

COCONUT SQUARE

4970 - 4998 W. Atlantic Blvd Margate, FL 33063



PROPERTY HIGHLIGHTS

-  2ND GENERATION RESTAURANT AVAILABLE: 1,498 SF
-  RETAIL SPACE AVAILABLE: 1,423 SF - MEDICAL SPACE: 4,597 SF
-  GLA: 30,873 SF with 185 parking spaces
-  Dedicated turning lane and signalized intersection
-  Brand new Pylon signs installed
-  Newly Painted and Parking lot resurfaced

POPULATION

3 Mi	169,660
5 Mi	441,012
10 Mi	1,340,000

CARS PER DAY

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

AV. HH INCOME

3 Mi	\$99,912
5 Mi	\$97,852
10 Mi	\$119,915

EMPLOYEES

3 Mi	77,585
5 Mi	226,193
10 Mi	702,400



last updated: 03/23/26 P.1



SHARY THUR



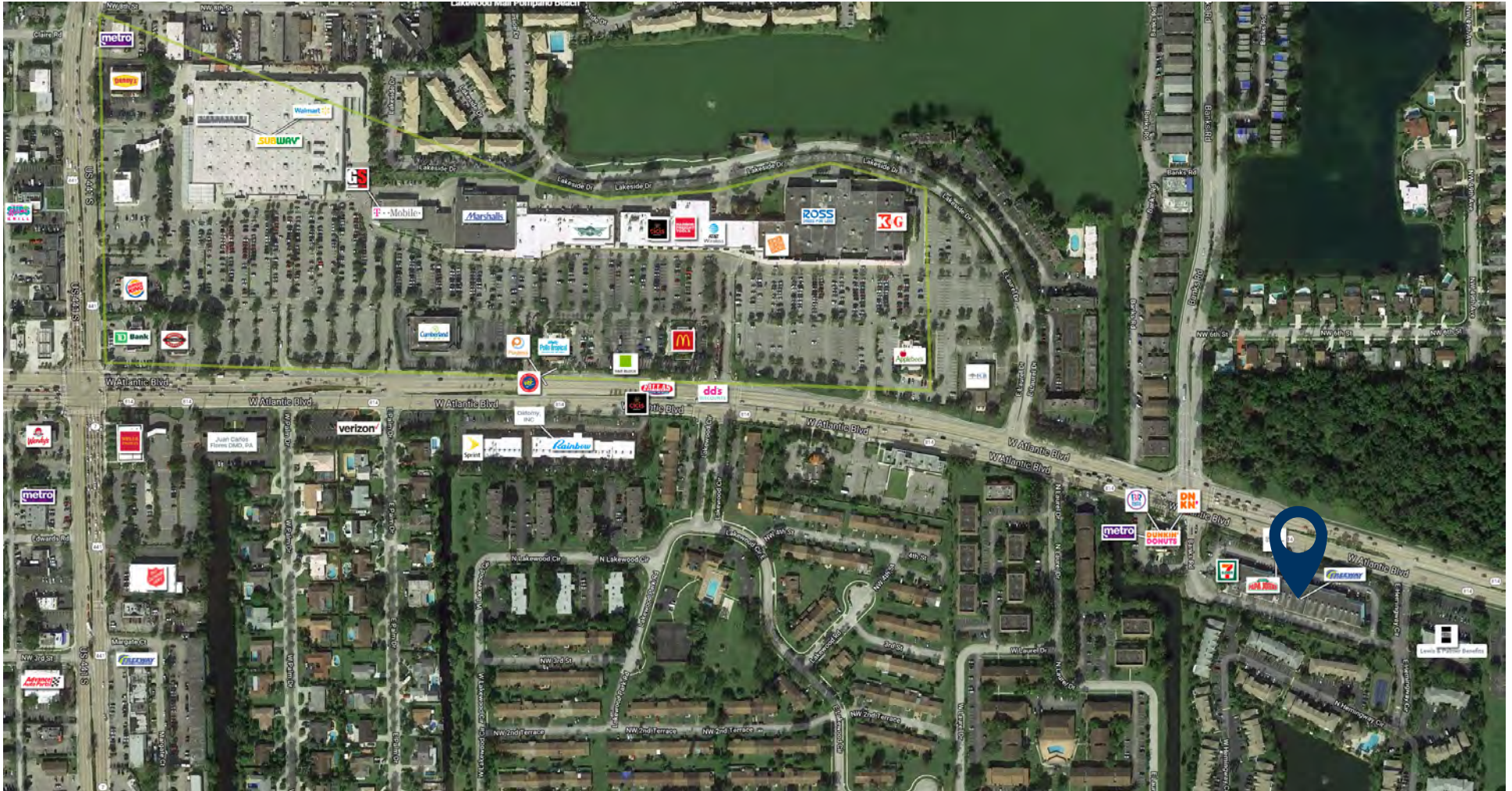
202-359-3469



sthur@thurassociates.com

COCONUT SQUARE

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COCONUT SQUARE

4970 - 4998 W. Atlantic Blvd Margate, FL 33063



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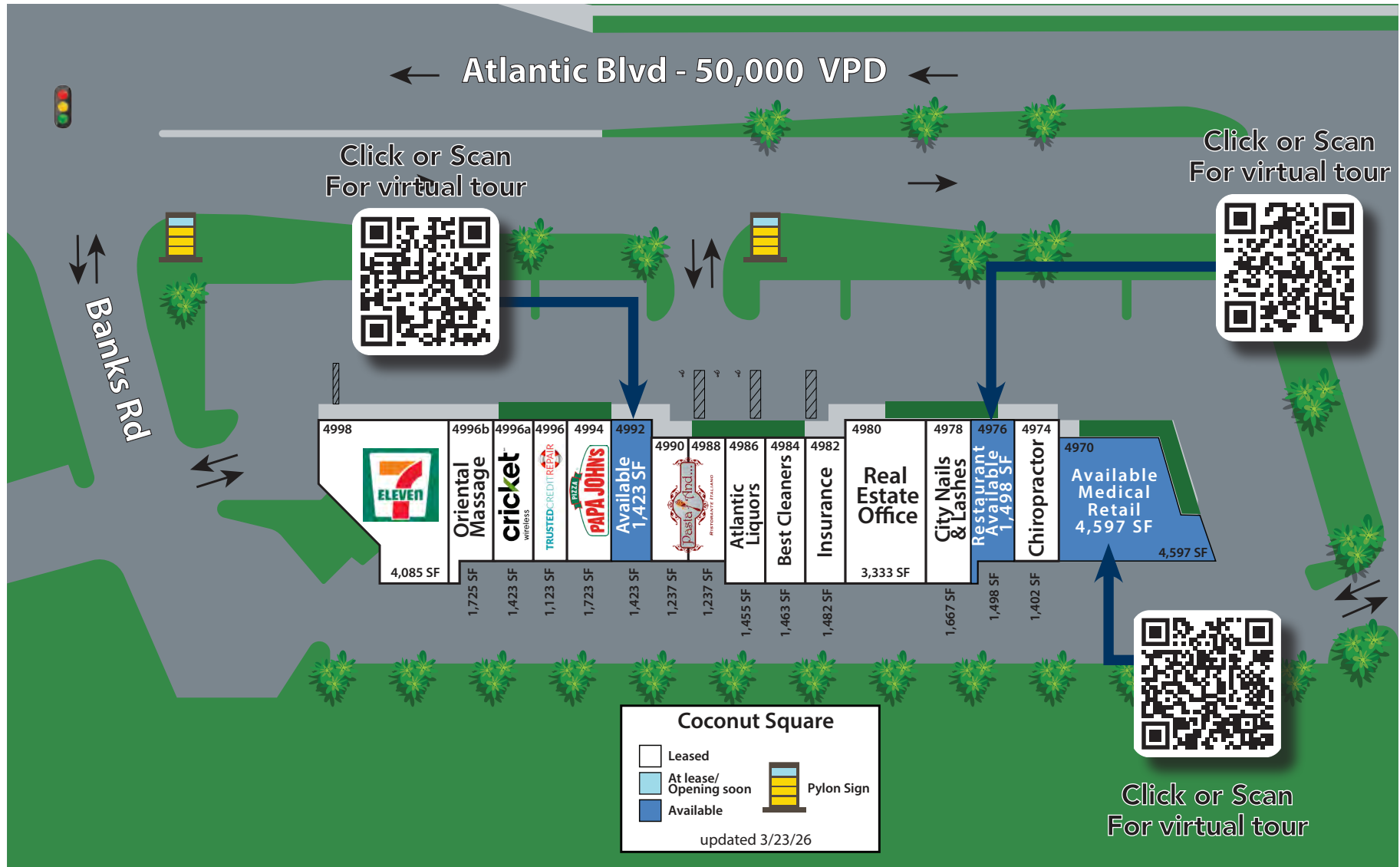
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COCONUT SQUARE

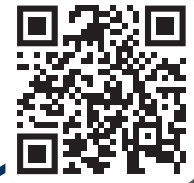
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Suite/Address	Tenant	Category	SF
4998	7-Eleven	Convenience Store	4,085
4996B	Oriental Massage	Massage Spa	1,725
4996A	Cricket Wireless	Wireless	1,423
4996	Trusted Credit Repair	Credit repair	1,123
4994	Papa John's	Pizza	1,723
4992	Available	Home Improvement	1,423
4990	Pasta and...	Restaurant	1,237
4988	Pasta and...Expansion	Restaurant	1,237
4986	Atlantic Liquors	Liquor Store	1,455
4984	Best Cleaners	Office	1,463
4982	Freeway Insurance Services	Insurance Office	1,482
4980	Real Estate Office	Real Estate	3,333
4978	City Nails & Lashes	Nail Salon	1,667
4976	Available	Restaurant	1,498
4974	Broward Health & Fitness	Chiropractor	1,402
4970	Available	Medical	4,597



Click or Scan
For virtual tour



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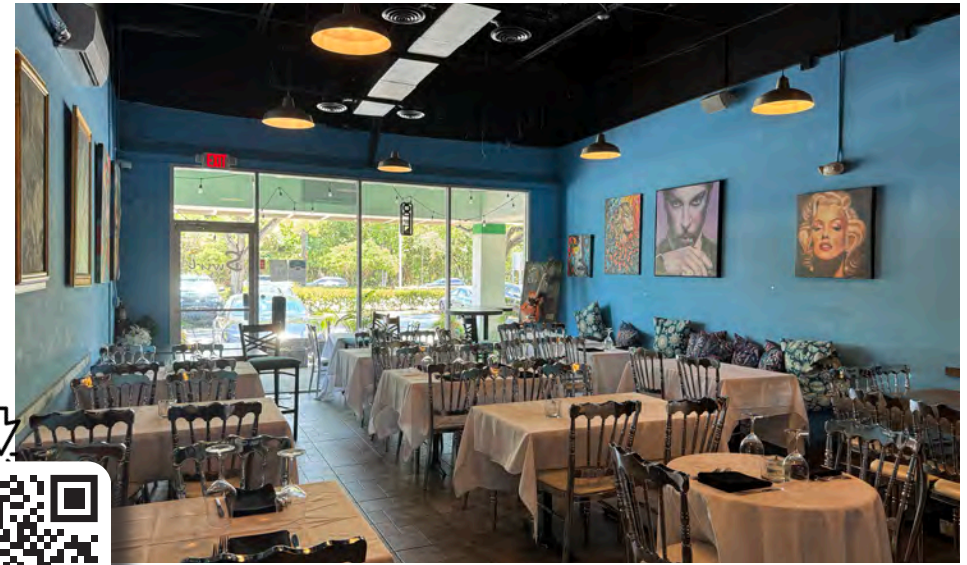
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COCONUT SQUARE

4970 - 4998 W. Atlantic Blvd Margate, FL 33063



2nd Generation Restaurant Available - 1,498 SF



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COCONUT SQUARE

4970 - 4998 W. Atlantic Blvd Margate, FL 33063



Retail Space Available - 1,423 SF



COCONUT SQUARE

4970 - 4998 W. Atlantic Blvd Margate, FL 33063



Retail/Medical Space Available - 4,597 SF



COCONUT SQUARE

4970 - 4998 W. Atlantic Blvd Margate, FL 33063



COCONUT SQUARE

4970 - 4998 W. Atlantic Blvd Margate, FL 33063



LEASING CONTACT

SHARY THUR

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sthur@thurassociates.com

OFFICE LOCATIONS

DC OFFICE

2 Wisconsin Circle, Suite 660

Chevy Chase, MD 20815

202-823-4444

BOCA RATON

327 Mizner Park, Suite 301

Boca Raton, FL 33432

561-395-2441



Complete Profile

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



Lat/Lon: 26.2338/-80.1934

Coconut Square Margate, FL 33063	3 mi radius		5 mi radius		10 mi radius	
Population						
Estimated Population (2025)	169,660		441,012		1.34 M	
Projected Population (2030)	162,790		422,807		1.3 M	
Census Population (2020)	159,111		417,320		1.26 M	
Census Population (2010)	147,685		377,545		1.13 M	
Projected Annual Growth (2025-2030)	-6,870	-0.8%	-18,205	-0.8%	-45,600	-0.7%
Historical Annual Growth (2020-2025)	10,549	-	23,692	1.1%	79,013	1.3%
Historical Annual Growth (2010-2020)	11,426	0.8%	39,775	1.1%	130,029	1.1%
Estimated Population Density (2025)	6,001 <i>psm</i>		5,617 <i>psm</i>		4,277 <i>psm</i>	
Trade Area Size	28.3 <i>sq mi</i>		78.5 <i>sq mi</i>		314.0 <i>sq mi</i>	
Households						
Estimated Households (2025)	67,030		170,377		546,621	
Projected Households (2030)	64,063		162,449		526,916	
Census Households (2020)	63,080		162,297		512,593	
Census Households (2010)	58,856		148,639		464,382	
Projected Annual Growth (2025-2030)	-2,967	-0.9%	-7,929	-0.9%	-19,705	-0.7%
Historical Annual Change (2010-2025)	8,173	0.9%	21,739	1.0%	82,239	1.2%
Average Household Income						
Estimated Average Household Income (2025)	\$99,912		\$97,852		\$119,915	
Projected Average Household Income (2030)	\$99,672		\$96,964		\$119,120	
Census Average Household Income (2010)	\$51,025		\$54,932		\$65,233	
Census Average Household Income (2000)	\$47,513		\$49,367		\$57,691	
Projected Annual Change (2025-2030)	-\$240	-	-\$887	-0.2%	-\$795	-0.1%
Historical Annual Change (2000-2025)	\$52,399	4.4%	\$48,485	3.9%	\$62,224	4.3%
Median Household Income						
Estimated Median Household Income (2025)	\$69,626		\$73,483		\$87,000	
Projected Median Household Income (2030)	\$69,428		\$72,945		\$87,011	
Census Median Household Income (2010)	\$42,372		\$45,463		\$49,774	
Census Median Household Income (2000)	\$39,217		\$40,834		\$45,065	
Projected Annual Change (2025-2030)	-\$198	-	-\$537	-0.1%	\$11	-
Historical Annual Change (2000-2025)	\$30,409	3.1%	\$32,648	3.2%	\$41,934	3.7%
Per Capita Income						
Estimated Per Capita Income (2025)	\$39,531		\$37,872		\$48,865	
Projected Per Capita Income (2030)	\$39,284		\$37,327		\$48,439	
Census Per Capita Income (2010)	\$20,335		\$21,627		\$26,708	
Census Per Capita Income (2000)	\$19,753		\$20,058		\$23,863	
Projected Annual Change (2025-2030)	-\$247	-0.1%	-\$545	-0.3%	-\$426	-0.2%
Historical Annual Change (2000-2025)	\$19,777	4.0%	\$17,814	3.6%	\$25,002	4.2%
Estimated Average Household Net Worth (2025)	\$959,065		\$928,327		\$1.25 M	

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Complete Profile

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



Lat/Lon: 26.2338/-80.1934

Coconut Square Margate, FL 33063	3 mi radius		5 mi radius		10 mi radius	
Race and Ethnicity						
Total Population (2025)	169,660		441,012		1.34 M	
White (2025)	59,432	35.0%	153,056	34.7%	587,599	43.7%
Black or African American (2025)	65,286	38.5%	172,146	39.0%	432,949	32.2%
American Indian or Alaska Native (2025)	493	0.3%	1,478	0.3%	3,692	0.3%
Asian (2025)	6,336	3.7%	15,437	3.5%	47,537	3.5%
Hawaiian or Pacific Islander (2025)	51	-	158	-	510	-
Other Race (2025)	13,195	7.8%	33,458	7.6%	85,823	6.4%
Two or More Races (2025)	24,866	14.7%	65,279	14.8%	185,099	13.8%
Population < 18 (2025)	34,452	20.3%	92,982	21.1%	265,941	19.8%
White Not Hispanic	5,817	16.9%	17,861	19.2%	71,006	26.7%
Black or African American	17,497	50.8%	44,598	48.0%	109,167	41.0%
Asian	1,051	3.1%	2,751	3.0%	8,508	3.2%
Other Race Not Hispanic	1,142	3.3%	3,186	3.4%	9,867	3.7%
Hispanic	8,945	26.0%	24,586	26.4%	67,393	25.3%
Not Hispanic or Latino Population (2025)	122,810	72.4%	319,061	72.3%	1 M	74.5%
Not Hispanic White	48,913	39.8%	125,449	39.3%	501,229	50.1%
Not Hispanic Black or African American	64,014	52.1%	168,705	52.9%	422,993	42.3%
Not Hispanic American Indian or Alaska Native	97	-	266	-	700	-
Not Hispanic Asian	6,184	5.0%	15,006	4.7%	46,185	4.6%
Not Hispanic Hawaiian or Pacific Islander	18	-	64	-	178	-
Not Hispanic Other Race	915	0.7%	2,262	0.7%	6,374	0.6%
Not Hispanic Two or More Races	2,670	2.2%	7,309	2.3%	23,156	2.3%
Hispanic or Latino Population (2025)	46,850	27.6%	121,951	27.7%	342,394	25.5%
Hispanic White	10,520	22.5%	27,607	22.6%	86,370	25.2%
Hispanic Black or African American	1,273	2.7%	3,440	2.8%	9,956	2.9%
Hispanic American Indian or Alaska Native	397	0.8%	1,212	1.0%	2,992	0.9%
Hispanic Asian	153	0.3%	431	0.4%	1,352	0.4%
Hispanic Hawaiian or Pacific Islander	32	-	95	-	332	-
Hispanic Other Race	12,280	26.2%	31,196	25.6%	79,450	23.2%
Hispanic Two or More Races	22,197	47.4%	57,970	47.5%	161,943	47.3%
Not Hispanic or Latino Population (2020)	116,912	73.5%	305,333	73.2%	969,870	76.7%
Hispanic or Latino Population (2020)	42,199	26.5%	111,987	26.8%	294,326	23.3%
Not Hispanic or Latino Population (2010)	116,529	78.9%	296,325	78.5%	930,836	82.1%
Hispanic or Latino Population (2010)	31,156	21.1%	81,220	21.5%	203,331	17.9%
Not Hispanic or Latino Population (2030)	114,906	70.6%	298,594	70.6%	935,758	72.1%
Hispanic or Latino Population (2030)	47,884	29.4%	124,213	29.4%	361,850	27.9%
Projected Annual Growth (2025-2030)	1,034	0.4%	2,262	0.4%	19,457	1.1%
Historical Annual Growth (2010-2020)	11,043	3.5%	30,767	3.8%	90,995	4.5%

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Complete Profile

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 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 26.2338/-80.1934

Coconut Square		3 mi radius		5 mi radius		10 mi radius	
Margate, FL 33063							
Total Age Distribution (2025)							
Total Population		169,660		441,012		1.34 M	
Age Under 5 Years		9,493	5.6%	25,391	5.8%	71,819	5.3%
Age 5 to 9 Years		9,602	5.7%	25,763	5.8%	73,521	5.5%
Age 10 to 14 Years		9,608	5.7%	26,019	5.9%	74,585	5.6%
Age 15 to 19 Years		9,520	5.6%	26,062	5.9%	74,141	5.5%
Age 20 to 24 Years		9,385	5.5%	24,701	5.6%	69,704	5.2%
Age 25 to 29 Years		10,725	6.3%	27,664	6.3%	79,457	5.9%
Age 30 to 34 Years		12,208	7.2%	32,038	7.3%	91,277	6.8%
Age 35 to 39 Years		11,873	7.0%	31,563	7.2%	91,333	6.8%
Age 40 to 44 Years		11,186	6.6%	30,345	6.9%	88,255	6.6%
Age 45 to 49 Years		9,812	5.8%	27,724	6.3%	82,539	6.1%
Age 50 to 54 Years		10,294	6.1%	28,267	6.4%	88,189	6.6%
Age 55 to 59 Years		10,837	6.4%	28,983	6.6%	92,494	6.9%
Age 60 to 64 Years		10,995	6.5%	28,369	6.4%	93,099	6.9%
Age 65 to 69 Years		9,973	5.9%	24,427	5.5%	80,742	6.0%
Age 70 to 74 Years		8,526	5.0%	19,706	4.5%	67,194	5.0%
Age 75 to 79 Years		6,712	4.0%	14,608	3.3%	53,200	4.0%
Age 80 to 84 Years		4,384	2.6%	9,559	2.2%	34,855	2.6%
Age 85 Years or Over		4,525	2.7%	9,824	2.2%	36,806	2.7%
Median Age		41.3		40.1		42.4	
Age 19 Years or Less		38,224	22.5%	103,234	23.4%	294,066	21.9%
Age 20 to 64 Years		97,316	57.4%	259,653	58.9%	776,345	57.8%
Age 65 Years or Over		34,120	20.1%	78,125	17.7%	272,798	20.3%
Female Age Distribution (2025)							
Female Population		88,314	52.1%	227,696	51.6%	684,027	50.9%
Age Under 5 Years		4,774	5.4%	12,516	5.5%	35,416	5.2%
Age 5 to 9 Years		4,719	5.3%	12,538	5.5%	35,728	5.2%
Age 10 to 14 Years		4,684	5.3%	12,753	5.6%	36,379	5.3%
Age 15 to 19 Years		4,659	5.3%	12,825	5.6%	36,658	5.4%
Age 20 to 24 Years		4,643	5.3%	12,415	5.5%	35,074	5.1%
Age 25 to 29 Years		5,395	6.1%	14,080	6.2%	40,221	5.9%
Age 30 to 34 Years		6,129	6.9%	16,236	7.1%	45,771	6.7%
Age 35 to 39 Years		6,051	6.9%	15,972	7.0%	45,842	6.7%
Age 40 to 44 Years		5,746	6.5%	15,456	6.8%	44,440	6.5%
Age 45 to 49 Years		5,029	5.7%	14,350	6.3%	41,835	6.1%
Age 50 to 54 Years		5,486	6.2%	14,836	6.5%	44,932	6.6%
Age 55 to 59 Years		5,679	6.4%	15,124	6.6%	46,836	6.8%
Age 60 to 64 Years		5,925	6.7%	14,901	6.5%	47,042	6.9%
Age 65 to 69 Years		5,496	6.2%	13,257	5.8%	42,399	6.2%
Age 70 to 74 Years		4,795	5.4%	11,044	4.9%	36,437	5.3%
Age 75 to 79 Years		3,910	4.4%	8,272	3.6%	29,149	4.3%
Age 80 to 84 Years		2,554	2.9%	5,527	2.4%	19,448	2.8%
Age 85 Years or Over		2,640	3.0%	5,592	2.5%	20,420	3.0%
Female Median Age		42.7		41.3		43.3	
Age 19 Years or Less		18,836	21.3%	50,632	22.2%	144,181	21.1%
Age 20 to 64 Years		50,083	56.7%	133,371	58.6%	391,992	57.3%
Age 65 Years or Over		19,395	22.0%	43,693	19.2%	147,854	21.6%

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Lat/Lon: 26.2338/-80.1934

Coconut Square		3 mi radius		5 mi radius		10 mi radius	
Margate, FL 33063							
Male Age Distribution (2025)							
Male Population		81,346	47.9%	213,316	48.4%	659,182	49.1%
Age Under 5 Years		4,719	5.8%	12,874	6.0%	36,403	5.5%
Age 5 to 9 Years		4,883	6.0%	13,224	6.2%	37,793	5.7%
Age 10 to 14 Years		4,925	6.1%	13,266	6.2%	38,206	5.8%
Age 15 to 19 Years		4,862	6.0%	13,237	6.2%	37,483	5.7%
Age 20 to 24 Years		4,742	5.8%	12,285	5.8%	34,630	5.3%
Age 25 to 29 Years		5,330	6.6%	13,584	6.4%	39,236	6.0%
Age 30 to 34 Years		6,079	7.5%	15,802	7.4%	45,505	6.9%
Age 35 to 39 Years		5,823	7.2%	15,591	7.3%	45,491	6.9%
Age 40 to 44 Years		5,440	6.7%	14,889	7.0%	43,815	6.6%
Age 45 to 49 Years		4,783	5.9%	13,374	6.3%	40,704	6.2%
Age 50 to 54 Years		4,808	5.9%	13,431	6.3%	43,256	6.6%
Age 55 to 59 Years		5,158	6.3%	13,859	6.5%	45,658	6.9%
Age 60 to 64 Years		5,070	6.2%	13,468	6.3%	46,057	7.0%
Age 65 to 69 Years		4,477	5.5%	11,170	5.2%	38,343	5.8%
Age 70 to 74 Years		3,731	4.6%	8,662	4.1%	30,757	4.7%
Age 75 to 79 Years		2,802	3.4%	6,336	3.0%	24,052	3.6%
Age 80 to 84 Years		1,831	2.3%	4,032	1.9%	15,407	2.3%
Age 85 Years or Over		1,885	2.3%	4,232	2.0%	16,386	2.5%
Male Median Age		39.9		38.9		41.6	
Age 19 Years or Less		19,388	23.8%	52,601	24.7%	149,885	22.7%
Age 20 to 64 Years		47,233	58.1%	126,282	59.2%	384,353	58.3%
Age 65 Years or Over		14,725	18.1%	34,432	16.1%	124,944	19.0%
Males per 100 Females (2025)							
Overall Comparison		92		94		96	
Age Under 5 Years		99	49.7%	103	50.7%	103	50.7%
Age 5 to 9 Years		103	50.9%	105	51.3%	106	51.4%
Age 10 to 14 Years		105	51.3%	104	51.0%	105	51.2%
Age 15 to 19 Years		104	51.1%	103	50.8%	102	50.6%
Age 20 to 24 Years		102	50.5%	99	49.7%	99	49.7%
Age 25 to 29 Years		99	49.7%	96	49.1%	98	49.4%
Age 30 to 34 Years		99	49.8%	97	49.3%	99	49.9%
Age 35 to 39 Years		96	49.0%	98	49.4%	99	49.8%
Age 40 to 44 Years		95	48.6%	96	49.1%	99	49.6%
Age 45 to 49 Years		95	48.7%	93	48.2%	97	49.3%
Age 50 to 54 Years		88	46.7%	91	47.5%	96	49.0%
Age 55 to 59 Years		91	47.6%	92	47.8%	97	49.4%
Age 60 to 64 Years		86	46.1%	90	47.5%	98	49.5%
Age 65 to 69 Years		81	44.9%	84	45.7%	90	47.5%
Age 70 to 74 Years		78	43.8%	78	44.0%	84	45.8%
Age 75 to 79 Years		72	41.7%	77	43.4%	83	45.2%
Age 80 to 84 Years		72	41.8%	73	42.2%	79	44.2%
Age 85 Years or Over		71	41.7%	76	43.1%	80	44.5%
Age 19 Years or Less		103	50.7%	104	51.0%	104	51.0%
Age 20 to 39 Years		99	49.7%	98	49.4%	99	49.7%
Age 40 to 64 Years		91	47.5%	92	48.0%	98	49.4%
Age 65 Years or Over		76	43.2%	79	44.1%	85	45.8%

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Coconut Square Margate, FL 33063	3 mi radius		5 mi radius		10 mi radius	
Household Type (2025)						
Total Households	67,030		170,377		546,621	
Households with Children	19,448	29.0%	53,736	31.5%	151,514	27.7%
Average Household Size	2.5		2.6		2.4	
Household Density per Square Mile	2,371		2,170		1,741	
Population Family	130,133	76.7%	348,997	79.1%	1.03 M	76.8%
Population Non-Family	37,306	22.0%	86,741	19.7%	298,605	22.2%
Population Group Quarters	2,221	1.3%	5,275	1.2%	12,852	1.0%
Family Households	40,723	60.8%	110,923	65.1%	333,844	61.1%
Married Couple Households	25,919	63.6%	70,611	63.7%	222,185	66.6%
Other Family Households with Children	14,804	36.4%	40,312	36.3%	111,659	33.4%
Family Households with Children	19,405	47.7%	53,633	48.4%	151,239	45.3%
Married Couple with Children	11,442	59.0%	31,481	58.7%	91,567	60.5%
Other Family Households with Children	7,964	41.0%	22,152	41.3%	59,672	39.5%
Family Households No Children	21,317	52.3%	57,290	51.6%	182,605	54.7%
Married Couple No Children	14,477	67.9%	39,131	68.3%	130,618	71.5%
Other Family Households No Children	6,840	32.1%	18,160	31.7%	51,987	28.5%
Non-Family Households	26,307	39.2%	59,454	34.9%	212,777	38.9%
Non-Family Households with Children	42	0.2%	103	0.2%	275	0.1%
Non-Family Households No Children	26,265	99.8%	59,351	99.8%	212,502	99.9%
Average Family Household Size	3.2		3.1		3.1	
Average Family Income	\$108,203		\$110,019		\$138,364	
Median Family Income	\$85,775		\$87,858		\$106,871	
Average Non-Family Household Size	1.4		1.5		1.4	
Marital Status (2025)						
Population Age 15 Years or Over	140,957		363,840		1.12 M	
Never Married	47,416	33.6%	127,473	35.0%	374,657	33.4%
Currently Married	54,300	38.5%	137,380	37.8%	452,213	40.3%
Previously Married	39,241	27.8%	98,987	27.2%	296,414	26.4%
Separated	9,167	23.4%	24,886	25.1%	63,721	21.5%
Widowed	10,489	26.7%	24,233	24.5%	76,847	25.9%
Divorced	19,585	49.9%	49,868	50.4%	155,847	52.6%
Educational Attainment (2025)						
Adult Population Age 25 Years or Over	122,051		313,078		979,440	
Elementary (Grade Level 0 to 8)	6,296	5.2%	17,458	5.6%	43,340	4.4%
Some High School (Grade Level 9 to 11)	7,935	6.5%	19,899	6.4%	50,488	5.2%
High School Graduate	36,238	29.7%	90,270	28.8%	250,257	25.6%
Some College	22,626	18.5%	60,523	19.3%	177,516	18.1%
Associate Degree Only	12,039	9.9%	31,857	10.2%	94,976	9.7%
Bachelor Degree Only	23,611	19.3%	59,798	19.1%	221,167	22.6%
Graduate Degree	13,306	10.9%	33,274	10.6%	141,696	14.5%
Any College (Some College or Higher)	71,582	58.6%	185,451	59.2%	635,355	64.9%
College Degree + (Bachelor Degree or Higher)	36,917	30.2%	93,072	29.7%	362,863	37.0%

Complete Profile

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



Lat/Lon: 26.2338/-80.1934

Coconut Square		3 mi radius		5 mi radius		10 mi radius	
Margate, FL 33063							
Housing							
Total Housing Units (2025)		72,730		183,591		593,836	
Total Housing Units (2020)		72,535		182,284		585,491	
Historical Annual Growth (2020-2025)		196	-	1,307	-	8,345	-
Housing Units Occupied (2025)		67,030 92.2%		170,377 92.8%		546,621 92.0%	
Housing Units Owner-Occupied		42,472 63.4%		99,777 58.6%		325,278 59.5%	
Housing Units Renter-Occupied		24,558 36.6%		70,601 41.4%		221,343 40.5%	
Housing Units Vacant (2025)		5,701	7.8%	13,214	7.2%	47,215	8.0%
Household Size (2025)							
Total Households		67,030		170,377		546,621	
1 Person Households		20,205	30.1%	44,012	25.8%	161,940	29.6%
2 Person Households		20,371	30.4%	55,930	32.8%	179,860	32.9%
3 Person Households		10,540	15.7%	29,178	17.1%	86,612	15.8%
4 Person Households		9,090	13.6%	23,669	13.9%	68,579	12.5%
5 Person Households		4,122	6.2%	10,698	6.3%	30,208	5.5%
6 Person Households		1,675	2.5%	4,270	2.5%	11,992	2.2%
7 or More Person Households		1,026	1.5%	2,621	1.5%	7,430	1.4%
Household Income Distribution (2025)							
HH Income \$200,000 or More		4,516	6.7%	13,175	7.7%	72,833	13.3%
HH Income \$150,000 to \$199,999		4,981	7.4%	13,525	7.9%	48,306	8.8%
HH Income \$125,000 to \$149,999		4,869	7.3%	12,086	7.1%	40,213	7.4%
HH Income \$100,000 to \$124,999		7,130	10.6%	17,962	10.5%	54,795	10.0%
HH Income \$75,000 to \$99,999		8,482	12.7%	21,723	12.7%	65,581	12.0%
HH Income \$50,000 to \$74,999		13,161	19.6%	32,294	19.0%	91,688	16.8%
HH Income \$35,000 to \$49,999		8,041	12.0%	19,914	11.7%	56,093	10.3%
HH Income \$25,000 to \$34,999		5,484	8.2%	12,999	7.6%	38,502	7.0%
HH Income \$15,000 to \$24,999		4,608	6.9%	11,731	6.9%	33,024	6.0%
HH Income \$10,000 to \$14,999		1,776	2.7%	5,475	3.2%	16,857	3.1%
HH Income Under \$10,000		3,981	5.9%	9,495	5.6%	28,730	5.3%
Household Vehicles (2025)							
Households 0 Vehicles Available		5,200	7.8%	13,480	7.9%	43,623	8.0%
Households 1 Vehicle Available		30,948	46.2%	73,551	43.2%	236,159	43.2%
Households 2 Vehicles Available		22,996	34.3%	60,453	35.5%	192,782	35.3%
Households 3 or More Vehicles Available		7,885	11.8%	22,894	13.4%	74,056	13.5%
Total Vehicles Available		103,238		271,219		868,488	
Average Vehicles per Household		1.5		1.6		1.6	
Owner-Occupied Household Vehicles		69,886 67.7%		174,975 64.5%		572,859 66.0%	
Average Vehicles per Owner-Occupied Household		1.6		1.8		1.8	
Renter-Occupied Household Vehicles		33,352 32.3%		96,244 35.5%		295,629 34.0%	
Average Vehicles per Renter-Occupied Household		1.4		1.4		1.3	
Travel Time (2025)							
Worker Base Age 16 years or Over		87,823		234,349		700,601	
Travel to Work in 14 Minutes or Less		11,876	13.5%	32,770	14.0%	105,090	15.0%
Travel to Work in 15 to 29 Minutes		29,781	33.9%	79,605	34.0%	224,771	32.1%
Travel to Work in 30 to 59 Minutes		29,410	33.5%	75,102	32.0%	205,851	29.4%
Travel to Work in 60 Minutes or More		7,277	8.3%	20,337	8.7%	55,963	8.0%
Work at Home		9,479	10.8%	26,534	11.3%	108,926	15.5%
Average Minutes Travel to Work		27.1		26.9		25.8	

Complete Profile

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



Lat/Lon: 26.2338/-80.1934

Coconut Square Margate, FL 33063	3 mi radius		5 mi radius		10 mi radius	
Transportation To Work (2025)						
Worker Base Age 16 years or Over	87,823		234,349		700,601	
Drive to Work Alone	63,644	72.5%	166,131	70.9%	478,802	68.3%
Drive to Work in Carpool	9,205	10.5%	26,370	11.3%	69,782	10.0%
Travel to Work by Public Transportation	3,163	3.6%	8,410	3.6%	20,316	2.9%
Drive to Work on Motorcycle	70	-	286	0.1%	1,082	0.2%
Bicycle to Work	156	0.2%	529	0.2%	1,704	0.2%
Walk to Work	674	0.8%	1,867	0.8%	8,080	1.2%
Other Means	1,433	1.6%	4,221	1.8%	11,909	1.7%
Work at Home	9,479	10.8%	26,534	11.3%	108,926	15.5%
Daytime Demographics (2025)						
Total Businesses	11,812		35,286		117,952	
Total Employees	77,585		226,193		702,400	
Company Headquarter Businesses	312	2.6%	891	2.5%	2,774	2.4%
Company Headquarter Employees	8,931	11.5%	23,523	10.4%	75,729	10.8%
Employee Population per Business	6.6 to 1		6.4 to 1		6.0 to 1	
Residential Population per Business	14.4 to 1		12.5 to 1		11.4 to 1	
Adj. Daytime Demographics Age 16 Years or Over	128,492		349,784		1.11 M	
Labor Force						
Labor Population Age 16 Years or Over (2025)	138,961		358,439		1.11 M	
Labor Force Total Males (2025)	65,803	47.4%	171,203	47.8%	538,819	48.6%
Male Civilian Employed	43,353	65.9%	117,693	68.7%	363,737	67.5%
Male Civilian Unemployed	1,666	2.5%	4,474	2.6%	12,295	2.3%
Males in Armed Forces	149	0.2%	323	0.2%	929	0.2%
Males Not in Labor Force	20,635	31.4%	48,713	28.5%	161,858	30.0%
Labor Force Total Females (2025)	73,159	52.6%	187,236	52.2%	568,856	51.4%
Female Civilian Employed	44,473	60.8%	116,671	62.3%	336,887	59.2%
Female Civilian Unemployed	1,676	2.3%	4,999	2.7%	12,946	2.3%
Females in Armed Forces	79	0.1%	160	-	395	-
Females Not in Labor Force	26,930	36.8%	65,406	34.9%	218,628	38.4%
Unemployment Rate	3,342	2.4%	9,473	2.6%	25,241	2.3%
Occupation (2025)						
Occupation Population Age 16 Years or Over	87,823		234,349		700,601	
Occupation Total Males	43,350	49.4%	117,678	50.2%	363,713	51.9%
Occupation Total Females	44,473	50.6%	116,671	49.8%	336,887	48.1%
Management, Business, Financial Operations	14,503	16.5%	38,379	16.4%	136,242	19.4%
Professional, Related	17,379	19.8%	44,015	18.8%	142,480	20.3%
Service	17,803	20.3%	50,919	21.7%	137,251	19.6%
Sales, Office	19,762	22.5%	51,761	22.1%	155,141	22.1%
Farming, Fishing, Forestry	186	0.2%	312	0.1%	705	0.1%
Construction, Extraction, Maintenance	7,503	8.5%	20,661	8.8%	54,093	7.7%
Production, Transport, Material Moving	10,687	12.2%	28,303	12.1%	74,688	10.7%
White Collar Workers	51,644	58.8%	134,155	57.2%	433,863	61.9%
Blue Collar Workers	36,179	41.2%	100,194	42.8%	266,737	38.1%

Complete Profile

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



Lat/Lon: 26.2338/-80.1934

Coconut Square		3 mi radius		5 mi radius		10 mi radius	
Margate, FL 33063							
Units In Structure (2025)							
Total Units		67,030		170,377		546,621	
1 Detached Unit		23,382	34.9%	63,728	37.4%	210,705	38.5%
1 Attached Unit		6,539	9.8%	15,131	8.9%	50,435	9.2%
2 Units		1,512	2.3%	4,072	2.4%	15,159	2.8%
3 to 4 Units		3,636	5.4%	8,537	5.0%	29,424	5.4%
5 to 9 Units		4,883	7.3%	12,623	7.4%	37,701	6.9%
10 to 19 Units		6,123	9.1%	16,459	9.7%	43,239	7.9%
20 to 49 Units		9,007	13.4%	22,511	13.2%	59,062	10.8%
50 or More Units		10,098	15.1%	23,498	13.8%	90,635	16.6%
Mobile Home or Trailer		1,762	2.6%	3,675	2.2%	9,896	1.8%
Other Structure		88	0.1%	143	-	368	-
Homes Built By Year (2025)							
Homes Built 2020 or later		878	1.2%	2,200	1.2%	10,863	1.8%
Homes Built 2010 to 2019		3,146	4.3%	8,923	4.9%	34,199	5.8%
Homes Built 2000 to 2009		5,640	7.8%	14,998	8.2%	52,729	8.9%
Homes Built 1990 to 1999		7,868	10.8%	20,715	11.3%	67,096	11.3%
Homes Built 1980 to 1989		17,403	23.9%	39,930	21.7%	115,936	19.5%
Homes Built 1970 to 1979		21,602	29.7%	51,254	27.9%	144,162	24.3%
Homes Built 1960 to 1969		6,702	9.2%	20,865	11.4%	70,636	11.9%
Homes Built 1950 to 1959		2,865	3.9%	8,871	4.8%	41,304	7.0%
Homes Built 1940 to 1949		349	0.5%	1,142	0.6%	4,985	0.8%
Homes Built Before 1939		577	0.8%	1,479	0.8%	4,711	0.8%
Median Age of Homes		42.4	yrs	42.7	yrs	42.5	yrs
Home Values (2025)							
Owner Specified Housing Units		42,472		99,777		325,278	
Home Values \$1,000,000 or More		1,322	3.1%	3,020	3.0%	28,027	8.6%
Home Values \$750,000 to \$999,999		1,670	3.9%	5,239	5.3%	29,851	9.2%
Home Values \$500,000 to \$749,999		5,792	13.6%	19,171	19.2%	72,388	22.3%
Home Values \$400,000 to \$499,999		6,079	14.3%	14,605	14.6%	46,546	14.3%
Home Values \$300,000 to \$399,999		8,015	18.9%	18,043	18.1%	50,784	15.6%
Home Values \$250,000 to \$299,999		4,549	10.7%	8,628	8.6%	21,801	6.7%
Home Values \$200,000 to \$249,999		4,750	11.2%	9,209	9.2%	21,280	6.5%
Home Values \$175,000 to \$199,999		1,729	4.1%	3,592	3.6%	8,657	2.7%
Home Values \$150,000 to \$174,999		2,134	5.0%	4,533	4.5%	10,310	3.2%
Home Values \$125,000 to \$149,999		1,169	2.8%	2,225	2.2%	4,839	1.5%
Home Values \$100,000 to \$124,999		1,934	4.6%	3,969	4.0%	9,549	2.9%
Home Values \$90,000 to \$99,999		324	0.8%	680	0.7%	1,715	0.5%
Home Values \$80,000 to \$89,999		581	1.4%	1,283	1.3%	3,139	1.0%
Home Values \$70,000 to \$79,999		378	0.9%	749	0.8%	1,975	0.6%
Home Values \$60,000 to \$69,999		240	0.6%	584	0.6%	1,996	0.6%
Home Values \$50,000 to \$59,999		386	0.9%	808	0.8%	2,091	0.6%
Home Values \$35,000 to \$49,999		299	0.7%	853	0.9%	2,488	0.8%
Home Values \$25,000 to \$34,999		295	0.7%	543	0.5%	1,974	0.6%
Home Values \$10,000 to \$24,999		433	1.0%	1,058	1.1%	2,811	0.9%
Home Values Under \$10,000		395	0.9%	986	1.0%	3,053	0.9%
Owner-Occupied Median Home Value		\$315,698		\$354,754		\$464,239	
Renter-Occupied Median Rent		\$1,788		\$1,775		\$1,860	

Complete Profile

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



Lat/Lon: 26.2338/-80.1934

Coconut Square Margate, FL 33063	3 mi radius	5 mi radius	10 mi radius
Total Annual Consumer Expenditure (2025)			
Total Household Expenditure	\$6.2 B	\$16.29 B	\$56.87 B
Total Non-Retail Expenditure	\$2.98 B	\$7.94 B	\$28.53 B
Total Retail Expenditure	\$3.22 B	\$8.35 B	\$28.34 B
Alcoholic Beverages	\$38.48 M	\$100.92 M	\$352.59 M
Apparel	\$117.86 M	\$309.15 M	\$1.06 B
Contributions	\$194.45 M	\$510.19 M	\$1.85 B
Education	\$140.33 M	\$368.15 M	\$1.31 B
Entertainment	\$365.88 M	\$959.4 M	\$3.29 B
Food Away From Home	\$279.29 M	\$732.46 M	\$2.53 B
Grocery	\$444.12 M	\$1.16 B	\$3.72 B
Health Care	\$454.44 M	\$1.14 B	\$3.73 B
Household Furnishings and Equipment	\$168.02 M	\$440.6 M	\$1.53 B
Household Operations	\$119.87 M	\$314.86 M	\$1.07 B
Miscellaneous Expenses	\$108.52 M	\$284.14 M	\$982.15 M
Personal Care	\$85.84 M	\$225.03 M	\$731.68 M
Shelter	\$1.05 B	\$2.78 B	\$9.35 B
Tax and Retirement	\$1.34 B	\$3.55 B	\$13.96 B
Tobacco and Related	\$36.89 M	\$96.44 M	\$277.29 M
Transportation	\$948.54 M	\$2.48 B	\$8.48 B
Utilities	\$318.5 M	\$834.64 M	\$2.65 B
Monthly Household Consumer Expenditure (2025)			
Total Household Expenditure	\$7,714	\$7,968	\$8,670
Total Non-Retail Expenditure	\$3,709 48.1%	\$3,883 48.7%	\$4,349 50.2%
Total Retail Expenditures	\$4,005 51.9%	\$4,085 51.3%	\$4,321 49.8%
Alcoholic Beverages	\$48 0.6%	\$49 0.6%	\$54 0.6%
Apparel	\$147 1.9%	\$151 1.9%	\$162 1.9%
Contributions	\$242 3.1%	\$250 3.1%	\$282 3.2%
Education	\$174 2.3%	\$180 2.3%	\$200 2.3%
Entertainment	\$455 5.9%	\$469 5.9%	\$501 5.8%
Food Away From Home	\$347 4.5%	\$358 4.5%	\$385 4.4%
Grocery	\$552 7.2%	\$569 7.1%	\$566 6.5%
Health Care	\$565 7.3%	\$558 7.0%	\$569 6.6%
Household Furnishings and Equipment	\$209 2.7%	\$216 2.7%	\$233 2.7%
Household Operations	\$149 1.9%	\$154 1.9%	\$164 1.9%
Miscellaneous Expenses	\$135 1.7%	\$139 1.7%	\$150 1.7%
Personal Care	\$107 1.4%	\$110 1.4%	\$112 1.3%
Shelter	\$1,302 16.9%	\$1,361 17.1%	\$1,425 16.4%
Tax and Retirement	\$1,662 21.5%	\$1,737 21.8%	\$2,129 21.8%
Tobacco and Related	\$46 0.6%	\$47 0.6%	\$42 0.5%
Transportation	\$1,179 15.3%	\$1,211 15.2%	\$1,293 14.9%
Utilities	\$396 5.1%	\$408 5.1%	\$403 4.7%