



Demographic and Income Profile

2044 E Orange
 2044 E Orange Ave, Eustis, Florida, 32726
 Drive time: 10 minute radius

Prepared by Esri
 Latitude: 28.85258
 Longitude: -81.66413

Summary	Census 2010	Census 2020	2023	2028
Population	40,553	50,675	53,064	53,515
Households	16,872	21,259	22,435	22,956
Families	11,009	-	14,149	14,339
Average Household Size	2.37	2.35	2.33	2.30
Owner Occupied Housing Units	11,598	-	15,027	15,578
Renter Occupied Housing Units	5,275	-	7,408	7,378
Median Age	44.7	-	47.5	48.0

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.17%	0.63%	0.30%
Households	0.46%	0.77%	0.49%
Families	0.27%	0.74%	0.44%
Owner HHs	0.72%	0.93%	0.66%
Median Household Income	2.73%	3.34%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	2,460	11.0%	2,211	9.6%
\$15,000 - \$24,999	2,270	10.1%	1,933	8.4%
\$25,000 - \$34,999	2,047	9.1%	1,847	8.0%
\$35,000 - \$49,999	2,038	9.1%	1,719	7.5%
\$50,000 - \$74,999	4,546	20.3%	4,507	19.6%
\$75,000 - \$99,999	3,391	15.1%	3,746	16.3%
\$100,000 - \$149,999	3,140	14.0%	3,712	16.2%
\$150,000 - \$199,999	1,316	5.9%	1,852	8.1%
\$200,000+	1,226	5.5%	1,430	6.2%
Median Household Income	\$60,687		\$69,445	
Average Household Income	\$84,844		\$96,886	
Per Capita Income	\$35,922		\$41,618	

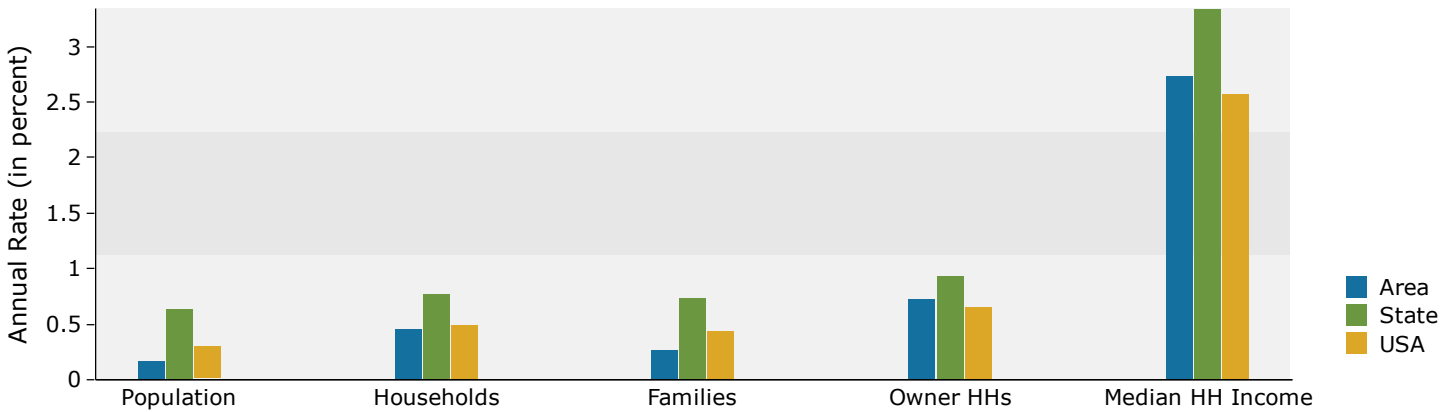
Population by Age	Census 2010		2023		2028	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,404	5.9%	2,644	5.0%	2,671	5.0%
5 - 9	2,351	5.8%	2,805	5.3%	2,764	5.2%
10 - 14	2,436	6.0%	2,910	5.5%	2,927	5.5%
15 - 19	2,456	6.1%	2,635	5.0%	2,714	5.1%
20 - 24	2,041	5.0%	2,468	4.7%	2,349	4.4%
25 - 34	4,263	10.5%	5,870	11.1%	5,478	10.2%
35 - 44	4,469	11.0%	5,845	11.0%	6,147	11.5%
45 - 54	5,495	13.6%	5,681	10.7%	5,643	10.5%
55 - 64	5,514	13.6%	7,424	14.0%	6,785	12.7%
65 - 74	4,473	11.0%	7,746	14.6%	7,967	14.9%
75 - 84	3,163	7.8%	4,958	9.3%	5,810	10.9%
85+	1,487	3.7%	2,078	3.9%	2,259	4.2%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	32,118	79.2%	35,007	69.1%	36,510	68.8%	36,436	68.1%
Black Alone	5,594	13.8%	6,678	13.2%	7,036	13.3%	7,191	13.4%
American Indian Alone	175	0.4%	199	0.4%	216	0.4%	232	0.4%
Asian Alone	600	1.5%	1,025	2.0%	981	1.8%	913	1.7%
Pacific Islander Alone	12	0.0%	40	0.1%	47	0.1%	49	0.1%
Some Other Race Alone	1,240	3.1%	2,626	5.2%	2,855	5.4%	3,038	5.7%
Two or More Races	815	2.0%	5,099	10.1%	5,419	10.2%	5,655	10.6%
Hispanic Origin (Any Race)	4,470	11.0%	7,913	15.6%	8,472	16.0%	8,816	16.5%

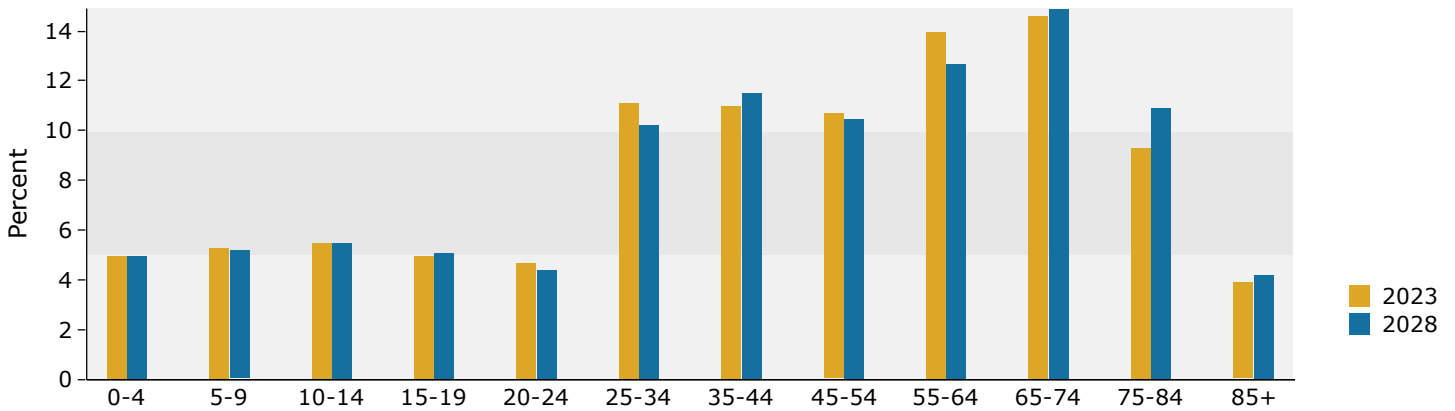
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

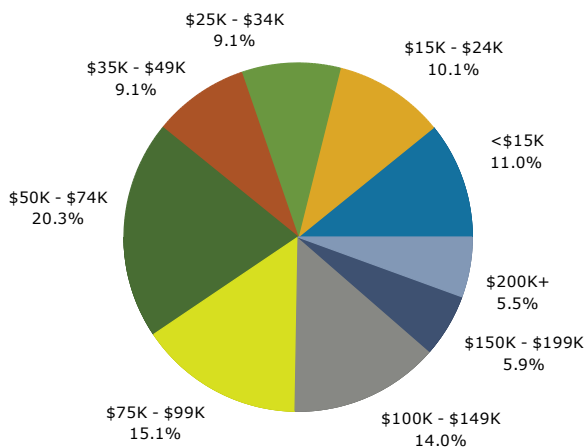
Trends 2023-2028



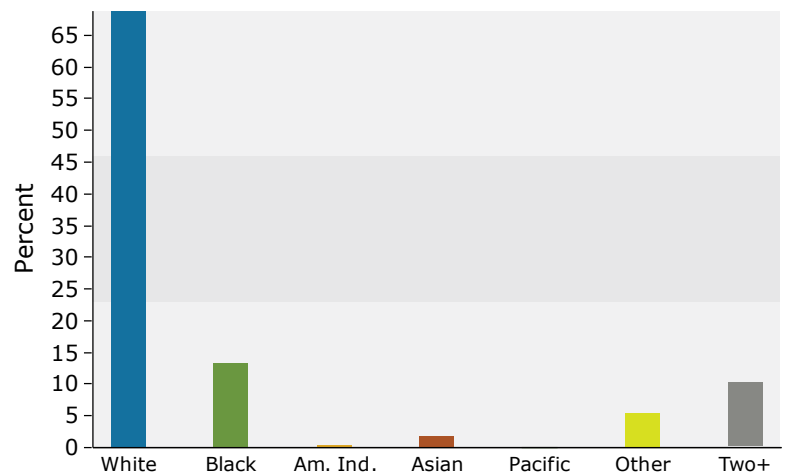
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 16.0%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



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Summary	Census 2010	Census 2020	2023	2028
Population	109,465	132,058	139,898	144,484
Households	45,982	55,181	58,959	61,689
Families	30,468	-	37,973	39,443
Average Household Size	2.34	2.36	2.34	2.31
Owner Occupied Housing Units	35,087	-	44,338	46,912
Renter Occupied Housing Units	10,893	-	14,621	14,777
Median Age	47.1	-	50.8	51.4

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.65%	0.63%	0.30%
Households	0.91%	0.77%	0.49%
Families	0.76%	0.74%	0.44%
Owner HHs	1.14%	0.93%	0.66%
Median Household Income	3.18%	3.34%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	5,526	9.4%	4,940	8.0%
\$15,000 - \$24,999	5,090	8.6%	4,222	6.8%
\$25,000 - \$34,999	5,647	9.6%	4,890	7.9%
\$35,000 - \$49,999	6,366	10.8%	5,672	9.2%
\$50,000 - \$74,999	11,589	19.7%	11,833	19.2%
\$75,000 - \$99,999	9,286	15.7%	10,418	16.9%
\$100,000 - \$149,999	8,682	14.7%	10,660	17.3%
\$150,000 - \$199,999	3,463	5.9%	5,005	8.1%
\$200,000+	3,310	5.6%	4,050	6.6%
Median Household Income	\$62,337		\$72,886	
Average Household Income	\$86,737		\$99,900	
Per Capita Income	\$36,590		\$42,682	

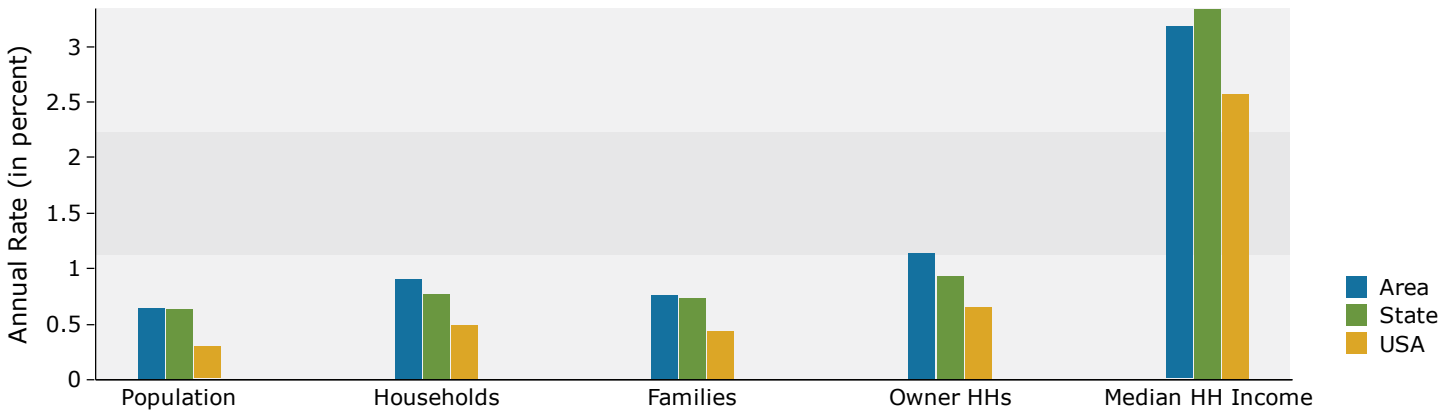
Population by Age	Census 2010		2023		2028	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	5,808	5.3%	6,330	4.5%	6,503	4.5%
5 - 9	5,933	5.4%	6,830	4.9%	6,838	4.7%
10 - 14	6,094	5.6%	7,092	5.1%	7,390	5.1%
15 - 19	6,358	5.8%	6,578	4.7%	6,747	4.7%
20 - 24	5,022	4.6%	6,047	4.3%	5,714	4.0%
25 - 34	10,462	9.6%	14,385	10.3%	13,964	9.7%
35 - 44	12,002	11.0%	14,423	10.3%	15,459	10.7%
45 - 54	15,116	13.8%	15,080	10.8%	15,020	10.4%
55 - 64	15,371	14.0%	20,450	14.6%	19,198	13.3%
65 - 74	13,938	12.7%	22,288	15.9%	23,624	16.4%
75 - 84	9,501	8.7%	14,713	10.5%	17,474	12.1%
85+	3,859	3.5%	5,682	4.1%	6,552	4.5%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	91,864	83.9%	97,181	73.6%	102,283	73.1%	104,448	72.3%
Black Alone	10,467	9.6%	13,480	10.2%	14,470	10.3%	15,228	10.5%
American Indian Alone	595	0.5%	595	0.5%	665	0.5%	730	0.5%
Asian Alone	1,387	1.3%	2,482	1.9%	2,492	1.8%	2,457	1.7%
Pacific Islander Alone	39	0.0%	82	0.1%	91	0.1%	97	0.1%
Some Other Race Alone	3,199	2.9%	6,093	4.6%	6,774	4.8%	7,497	5.2%
Two or More Races	1,914	1.7%	12,145	9.2%	13,123	9.4%	14,027	9.7%
Hispanic Origin (Any Race)	10,804	9.9%	18,533	14.0%	20,271	14.5%	21,711	15.0%

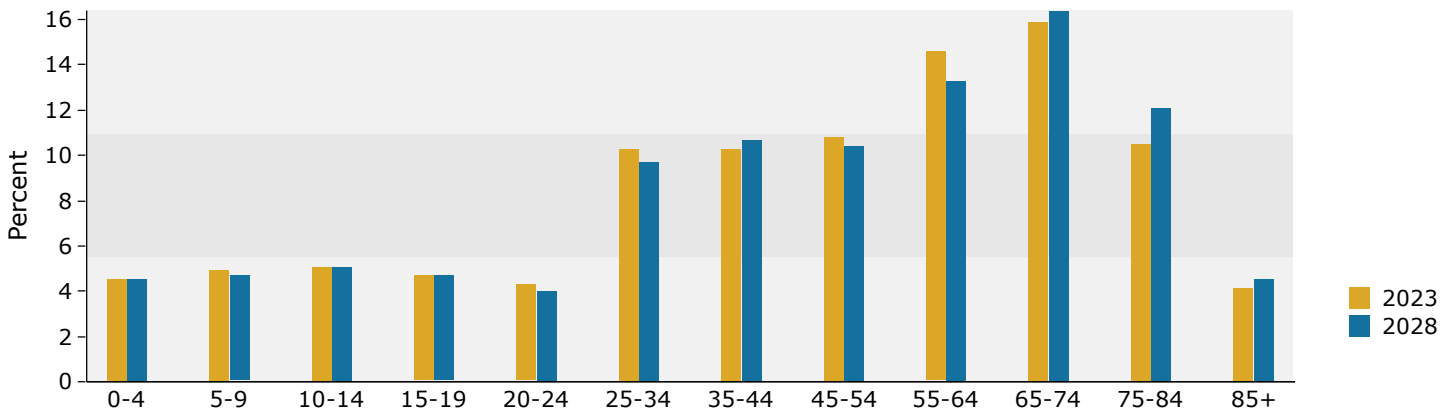
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

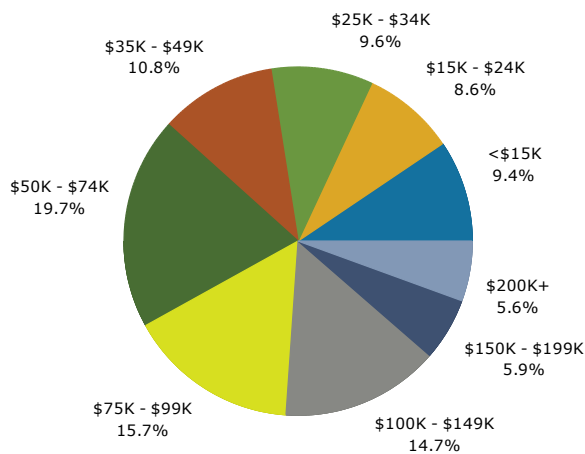
Trends 2023-2028



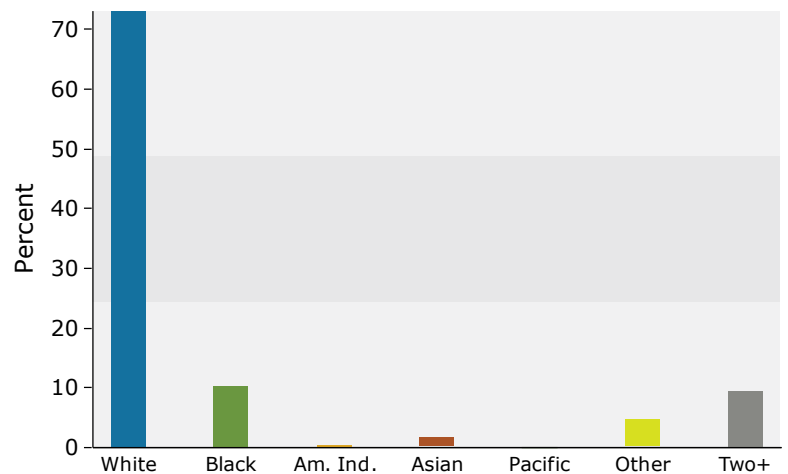
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 14.5%



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Summary	Census 2010	Census 2020	2023	2028
Population	241,537	296,977	316,039	327,839
Households	94,920	115,214	123,270	129,299
Families	65,320	-	83,053	86,562
Average Household Size	2.52	2.55	2.54	2.51
Owner Occupied Housing Units	71,114	-	90,184	94,282
Renter Occupied Housing Units	23,806	-	33,086	35,017
Median Age	42.2	-	44.8	45.3

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.74%	0.63%	0.30%
Households	0.96%	0.77%	0.49%
Families	0.83%	0.74%	0.44%
Owner HHs	0.89%	0.93%	0.66%
Median Household Income	3.22%	3.34%	2.57%

Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	11,984	9.7%	10,615	8.2%
\$15,000 - \$24,999	9,343	7.6%	7,609	5.9%
\$25,000 - \$34,999	10,604	8.6%	9,167	7.1%
\$35,000 - \$49,999	14,008	11.4%	12,613	9.8%
\$50,000 - \$74,999	22,251	18.1%	22,749	17.6%
\$75,000 - \$99,999	17,953	14.6%	19,536	15.1%
\$100,000 - \$149,999	19,904	16.1%	24,034	18.6%
\$150,000 - \$199,999	8,363	6.8%	11,986	9.3%
\$200,000+	8,860	7.2%	10,990	8.5%
Median Household Income	\$65,570		\$76,817	
Average Household Income	\$93,261		\$107,752	
Per Capita Income	\$36,515		\$42,649	

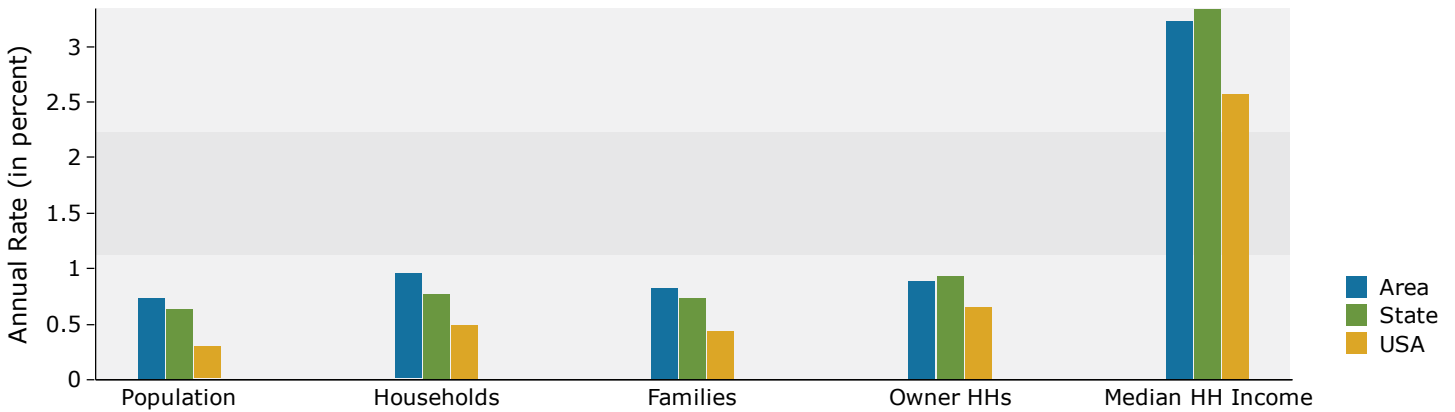
Population by Age	Census 2010		2023		2028	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	15,111	6.3%	16,869	5.3%	17,619	5.4%
5 - 9	15,098	6.3%	18,195	5.8%	18,306	5.6%
10 - 14	15,154	6.3%	18,635	5.9%	19,476	5.9%
15 - 19	15,063	6.2%	16,600	5.3%	17,417	5.3%
20 - 24	12,155	5.0%	15,026	4.8%	14,521	4.4%
25 - 34	26,459	11.0%	36,923	11.7%	36,221	11.0%
35 - 44	30,689	12.7%	36,663	11.6%	39,363	12.0%
45 - 54	34,215	14.2%	36,656	11.6%	36,636	11.2%
55 - 64	31,254	12.9%	43,443	13.7%	41,516	12.7%
65 - 74	24,749	10.2%	43,009	13.6%	45,613	13.9%
75 - 84	15,353	6.4%	24,990	7.9%	30,575	9.3%
85+	6,236	2.6%	9,030	2.9%	10,575	3.2%

Race and Ethnicity	Census 2010		Census 2020		2023		2028	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	184,703	76.5%	185,141	62.3%	194,249	61.5%	196,128	59.8%
Black Alone	34,824	14.4%	47,802	16.1%	51,745	16.4%	54,932	16.8%
American Indian Alone	1,135	0.5%	1,430	0.5%	1,606	0.5%	1,759	0.5%
Asian Alone	5,094	2.1%	9,752	3.3%	10,671	3.4%	11,673	3.6%
Pacific Islander Alone	158	0.1%	267	0.1%	291	0.1%	304	0.1%
Some Other Race Alone	10,187	4.2%	19,313	6.5%	21,400	6.8%	24,347	7.4%
Two or More Races	5,436	2.3%	33,273	11.2%	36,078	11.4%	38,696	11.8%
Hispanic Origin (Any Race)	32,467	13.4%	54,302	18.3%	59,590	18.9%	64,543	19.7%

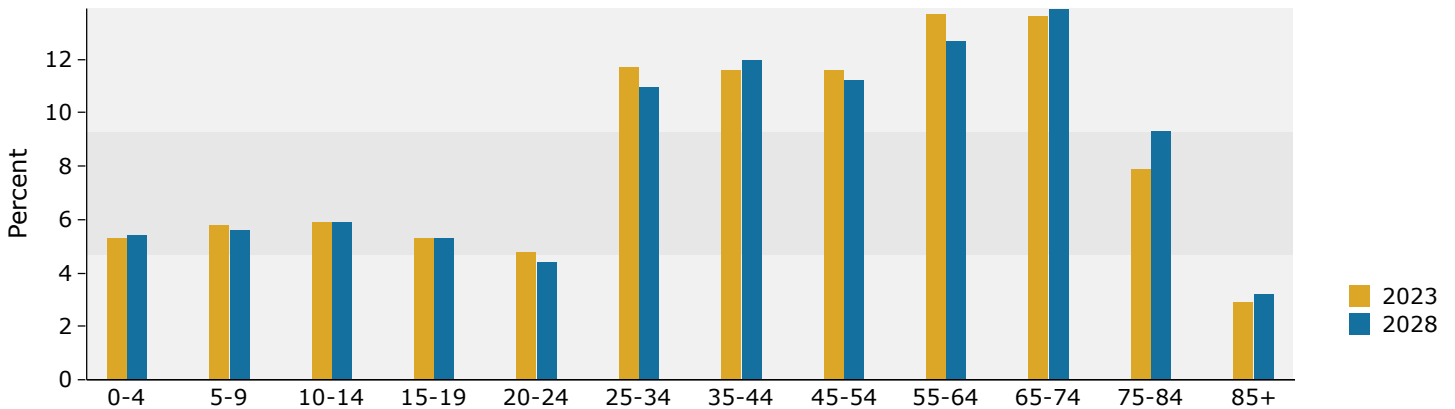
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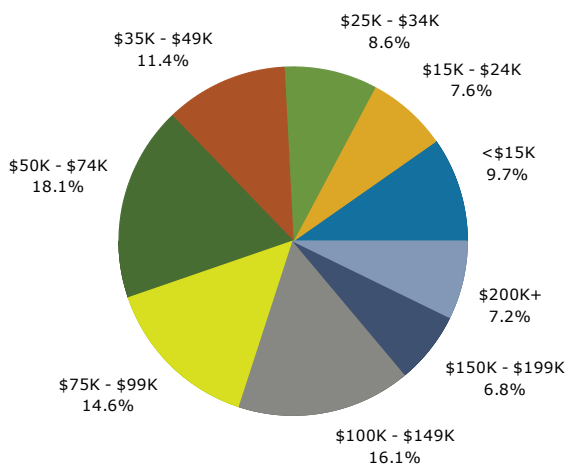
Trends 2023-2028



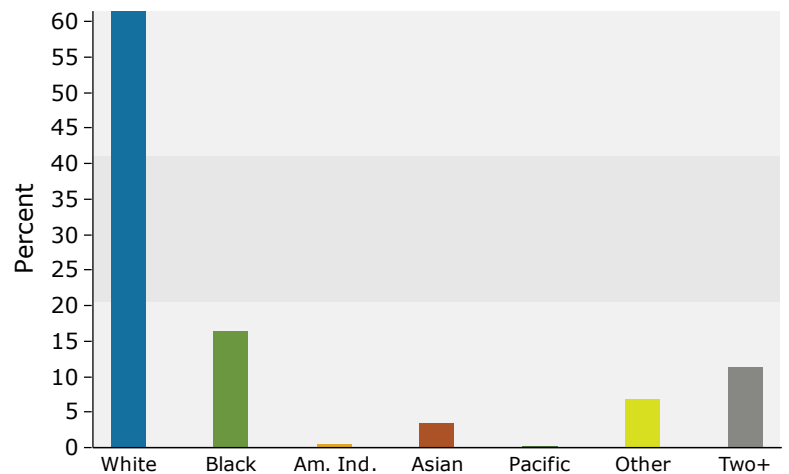
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin: 18.9%

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.