

# Demographic Summary Report

4510 N Federal Hwy, Lighthouse Point, FL 33064

Building Type: **Class C Office**  
 Class: **C**  
 RBA: **3,000 SF**  
 Typical Floor: **3,000 SF**

Total Available: **0 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: **-**



Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2026 Projection	17,986	112,433	234,508
2021 Estimate	17,506	109,676	227,364
2010 Census	15,669	99,865	201,474
Growth 2021 - 2026	2.74%	2.51%	3.14%
Growth 2010 - 2021	11.72%	9.82%	12.85%
<b>2021 Population by Hispanic Origin</b>	3,996	21,652	41,563
<b>2021 Population</b>	17,506	109,676	227,364
White	13,872 79.24%	74,200 67.65%	164,374 72.30%
Black	2,678 15.30%	30,411 27.73%	52,731 23.19%
Am. Indian & Alaskan	59 0.34%	419 0.38%	777 0.34%
Asian	416 2.38%	1,985 1.81%	4,600 2.02%
Hawaiian & Pacific Island	14 0.08%	98 0.09%	177 0.08%
Other	467 2.67%	2,562 2.34%	4,706 2.07%
U.S. Armed Forces	0	24	128
<b>Households</b>			
2026 Projection	7,298	47,596	101,683
2021 Estimate	7,139	46,583	98,817
2010 Census	6,573	43,156	88,621
Growth 2021 - 2026	2.23%	2.17%	2.90%
Growth 2010 - 2021	8.61%	7.94%	11.51%
Owner Occupied	5,128 71.83%	30,665 65.83%	64,376 65.15%
Renter Occupied	2,011 28.17%	15,917 34.17%	34,441 34.85%
<b>2021 Households by HH Income</b>	7,140	46,585	98,814
Income: <\$25,000	1,162 16.27%	10,619 22.79%	20,938 21.19%
Income: \$25,000 - \$50,000	1,433 20.07%	11,839 25.41%	22,500 22.77%
Income: \$50,000 - \$75,000	1,338 18.74%	8,693 18.66%	16,720 16.92%
Income: \$75,000 - \$100,000	943 13.21%	4,722 10.14%	10,936 11.07%
Income: \$100,000 - \$125,000	632 8.85%	2,843 6.10%	7,605 7.70%
Income: \$125,000 - \$150,000	276 3.87%	1,666 3.58%	4,338 4.39%
Income: \$150,000 - \$200,000	577 8.08%	2,665 5.72%	5,993 6.06%
Income: \$200,000+	779 10.91%	3,538 7.59%	9,784 9.90%
<b>2021 Avg Household Income</b>	\$96,396	\$78,301	\$87,523
<b>2021 Med Household Income</b>	\$69,113	\$52,242	\$57,931