 N. University Drive Coral Springs, FL 33067	1 mi radius		3 mi radius		5 mi radius		7 mi radius	
Race and Ethnicity								
Total Population (2025)	15,700		129,945		313,130		526,213	
White (2025)	7,136	45.4%	55,021	42.3%	136,746	43.7%	224,448	42.7%
Black or African American (2025)	3,819	24.3%	35,658	27.4%	81,576	26.1%	149,945	28.5%
American Indian or Alaska Native (2025)	36	0.2%	304	0.2%	776	0.2%	1,333	0.3%
Asian (2025)	965	6.1%	7,967	6.1%	17,783	5.7%	25,729	4.9%
Hawaiian or Pacific Islander (2025)	3	-	37	-	108	-	166	-
Other Race (2025)	1,198	7.6%	9,520	7.3%	23,040	7.4%	39,389	7.5%
Two or More Races (2025)	2,544	16.2%	21,438	16.5%	53,100	17.0%	85,202	16.2%
Population < 18 (2025)	3,710 23.6%		31,365 24.1%		72,258 23.1%		113,640 21.6%	
White Not Hispanic	1,285	34.6%	9,722	31.0%	23,219	32.1%	33,553	29.5%
Black or African American	988	26.6%	9,739	31.1%	21,543	29.8%	38,549	33.9%
Asian	220	5.9%	1,791	5.7%	3,880	5.4%	5,265	4.6%
Other Race Not Hispanic	131	3.5%	1,088	3.5%	2,901	4.0%	4,578	4.0%
Hispanic	1,085	29.3%	9,025	28.8%	20,714	28.7%	31,695	27.9%
Not Hispanic or Latino Population (2025)	10,893 69.4%		90,743 69.8%		219,672 70.2%		374,293 71.1%	
Not Hispanic White	5,881	54.0%	45,175	49.8%	114,112	51.9%	188,570	50.4%
Not Hispanic Black or African American	3,710	34.1%	34,803	38.4%	79,784	36.3%	146,627	39.2%
Not Hispanic American Indian or Alaska Native	7	-	60	-	144	-	254	-
Not Hispanic Asian	958	8.8%	7,878	8.7%	17,599	8.0%	25,299	6.8%
Not Hispanic Hawaiian or Pacific Islander	1	-	12	-	38	-	59	-
Not Hispanic Other Race	72	0.7%	577	0.6%	1,593	0.7%	2,847	0.8%
Not Hispanic Two or More Races	264	2.4%	2,237	2.5%	6,402	2.9%	10,637	2.8%
Hispanic or Latino Population (2025)	4,808 30.6%		39,202 30.2%		93,457 29.8%		151,920 28.9%	
Hispanic White	1,254	26.1%	9,845	25.1%	22,634	24.2%	35,878	23.6%
Hispanic Black or African American	109	2.3%	854	2.2%	1,793	1.9%	3,318	2.2%
Hispanic American Indian or Alaska Native	29	0.6%	244	0.6%	632	0.7%	1,079	0.7%
Hispanic Asian	7	0.1%	89	0.2%	185	0.2%	430	0.3%
Hispanic Hawaiian or Pacific Islander	1	-	26	-	70	-	107	-
Hispanic Other Race	1,126	23.4%	8,943	22.8%	21,447	22.9%	36,543	24.1%
Hispanic Two or More Races	2,280	47.4%	19,201	49.0%	46,697	50.0%	74,565	49.1%
Not Hispanic or Latino Population (2020)	11,429 72.7%		95,878 72.1%		227,022 72.4%		379,057 73.5%	
Hispanic or Latino Population (2020)	4,286 27.3%		37,129 27.9%		86,509 27.6%		136,486 26.5%	
Not Hispanic or Latino Population (2010)	11,614 79.4%		92,444 78.1%		215,337 78.0%		361,956 79.0%	
Hispanic or Latino Population (2010)	3,016 20.6%		25,927 21.9%		60,787 22.0%		95,957 21.0%	
Not Hispanic or Latino Population (2030)	10,180 68.4%		85,171 68.7%		206,337 69.2%		351,516 69.8%	
Hispanic or Latino Population (2030)	4,713 31.6%		38,761 31.3%		92,010 30.8%		152,185 30.2%	
Projected Annual Growth (2025-2030)	-95	-0.4%	-441	-0.2%	-1,447	-0.3%	265	-
Historical Annual Growth (2010-2020)	1,270	4.2%	11,201	4.3%	25,722	4.2%	40,530	4.2%

©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2025, TIGER Geography - RFULL9

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

Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.2882/-80.2509

4650 N. University Drive Coral Springs, FL 33067		1 mi radius		3 mi radius		5 mi radius		7 mi radius	
Total Age Distribution (2025)									
Total Population		15,700		129,945		313,130		526,213	
Age Under 5 Years	869	5.5%	7,534	5.8%	17,350	5.5%	28,361	5.4%	
Age 5 to 9 Years	1,048	6.7%	8,742	6.7%	20,002	6.4%	31,515	6.0%	
Age 10 to 14 Years	1,120	7.1%	9,149	7.0%	21,266	6.8%	33,035	6.3%	
Age 15 to 19 Years	1,075	6.8%	9,476	7.3%	21,569	6.9%	33,184	6.3%	
Age 20 to 24 Years	941	6.0%	7,633	5.9%	17,477	5.6%	28,631	5.4%	
Age 25 to 29 Years	828	5.3%	6,952	5.4%	16,485	5.3%	28,519	5.4%	
Age 30 to 34 Years	948	6.0%	7,969	6.1%	19,359	6.2%	33,616	6.4%	
Age 35 to 39 Years	1,102	7.0%	9,254	7.1%	22,266	7.1%	36,899	7.0%	
Age 40 to 44 Years	1,194	7.6%	9,906	7.6%	23,506	7.5%	37,367	7.1%	
Age 45 to 49 Years	1,083	6.9%	9,099	7.0%	21,663	6.9%	34,301	6.5%	
Age 50 to 54 Years	1,147	7.3%	8,884	6.8%	21,201	6.8%	33,745	6.4%	
Age 55 to 59 Years	1,055	6.7%	8,287	6.4%	20,220	6.5%	33,241	6.3%	
Age 60 to 64 Years	1,066	6.8%	8,004	6.2%	19,762	6.3%	33,627	6.4%	
Age 65 to 69 Years	808	5.1%	6,471	5.0%	16,495	5.3%	29,423	5.6%	
Age 70 to 74 Years	603	3.8%	5,045	3.9%	13,204	4.2%	24,562	4.7%	
Age 75 to 79 Years	378	2.4%	3,295	2.5%	9,510	3.0%	19,368	3.7%	
Age 80 to 84 Years	237	1.5%	2,133	1.6%	5,953	1.9%	12,746	2.4%	
Age 85 Years or Over	197	1.3%	2,110	1.6%	5,840	1.9%	14,071	2.7%	
Median Age	38.7		38.4		39.7		41.2		
Age 19 Years or Less	4,112	26.2%	34,901	26.9%	80,187	25.6%	126,095	24.0%	
Age 20 to 64 Years	9,365	59.6%	75,989	58.5%	181,940	58.1%	299,947	57.0%	
Age 65 Years or Over	2,223	14.2%	19,055	14.7%	51,003	16.3%	100,171	19.0%	
Female Age Distribution (2025)									
Female Population	8,213	52.3%	67,842	52.2%	163,308	52.2%	275,277	52.3%	
Age Under 5 Years	445	5.4%	3,718	5.5%	8,554	5.2%	14,046	5.1%	
Age 5 to 9 Years	519	6.3%	4,247	6.3%	9,702	5.9%	15,304	5.6%	
Age 10 to 14 Years	563	6.9%	4,529	6.7%	10,494	6.4%	16,389	6.0%	
Age 15 to 19 Years	536	6.5%	4,775	7.0%	10,763	6.6%	16,489	6.0%	
Age 20 to 24 Years	462	5.6%	3,801	5.6%	8,595	5.3%	14,177	5.2%	
Age 25 to 29 Years	419	5.1%	3,584	5.3%	8,490	5.2%	14,469	5.3%	
Age 30 to 34 Years	509	6.2%	4,234	6.2%	10,161	6.2%	17,364	6.3%	
Age 35 to 39 Years	581	7.1%	4,910	7.2%	11,707	7.2%	19,160	7.0%	
Age 40 to 44 Years	630	7.7%	5,346	7.9%	12,463	7.6%	19,619	7.1%	
Age 45 to 49 Years	589	7.2%	4,764	7.0%	11,257	6.9%	17,796	6.5%	
Age 50 to 54 Years	627	7.6%	4,756	7.0%	11,259	6.9%	17,932	6.5%	
Age 55 to 59 Years	543	6.6%	4,330	6.4%	10,679	6.5%	17,717	6.4%	
Age 60 to 64 Years	589	7.2%	4,221	6.2%	10,485	6.4%	18,045	6.6%	
Age 65 to 69 Years	423	5.2%	3,499	5.2%	8,993	5.5%	16,167	5.9%	
Age 70 to 74 Years	319	3.9%	2,814	4.1%	7,474	4.6%	13,976	5.1%	
Age 75 to 79 Years	211	2.6%	1,864	2.7%	5,393	3.3%	11,186	4.1%	
Age 80 to 84 Years	130	1.6%	1,230	1.8%	3,490	2.1%	7,460	2.7%	
Age 85 Years or Over	119	1.4%	1,219	1.8%	3,349	2.1%	7,982	2.9%	
Female Median Age	39.6		39.4		40.9		42.5		
Age 19 Years or Less	2,063	25.1%	17,270	25.5%	39,513	24.2%	62,228	22.6%	
Age 20 to 64 Years	4,948	60.2%	39,946	58.9%	95,095	58.2%	156,278	56.8%	
Age 65 Years or Over	1,202	14.6%	10,626	15.7%	28,699	17.6%	56,771	20.6%	

Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.2882/-80.2509

4650 N. University Drive Coral Springs, FL 33067		1 mi radius		3 mi radius		5 mi radius		7 mi radius	
Male Age Distribution (2025)									
Male Population	7,487	47.7%	62,103	47.8%	149,822	47.8%	250,936	47.7%	
Age Under 5 Years	424	5.7%	3,816	6.1%	8,796	5.9%	14,314	5.7%	
Age 5 to 9 Years	529	7.1%	4,495	7.2%	10,299	6.9%	16,211	6.5%	
Age 10 to 14 Years	557	7.4%	4,619	7.4%	10,772	7.2%	16,646	6.6%	
Age 15 to 19 Years	539	7.2%	4,701	7.6%	10,806	7.2%	16,696	6.7%	
Age 20 to 24 Years	479	6.4%	3,832	6.2%	8,882	5.9%	14,454	5.8%	
Age 25 to 29 Years	409	5.5%	3,368	5.4%	7,996	5.3%	14,050	5.6%	
Age 30 to 34 Years	439	5.9%	3,735	6.0%	9,198	6.1%	16,252	6.5%	
Age 35 to 39 Years	521	7.0%	4,345	7.0%	10,559	7.0%	17,739	7.1%	
Age 40 to 44 Years	564	7.5%	4,560	7.3%	11,043	7.4%	17,748	7.1%	
Age 45 to 49 Years	494	6.6%	4,335	7.0%	10,407	6.9%	16,505	6.6%	
Age 50 to 54 Years	521	7.0%	4,128	6.6%	9,942	6.6%	15,813	6.3%	
Age 55 to 59 Years	513	6.8%	3,957	6.4%	9,541	6.4%	15,524	6.2%	
Age 60 to 64 Years	476	6.4%	3,783	6.1%	9,277	6.2%	15,583	6.2%	
Age 65 to 69 Years	385	5.1%	2,973	4.8%	7,503	5.0%	13,256	5.3%	
Age 70 to 74 Years	284	3.8%	2,231	3.6%	5,730	3.8%	10,586	4.2%	
Age 75 to 79 Years	168	2.2%	1,431	2.3%	4,117	2.7%	8,182	3.3%	
Age 80 to 84 Years	107	1.4%	903	1.5%	2,463	1.6%	5,287	2.1%	
Age 85 Years or Over	78	1.0%	891	1.4%	2,491	1.7%	6,090	2.4%	
Male Median Age	37.7		37.3		38.4		39.8		
Age 19 Years or Less	2,049	27.4%	17,631	28.4%	40,673	27.1%	63,867	25.5%	
Age 20 to 64 Years	4,416	59.0%	36,043	58.0%	86,845	58.0%	143,669	57.3%	
Age 65 Years or Over	1,022	13.6%	8,429	13.6%	22,304	14.9%	43,400	17.3%	
Males per 100 Females (2025)									
Overall Comparison	91		92		92		91		
Age Under 5 Years	95	48.8%	103	50.6%	103	50.7%	102	50.5%	
Age 5 to 9 Years	102	50.5%	106	51.4%	106	51.5%	106	51.4%	
Age 10 to 14 Years	99	49.7%	102	50.5%	103	50.7%	102	50.4%	
Age 15 to 19 Years	101	50.2%	98	49.6%	100	50.1%	101	50.3%	
Age 20 to 24 Years	104	50.9%	101	50.2%	103	50.8%	102	50.5%	
Age 25 to 29 Years	98	49.4%	94	48.4%	94	48.5%	97	49.3%	
Age 30 to 34 Years	86	46.3%	88	46.9%	91	47.5%	94	48.3%	
Age 35 to 39 Years	90	47.3%	88	46.9%	90	47.4%	93	48.1%	
Age 40 to 44 Years	89	47.2%	85	46.0%	89	47.0%	90	47.5%	
Age 45 to 49 Years	84	45.6%	91	47.6%	92	48.0%	93	48.1%	
Age 50 to 54 Years	83	45.4%	87	46.5%	88	46.9%	88	46.9%	
Age 55 to 59 Years	94	48.6%	91	47.7%	89	47.2%	88	46.7%	
Age 60 to 64 Years	81	44.7%	90	47.3%	88	46.9%	86	46.3%	
Age 65 to 69 Years	91	47.6%	85	45.9%	83	45.5%	82	45.1%	
Age 70 to 74 Years	89	47.1%	79	44.2%	77	43.4%	76	43.1%	
Age 75 to 79 Years	79	44.3%	77	43.4%	76	43.3%	73	42.2%	
Age 80 to 84 Years	82	45.1%	73	42.3%	71	41.4%	71	41.5%	
Age 85 Years or Over	66	39.8%	73	42.2%	74	42.7%	76	43.3%	
Age 19 Years or Less	99	49.8%	102	50.5%	103	50.7%	103	50.7%	
Age 20 to 39 Years	94	48.4%	92	48.0%	94	48.5%	96	49.0%	
Age 40 to 64 Years	86	46.3%	89	47.0%	89	47.2%	89	47.1%	
Age 65 Years or Over	85	46.0%	79	44.2%	78	43.7%	76	43.3%	

Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.2882/-80.2509

4650 N. University Drive Coral Springs, FL 33067	1 mi radius		3 mi radius		5 mi radius		7 mi radius	
Household Type (2025)								
Total Households	5,544		44,465		111,278		197,417	
Households with Children	2,208	39.8%	17,816	40.1%	41,478	37.3%	65,449	33.2%
Average Household Size	2.8		2.9		2.8		2.6	
Household Density per Square Mile	1,766		1,573		1,417		1,283	
Population Family	13,828	88.1%	113,325	87.2%	267,505	85.4%	430,907	81.9%
Population Non-Family	1,865	11.9%	16,130	12.4%	44,295	14.1%	90,301	17.2%
Population Group Quarters	7	-	489	0.4%	1,330	0.4%	5,005	1.0%
Family Households	4,468	80.6%	34,479	77.5%	82,295	74.0%	134,996	68.4%
Married Couple Households	3,282	73.4%	24,669	71.5%	58,873	71.5%	94,434	70.0%
Other Family Households with Children	1,186	26.6%	9,810	28.5%	23,422	28.5%	40,562	30.0%
Family Households with Children	2,204	49.3%	17,800	51.6%	41,412	50.3%	65,345	48.4%
Married Couple with Children	1,461	66.3%	12,081	67.9%	28,635	69.1%	43,568	66.7%
Other Family Households with Children	744	33.7%	5,719	32.1%	12,776	30.9%	21,778	33.3%
Family Households No Children	2,263	50.7%	16,679	48.4%	40,884	49.7%	69,650	51.6%
Married Couple No Children	1,821	80.4%	12,588	75.5%	30,238	74.0%	50,866	73.0%
Other Family Households No Children	443	19.6%	4,091	24.5%	10,646	26.0%	18,784	27.0%
Non-Family Households	1,076	19.4%	9,986	22.5%	28,983	26.0%	62,422	31.6%
Non-Family Households with Children	4	0.4%	16	0.2%	67	0.2%	104	0.2%
Non-Family Households No Children	1,072	99.6%	9,970	99.8%	28,916	99.8%	62,318	99.8%
Average Family Household Size	3.1		3.3		3.3		3.2	
Average Family Income	\$157,565		\$158,353		\$150,579		\$138,597	
Median Family Income	\$112,853		\$123,384		\$120,804		\$110,760	
Average Non-Family Household Size	1.7		1.6		1.5		1.4	
Marital Status (2025)								
Population Age 15 Years or Over	12,663		104,519		254,512		433,302	
Never Married	3,806	30.1%	33,051	31.6%	79,494	31.2%	133,953	30.9%
Currently Married	6,323	49.9%	51,165	49.0%	122,403	48.1%	196,752	45.4%
Previously Married	2,533	20.0%	20,304	19.4%	52,615	20.7%	102,597	23.7%
Separated	699	27.6%	5,352	26.4%	12,511	23.8%	23,922	23.3%
Widowed	704	27.8%	4,841	23.8%	11,753	22.3%	25,651	25.0%
Divorced	1,130	44.6%	10,111	49.8%	28,351	53.9%	53,024	51.7%
Educational Attainment (2025)								
Adult Population Age 25 Years or Over	10,647		87,411		215,466		371,486	
Elementary (Grade Level 0 to 8)	301	2.8%	2,344	2.7%	6,983	3.2%	14,857	4.0%
Some High School (Grade Level 9 to 11)	255	2.4%	2,582	3.0%	8,399	3.9%	16,869	4.5%
High School Graduate	2,612	24.5%	21,471	24.6%	53,381	24.8%	94,710	25.5%
Some College	2,018	19.0%	16,313	18.7%	38,236	17.7%	68,679	18.5%
Associate Degree Only	1,056	9.9%	8,834	10.1%	22,388	10.4%	37,017	10.0%
Bachelor Degree Only	2,558	24.0%	20,934	23.9%	51,948	24.1%	84,557	22.8%
Graduate Degree	1,846	17.3%	14,931	17.1%	34,131	15.8%	54,797	14.8%
Any College (Some College or Higher)	7,478	70.2%	61,013	69.8%	146,703	68.1%	245,051	66.0%
College Degree + (Bachelor Degree or Higher)	4,404	41.4%	35,866	41.0%	86,079	40.0%	139,355	37.5%

©2025, Sites USA, Chandler, Arizona, 480-491-1112 Demographic Source: Applied Geographic Solutions 11/2025, TIGER Geography - RFULL9

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

Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.2882/-80.2509

4650 N. University Drive Coral Springs, FL 33067		1 mi radius		3 mi radius		5 mi radius		7 mi radius	
Housing									
Total Housing Units (2025)	5,904		47,409		119,266		213,413		
Total Housing Units (2020)	5,839		47,659		119,238		211,994		
Historical Annual Growth (2020-2025)	65	0.2%	-249	-0.1%	28	-	1,419	0.1%	
Housing Units Occupied (2025)	5,544	93.9%	44,465	93.8%	111,278	93.3%	197,417	92.5%	
Housing Units Owner-Occupied	3,478	62.7%	26,929	60.6%	72,542	65.2%	129,549	65.6%	
Housing Units Renter-Occupied	2,066	37.3%	17,535	39.4%	38,736	34.8%	67,868	34.4%	
Housing Units Vacant (2025)	360	6.1%	2,945	6.2%	7,988	6.7%	15,996	7.5%	
Household Size (2025)									
Total Households	5,544		44,465		111,278		197,417		
1 Person Households	639	11.5%	6,757	15.2%	21,067	18.9%	47,376	24.0%	
2 Person Households	2,152	38.8%	14,564	32.8%	36,228	32.6%	64,016	32.4%	
3 Person Households	1,279	23.1%	9,302	20.9%	21,718	19.5%	35,161	17.8%	
4 Person Households	793	14.3%	7,530	16.9%	17,786	16.0%	28,653	14.5%	
5 Person Households	398	7.2%	3,738	8.4%	8,548	7.7%	13,261	6.7%	
6 Person Households	172	3.1%	1,590	3.6%	3,662	3.3%	5,517	2.8%	
7 or More Person Households	112	2.0%	985	2.2%	2,269	2.0%	3,433	1.7%	
Household Income Distribution (2025)									
HH Income \$200,000 or More	1,152	20.8%	8,532	19.2%	19,175	17.2%	27,373	13.9%	
HH Income \$150,000 to \$199,999	565	10.2%	6,070	13.7%	13,029	11.7%	20,118	10.2%	
HH Income \$125,000 to \$149,999	300	5.4%	3,306	7.4%	8,879	8.0%	14,834	7.5%	
HH Income \$100,000 to \$124,999	374	6.7%	4,202	9.5%	11,228	10.1%	20,125	10.2%	
HH Income \$75,000 to \$99,999	869	15.7%	6,107	13.7%	14,905	13.4%	26,414	13.4%	
HH Income \$50,000 to \$74,999	780	14.1%	6,313	14.2%	16,840	15.1%	32,726	16.6%	
HH Income \$35,000 to \$49,999	539	9.7%	3,215	7.2%	9,140	8.2%	19,071	9.7%	
HH Income \$25,000 to \$34,999	404	7.3%	2,177	4.9%	6,295	5.7%	12,360	6.3%	
HH Income \$15,000 to \$24,999	292	5.3%	2,290	5.2%	5,627	5.1%	11,384	5.8%	
HH Income \$10,000 to \$14,999	128	2.3%	1,025	2.3%	2,291	2.1%	4,809	2.4%	
HH Income Under \$10,000	142	2.6%	1,228	2.8%	3,870	3.5%	8,203	4.2%	
Household Vehicles (2025)									
Households 0 Vehicles Available	471	8.5%	2,540	5.7%	5,809	5.2%	12,409	6.3%	
Households 1 Vehicle Available	1,667	30.1%	13,282	29.9%	36,308	32.6%	75,671	38.3%	
Households 2 Vehicles Available	2,522	45.5%	19,483	43.8%	49,212	44.2%	79,026	40.0%	
Households 3 or More Vehicles Available	884	15.9%	9,160	20.6%	19,949	17.9%	30,312	15.4%	
Total Vehicles Available	9,595		83,084		201,733		334,768		
Average Vehicles per Household	1.7		1.9		1.8		1.7		
Owner-Occupied Household Vehicles	6,696	69.8%	56,336	67.8%	141,861	70.3%	234,972	70.2%	
Average Vehicles per Owner-Occupied Household	1.9		2.1		2.0		1.8		
Renter-Occupied Household Vehicles	2,898	30.2%	26,748	32.2%	59,872	29.7%	99,797	29.8%	
Average Vehicles per Renter-Occupied Household	1.4		1.5		1.5		1.5		
Travel Time (2025)									
Worker Base Age 16 years or Over	8,307		69,843		168,671		275,552		
Travel to Work in 14 Minutes or Less	1,174	14.1%	10,502	15.0%	22,343	13.2%	36,186	13.1%	
Travel to Work in 15 to 29 Minutes	2,317	27.9%	18,553	26.6%	46,971	27.8%	84,237	30.6%	
Travel to Work in 30 to 59 Minutes	2,705	32.6%	24,461	35.0%	57,504	34.1%	90,344	32.8%	
Travel to Work in 60 Minutes or More	797	9.6%	5,762	8.2%	13,708	8.1%	22,522	8.2%	
Work at Home	1,314	15.8%	10,564	15.1%	28,144	16.7%	42,263	15.3%	
Average Minutes Travel to Work	27.5		28.5		28.4		27.7		

Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.2882/-80.2509

4650 N. University Drive Coral Springs, FL 33067		1 mi radius		3 mi radius		5 mi radius		7 mi radius	
Transportation To Work (2025)									
Worker Base Age 16 years or Over		8,307		69,843		168,671		275,552	
Drive to Work Alone		5,888	70.9%	50,312	72.0%	117,425	69.6%	193,479	70.2%
Drive to Work in Carpool		711	8.6%	5,914	8.5%	15,671	9.3%	26,658	9.7%
Travel to Work by Public Transportation		124	1.5%	979	1.4%	2,822	1.7%	5,695	2.1%
Drive to Work on Motorcycle		15	0.2%	189	0.3%	221	0.1%	363	0.1%
Bicycle to Work		8	-	169	0.2%	356	0.2%	486	0.2%
Walk to Work		124	1.5%	627	0.9%	1,338	0.8%	2,211	0.8%
Other Means		123	1.5%	1,088	1.6%	2,694	1.6%	4,397	1.6%
Work at Home		1,314	15.8%	10,564	15.1%	28,144	16.7%	42,263	15.3%
Daytime Demographics (2025)									
Total Businesses		1,550		11,664		24,671		39,073	
Total Employees		5,749		55,224		121,918		208,094	
Company Headquarter Businesses		34	2.2%	215	1.8%	445	1.8%	761	1.9%
Company Headquarter Employees		235	4.1%	3,172	5.7%	8,317	6.8%	14,434	6.9%
Employee Population per Business		3.7 to 1		4.7 to 1		4.9 to 1		5.3 to 1	
Residential Population per Business		10.1 to 1		11.1 to 1		12.7 to 1		13.5 to 1	
Adj. Daytime Demographics Age 16 Years or Over		9,839		87,677		202,772		358,351	
Labor Force									
Labor Population Age 16 Years or Over (2025)		12,425		102,491		249,853		426,234	
Labor Force Total Males (2025)		5,856	47.1%	48,134	47.0%	117,600	47.1%	200,203	47.0%
Male Civilian Employed		4,173	71.3%	34,729	72.2%	84,699	72.0%	139,379	69.6%
Male Civilian Unemployed		90	1.5%	1,191	2.5%	3,006	2.6%	5,034	2.5%
Males in Armed Forces		29	0.5%	139	0.3%	223	0.2%	275	0.1%
Males Not in Labor Force		1,564	26.7%	12,075	25.1%	29,672	25.2%	55,515	27.7%
Labor Force Total Females (2025)		6,570	52.9%	54,357	53.0%	132,253	52.9%	226,031	53.0%
Female Civilian Employed		4,134	62.9%	35,113	64.6%	83,983	63.5%	136,187	60.3%
Female Civilian Unemployed		118	1.8%	1,163	2.1%	2,808	2.1%	5,076	2.2%
Females in Armed Forces		-	-	57	0.1%	95	-	136	-
Females Not in Labor Force		2,318	35.3%	18,023	33.2%	45,367	34.3%	84,632	37.4%
Unemployment Rate		208	1.7%	2,355	2.3%	5,814	2.3%	10,109	2.4%
Occupation (2025)									
Occupation Population Age 16 Years or Over		8,307		69,843		168,671		275,552	
Occupation Total Males		4,173	50.2%	34,729	49.7%	84,688	50.2%	139,365	50.6%
Occupation Total Females		4,134	49.8%	35,113	50.3%	83,983	49.8%	136,187	49.4%
Management, Business, Financial Operations		1,892	-	14,835	21.2%	34,670	20.6%	54,669	19.8%
Professional, Related		1,717	20.7%	14,869	21.3%	36,534	21.7%	58,609	21.3%
Service		1,394	16.8%	13,078	18.7%	31,282	18.5%	52,214	18.9%
Sales, Office		1,908	23.0%	15,538	22.2%	36,804	21.8%	60,404	21.9%
Farming, Fishing, Forestry		-	-	91	0.1%	236	0.1%	355	0.1%
Construction, Extraction, Maintenance		705	8.5%	4,434	6.3%	11,510	6.8%	20,205	7.3%
Production, Transport, Material Moving		690	8.3%	6,996	10.0%	17,635	10.5%	29,097	10.6%
White Collar Workers		5,517	66.4%	45,243	64.8%	108,008	64.0%	173,681	63.0%
Blue Collar Workers		2,790	33.6%	24,600	35.2%	60,663	36.0%	101,871	37.0%

Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.2882/-80.2509

4650 N. University Drive Coral Springs, FL 33067		1 mi radius		3 mi radius		5 mi radius		7 mi radius	
Units In Structure (2025)									
Total Units		5,544		44,465		111,278		197,417	
1 Detached Unit		2,632	47.5%	21,609	48.6%	53,792	48.3%	85,073	43.1%
1 Attached Unit		384	6.9%	4,092	9.2%	10,385	9.3%	22,339	11.3%
2 Units		60	1.1%	869	2.0%	1,931	1.7%	3,538	1.8%
3 to 4 Units		288	5.2%	2,366	5.3%	5,769	5.2%	9,834	5.0%
5 to 9 Units		397	7.2%	3,704	8.3%	8,918	8.0%	15,010	7.6%
10 to 19 Units		975	17.6%	3,948	8.9%	9,522	8.6%	17,718	9.0%
20 to 49 Units		506	9.1%	3,642	8.2%	9,905	8.9%	19,959	10.1%
50 or More Units		242	4.4%	3,686	8.3%	8,300	7.5%	19,563	9.9%
Mobile Home or Trailer		31	0.6%	517	1.2%	2,717	2.4%	4,243	2.1%
Other Structure		28	0.5%	32	-	39	-	139	-
Homes Built By Year (2025)									
Homes Built 2020 or later		47	0.8%	718	1.5%	2,199	1.8%	3,741	1.8%
Homes Built 2010 to 2019		227	3.9%	2,511	5.3%	7,590	6.4%	11,372	5.3%
Homes Built 2000 to 2009		509	8.6%	5,659	11.9%	14,157	11.9%	21,735	10.2%
Homes Built 1990 to 1999		1,579	26.7%	10,346	21.8%	23,383	19.6%	36,504	17.1%
Homes Built 1980 to 1989		1,291	21.9%	11,419	24.1%	27,429	23.0%	53,797	25.2%
Homes Built 1970 to 1979		1,228	20.8%	9,946	21.0%	26,057	21.8%	50,185	23.5%
Homes Built 1960 to 1969		406	6.9%	2,295	4.8%	6,394	5.4%	12,386	5.8%
Homes Built 1950 to 1959		173	2.9%	1,109	2.3%	3,181	2.7%	5,794	2.7%
Homes Built 1940 to 1949		52	0.9%	211	0.4%	355	0.3%	806	0.4%
Homes Built Before 1939		31	0.5%	252	0.5%	533	0.4%	1,098	0.5%
Median Age of Homes		39.0 yrs		37.3 yrs		37.3 yrs		38.6 yrs	
Home Values (2025)									
Owner Specified Housing Units		3,478		26,929		72,542		129,549	
Home Values \$1,000,000 or More		69	2.0%	2,264	8.4%	5,636	7.8%	8,038	6.2%
Home Values \$750,000 to \$999,999		538	15.5%	3,467	12.9%	7,985	11.0%	11,448	8.8%
Home Values \$500,000 to \$749,999		1,528	43.9%	9,488	35.2%	20,645	28.5%	30,735	23.7%
Home Values \$400,000 to \$499,999		513	14.7%	4,493	16.7%	11,495	15.8%	19,324	14.9%
Home Values \$300,000 to \$399,999		190	5.5%	2,920	10.8%	9,601	13.2%	20,271	15.6%
Home Values \$250,000 to \$299,999		145	4.2%	825	3.1%	3,605	5.0%	8,993	6.9%
Home Values \$200,000 to \$249,999		56	1.6%	761	2.8%	3,926	5.4%	8,727	6.7%
Home Values \$175,000 to \$199,999		76	2.2%	655	2.4%	1,741	2.4%	3,695	2.9%
Home Values \$150,000 to \$174,999		101	2.9%	393	1.5%	2,009	2.8%	4,584	3.5%
Home Values \$125,000 to \$149,999		64	1.9%	241	0.9%	727	1.0%	2,034	1.6%
Home Values \$100,000 to \$124,999		75	2.2%	462	1.7%	1,758	2.4%	3,923	3.0%
Home Values \$90,000 to \$99,999		9	0.3%	45	0.2%	252	0.3%	581	0.4%
Home Values \$80,000 to \$89,999		5	0.1%	83	0.3%	375	0.5%	1,088	0.8%
Home Values \$70,000 to \$79,999		9	0.3%	65	0.2%	349	0.5%	913	0.7%
Home Values \$60,000 to \$69,999		2	-	76	0.3%	325	0.4%	771	0.6%
Home Values \$50,000 to \$59,999		18	0.5%	103	0.4%	356	0.5%	720	0.6%
Home Values \$35,000 to \$49,999		26	0.7%	198	0.7%	488	0.7%	872	0.7%
Home Values \$25,000 to \$34,999		19	0.6%	106	0.4%	265	0.4%	605	0.5%
Home Values \$10,000 to \$24,999		6	0.2%	56	0.2%	364	0.5%	960	0.7%
Home Values Under \$10,000		29	0.8%	229	0.8%	641	0.9%	1,268	1.0%
Owner-Occupied Median Home Value		\$530,914		\$556,666		\$500,993		\$438,698	
Renter-Occupied Median Rent		\$1,873		\$1,999		\$1,984		\$1,941	

Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.2882/-80.2509

4650 N. University Drive Coral Springs, FL 33067	1 mi radius	3 mi radius	5 mi radius	7 mi radius
Total Annual Consumer Expenditure (2025)				
Total Household Expenditure	\$660.7 M	\$5.47 B	\$13.09 B	\$21.48 B
Total Non-Retail Expenditure	\$337.28 M	\$2.8 B	\$6.62 B	\$10.7 B
Total Retail Expenditure	\$323.42 M	\$2.67 B	\$6.48 B	\$10.77 B
Alcoholic Beverages	\$4.12 M	\$34.06 M	\$81.54 M	\$133.63 M
Apparel	\$12.4 M	\$102.27 M	\$245.21 M	\$403.24 M
Contributions	\$21.67 M	\$179.79 M	\$429.02 M	\$697.82 M
Education	\$15.39 M	\$127.49 M	\$304.62 M	\$496.96 M
Entertainment	\$38.3 M	\$315.93 M	\$757.77 M	\$1.25 B
Food Away From Home	\$29.5 M	\$243.57 M	\$583.75 M	\$959.13 M
Grocery	\$43.03 M	\$351.97 M	\$850.04 M	\$1.42 B
Health Care	\$37.79 M	\$303.99 M	\$762.11 M	\$1.36 B
Household Furnishings and Equipment	\$17.85 M	\$147.49 M	\$353.32 M	\$579.91 M
Household Operations	\$12.58 M	\$103.49 M	\$248.07 M	\$408.02 M
Miscellaneous Expenses	\$11.39 M	\$94.19 M	\$225.95 M	\$371.94 M
Personal Care	\$8.5 M	\$69.69 M	\$167.97 M	\$279.51 M
Shelter	\$107.38 M	\$889.38 M	\$2.11 B	\$3.49 B
Tax and Retirement	\$170.18 M	\$1.41 B	\$3.32 B	\$5.26 B
Tobacco and Related	\$3.11 M	\$25.06 M	\$61.37 M	\$106.04 M
Transportation	\$96.9 M	\$818.47 M	\$1.98 B	\$3.25 B
Utilities	\$30.62 M	\$250.24 M	\$604.81 M	\$1.01 B
Monthly Household Consumer Expenditure (2025)				
Total Household Expenditure	\$9,931	\$10,249	\$9,804	\$9,066
Total Non-Retail Expenditure	\$5,069 51.0%	\$5,242 51.1%	\$4,954 50.5%	\$4,518 49.8%
Total Retail Expenditures	\$4,861 49.0%	\$5,007 48.9%	\$4,849 49.5%	\$4,548 50.2%
Alcoholic Beverages	\$62 0.6%	\$64 0.6%	\$61 0.6%	\$56 0.6%
Apparel	\$186 1.9%	\$192 1.9%	\$184 1.9%	\$170 1.9%
Contributions	\$326 3.3%	\$337 3.3%	\$321 3.3%	\$295 3.2%
Education	\$231 2.3%	\$239 2.3%	\$228 2.3%	\$210 2.3%
Entertainment	\$576 5.8%	\$592 5.8%	\$567 5.8%	\$527 5.8%
Food Away From Home	\$443 4.5%	\$456 4.5%	\$437 4.5%	\$405 4.5%
Grocery	\$647 6.5%	\$660 6.4%	\$637 6.5%	\$600 6.6%
Health Care	\$568 5.7%	\$570 5.6%	\$571 5.8%	\$572 6.3%
Household Furnishings and Equipment	\$268 2.7%	\$276 2.7%	\$265 2.7%	\$245 2.7%
Household Operations	\$189 1.9%	\$194 1.9%	\$186 1.9%	\$172 1.9%
Miscellaneous Expenses	\$171 1.7%	\$177 1.7%	\$169 1.7%	\$157 1.7%
Personal Care	\$128 1.3%	\$131 1.3%	\$126 1.3%	\$118 1.3%
Shelter	\$1,614 16.3%	\$1,667 16.3%	\$1,581 16.1%	\$1,472 16.2%
Tax and Retirement	\$2,558 25.8%	\$2,645 25.8%	\$2,490 25.4%	\$2,222 25.4%
Tobacco and Related	\$47 0.5%	\$47 0.5%	\$46 0.5%	\$45 0.5%
Transportation	\$1,456 14.7%	\$1,534 15.0%	\$1,483 15.1%	\$1,373 15.1%
Utilities	\$460 4.6%	\$469 4.6%	\$453 4.6%	\$428 4.7%