

Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 17, 2025



Latitude: 26.2458 Longitude: -80.189363

Coconut Creek Plaza Coconut Creek, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Current Year Estimated Population	16,595	147,721	418,925
	Population Est 25Q1	16,278	147,114	416,223
	Population Est 24Q4	16,212	146,611	413,852
	Population Est 24Q3	15,940	146,157	411,445
	Population Est 24Q2	15,841	145,170	408,177
	Population Est 24Q1	15,798	145,016	407,530
	Population Est 23Q4	15,765	144,748	406,421
	Population Est 23Q3	15,728	144,360	405,061
	Population Est 23Q2	15,662	143,972	404,176
	Population Fcst	16,664	148,442	422,290
	2010 Census Population	15,052	129,651	355,460
	2000 Census Population	14,935	121,718	342,603
	1990 Census Population	13,437	100,798	277,494
	Current Year Daytime Population	20,725	151,090	444,278
	Average Seasonal Population	2,790	22,471	34,879
	Historical Annual Growth, 1990 – 2000	1.06%	1.90%	2.13%
	Historical Annual Growth, 2000 – 2010	0.08%	0.63%	0.37%
	Estimated Annual Growth, 2010 – CY	0.68%	0.90%	1.14%
	Projected Annual Growth, CY to Y5	0.08%	0.10%	0.16%
	Group Qtrs Est	53	2,223	4,208
Transient Est Average Last 4 Qtrs	0	1,888	18,234	
Households	Current Year Estimated Households	7,960	59,188	160,089
	Households Est 25Q1	7,821	58,926	159,013
	Households Est 24Q4	7,787	58,715	158,053
	Households Est 24Q3	7,619	58,619	157,102
	Households Est 24Q2	7,568	58,166	155,802
	Households Est 24Q1	7,546	58,108	155,554
	Households Est 23Q4	7,528	58,000	155,136
	Households Est 23Q3	7,507	57,828	154,601
	Households Est 23Q2	7,476	57,662	154,237
	Households Fcst	7,963	59,494	161,520
	2010 Census Households	7,671	52,536	137,142
	2000 Census Households	7,638	51,873	136,195
	1990 Census Households	6,885	43,623	114,718
	Historical Annual Growth, 1990 – 2000	1.04%	1.75%	1.73%
	Historical Annual Growth, 2000 – 2010	0.04%	0.13%	0.07%
	Estimated Annual Growth, 2010 – CY	0.26%	0.83%	1.07%
	Projected Annual Growth, CY to Y5	0.01%	0.10%	0.18%
Population per Household	2.08	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, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 17, 2025



Latitude: 26.2458 Longitude: -80.189363

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	1.4%	1.4%	1.7%
	HH Income \$250,000 to \$499,999	1.6%	1.6%	2.0%
	HH Income \$200,000 to \$249,999	3.8%	3.8%	4.7%
	HH Income \$175,000 to \$199,999	4.5%	4.3%	4.2%
	HH Income \$150,000 to \$174,999	4.6%	6.0%	5.8%
	HH Income \$100,000 to 149,999	14.4%	18.4%	18.6%
	HH Income \$75,000 to 99,999	14.1%	13.6%	13.6%
	HH Income \$50,000 to 74,999	19.2%	17.7%	17.8%
	HH Income \$35,000 to 49,999	10.4%	11.9%	10.9%
	HH Income \$25,000 to 34,999	8.6%	7.1%	6.8%
	HH Income \$15,000 to 24,999	8.1%	6.8%	6.6%
	HH Income \$0 to 14,999	9.3%	7.4%	7.3%
	Average Household Income	\$140,717	\$99,868	\$100,394
	Median Household Income	\$67,747	\$73,511	\$76,007
	Per Capita Income	\$67,590	\$40,325	\$38,600
	Average Disposable Income	\$74,016	\$78,367	\$81,270
	Median Disposable Income	\$60,589	\$65,151	\$67,326
	Discretionary HH Income Over \$150,000	4.5%	3.3%	4.4%
	Discretionary HH Income \$125,000 to \$149,999	3.5%	4.4%	5.0%
	Discretionary HH Income \$100,000 to \$124,999	6.4%	7.7%	7.1%
	Discretionary HH Income \$75,000 to \$99,999	10.6%	11.8%	11.4%
	Discretionary HH Income \$50,000 to \$74,999	18.6%	19.9%	19.3%
	Discretionary HH Income \$25,000 to \$49,999	28.2%	27.7%	27.6%
	Discretionary HH Income Under \$25,000	28.2%	25.3%	25.2%
	Average Discretionary HH Income	\$55,068	\$56,384	\$57,660
	Median Discretionary HH Income	\$44,960	\$46,954	\$47,181
	Householder White – Count	4,055	22,200	54,183
	Median HH Income	\$65,456	\$70,571	\$81,340
	Average HH Income	\$81,845	\$84,271	\$92,432
	Householder Black or African-American – Count	1,149	13,627	39,874
	Median HH Income	\$67,051	\$71,808	\$67,359
	Average HH Income	\$73,032	\$83,602	\$80,507
	Householder Hispanic – Count	1,694	13,995	40,449
	Median HH Income	\$67,607	\$75,668	\$76,009
	Average HH Income	\$77,010	\$84,824	\$85,310
Householder Asian or Pacific Islander – Count	125	1,800	4,229	
Median HH Income	\$81,406	\$82,310	\$89,775	
Average HH Income	\$79,901	\$88,233	\$97,563	
Householder Other or Pacific Islander – Count	936	7,566	21,354	
Median HH Income	\$74,748	\$80,213	\$80,996	
Average HH Income	\$82,828	\$88,012	\$88,688	

Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 17, 2025



Latitude: 26.2458 Longitude: -80.189363

Coconut Creek Plaza Coconut Creek, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Gender	Male Population	7,547	70,191	200,651
	Female Population	9,048	77,530	218,273
Total Population by Age	Count of Pop 0 to 4 years	802	7,808	22,991
	Count of Pop 0 to 7 years	1,130	10,815	32,135
	Count of Pop 5 - 13	1,287	13,433	41,418
	Count of Pop 14 - 18	545	6,500	20,328
	Count of Pop 19 - 22	509	6,544	20,399
	Count of Pop 22 - 25	367	4,865	15,042
	Count of Pop 25 - 29	811	8,211	23,707
	Count of Pop 30 - 34	1,046	9,328	26,312
	Count of Pop 35 - 39	1,042	10,069	29,118
	Count of Pop 40 - 44	1,000	9,754	28,526
	Count of Pop 45 - 59	2,862	26,678	79,925
	Count of Pop 60 - 74	3,403	27,917	74,323
	Count of Pop 75 - 84	2,067	11,979	26,905
	Count of Pop 85+	854	4,633	9,930
	% of Pop 0 to 4 years	4.8%	5.3%	5.5%
	% of Pop 0 to 7 years	6.8%	7.3%	7.7%
	% of Pop 5 - 13	7.8%	9.1%	9.9%
	% of Pop 14 - 18	3.3%	4.4%	4.9%
	% of Pop 19 - 22	3.1%	4.4%	4.9%
	% of Pop 22 - 25	2.2%	3.3%	3.6%
	% of Pop 25 - 29	4.9%	5.6%	5.7%
	% of Pop 30 - 34	6.3%	6.3%	6.3%
	% of Pop 35 - 39	6.3%	6.8%	7.0%
	% of Pop 40 - 44	6.0%	6.6%	6.8%
	% of Pop 45 - 59	17.2%	18.1%	19.1%
	% of Pop 60 - 74	20.5%	18.9%	17.7%
	% of Pop 75 - 84	12.5%	8.1%	6.4%
	% of Pop 85+	5.1%	3.1%	2.4%
Median Age	49.6	43.6	41.8	
Average Age	48.2	43.7	41.8	
Male Population by Age	% of Pop 0 to 4 years	5.4%	5.7%	5.9%
	% of Pop 5 - 13	8.4%	9.6%	10.5%
	% of Pop 14 - 18	3.5%	4.7%	5.1%
	% of Pop 19 - 22	3.5%	4.8%	5.2%
	% of Pop 22 - 25	2.7%	3.6%	3.9%
	% of Pop 25 - 29	5.7%	6.0%	6.1%
	% of Pop 30 - 34	6.7%	6.6%	6.4%
	% of Pop 35 - 39	6.7%	7.0%	7.0%
	% of Pop 40 - 44	6.1%	6.6%	6.7%
	% of Pop 45 - 59	17.3%	17.7%	18.8%
	% of Pop 75 - 84	10.9%	7.1%	5.7%
	% of Pop 60 - 74	19.3%	18.1%	17.1%
	% of Pop 85+	3.8%	2.3%	1.7%
	Median Age	46.1	41.4	40.0
Average Age	45.7	42.0	40.5	

Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 17, 2025



Latitude: 26.2458 Longitude: -80.189363

Coconut Creek Plaza Coconut Creek, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
	% of Pop 0 to 4 years	4.3%	4.9%	5.1%
	% of Pop 5 - 13	7.2%	8.6%	9.3%
	% of Pop 14 - 18	3.1%	4.1%	4.6%
	% of Pop 19 - 22	2.7%	4.1%	4.6%
	% of Pop 22 - 25	1.8%	3.0%	3.3%
	% of Pop 25 - 29	4.2%	5.1%	5.3%
	% of Pop 30 - 34	6.0%	6.1%	6.2%
	% of Pop 35 - 39	5.9%	6.6%	6.9%
	% of Pop 40 - 44	6.0%	6.6%	6.9%
	% of Pop 45 - 59	17.2%	18.4%	19.4%
	% of Pop 60 - 74	21.5%	19.6%	18.4%
	% of Pop 75 - 84	13.8%	9.0%	7.0%
	% of Pop 85+	6.3%	3.9%	3.0%
	Median Age	52.8	45.8	43.4
Average Age	50.2	45.2	43.1	
Race	Count of White	8,880	57,136	156,924
	Count of Black or African-American	3,190	48,105	138,508
	Count of Asian or Pacific Islander	398	5,603	13,793
	Count of Other races	4,127	36,877	109,699
	White	53.5%	38.7%	37.5%
	Black or African American	19.2%	32.6%	33.1%
	Asian	2.4%	3.8%	3.3%
	Other Races	24.9%	25.0%	26.2%
Language Spoken	Speak English at Home	63.8%	61.0%	58.7%
	Speak Spanish at Home	23.7%	22.3%	23.7%
	Speak French or French Creole at Home	4.4%	8.0%	9.0%
	Speak German at Home	0.2%	0.2%	0.3%
	Speak Other Indo-European Languages at Home	4.8%	4.6%	5.1%
	Speak Russian and Other Slavic Languages at Home	1.3%	0.8%	0.7%
	Speak Chinese at Home	0.7%	0.5%	0.4%
	Speak Korean at Home	0.0%	0.0%	0.1%
	Speak Vietnamese at Home	0.1%	1.0%	0.5%
	Speak Other Asian Languages at Home	0.1%	0.2%	0.4%
	Speak Tagalog and Other Pacific Languages at Home	0.1%	0.1%	0.1%
	Speak Other Language at Home	0.9%	1.2%	1.2%
Hispanic	Hispanic Population	4,287	37,642	115,220
	Hispanic Population Percent	25.8%	25.5%	27.5%
	Mexican	6.8%	10.8%	12.1%
	Puerto Rican	19.4%	19.7%	17.0%
	Cuban	10.0%	10.6%	9.8%
	Dominican	4.3%	8.0%	7.0%
	Central American	11.9%	9.9%	13.9%
	South American	38.2%	35.3%	35.0%
	Other Hispanic	9.3%	5.6%	5.2%
	2000 Hispanic Population Percent	10%	14%	16%
	1990 Hispanic Population Percent	5%	7%	8%

Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 17, 2025



Latitude: 26.2458 Longitude: -80.189363

Coconut Creek Plaza Coconut Creek, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Ancestry	American (percent of total population)	4.1%	3.0%	2.3%
	American	4.0%	2.8%	2.2%
	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)	2.1%	2.5%	2.4%
	Chinese	0.9%	0.6%	0.5%
	Japanese	0.0%	0.0%	0.1%
	Korean	0.0%	0.0%	0.1%
	South Central Asian (ie. Indian)	1.1%	1.6%	1.6%
	South East Asian (ie. Vietnamese)	0.1%	0.2%	0.2%
	Other Asian	0.0%	0.0%	0.0%
	European (percent of total population)	21.3%	13.5%	12.3%
	British	2.6%	1.5%	1.5%
	Dutch	0.3%	0.2%	0.2%
	French	0.9%	0.4%	0.4%
	German	3.1%	2.1%	2.0%
	Italian	4.9%	3.2%	3.0%
	Polish	1.8%	0.9%	0.8%
	Scandinavian	0.4%	0.4%	0.4%
	Scotch/Irish	3.0%	2.4%	2.3%
Other European (ie. Greek/Russian)	4.3%	2.4%	1.8%	
Middle Eastern	0.6%	0.4%	0.5%	
Other Ancestry	18.0%	14.7%	14.5%	
Unclassified Ancestry	8.6%	6.8%	6.9%	
Education (Age 25+)	Adult Population (25 Years or Older)	13,085	108,570	298,747
	Elementary (0 to 8)	5.3%	4.8%	5.7%
	Some High School (9 to 11)	5.6%	6.8%	6.8%
	High School Graduate (12)	30.2%	28.5%	28.5%
	Some College (13 to 16)	18.7%	19.3%	19.7%
	Associates Degree Only	9.3%	9.9%	9.8%
	Bachelors Degree Only	20.6%	20.0%	19.1%
	Graduate Degree	10.3%	10.7%	10.3%
	% College (4+)	30.9%	30.6%	29.4%
Household Type	Total Households – count	7,960	59,188	160,089
	One Person HHs – count	3,075	17,995	43,435
	Family HHs – count	4,353	37,706	106,570
	Married Couple – count	2,935	25,099	66,874
	w/own children – count	895	8,403	25,123
	w/out own children – count	2,040	16,696	41,750
	Male Householder – count	343	3,044	10,951
	Female Householder – count	1,076	9,562	28,746
	Non-Family Households – count	531	3,487	10,084
	1 Person Household	38.6%	30.4%	27.1%
	2 Person Household	33.0%	32.0%	31.0%
	3 Person Household	13.0%	15.7%	17.3%
	4 Person Household	9.2%	11.9%	13.5%
	5 Person Household	3.9%	5.7%	6.4%
6 Person Household	1.4%	2.5%	2.8%	
7+ Person Household	0.9%	1.8%	1.8%	
% Households With Children	17.9%	23.3%	26.8%	

Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 17, 2025



Latitude: 26.2458 Longitude: -80.189363

Coconut Creek Plaza Coconut Creek, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Housing	Total Housing Units	9,278	67,694	176,597
	Owner Occupied Percent	57.2%	56.6%	55.7%
	Renter Occupied Percent	28.6%	30.8%	34.9%
	Vacant Housing Percent	14.2%	12.6%	9.3%
	Total Housing Units (Census 2000)	8,500	58,656	149,962
Home Value (Owner Occupied)	Property Value \$1,000,000 or more	0.8%	1.6%	3.5%
	Property Value \$750,000 to \$999,999	4.1%	5.0%	8.9%
	Property Value \$500,000 to \$749,999	15.4%	20.5%	21.1%
	Property Value \$400,000 to \$499,999	13.5%	16.6%	15.3%
	Property Value \$300,000, to \$399,999	15.9%	18.3%	16.8%
	Property Value \$200,000 to \$299,999	22.3%	17.4%	16.2%
	Property Value \$150,000 to \$199,999	8.5%	7.2%	5.8%
	Property Value \$100,000 to \$149,999	12.5%	7.4%	5.3%
	Property Value \$60,000 to \$99,999	3.2%	3.0%	2.5%
	Property Value \$40,000 to \$59,999	0.2%	0.9%	0.9%
	Property Value \$0 to \$39,999	3.4%	1.8%	2.7%
	Median Home Value	\$299,377	\$366,740	\$398,622
Wealth per Household	\$0 and under - percent	17.3%	17.5%	17.8%
	\$1 to \$4999 - percent	8.7%	8.7%	9.0%
	\$5k to \$9999 - percent	4.6%	4.6%	4.7%
	\$10k to \$24999 - percent	6.4%	6.4%	6.5%
	\$25k to \$49999 - percent	6.8%	6.9%	6.9%
	\$50k to \$99999 - percent	10.4%	10.4%	10.3%
	\$100k to \$249999 - percent	18.4%	18.2%	17.9%
	\$250k to \$499999 - percent	13.2%	13.1%	12.9%
	\$500k+ - percent	14.3%	14.3%	14.0%
	Median HH Wealth	\$79,687	\$78,917	\$74,803
	Avg HH Wealth	\$236,091	\$236,247	\$231,657
Economic Viability	Economic Viability Local	302	298	299
	Economic Viability Indexed	109	108	108
Occupation (Employed Civilians Age 16+)	Employed Civilian Pop 16+ by Occupation	8,879	77,324	225,471
	Managerial/Executive	12.4%	15.7%	15.0%
	Professional Specialty	21.1%	20.0%	18.8%
	Healthcare Support	3.9%	3.8%	4.1%
	Sales	13.4%	10.5%	11.1%
	Office & Administrative Support	15.0%	13.3%	12.3%
	Protective Service	2.2%	2.9%	2.8%
	Food Preperation	5.0%	4.7%	5.6%
	Building Maintenance & Cleaning	4.3%	4.6%	5.5%
	Personal Care	2.0%	3.3%	3.2%
	Farming, Fishing, & Forestry	0.3%	0.4%	0.2%
	Construction	12.8%	8.9%	10.3%
	Production & Transportation	7.5%	11.7%	11.3%
	Percent White Collar Workers	65.8%	63.4%	61.2%
	Percent Blue Collar Workers	34.2%	36.6%	38.8%

Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 17, 2025



Latitude: 26.2458 Longitude: -80.189363

Coconut Creek Plaza Coconut Creek, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
	Agriculture/Mining/Construction	12.9%	8.3%	9.2%
	Manufacturing	4.3%	5.1%	5.1%
	Transportation	5.0%	6.4%	6.2%
	Information	1.7%	1.2%	1.6%
	Wholesale/Retail	15.0%	17.2%	16.4%
	Finance, Insurance, Real Estate	8.2%	7.1%	6.5%
	Professional Services	7.2%	7.1%	7.2%
	Management Services	0.3%	0.1%	0.0%
	Administrative/Waste Services	8.1%	6.8%	7.2%
	Educational Services	19.2%	21.6%	20.7%
	Entertainment Services	8.7%	8.7%	10.1%
	Other Professional Services	6.5%	6.3%	5.9%
	Public Administration	2.9%	4.0%	3.9%
Vehicles per HH	No Vehicles	11.8%	6.8%	7.0%
	1 Vehicle	46.3%	46.0%	42.0%
	2 Vehicles	32.4%	35.2%	37.0%
	3 or more vehicles	9.4%	12.0%	14.0%
	Average Number of Vehicles	1.42	1.56	1.63
Change	Births (last 12 months)	133	1,377	4,125
	Deaths (last 12 months)	218	1,380	3,309
	Migration (last 12 months)	839	2,595	10,039
Work place	Workplace Establishments	869	5,782	17,456
	Workplace Employees (FTE)	6,484	58,438	177,385