

Demographic Summary Report

Shenandoah Square

13600-13760 W State Road 84, Davie, FL 33325

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **119,366 SF**
 Year Built: **1990**

Total Available: **5,700 SF**
 % Leased: **98.24%**
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile	3 Mile	5 Mile
Population			
2025 Projection	18,209	78,238	239,011
2020 Estimate	17,261	74,412	228,000
2010 Census	14,579	64,392	201,381
Growth 2020 - 2025	5.49%	5.14%	4.83%
Growth 2010 - 2020	18.40%	15.56%	13.22%
2020 Population by Hispanic Origin	7,420	29,389	83,067
2020 Population	17,261	74,412	228,000
White	14,114 81.77%	58,856 79.09%	177,566 77.88%
Black	1,909 11.06%	9,024 12.13%	31,713 13.91%
Am. Indian & Alaskan	57 0.33%	271 0.36%	768 0.34%
Asian	662 3.84%	4,257 5.72%	12,497 5.48%
Hawaiian & Pacific Island	43 0.25%	102 0.14%	269 0.12%
Other	476 2.76%	1,904 2.56%	5,186 2.27%
U.S. Armed Forces	0	68	200
Households			
2025 Projection	6,108	27,393	89,628
2020 Estimate	5,807	26,138	85,716
2010 Census	4,952	22,864	76,122
Growth 2020 - 2025	5.18%	4.80%	4.56%
Growth 2010 - 2020	17.27%	14.32%	12.60%
Owner Occupied	4,500 77.49%	19,449 74.41%	64,980 75.81%
Renter Occupied	1,307 22.51%	6,689 25.59%	20,735 24.19%
2020 Households by HH Income	5,808	26,140	85,716
Income: <\$25,000	971 16.72%	3,063 11.72%	11,692 13.64%
Income: \$25,000 - \$50,000	932 16.05%	3,995 15.28%	14,415 16.82%
Income: \$50,000 - \$75,000	1,059 18.23%	4,220 16.14%	13,030 15.20%
Income: \$75,000 - \$100,000	666 11.47%	3,538 13.53%	11,975 13.97%
Income: \$100,000 - \$125,000	680 11.71%	3,017 11.54%	9,417 10.99%
Income: \$125,000 - \$150,000	607 10.45%	2,229 8.53%	6,959 8.12%
Income: \$150,000 - \$200,000	636 10.95%	2,887 11.04%	8,031 9.37%
Income: \$200,000+	257 4.42%	3,191 12.21%	10,197 11.90%
2020 Avg Household Income	\$90,110	\$111,211	\$106,772
2020 Med Household Income	\$73,354	\$87,662	\$82,768