



Demographic and Income Profile

Prepared by D. Briggs

Pines Blvd AT N Palm Ave
Pembroke Pines, FL 33026

Site Type: Radius

Latitude: 26.0083
Longitude: -80.2797
Radius: 1.0 miles

Summary	2000	2004	2009
Population	21,384	23,066	25,141
Households	8,828	9,391	10,128
Families	5,788	6,059	6,458
Average Household Size	2.42	2.46	2.48
Owner Occupied HUs	6,494	6,896	7,372
Renter Occupied HUs	2,334	2,496	2,756
Median Age	37.9	38.7	39.7

Trends: 2004-2009 Annual Rate	Area	State	National
Population	1.74%	2.2%	1.23%
Households	1.52%	2.3%	1.35%
Families	1.28%	2.19%	1.25%
Owner HHs	1.34%	2.65%	1.66%
Median Household Income	3.24%	3.05%	3.34%

Households by Income	2000		2004		2009	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	958	10.9%	860	9.2%	740	7.3%
\$15,000 - \$24,999	947	10.7%	826	8.8%	708	7.0%
\$25,000 - \$34,999	1,124	12.7%	1,107	11.8%	907	9.0%
\$35,000 - \$49,999	1,619	18.3%	1,574	16.8%	1,472	14.5%
\$50,000 - \$74,999	2,209	25.0%	2,283	24.3%	2,409	23.8%
\$75,000 - \$99,999	1,055	12.0%	1,263	13.4%	1,530	15.1%
\$100,000 - \$149,999	651	7.4%	1,085	11.6%	1,695	16.7%
\$150,000 - \$199,000	221	2.5%	247	2.6%	363	3.6%
\$200,000+	41	0.5%	147	1.6%	303	3.0%
Median Household Income	\$47,471		\$52,956		\$62,103	
Average Household Income	\$54,319		\$63,365		\$75,355	
Per Capita Income	\$22,199		\$25,587		\$30,096	

Population by Age	2000		2004		2009	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,313	6.1%	1,453	6.3%	1,574	6.3%
5 - 14	2,728	12.8%	2,807	12.2%	2,851	11.3%
15 - 19	1,346	6.3%	1,389	6.0%	1,469	5.8%
20 - 24	1,108	5.2%	1,601	6.9%	1,799	7.2%
25 - 34	3,129	14.6%	3,019	13.1%	3,381	13.4%
35 - 44	3,588	16.8%	3,590	15.6%	3,420	13.6%
45 - 54	2,657	12.4%	3,108	13.5%	3,627	14.4%
55 - 64	1,544	7.2%	2,007	8.7%	2,570	10.2%
65 - 74	1,588	7.4%	1,535	6.7%	1,644	6.5%
75 - 84	1,788	8.4%	1,801	7.8%	1,791	7.1%
85+	595	2.8%	759	3.3%	1,017	4.0%

Race and Ethnicity	2000		2004		2009	
	Number	Percent	Number	Percent	Number	Percent
White Alone	14,978	70.0%	15,245	66.1%	15,783	62.8%
Black Alone	3,887	18.2%	4,814	20.9%	5,727	22.8%
American Indian Alone	31	0.1%	34	0.1%	38	0.2%
Asian Alone	868	4.1%	1,028	4.5%	1,239	4.9%
Pacific Islander Alone	16	0.1%	17	0.1%	19	0.1%
Some Other Race Alone	840	3.9%	1,033	4.5%	1,288	5.1%
Two or More Races	765	3.6%	896	3.9%	1,047	4.2%
Hispanic Origin (Any Race)	4,945	23.1%	6,119	26.5%	7,750	30.8%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI BIS forecasts for 2004 and 2009.

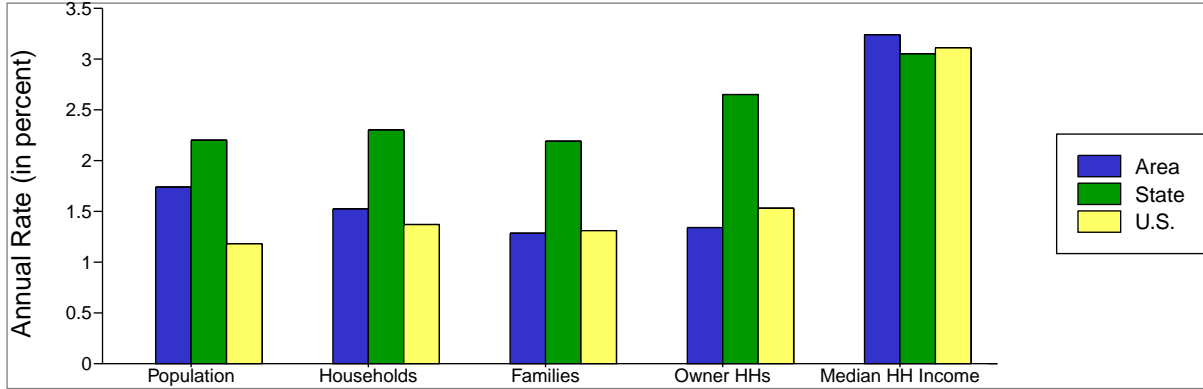


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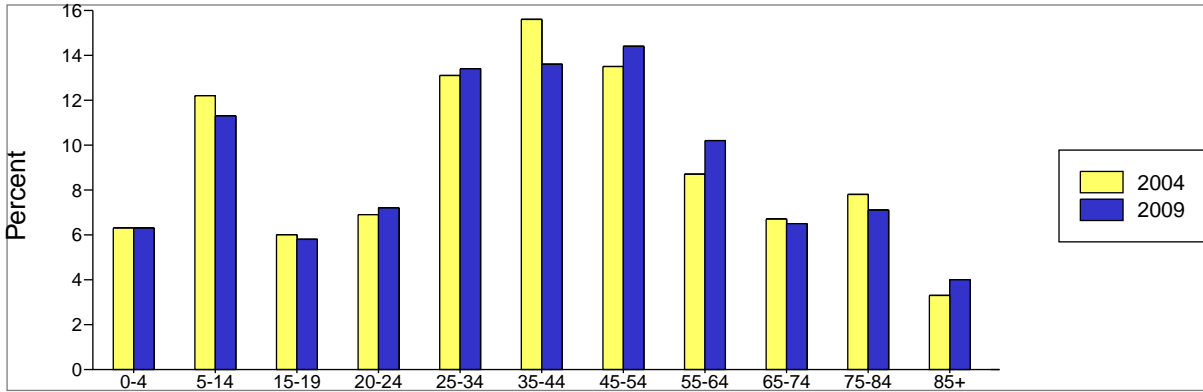
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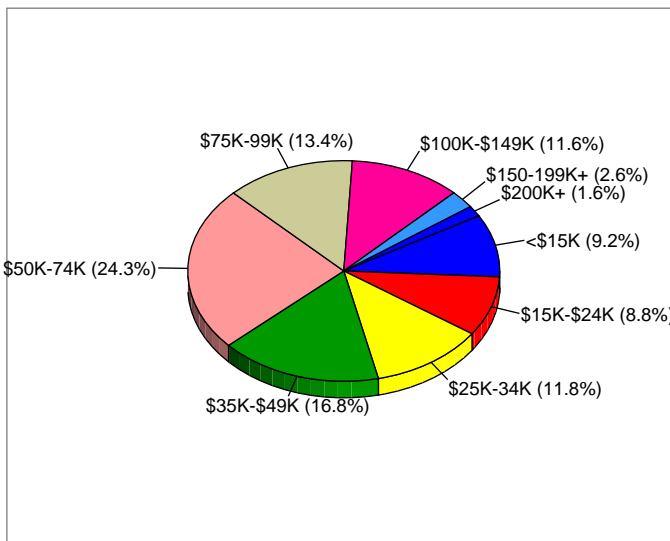
Trends 2004-2009



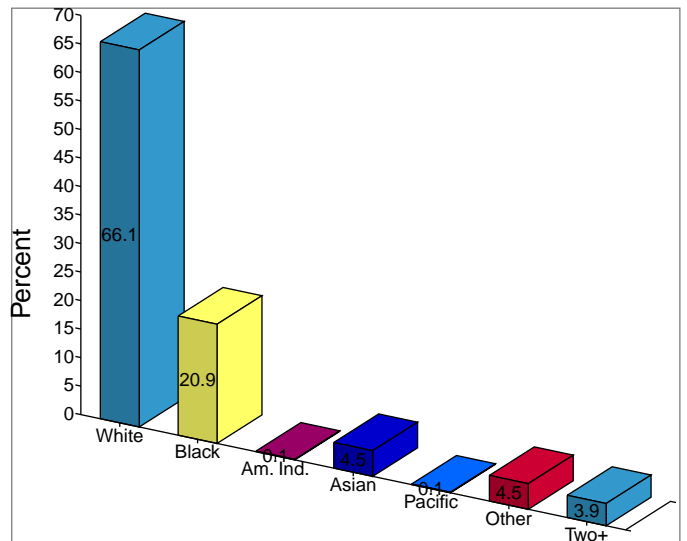
Population by Age



2004 Household Income



2004 Population by Race



2004 Percent Hispanic Origin: 26.5%



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Summary	2000	2004	2009
Population	126,910	140,794	155,754
Households	48,367	53,589	59,020
Families	33,911	37,017	40,371
Average Household Size	2.61	2.62	2.63
Owner Occupied HUs	36,737	40,374	44,785
Renter Occupied HUs	11,630	13,215	14,236
Median Age	36.3	37.1	38.1

Trends: 2004-2009 Annual Rate	Area	State	National
Population	2.04%	2.2%	1.23%
Households	1.95%	2.3%	1.35%
Families	1.75%	2.19%	1.25%
Owner HHs	2.1%	2.65%	1.66%
Median Household Income	3.23%	3.05%	3.34%

Households by Income	2000		2004		2009	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	5,642	11.7%	5,352	10.0%	4,874	8.3%
\$15,000 - \$24,999	5,366	11.1%	5,010	9.3%	4,418	7.5%
\$25,000 - \$34,999	5,842	12.1%	5,927	11.1%	5,064	8.6%
\$35,000 - \$49,999	8,428	17.4%	8,528	15.9%	7,943	13.5%
\$50,000 - \$74,999	11,307	23.4%	11,949	22.3%	13,058	22.1%
\$75,000 - \$99,999	6,209	12.8%	7,504	14.0%	8,523	14.4%
\$100,000 - \$149,999	4,026	8.3%	6,890	12.9%	10,822	18.3%
\$150,000 - \$199,000	942	1.9%	1,331	2.5%	2,348	4.0%
\$200,000+	602	1.2%	1,099	2.1%	1,971	3.3%
Median Household Income	\$47,604		\$53,446		\$62,662	
Average Household Income	\$56,396		\$65,820		\$78,628	
Per Capita Income	\$21,522		\$24,966		\$29,643	

Population by Age	2000		2004		2009	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	8,386	6.6%	9,430	6.7%	10,525	6.8%
5 - 14	18,770	14.8%	19,270	13.7%	19,641	12.6%
15 - 19	8,359	6.6%	9,114	6.5%	10,000	6.4%
20 - 24	6,675	5.3%	9,142	6.5%	10,306	6.6%
25 - 34	18,360	14.5%	18,822	13.4%	21,014	13.5%
35 - 44	21,840	17.2%	22,778	16.2%	22,504	14.4%
45 - 54	16,468	13.0%	19,179	13.6%	22,349	14.3%
55 - 64	9,356	7.4%	12,149	8.6%	15,813	10.2%
65 - 74	8,568	6.8%	8,738	6.2%	9,500	6.1%
75 - 84	7,808	6.2%	8,901	6.3%	9,192	5.9%
85+	2,321	1.8%	3,270	2.3%	4,910	3.2%

Race and Ethnicity	2000		2004		2009	
	Number	Percent	Number	Percent	Number	Percent
White Alone	84,496	66.6%	90,247	64.1%	96,394	61.9%
Black Alone	28,594	22.5%	33,795	24.0%	39,004	25.0%
American Indian Alone	225	0.2%	249	0.2%	283	0.2%
Asian Alone	4,341	3.4%	5,298	3.8%	6,497	4.2%
Pacific Islander Alone	76	0.1%	91	0.1%	104	0.1%
Some Other Race Alone	4,470	3.5%	5,583	4.0%	6,997	4.5%
Two or More Races	4,708	3.7%	5,531	3.9%	6,476	4.2%
Hispanic Origin (Any Race)	28,669	22.6%	36,857	26.2%	47,601	30.6%

Data Note: Income is expressed in current dollars.

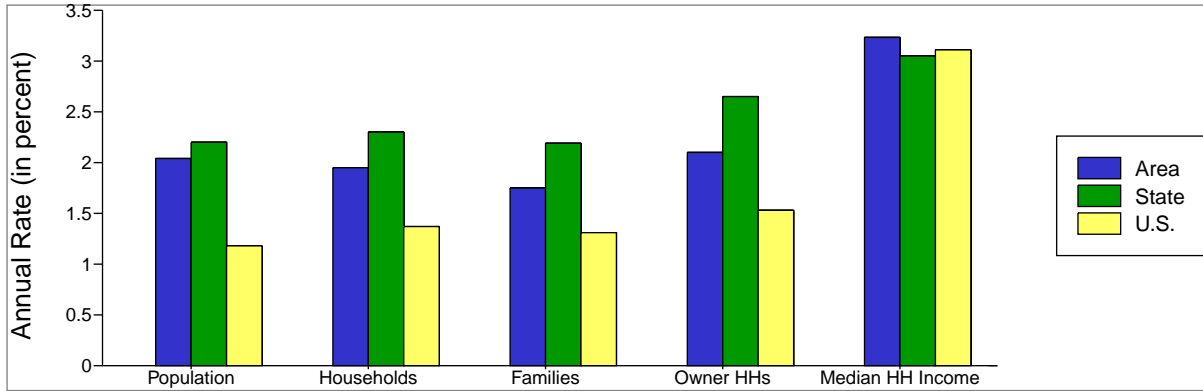
Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI BIS forecasts for 2004 and 2009.

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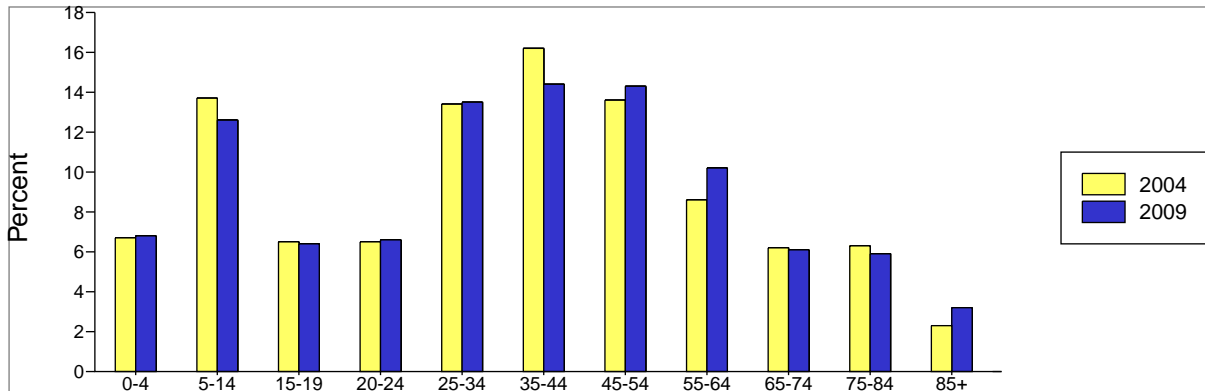
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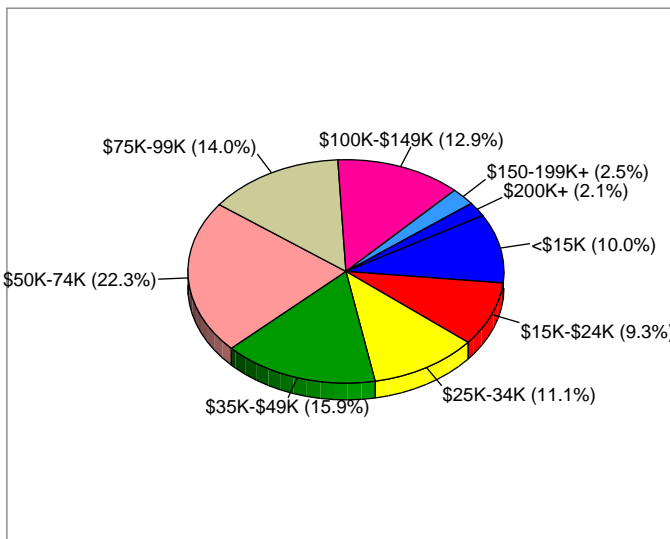
Trends 2004-2009



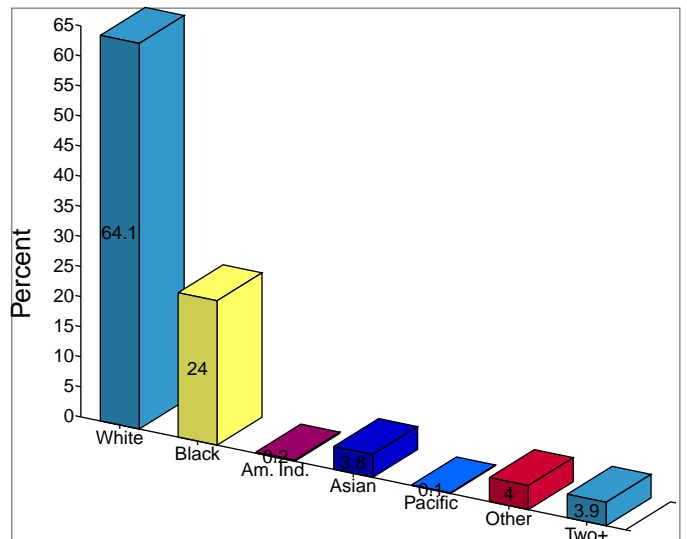
Population by Age



2004 Household Income



2004 Population by Race



2004 Percent Hispanic Origin: 26.2%



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Summary	2000	2004	2009
Population	324,418	355,277	389,324
Households	113,451	124,325	135,819
Families	83,889	90,624	98,055
Average Household Size	2.85	2.84	2.85
Owner Occupied HUs	85,763	93,155	102,505
Renter Occupied HUs	27,688	31,170	33,314
Median Age	34.8	35.5	36.2

Trends: 2004-2009 Annual Rate	Area	State	National
Population	1.85%	2.2%	1.23%
Households	1.78%	2.3%	1.35%
Families	1.59%	2.19%	1.25%
Owner HHs	1.93%	2.65%	1.66%
Median Household Income	3.28%	3.05%	3.34%

Households by Income	2000		2004		2009	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	14,836	13.1%	14,020	11.3%	12,772	9.4%
\$15,000 - \$24,999	13,633	12.0%	12,682	10.2%	11,169	8.2%
\$25,000 - \$34,999	14,395	12.7%	14,259	11.5%	12,391	9.1%
\$35,000 - \$49,999	19,860	17.5%	20,047	16.1%	19,322	14.2%
\$50,000 - \$74,999	25,189	22.2%	26,754	21.5%	28,821	21.2%
\$75,000 - \$99,999	13,376	11.8%	16,276	13.1%	18,492	13.6%
\$100,000 - \$149,999	8,517	7.5%	14,543	11.7%	22,862	16.8%
\$150,000 - \$199,000	2,078	1.8%	3,005	2.4%	5,218	3.8%
\$200,000+	1,615	1.4%	2,740	2.2%	4,771	3.5%
Median Household Income	\$44,955		\$50,808		\$59,694	
Average Household Income	\$54,986		\$64,297		\$77,254	
Per Capita Income	\$19,365		\$22,623		\$27,085	

Population by Age	2000		2004		2009	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	22,762	7.0%	25,265	7.1%	28,004	7.2%
5 - 14	52,227	16.1%	52,733	14.8%	53,628	13.8%
15 - 19	23,078	7.1%	25,051	7.1%	27,498	7.1%
20 - 24	18,188	5.6%	23,967	6.7%	26,979	6.9%
25 - 34	46,723	14.4%	47,774	13.4%	52,365	13.5%
35 - 44	56,073	17.3%	57,715	16.2%	56,694	14.6%
45 - 54	41,903	12.9%	48,504	13.7%	56,648	14.6%
55 - 64	25,486	7.9%	31,174	8.8%	38,850	10.0%
65 - 74	19,747	6.1%	21,168	6.0%	22,992	5.9%
75 - 84	14,058	4.3%	16,300	4.6%	17,639	4.5%
85+	4,173	1.3%	5,624	1.6%	8,029	2.1%

Race and Ethnicity	2000		2004		2009	
	Number	Percent	Number	Percent	Number	Percent
White Alone	201,861	62.2%	215,852	60.8%	231,666	59.5%
Black Alone	85,876	26.5%	95,934	27.0%	105,603	27.1%
American Indian Alone	1,238	0.4%	1,327	0.4%	1,441	0.4%
Asian Alone	9,003	2.8%	10,906	3.1%	13,289	3.4%
Pacific Islander Alone	205	0.1%	227	0.1%	253	0.1%
Some Other Race Alone	14,294	4.4%	17,223	4.8%	21,041	5.4%
Two or More Races	11,941	3.7%	13,808	3.9%	16,030	4.1%
Hispanic Origin (Any Race)	93,592	28.8%	114,718	32.3%	142,728	36.7%

Data Note: Income is expressed in current dollars.

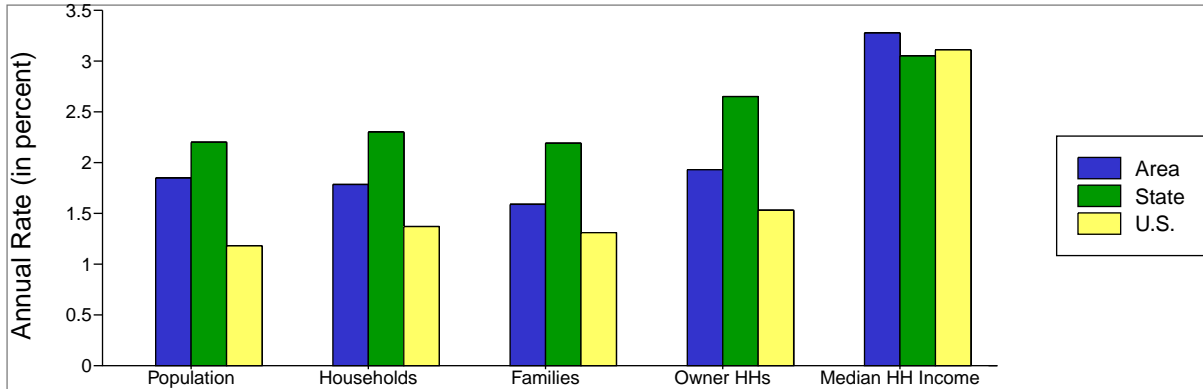
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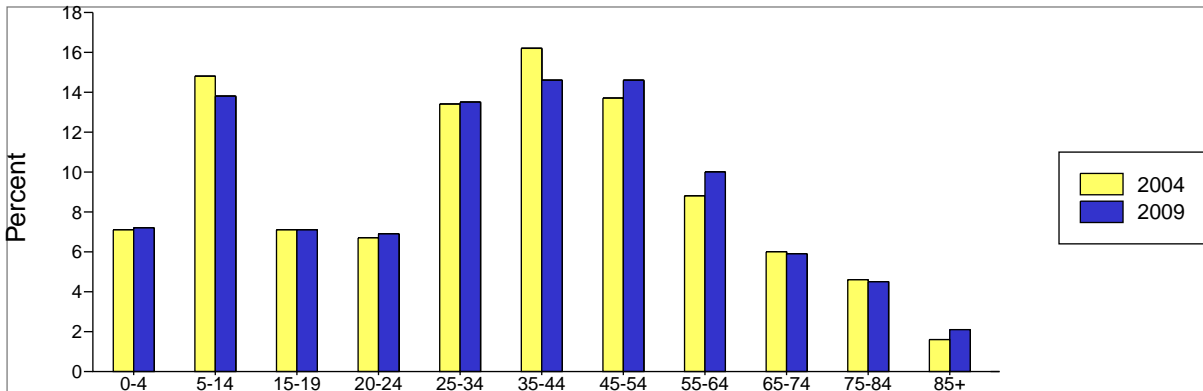
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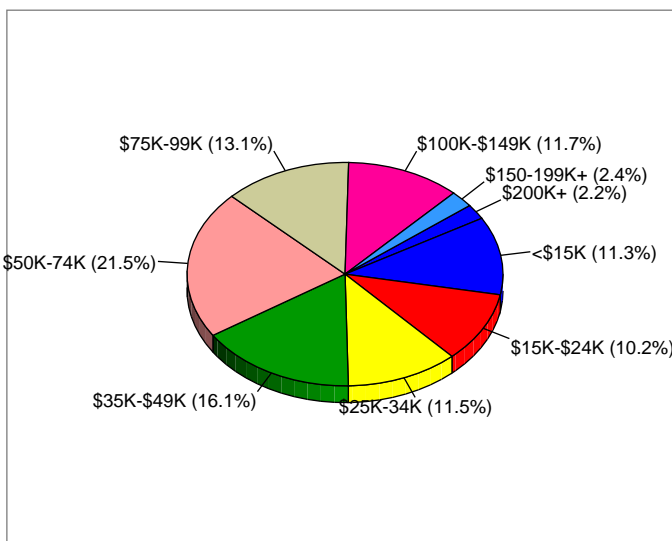
Trends 2004-2009



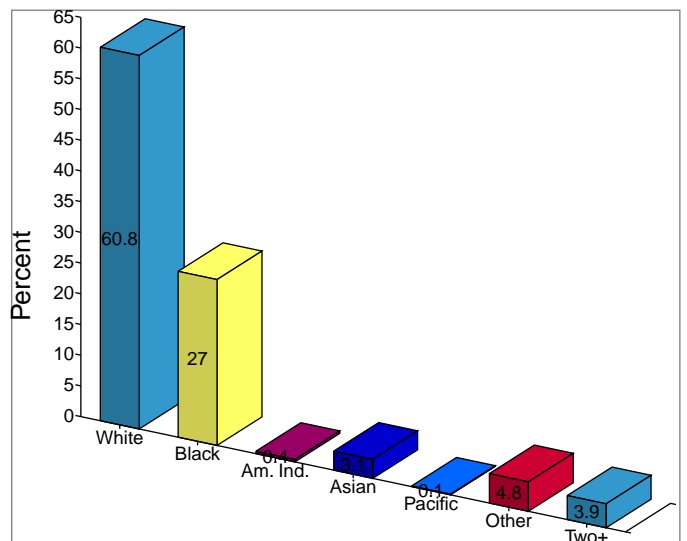
Population by Age



2004 Household Income



2004 Population by Race



2004 Percent Hispanic Origin: 32.3%