

Demographic Summary Report

20665 Lyons Rd, Boca Raton, FL 33434

Building Type: General Retail
 Secondary: Freestanding
 GLA: 5,931 SF
 Year Built: 1990

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



Radius	1 Mile		3 Mile		5 Mile	
Population						
2019 Projection	8,660		104,428		214,720	
2014 Estimate	8,136		99,049		203,113	
2010 Census	7,639		95,993		197,991	
Growth 2014 - 2019	6.44%		5.43%		5.71%	
Growth 2010 - 2014	6.51%		3.18%		2.59%	
2014 Population by Hispanic Origin	1,165		14,766		30,210	
2014 Population By Race	8,136		99,049		203,113	
White	7,433	91.36%	89,090	89.95%	180,757	88.99%
Black	318	3.91%	5,026	5.07%	11,886	5.85%
Am. Indian & Alaskan	17	0.21%	195	0.20%	400	0.20%
Asian	240	2.95%	3,208	3.24%	6,907	3.40%
Hawaiian & Pacific Island	10	0.12%	41	0.04%	81	0.04%
Other	119	1.46%	1,489	1.50%	3,081	1.52%
Households						
2019 Projection	4,001		44,543		89,922	
2014 Estimate	3,760		42,245		85,262	
2010 Census	3,535		40,980		83,785	
Growth 2014 - 2019	6.41%		5.44%		5.47%	
Growth 2010 - 2014	3.29%		0.15%		0.02%	
Owner Occupied	2,961	78.75%	33,710	79.80%	65,427	76.74%
Renter Occupied	798	21.22%	8,535	20.20%	19,835	23.26%
2014 Households by HH Income	3,760		42,244		85,260	
Income: <\$25,000	854	22.71%	9,343	22.12%	17,081	20.03%
Income: \$25,000 - \$50,000	1,004	26.70%	9,643	22.83%	18,377	21.55%
Income: \$50,000 - \$75,000	681	18.11%	7,471	17.69%	14,926	17.51%
Income: \$75,000 - \$100,000	549	14.60%	4,416	10.45%	9,428	11.06%
Income: \$100,000 - \$125,000	167	4.44%	4,018	9.51%	7,906	9.27%
Income: \$125,000 - \$150,000	232	6.17%	2,481	5.87%	5,396	6.33%
Income: \$150,000 - \$200,000	128	3.40%	1,822	4.31%	4,832	5.67%
Income: \$200,000+	145	3.86%	3,050	7.22%	7,314	8.58%
2014 Avg Household Income	\$69,353		\$80,649		\$87,129	
2014 Med Household Income	\$50,917		\$57,105		\$61,974	



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Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	851	8,977	11
Retail & Wholesale Trade	193	1,562	8
Hospitality & Food Service	61	940	15
Real Estate, Renting, Leasing	36	522	15
Finance & Insurance	55	300	5
Information	21	137	7
Scientific & Technology Services	55	197	4
Management of Companies	1	3	3
Health Care & Social Assistance	224	2,312	10
Educational Services	24	505	21
Public Administration & Sales	3	30	10
Arts, Entertainment, Recreation	18	120	7
Utilities & Waste Management	45	601	13
Construction	18	89	5
Manufacturing	13	49	4
Agriculture, Mining, Fishing	0	0	0
Other Services	84	1,610	19



Daytime Employment Report

3 Mile Radius

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Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	5,175	38,763	7
Retail & Wholesale Trade	789	5,991	8
Hospitality & Food Service	253	3,928	16
Real Estate, Renting, Leasing	357	2,227	6
Finance & Insurance	367	1,773	5
Information	80	530	7
Scientific & Technology Services	706	2,772	4
Management of Companies	5	15	3
Health Care & Social Assistance	1,032	9,816	10
Educational Services	104	2,323	22
Public Administration & Sales	15	186	12
Arts, Entertainment, Recreation	99	1,777	18
Utilities & Waste Management	400	2,198	5
Construction	410	1,424	3
Manufacturing	81	485	6
Agriculture, Mining, Fishing	4	13	3
Other Services	473	3,305	7



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Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	11,468	99,305	9
Retail & Wholesale Trade	1,816	21,334	12
Hospitality & Food Service	558	10,914	20
Real Estate, Renting, Leasing	804	5,532	7
Finance & Insurance	978	6,681	7
Information	218	4,755	22
Scientific & Technology Services	1,855	7,910	4
Management of Companies	17	89	5
Health Care & Social Assistance	1,935	16,919	9
Educational Services	201	5,759	29
Public Administration & Sales	38	698	18
Arts, Entertainment, Recreation	214	3,125	15
Utilities & Waste Management	843	4,219	5
Construction	837	2,965	4
Manufacturing	171	1,216	7
Agriculture, Mining, Fishing	10	28	3
Other Services	973	7,161	7



Demographic Detail Report

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Radius	1 Mile		3 Mile		5 Mile	
Population						
2019 Projection	8,660		104,428		214,720	
2014 Estimate	8,136		99,049		203,113	
2010 Census	7,639		95,993		197,991	
Growth 2014 - 2019	6.44%		5.43%		5.71%	
Growth 2010 - 2014	6.51%		3.18%		2.59%	
2014 Population by Age						
Age 0 - 4	343	4.22%	4,486	4.53%	9,706	4.78%
Age 5 - 9	359	4.41%	4,698	4.74%	10,071	4.96%
Age 10 - 14	412	5.06%	5,422	5.47%	11,590	5.71%
Age 15 - 19	426	5.24%	5,894	5.95%	12,507	6.16%
Age 20 - 24	381	4.68%	5,483	5.54%	11,729	5.77%
Age 25 - 29	323	3.97%	4,681	4.73%	10,324	5.08%
Age 30 - 34	325	3.99%	4,264	4.30%	9,477	4.67%
Age 35 - 39	374	4.60%	4,587	4.63%	9,934	4.89%
Age 40 - 44	443	5.44%	5,546	5.60%	11,895	5.86%
Age 45 - 49	507	6.23%	6,526	6.59%	14,087	6.94%
Age 50 - 54	547	6.72%	7,103	7.17%	15,035	7.40%
Age 55 - 59	531	6.53%	6,897	6.96%	14,299	7.04%
Age 60 - 64	546	6.71%	6,493	6.56%	13,241	6.52%
Age 65 - 69	549	6.75%	5,871	5.93%	11,816	5.82%
Age 70 - 74	501	6.16%	5,164	5.21%	10,038	4.94%
Age 75 - 79	467	5.74%	4,699	4.74%	8,585	4.23%
Age 80 - 84	446	5.48%	4,477	4.52%	7,626	3.75%
Age 85+	656	8.06%	6,760	6.82%	11,152	5.49%
Age 65+	2,619	32.19%	26,971	27.23%	49,217	24.23%
Median Age	51.60		48.40		46.50	
Average Age	48.50		46.00		44.40	



Demographic Detail Report

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Radius	1 Mile		3 Mile		5 Mile	
2014 Population By Race	8,136		99,049		203,113	
White	7,433	91.36%	89,090	89.95%	180,757	88.99%
Black	318	3.91%	5,026	5.07%	11,886	5.85%
Am. Indian & Alaskan	17	0.21%	195	0.20%	400	0.20%
Asian	240	2.95%	3,208	3.24%	6,907	3.40%
Hawaiian & Pacific Island	10	0.12%	41	0.04%	81	0.04%
Other	119	1.46%	1,489	1.50%	3,081	1.52%
Population by Hispanic Origin	8,136		99,049		203,113	
Non-Hispanic Origin	6,973	85.71%	84,283	85.09%	172,903	85.13%
Hispanic Origin	1,164	14.31%	14,766	14.91%	30,210	14.87%
2014 Median Age, Male	48.00		45.50		44.10	
2014 Average Age, Male	45.80		43.70		42.50	
2014 Median Age, Female	54.50		50.80		48.50	
2014 Average Age, Female	50.70		47.90		46.00	
2014 Population by Occupation Classification	6,938		83,269		169,245	
Civilian Employed	3,165	45.62%	43,540	52.29%	93,121	55.02%
Civilian Unemployed	205	2.95%	2,699	3.24%	5,377	3.18%
Civilian Non-Labor Force	3,568	51.43%	37,010	44.45%	70,704	41.78%
Armed Forces	0	0.00%	20	0.02%	43	0.03%
Households by Marital Status	1,707		21,226		43,342	
Married	1,707		21,226		43,342	
Married No Children	1,198		13,903		27,412	
Married w/Children	509		7,323		15,930	
2014 Population by Education	6,539		77,586		156,759	
Some High School, No Diploma	486	7.43%	5,235	6.75%	9,859	6.29%
High School Grad (Incl Equivalency)	1,671	25.55%	18,285	23.57%	34,310	21.89%
Some College, No Degree	1,717	26.26%	20,045	25.84%	40,657	25.94%
Associate Degree	324	4.95%	4,520	5.83%	9,249	5.90%
Bachelor Degree	1,341	20.51%	17,878	23.04%	38,467	24.54%
Advanced Degree	1,000	15.29%	11,623	14.98%	24,217	15.45%



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Radius	1 Mile		3 Mile		5 Mile	
2014 Population by Occupation	12,337		169,639		363,234	
Real Estate & Finance	389	3.15%	4,231	2.49%	10,145	2.79%
Professional & Management	1,719	13.93%	24,306	14.33%	54,008	14.87%
Services	500	4.05%	7,358	4.34%	14,447	3.98%
Information	113	0.92%	1,077	0.63%	2,613	0.72%
Sales	1,151	9.33%	13,556	7.99%	28,485	7.84%
Transportation	30	0.24%	404	0.24%	657	0.18%
Education & Health	797	6.46%	8,915	5.26%	17,973	4.95%
Retail	626	5.07%	6,943	4.09%	13,265	3.65%
Wholesale	126	1.02%	1,774	1.05%	4,010	1.10%
Construction	143	1.16%	5,803	3.42%	12,191	3.36%
Agriculture & Mining	21	0.17%	103	0.06%	440	0.12%
Farming, Fishing, Forestry	18	0.15%	62	0.04%	288	0.08%
2014 Worker Travel Time to Job	2,888		40,780		86,421	
<30 Minutes	1,934	66.97%	27,258	66.84%	57,641	66.70%
30-60 Minutes	894	30.96%	11,871	29.11%	24,989	28.92%
60+ Minutes	60	2.08%	1,651	4.05%	3,791	4.39%
2010 Households by HH Size	3,534		40,980		83,784	
1-Person Households	1,303	36.87%	12,409	30.28%	24,718	29.50%
2-Person Households	1,293	36.59%	15,019	36.65%	30,652	36.58%
3-Person Households	426	12.05%	5,727	13.98%	12,094	14.43%
4-Person Households	326	9.22%	4,973	12.14%	10,608	12.66%
5-Person Households	128	3.62%	1,937	4.73%	3,946	4.71%
6-Person Households	44	1.25%	647	1.58%	1,218	1.45%
7 or more Person Households	14	0.40%	268	0.65%	548	0.65%
2014 Average Household Size	2.10		2.30		2.30	
Households						
2019 Projection	4,001		44,543		89,922	
2014 Estimate	3,760		42,245		85,262	
2010 Census	3,535		40,980		83,785	
Growth 2014 - 2019	6.41%		5.44%		5.47%	
Growth 2010 - 2014	3.29%		0.15%		0.02%	



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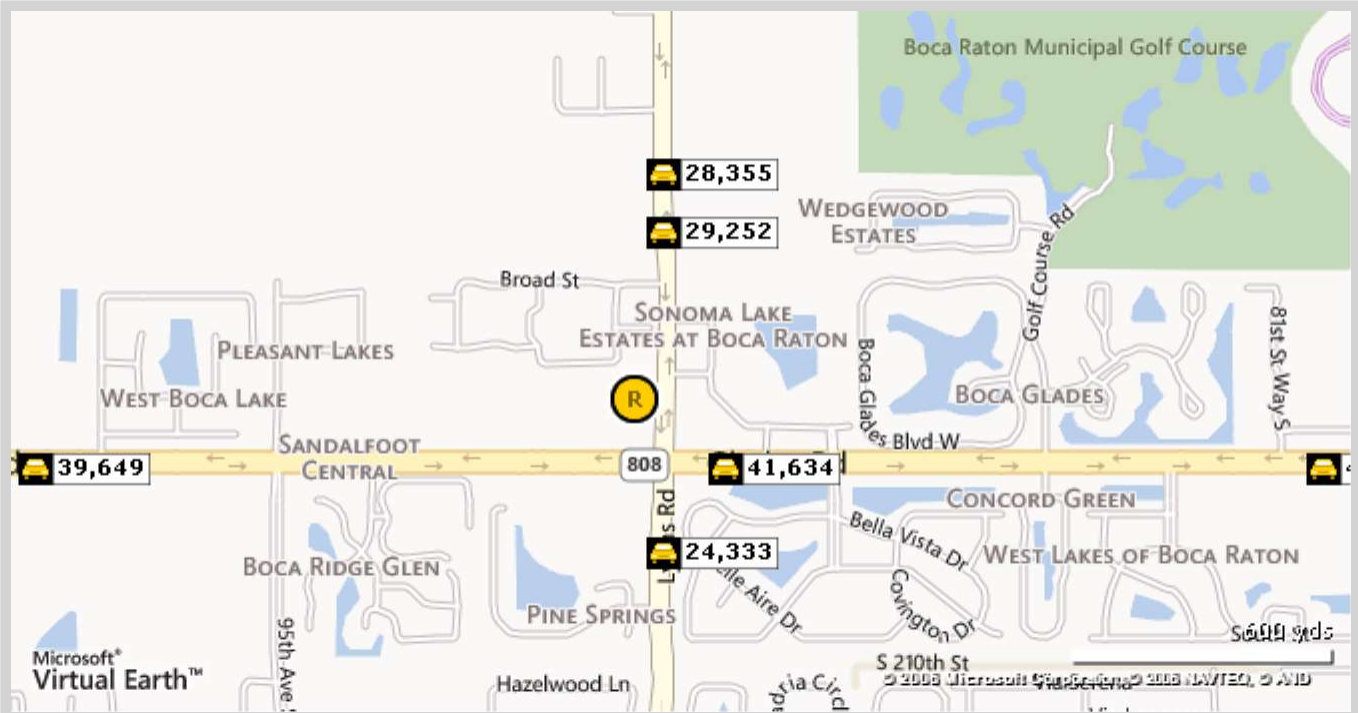
Radius	1 Mile	3 Mile	5 Mile
2014 Households by HH Income	3,760	42,244	85,260
<\$25,000	854 22.71%	9,343 22.12%	17,081 20.03%
\$25,000 - \$50,000	1,004 26.70%	9,643 22.83%	18,377 21.55%
\$50,000 - \$75,000	681 18.11%	7,471 17.69%	14,926 17.51%
\$75,000 - \$100,000	549 14.60%	4,416 10.45%	9,428 11.06%
\$100,000 - \$125,000	167 4.44%	4,018 9.51%	7,906 9.27%
\$125,000 - \$150,000	232 6.17%	2,481 5.87%	5,396 6.33%
\$150,000 - \$200,000	128 3.40%	1,822 4.31%	4,832 5.67%
\$200,000+	145 3.86%	3,050 7.22%	7,314 8.58%
2014 Avg Household Income	\$69,353	\$80,649	\$87,129
2014 Med Household Income	\$50,917	\$57,105	\$61,974
2014 Occupied Housing	3,759	42,245	85,262
Owner Occupied	2,961 78.77%	33,710 79.80%	65,427 76.74%
Renter Occupied	798 21.23%	8,535 20.20%	19,835 23.26%
2010 Housing Units	4,227	47,693	95,197
1 Unit	2,280 53.94%	27,778 58.24%	56,154 58.99%
2 - 4 Units	789 18.67%	3,751 7.86%	6,349 6.67%
5 - 19 Units	697 16.49%	5,690 11.93%	13,096 13.76%
20+ Units	461 10.91%	10,474 21.96%	19,598 20.59%
2014 Housing Value	2,962	33,710	65,428
<\$100,000	664 22.42%	7,614 22.59%	14,084 21.53%
\$100,000 - \$200,000	1,187 40.07%	9,844 29.20%	15,052 23.01%
\$200,000 - \$300,000	549 18.53%	6,075 18.02%	12,116 18.52%
\$300,000 - \$400,000	389 13.13%	4,371 12.97%	8,694 13.29%
\$400,000 - \$500,000	90 3.04%	1,911 5.67%	4,715 7.21%
\$500,000 - \$1,000,000	73 2.46%	3,156 9.36%	8,292 12.67%
\$1,000,000+	10 0.34%	739 2.19%	2,475 3.78%
2014 Median Home Value	\$168,828	\$193,874	\$229,531
2014 Housing Units by Yr Built	4,400	48,739	98,060
Built 2010+	174 3.95%	1,704 3.50%	3,135 3.20%
Built 2000 - 2010	277 6.30%	3,132 6.43%	7,287 7.43%
Built 1990 - 1999	690 15.68%	9,809 20.13%	26,810 27.34%
Built 1980 - 1989	1,845 41.93%	23,047 47.29%	39,467 40.25%
Built 1970 - 1979	1,334 30.32%	10,033 20.59%	18,354 18.72%
Built 1960 - 1969	63 1.43%	663 1.36%	2,118 2.16%
Built 1950 - 1959	6 0.14%	192 0.39%	554 0.56%
Built <1949	11 0.25%	159 0.33%	335 0.34%
2014 Median Year Built	1983	1985	1986



Traffic Count Report

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Building Type: General Retail
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Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Glades Rd	Lyons Rd	0.08 W	2012	41,634	MPSI	.15
2 Lyons Rd	Pine Springs Dr	0.08 S	2012	24,333	ADT	.21
3 Lyons Rd	Sonoma Lake Blvd	0.07 S	2012	29,252	MPSI	.23
4 Lyons Rd	Sonoma Lake Blvd	0.15 S	2012	28,355	ADT	.30
5 Glades Rd	95th Ave S	0.09 E	2012	41,248	MPSI	.80
6 Glades Rd	W Carousel Cir	0.09 E	2012	39,649	ADT	.80
7 Glades Rd	81st Ave S	0.05 W	2012	41,413	ADT	.92