

Executive Summary Report 2024

1 mile, 3 miles, 5 miles

1 mile, 3 miles, 5 miles

Ring: 1 mile radius, Ring: 3 mile radius, Ring: 5 mile radius

Prepared by Anderson Commercial Advisors

Latitude: 28.59951501647

Longitude: -81.213282039954

Executive Summary

1 mile



Ring: 1 mile radius, Ring: 3 mile radius, Ring: 5 mile radius

Population	1 mile	3 miles	5 miles
2010 Population	11,755	83,911	199,095
2020 Population	18,338	100,604	233,720
2024 Population	19,324	103,755	240,094
2029 Population	19,243	103,376	241,538
2010-2020 Annual Rate	4.55%	1.83%	1.62%
2020-2024 Annual Rate	1.24%	0.73%	0.64%
2024-2029 Annual Rate	-0.08%	-0.07%	0.12%

Age			
2024 Median Age	19.9	24.6	30.5
U.S. median age is 39.1			

Race and Ethnicity			
White Alone	60.9%	54.9%	51.7%
Black Alone	11.5%	10.5%	10.4%
American Indian Alone	0.3%	0.4%	0.4%
Asian Alone	8.1%	7.5%	7.0%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	7.0%	9.4%	11.0%
Two or More Races	12.2%	17.2%	19.4%
Hispanic Origin	21.4%	30.6%	35.3%
Diversity Index	72.8	79.5	81.9

Households			
2010 Total Households	2,390	26,842	69,486
2020 Total Households	3,715	31,271	79,792
2024 Total Households	3,697	31,884	81,648
2029 Total Households	3,650	31,872	82,606
2010-2020 Annual Rate	4.51%	1.54%	1.39%
2020-2024 Annual Rate	-0.11%	0.46%	0.54%
2024-2029 Annual Rate	-0.26%	-0.01%	0.23%
2024 Average Household Size	2.12	2.56	2.66
Wealth Index	25	78	85



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Mortgage Income	1 mile	3 miles	5 miles
2024 Percent of Income for Mortgage	100.0%	36.6%	32.6%
Median Household Income			
2024 Median Household Income	\$22,902	\$67,799	\$75,291
2029 Median Household Income	\$27,486	\$77,902	\$84,979
2024-2029 Annual Rate	3.72%	2.82%	2.45%
Average Household Income			
2024 Average Household Income	\$43,385	\$95,451	\$103,077
2029 Average Household Income	\$49,669	\$110,981	\$119,857
Per Capita Income			
2024 Per Capita Income	\$10,580	\$30,183	\$35,425
2029 Per Capita Income	\$11,854	\$35,081	\$41,363
2024-2029 Annual Rate	2.30%	3.05%	3.15%
Income Equality			
2024 Gini Index	54.5	42.7	40.3
Socioeconomic Status			
2024 Socioeconomic Status Index	42.6	50.9	51.0
Housing Unit Summary			
Housing Affordability Index	17	67	76
2020 Housing Units	4,452	33,728	84,840
Vacant Housing Units	17.1%	7.3%	5.9%
2024 Housing Units	4,399	34,055	86,199
Owner Occupied Housing Units	7.9%	46.1%	54.5%
Renter Occupied Housing Units	92.1%	53.9%	45.5%
Vacant Housing Units	16.0%	6.4%	5.3%
2029 Total Housing Units	4,409	34,366	87,627
2029 Owner Occupied Housing Units	333	15,724	47,141
2029 Renter Occupied Housing Units	3,317	16,148	35,465
2029 Vacant Housing Units	759	2,494	5,021