

# Complete Profile

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

Lat/Lon: 26.0469/-80.2325

6401 Stirling Rd Davie, FL 33314	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
Estimated Population (2025)	17,399	138,520	388,449
Projected Population (2030)	16,384	131,088	368,425
Census Population (2020)	17,657	139,497	385,419
Census Population (2010)	13,916	118,009	346,217
Projected Annual Growth (2025-2030)	-1,015 -1.2%	-7,432 -1.1%	-20,025 -1.0%
Historical Annual Growth (2020-2025)	-258 -	-976 -0.1%	3,030 0.2%
Historical Annual Growth (2010-2020)	3,741 2.7%	21,487 1.8%	39,202 1.1%
Estimated Population Density (2025)	5,541 psm	4,900 psm	4,948 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi
<b>Households</b>			
Estimated Households (2025)	6,346	49,134	141,336
Projected Households (2030)	5,943	46,313	134,070
Census Households (2020)	6,459	49,826	140,503
Census Households (2010)	5,193	42,866	127,498
Projected Annual Growth (2025-2030)	-403 -1.3%	-2,821 -1.1%	-7,266 -1.0%
Historical Annual Change (2010-2025)	1,153 1.5%	6,268 1.0%	13,838 0.7%
<b>Average Household Income</b>			
Estimated Average Household Income (2025)	\$106,790	\$111,123	\$112,283
Projected Average Household Income (2030)	\$107,492	\$111,073	\$112,133
Census Average Household Income (2010)	\$46,888	\$59,164	\$63,494
Census Average Household Income (2000)	\$42,023	\$52,313	\$55,967
Projected Annual Change (2025-2030)	\$702 0.1%	-\$50 -	-\$150 -
Historical Annual Change (2000-2025)	\$64,767 6.2%	\$58,810 4.5%	\$56,316 4.0%
<b>Median Household Income</b>			
Estimated Median Household Income (2025)	\$80,398	\$85,568	\$87,357
Projected Median Household Income (2030)	\$80,845	\$85,432	\$87,319
Census Median Household Income (2010)	\$40,274	\$49,069	\$52,031
Census Median Household Income (2000)	\$35,123	\$44,013	\$46,968
Projected Annual Change (2025-2030)	\$446 0.1%	-\$135 -	-\$38 -
Historical Annual Change (2000-2025)	\$45,276 5.2%	\$41,555 3.8%	\$40,389 3.4%
<b>Per Capita Income</b>			
Estimated Per Capita Income (2025)	\$38,989	\$39,484	\$40,924
Projected Per Capita Income (2030)	\$39,029	\$39,313	\$40,879
Census Per Capita Income (2010)	\$17,493	\$21,489	\$23,383
Census Per Capita Income (2000)	\$16,454	\$19,720	\$21,051
Projected Annual Change (2025-2030)	\$41 -	-\$170 -	-\$45 -
Historical Annual Change (2000-2025)	\$22,535 5.5%	\$19,764 4.0%	\$19,873 3.8%
Estimated Average Household Net Worth (2025)	\$882,669	\$1.02 M	\$1.1 M

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Lat/Lon: 26.0469/-80.2325

6401 Stirling Rd Davie, FL 33314	1 mi radius	3 mi radius	5 mi radius
<b>Race and Ethnicity</b>			
Total Population (2025)	17,399	138,520	388,449
White (2025)	6,210 35.7%	57,177 41.3%	148,467 38.2%
Black or African American (2025)	3,473 20.0%	25,229 18.2%	102,465 26.4%
American Indian or Alaska Native (2025)	95 0.5%	1,152 0.8%	2,082 0.5%
Asian (2025)	1,045 6.0%	7,621 5.5%	16,766 4.3%
Hawaiian or Pacific Islander (2025)	5 -	89 -	222 -
Other Race (2025)	2,245 12.9%	15,097 10.9%	36,785 9.5%
Two or More Races (2025)	4,326 24.9%	32,154 23.2%	81,662 21.0%
Population < 18 (2025)	3,736 21.5%	30,675 22.1%	82,465 21.2%
White Not Hispanic	813 21.8%	9,215 30.0%	21,369 25.9%
Black or African American	903 24.2%	6,345 20.7%	24,776 30.0%
Asian	246 6.6%	1,625 5.3%	3,274 4.0%
Other Race Not Hispanic	118 3.2%	905 2.9%	2,290 2.8%
Hispanic	1,656 44.3%	12,586 41.0%	30,757 37.3%
Not Hispanic or Latino Population (2025)	9,085 52.2%	76,867 55.5%	234,267 60.3%
Not Hispanic White	4,513 49.7%	43,190 56.2%	113,279 48.4%
Not Hispanic Black or African American	3,240 35.7%	23,586 30.7%	97,844 41.8%
Not Hispanic American Indian or Alaska Native	25 0.3%	264 0.3%	429 0.2%
Not Hispanic Asian	1,019 11.2%	7,432 9.7%	16,335 7.0%
Not Hispanic Hawaiian or Pacific Islander	4 -	48 -	97 -
Not Hispanic Other Race	37 0.4%	293 0.4%	972 0.4%
Not Hispanic Two or More Races	248 2.7%	2,054 2.7%	5,310 2.3%
Hispanic or Latino Population (2025)	8,314 47.8%	61,653 44.5%	154,182 39.7%
Hispanic White	1,697 20.4%	13,987 22.7%	35,188 22.8%
Hispanic Black or African American	232 2.8%	1,643 2.7%	4,621 3.0%
Hispanic American Indian or Alaska Native	70 0.8%	887 1.4%	1,652 1.1%
Hispanic Asian	26 0.3%	189 0.3%	431 0.3%
Hispanic Hawaiian or Pacific Islander	2 -	41 -	125 -
Hispanic Other Race	2,209 26.6%	14,805 24.0%	35,813 23.2%
Hispanic Two or More Races	4,078 49.1%	30,101 48.8%	76,352 49.5%
Not Hispanic or Latino Population (2020)	9,075 51.4%	77,215 55.4%	236,425 61.3%
Hispanic or Latino Population (2020)	8,581 48.6%	62,282 44.6%	148,994 38.7%
Not Hispanic or Latino Population (2010)	8,295 59.6%	74,542 63.2%	238,571 68.9%
Hispanic or Latino Population (2010)	5,621 40.4%	43,467 36.8%	107,646 31.1%
Not Hispanic or Latino Population (2030)	9,231 56.3%	76,460 58.3%	227,229 61.7%
Hispanic or Latino Population (2030)	7,153 43.7%	54,629 41.7%	141,196 38.3%
Projected Annual Growth (2025-2030)	-1,161 -2.8%	-7,025 -2.3%	-12,986 -1.7%
Historical Annual Growth (2010-2020)	2,960 5.3%	18,814 4.3%	41,348 3.8%

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6401 Stirling Rd Davie, FL 33314	1 mi radius	3 mi radius	5 mi radius
<b>Total Age Distribution (2025)</b>			
Total Population	17,399	138,520	388,449
Age Under 5 Years	972 5.6%	8,022 5.8%	21,519 5.5%
Age 5 to 9 Years	1,151 6.6%	8,927 6.4%	23,485 6.0%
Age 10 to 14 Years	1,033 5.9%	8,623 6.2%	23,471 6.0%
Age 15 to 19 Years	984 5.7%	8,632 6.2%	23,171 6.0%
Age 20 to 24 Years	1,005 5.8%	9,073 6.6%	23,602 6.1%
Age 25 to 29 Years	1,231 7.1%	9,569 6.9%	25,353 6.5%
Age 30 to 34 Years	1,307 7.5%	10,126 7.3%	27,703 7.1%
Age 35 to 39 Years	1,381 7.9%	10,426 7.5%	28,610 7.4%
Age 40 to 44 Years	1,270 7.3%	10,059 7.3%	28,071 7.2%
Age 45 to 49 Years	1,144 6.6%	9,088 6.6%	25,765 6.6%
Age 50 to 54 Years	1,131 6.5%	8,975 6.5%	25,076 6.5%
Age 55 to 59 Years	1,056 6.1%	8,637 6.2%	25,000 6.4%
Age 60 to 64 Years	1,043 6.0%	8,395 6.1%	24,858 6.4%
Age 65 to 69 Years	854 4.9%	6,601 4.8%	20,294 5.2%
Age 70 to 74 Years	703 4.0%	5,014 3.6%	15,674 4.0%
Age 75 to 79 Years	521 3.0%	3,650 2.6%	11,935 3.1%
Age 80 to 84 Years	325 1.9%	2,480 1.8%	7,647 2.0%
Age 85 Years or Over	287 1.7%	2,224 1.6%	7,216 1.9%
Median Age	38.7	37.5	39.2
Age 19 Years or Less	4,141 23.8%	34,204 24.7%	91,646 23.6%
Age 20 to 64 Years	10,567 60.7%	84,347 60.9%	234,038 60.2%
Age 65 Years or Over	2,691 15.5%	19,969 14.4%	62,766 16.2%
<b>Female Age Distribution (2025)</b>			
Female Population	9,094 52.3%	70,570 50.9%	200,271 51.6%
Age Under 5 Years	470 5.2%	3,917 5.6%	10,469 5.2%
Age 5 to 9 Years	520 5.7%	4,286 6.1%	11,418 5.7%
Age 10 to 14 Years	500 5.5%	4,112 5.8%	11,465 5.7%
Age 15 to 19 Years	496 5.5%	4,077 5.8%	11,176 5.6%
Age 20 to 24 Years	517 5.7%	4,398 6.2%	11,765 5.9%
Age 25 to 29 Years	604 6.6%	4,746 6.7%	12,695 6.3%
Age 30 to 34 Years	687 7.6%	5,074 7.2%	13,941 7.0%
Age 35 to 39 Years	680 7.5%	5,212 7.4%	14,439 7.2%
Age 40 to 44 Years	662 7.3%	5,118 7.3%	14,397 7.2%
Age 45 to 49 Years	614 6.8%	4,667 6.6%	13,358 6.7%
Age 50 to 54 Years	591 6.5%	4,634 6.6%	13,042 6.5%
Age 55 to 59 Years	566 6.2%	4,536 6.4%	13,284 6.6%
Age 60 to 64 Years	583 6.4%	4,420 6.3%	13,236 6.6%
Age 65 to 69 Years	480 5.3%	3,616 5.1%	11,015 5.5%
Age 70 to 74 Years	424 4.7%	2,832 4.0%	8,907 4.4%
Age 75 to 79 Years	308 3.4%	2,157 3.1%	6,912 3.5%
Age 80 to 84 Years	202 2.2%	1,475 2.1%	4,570 2.3%
Age 85 Years or Over	188 2.1%	1,295 1.8%	4,183 2.1%
Female Median Age	40.6	38.9	40.5
Age 19 Years or Less	1,987 21.8%	16,391 23.2%	44,528 22.2%
Age 20 to 64 Years	5,505 60.5%	42,805 60.7%	120,157 60.0%
Age 65 Years or Over	1,603 17.6%	11,374 16.1%	35,586 17.8%

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<b>Male Age Distribution (2025)</b>						
Male Population	8,305	47.7%	67,950	49.1%	188,178	48.4%
Age Under 5 Years	502	6.0%	4,105	6.0%	11,049	5.9%
Age 5 to 9 Years	631	7.6%	4,641	6.8%	12,067	6.4%
Age 10 to 14 Years	533	6.4%	4,511	6.6%	12,006	6.4%
Age 15 to 19 Years	488	5.9%	4,556	6.7%	11,995	6.4%
Age 20 to 24 Years	488	5.9%	4,675	6.9%	11,837	6.3%
Age 25 to 29 Years	627	7.6%	4,822	7.1%	12,658	6.7%
Age 30 to 34 Years	620	7.5%	5,052	7.4%	13,762	7.3%
Age 35 to 39 Years	701	8.4%	5,213	7.7%	14,172	7.5%
Age 40 to 44 Years	608	7.3%	4,941	7.3%	13,673	7.3%
Age 45 to 49 Years	530	6.4%	4,421	6.5%	12,406	6.6%
Age 50 to 54 Years	540	6.5%	4,341	6.4%	12,035	6.4%
Age 55 to 59 Years	490	5.9%	4,100	6.0%	11,715	6.2%
Age 60 to 64 Years	459	5.5%	3,976	5.9%	11,623	6.2%
Age 65 to 69 Years	374	4.5%	2,985	4.4%	9,278	4.9%
Age 70 to 74 Years	279	3.4%	2,183	3.2%	6,768	3.6%
Age 75 to 79 Years	213	2.6%	1,493	2.2%	5,023	2.7%
Age 80 to 84 Years	123	1.5%	1,005	1.5%	3,077	1.6%
Age 85 Years or Over	99	1.2%	929	1.4%	3,033	1.6%
Male Median Age	36.6		36.1		37.7	
Age 19 Years or Less	2,154	25.9%	17,813	26.2%	47,117	25.0%
Age 20 to 64 Years	5,062	61.0%	41,542	61.1%	113,881	60.5%
Age 65 Years or Over	1,088	13.1%	8,595	12.6%	27,179	14.4%
<b>Males per 100 Females (2025)</b>						
Overall Comparison	91		96		94	
Age Under 5 Years	107	51.7%	105	51.2%	106	51.3%
Age 5 to 9 Years	121	54.8%	108	52.0%	106	51.4%
Age 10 to 14 Years	107	51.6%	110	52.3%	105	51.2%
Age 15 to 19 Years	98	49.5%	112	52.8%	107	51.8%
Age 20 to 24 Years	94	48.5%	106	51.5%	101	50.2%
Age 25 to 29 Years	104	50.9%	102	50.4%	100	49.9%
Age 30 to 34 Years	90	47.4%	100	49.9%	99	49.7%
Age 35 to 39 Years	103	50.8%	100	50.0%	98	49.5%
Age 40 to 44 Years	92	47.9%	97	49.1%	95	48.7%
Age 45 to 49 Years	86	46.3%	95	48.6%	93	48.2%
Age 50 to 54 Years	91	47.7%	94	48.4%	92	48.0%
Age 55 to 59 Years	87	46.4%	90	47.5%	88	46.9%
Age 60 to 64 Years	79	44.1%	90	47.4%	88	46.8%
Age 65 to 69 Years	78	43.8%	83	45.2%	84	45.7%
Age 70 to 74 Years	66	39.7%	77	43.5%	76	43.2%
Age 75 to 79 Years	69	40.9%	69	40.9%	73	42.1%
Age 80 to 84 Years	61	37.8%	68	40.5%	67	40.2%
Age 85 Years or Over	53	34.4%	72	41.8%	73	42.0%
Age 19 Years or Less	108	52.0%	109	52.1%	106	51.4%
Age 20 to 39 Years	98	49.5%	102	50.4%	99	49.8%
Age 40 to 64 Years	87	46.6%	93	48.2%	91	47.7%
Age 65 Years or Over	68	40.4%	76	43.0%	76	43.3%

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6401 Stirling Rd Davie, FL 33314	1 mi radius	3 mi radius	5 mi radius
<b>Household Type (2025)</b>			
Total Households	6,346	49,134	141,336
Households with Children	2,387 37.6%	18,053 36.7%	48,911 34.6%
Average Household Size	2.7	2.8	2.7
Household Density per Square Mile	2,021	1,738	1,800
Population Family	15,170 87.2%	118,962 85.9%	326,774 84.1%
Population Non-Family	2,173 12.5%	18,004 13.0%	58,500 15.1%
Population Group Quarters	55 0.3%	1,554 1.1%	3,175 0.8%
Family Households	4,882 76.9%	37,402 76.1%	101,829 72.0%
Married Couple Households	2,997 61.4%	24,411 65.3%	66,194 65.0%
Other Family Households with Children	1,885 38.6%	12,991 34.7%	35,635 35.0%
Family Households with Children	2,382 48.8%	18,025 48.2%	48,833 48.0%
Married Couple with Children	1,411 59.2%	11,415 63.3%	30,823 63.1%
Other Family Households with Children	971 40.8%	6,611 36.7%	18,009 36.9%
Family Households No Children	2,500 51.2%	19,377 51.8%	52,996 52.0%
Married Couple No Children	1,586 63.5%	12,996 67.1%	35,370 66.7%
Other Family Households No Children	914 36.5%	6,381 32.9%	17,626 33.3%
Non-Family Households	1,464 23.1%	11,732 23.9%	39,507 28.0%
Non-Family Households with Children	4 0.3%	27 0.2%	78 0.2%
Non-Family Households No Children	1,460 99.7%	11,705 99.8%	39,429 99.8%
Average Family Household Size	3.1	3.2	3.2
Average Family Income	\$119,757	\$123,969	\$127,412
Median Family Income	\$90,458	\$97,818	\$102,648
Average Non-Family Household Size	1.5	1.5	1.5
<b>Marital Status (2025)</b>			
Population Age 15 Years or Over	14,242	112,949	319,974
Never Married	4,923 34.6%	40,158 35.6%	111,334 34.8%
Currently Married	5,976 42.0%	47,053 41.7%	133,227 41.6%
Previously Married	3,342 23.5%	25,738 22.8%	75,413 23.6%
Separated	1,215 36.3%	6,575 25.5%	19,302 25.6%
Widowed	636 19.0%	4,903 19.0%	15,722 20.8%
Divorced	1,491 44.6%	14,260 55.4%	40,389 53.6%
<b>Educational Attainment (2025)</b>			
Adult Population Age 25 Years or Over	12,253	95,243	273,201
Elementary (Grade Level 0 to 8)	646 5.3%	4,695 4.9%	11,876 4.3%
Some High School (Grade Level 9 to 11)	548 4.5%	4,657 4.9%	13,293 4.9%
High School Graduate	2,925 23.9%	26,147 27.5%	75,775 27.7%
Some College	3,068 25.0%	18,100 19.0%	48,798 17.9%
Associate Degree Only	1,584 12.9%	10,500 11.0%	30,192 11.1%
Bachelor Degree Only	2,441 19.9%	19,524 20.5%	57,627 21.1%
Graduate Degree	1,042 8.5%	11,621 12.2%	35,640 13.0%
Any College (Some College or Higher)	8,135 66.4%	59,744 62.7%	172,257 63.1%
College Degree + (Bachelor Degree or Higher)	3,482 28.4%	31,144 32.7%	93,267 34.1%

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<b>Housing</b>			
Total Housing Units (2025)	6,782	52,559	151,699
Total Housing Units (2020)	6,936	52,879	150,722
Historical Annual Growth (2020-2025)	-155	-	976
Housing Units Occupied (2025)	6,346	93.6%	49,134
Housing Units Owner-Occupied	3,247	51.2%	28,772
Housing Units Renter-Occupied	3,100	48.8%	20,362
Housing Units Vacant (2025)	435	6.4%	3,425
			6.5%
			10,362
			6.8%
<b>Household Size (2025)</b>			
Total Households	6,346	49,134	141,336
1 Person Households	1,072	16.9%	8,068
2 Person Households	2,380	37.5%	17,697
3 Person Households	1,248	19.7%	9,898
4 Person Households	927	14.6%	7,498
5 Person Households	441	6.9%	3,586
6 Person Households	174	2.7%	1,467
7 or More Person Households	104	1.6%	920
			1.9%
			2,538
			1.8%
<b>Household Income Distribution (2025)</b>			
HH Income \$200,000 or More	696	11.0%	5,788
HH Income \$150,000 to \$199,999	631	9.9%	4,539
HH Income \$125,000 to \$149,999	380	6.0%	3,971
HH Income \$100,000 to \$124,999	625	9.9%	5,600
HH Income \$75,000 to \$99,999	910	14.3%	6,546
HH Income \$50,000 to \$74,999	820	12.9%	7,817
HH Income \$35,000 to \$49,999	767	12.1%	4,912
HH Income \$25,000 to \$34,999	543	8.6%	3,326
HH Income \$15,000 to \$24,999	448	7.1%	2,697
HH Income \$10,000 to \$14,999	200	3.2%	1,429
HH Income Under \$10,000	326	5.1%	2,509
			5.1%
			8,071
			5.7%
<b>Household Vehicles (2025)</b>			
Households 0 Vehicles Available	491	7.7%	2,803
Households 1 Vehicle Available	2,403	37.9%	17,208
Households 2 Vehicles Available	2,206	34.8%	19,790
Households 3 or More Vehicles Available	1,247	19.6%	9,334
Total Vehicles Available	11,072		88,311
Average Vehicles per Household		1.7	1.8
Owner-Occupied Household Vehicles	6,760	61.1%	57,395
Average Vehicles per Owner-Occupied Household		2.1	2.0
Renter-Occupied Household Vehicles	4,312	38.9%	30,916
Average Vehicles per Renter-Occupied Household		1.4	1.5
			1.5
<b>Travel Time (2025)</b>			
Worker Base Age 16 years or Over	9,450	74,187	208,859
Travel to Work in 14 Minutes or Less	1,299	13.7%	11,348
Travel to Work in 15 to 29 Minutes	3,583	37.9%	24,085
Travel to Work in 30 to 59 Minutes	3,073	32.5%	23,267
Travel to Work in 60 Minutes or More	644	6.8%	7,791
Work at Home	850	9.0%	7,696
Average Minutes Travel to Work		26.4	26.5
			26.8

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<b>Transportation To Work (2025)</b>			
Worker Base Age 16 years or Over	9,450	74,187	208,859
Drive to Work Alone	7,484 79.2%	54,273 73.2%	152,429 73.0%
Drive to Work in Carpool	780 8.3%	8,446 11.4%	20,893 10.0%
Travel to Work by Public Transportation	208 2.2%	1,464 2.0%	4,794 2.3%
Drive to Work on Motorcycle	2 -	262 0.4%	407 0.2%
Bicycle to Work	2 -	136 0.2%	511 0.2%
Walk to Work	42 0.4%	882 1.2%	2,501 1.2%
Other Means	83 0.9%	1,028 1.4%	2,777 1.3%
Work at Home	850 9.0%	7,696 10.4%	24,547 11.8%
<b>Daytime Demographics (2025)</b>			
Total Businesses	1,265	12,822	35,260
Total Employees	6,358	72,364	197,718
Company Headquarter Businesses	31 2.4%	256 2.0%	736 2.1%
Company Headquarter Employees	435 6.8%	7,807 10.8%	18,566 9.4%
Employee Population per Business	5.0 to 1	5.6 to 1	5.6 to 1
Residential Population per Business	13.8 to 1	10.8 to 1	11.0 to 1
Adj. Daytime Demographics Age 16 Years or Over	10,939	109,281	303,754
<b>Labor Force</b>			
Labor Population Age 16 Years or Over (2025)	14,038	111,265	315,333
Labor Force Total Males (2025)	6,547 46.6%	53,862 48.4%	150,696 47.8%
Male Civilian Employed	4,785 73.1%	39,206 72.8%	106,525 70.7%
Male Civilian Unemployed	275 4.2%	1,556 2.9%	4,103 2.7%
Males in Armed Forces	7 0.1%	133 0.2%	307 0.2%
Males Not in Labor Force	1,481 22.6%	12,967 24.1%	39,760 26.4%
Labor Force Total Females (2025)	7,490 53.4%	57,403 51.6%	164,637 52.2%
Female Civilian Employed	4,665 62.3%	34,982 60.9%	102,339 62.2%
Female Civilian Unemployed	108 1.4%	1,511 2.6%	3,564 2.2%
Females in Armed Forces	- -	26 -	125 -
Females Not in Labor Force	2,717 36.3%	20,883 36.4%	58,608 35.6%
Unemployment Rate	383 2.7%	3,067 2.8%	7,668 2.4%
<b>Occupation (2025)</b>			
Occupation Population Age 16 Years or Over	9,450	74,187	208,859
Occupation Total Males	4,785 50.6%	39,205 52.8%	106,519 51.0%
Occupation Total Females	4,665 49.4%	34,982 47.2%	102,339 49.0%
Management, Business, Financial Operations	1,809 19.1%	13,743 18.5%	38,355 18.4%
Professional, Related	1,989 21.1%	14,615 19.7%	41,963 20.1%
Service	1,605 17.0%	15,331 20.7%	42,167 20.2%
Sales, Office	2,340 24.8%	16,438 22.2%	47,222 22.6%
Farming, Fishing, Forestry	16 0.2%	70 -	165 -
Construction, Extraction, Maintenance	834 8.8%	6,244 8.4%	16,765 8.0%
Production, Transport, Material Moving	856 9.1%	7,746 10.4%	22,222 10.6%
White Collar Workers	6,138 65.0%	44,797 60.4%	127,540 61.1%
Blue Collar Workers	3,311 35.0%	29,391 39.6%	81,318 38.9%

## Complete Profile

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

Lat/Lon: 26.0469/-80.2325

6401 Stirling Rd Davie, FL 33314		1 mi radius	3 mi radius	5 mi radius
<b>Units In Structure (2025)</b>				
Total Units	6,346	49,134	141,336	
1 Detached Unit	2,609 41.1%	24,065 49.0%	68,458 48.4%	
1 Attached Unit	756 11.9%	5,218 10.6%	15,254 10.8%	
2 Units	199 3.1%	1,870 3.8%	3,967 2.8%	
3 to 4 Units	461 7.3%	1,907 3.9%	5,356 3.8%	
5 to 9 Units	330 5.2%	2,647 5.4%	7,855 5.6%	
10 to 19 Units	518 8.2%	3,433 7.0%	8,845 6.3%	
20 to 49 Units	783 12.3%	4,632 9.4%	12,856 9.1%	
50 or More Units	616 9.7%	3,945 8.0%	14,423 10.2%	
Mobile Home or Trailer	73 1.2%	1,390 2.8%	4,072 2.9%	
Other Structure	1 -	28 -	252 0.2%	
<b>Homes Built By Year (2025)</b>				
Homes Built 2020 or later	117 1.7%	860 1.6%	2,654 1.7%	
Homes Built 2010 to 2019	869 12.8%	5,031 9.6%	10,472 6.9%	
Homes Built 2000 to 2009	602 8.9%	4,962 9.4%	13,801 9.1%	
Homes Built 1990 to 1999	518 7.6%	4,903 9.3%	16,684 11.0%	
Homes Built 1980 to 1989	683 10.1%	6,300 12.0%	23,173 15.3%	
Homes Built 1970 to 1979	1,714 25.3%	12,029 22.9%	33,622 22.2%	
Homes Built 1960 to 1969	938 13.8%	8,668 16.5%	22,961 15.1%	
Homes Built 1950 to 1959	851 12.6%	5,756 11.0%	16,244 10.7%	
Homes Built 1940 to 1949	14 0.2%	292 0.6%	1,121 0.7%	
Homes Built Before 1939	41 0.6%	334 0.6%	604 0.4%	
Median Age of Homes	42.6 yrs	43.3 yrs	43.5 yrs	
<b>Home Values (2025)</b>				
Owner Specified Housing Units	3,247	28,772	87,132	
Home Values \$1,000,000 or More	236 7.3%	1,443 5.0%	4,018 4.6%	
Home Values \$750,000 to \$999,999	213 6.6%	2,167 7.5%	6,570 7.5%	
Home Values \$500,000 to \$749,999	432 13.3%	6,250 21.7%	20,688 23.7%	
Home Values \$400,000 to \$499,999	744 22.9%	6,003 20.9%	15,841 18.2%	
Home Values \$300,000 to \$399,999	699 21.5%	5,942 20.7%	16,959 19.5%	
Home Values \$250,000 to \$299,999	284 8.7%	2,150 7.5%	6,191 7.1%	
Home Values \$200,000 to \$249,999	230 7.1%	1,488 5.2%	5,142 5.9%	
Home Values \$175,000 to \$199,999	77 2.4%	526 1.8%	1,798 2.1%	
Home Values \$150,000 to \$174,999	68 2.1%	655 2.3%	2,521 2.9%	
Home Values \$125,000 to \$149,999	49 1.5%	216 0.7%	1,040 1.2%	
Home Values \$100,000 to \$124,999	58 1.8%	523 1.8%	2,220 2.5%	
Home Values \$90,000 to \$99,999	6 0.2%	40 0.1%	211 0.2%	
Home Values \$80,000 to \$89,999	24 0.7%	101 0.3%	430 0.5%	
Home Values \$70,000 to \$79,999	3 -	60 0.2%	232 0.3%	
Home Values \$60,000 to \$69,999	4 0.1%	55 0.2%	246 0.3%	
Home Values \$50,000 to \$59,999	22 0.7%	178 0.6%	407 0.5%	
Home Values \$35,000 to \$49,999	31 1.0%	250 0.9%	700 0.8%	
Home Values \$25,000 to \$34,999	49 1.5%	294 1.0%	512 0.6%	
Home Values \$10,000 to \$24,999	10 0.3%	199 0.7%	648 0.7%	
Home Values Under \$10,000	7 0.2%	232 0.8%	757 0.9%	
Owner-Occupied Median Home Value	\$426,433	\$437,868	\$431,195	
Renter-Occupied Median Rent	\$1,772	\$1,861	\$1,826	

## Complete Profile

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

Lat/Lon: 26.0469/-80.2325

6401 Stirling Rd Davie, FL 33314	1 mi radius	3 mi radius	5 mi radius
<b>Total Annual Consumer Expenditure (2025)</b>			
Total Household Expenditure	\$659.76 M	\$5.25 B	\$15.01 B
Total Non-Retail Expenditure	\$330.53 M	\$2.61 B	\$7.44 B
Total Retail Expenditure	\$329.23 M	\$2.64 B	\$7.57 B
Alcoholic Beverages	\$4.07 M	\$32.53 M	\$93.04 M
Apparel	\$12.43 M	\$99.07 M	\$282.74 M
Contributions	\$20.71 M	\$166.63 M	\$478.78 M
Education	\$14.9 M	\$119.6 M	\$343 M
Entertainment	\$38.55 M	\$306.99 M	\$875.98 M
Food Away From Home	\$29.47 M	\$235.05 M	\$671.25 M
Grocery	\$46.23 M	\$363.45 M	\$1.03 B
Health Care	\$42.06 M	\$327.17 M	\$948.34 M
Household Furnishings and Equipment	\$17.74 M	\$141.66 M	\$404.86 M
Household Operations	\$12.69 M	\$100.83 M	\$287.32 M
Miscellaneous Expenses	\$11.4 M	\$90.98 M	\$260.05 M
Personal Care	\$8.97 M	\$70.75 M	\$200.54 M
Shelter	\$113.81 M	\$881.08 M	\$2.49 B
Tax and Retirement	\$150.02 M	\$1.22 B	\$3.52 B
Tobacco and Related	\$3.75 M	\$28.85 M	\$80.61 M
Transportation	\$99.84 M	\$809.66 M	\$2.32 B
Utilities	\$33.11 M	\$260 M	\$734.65 M
<b>Monthly Household Consumer Expenditure (2025)</b>			
Total Household Expenditure	\$8,663	\$8,906	\$8,851
Total Non-Retail Expenditure	\$4,340 50.1%	\$4,427 49.7%	\$4,385 49.5%
Total Retail Expenditures	\$4,323 49.9%	\$4,480 50.3%	\$4,466 50.5%
Alcoholic Beverages	\$53 0.6%	\$55 0.6%	\$55 0.6%
Apparel	\$163 1.9%	\$168 1.9%	\$167 1.9%
Contributions	\$272 3.1%	\$283 3.2%	\$282 3.2%
Education	\$196 2.3%	\$203 2.3%	\$202 2.3%
Entertainment	\$506 5.8%	\$521 5.8%	\$516 5.8%
Food Away From Home	\$387 4.5%	\$399 4.5%	\$396 4.5%
Grocery	\$607 7.0%	\$616 6.9%	\$606 6.8%
Health Care	\$552 6.4%	\$555 6.2%	\$559 6.3%
Household Furnishings and Equipment	\$233 2.7%	\$240 2.7%	\$239 2.7%
Household Operations	\$167 1.9%	\$171 1.9%	\$169 1.9%
Miscellaneous Expenses	\$150 1.7%	\$154 1.7%	\$153 1.7%
Personal Care	\$118 1.4%	\$120 1.3%	\$118 1.3%
Shelter	\$1,494 17.3%	\$1,494 16.8%	\$1,466 16.6%
Tax and Retirement	\$1,970 22.7%	\$2,064 23.2%	\$2,073 23.2%
Tobacco and Related	\$49 0.6%	\$49 0.5%	\$48 0.5%
Transportation	\$1,311 15.1%	\$1,373 15.4%	\$1,368 15.5%
Utilities	\$435 5.0%	\$441 5.0%	\$433 4.9%