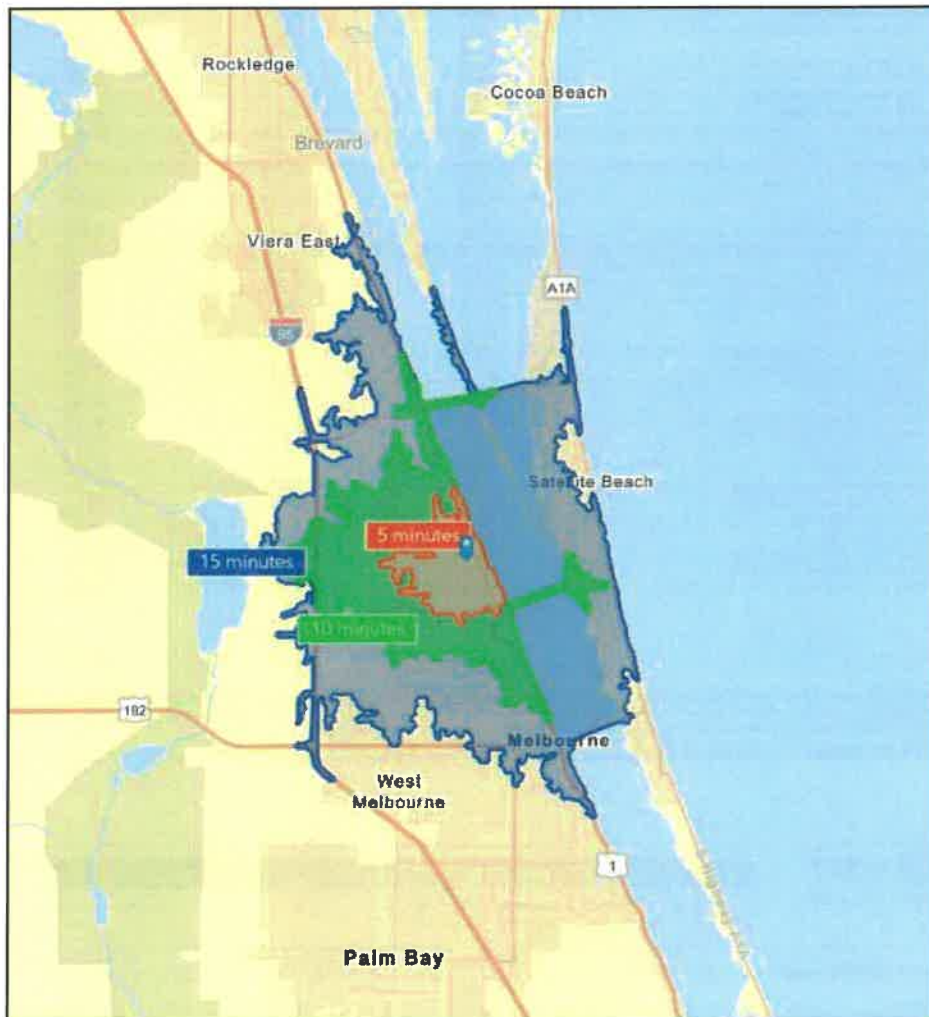## Demographics

For demographic data, we have included a detailed analysis of the neighborhood provided by ESRI, the endorsed GIS firm utilized by both the Appraisal Institute and CCIM members. This data incorporates information reported by U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI then makes credible forecasts for 2020 and 2025. ESRI converted 1990 Census data into 2000 geography. Due to the geographical factors presented by the Indian River Lagoon, the most appropriate study areas are 5, 10, and 15-minute drive times.

Population and income information for the five, ten and fifteen-minute drive times are shown on the following tables. All three study areas have slight increases forecast for population levels. The fifteen-minute drive time area has the greatest income levels.

Source: Site to Do Business, *ESRI*, 5-10-15-Minute Drive-Times)

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Community Profile

1350 Lake Washington Rd, Melbourne, Florida, 32935 2

Prepared by Esri

1350 Lake Washington Rd, Melbourne, Florida, 32935

Drive time: 5, 10, 15 minute radii

	5 minutes	10 minutes	15 minutes
Population Summary			
2010 Total Population	16,378	52,252	108,568
2020 Total Population	17,721	56,069	117,394
2020 Group Quarters	74	514	1,991
2025 Total Population	17,778	56,946	120,206
2025 Group Quarters	79	538	2,111
2030 Total Population	17,990	58,248	124,097
2025-2030 Annual Rate	0.24%	0.45%	0.64%
2025 Total Daytime Population	15,241	54,452	146,039
Workers	6,329	25,100	80,720
Residents	8,912	29,352	65,319
Household Summary			
2010 Households	7,508	23,250	47,994
2010 Average Household Size	2.18	2.24	2.24
2020 Total Households	8,148	24,830	51,232
2020 Average Household Size	2.17	2.24	2.25
2025 Households	8,287	25,588	53,316
2025 Average Household Size	2.14	2.20	2.22
2030 Households	8,454	26,386	55,477
2030 Average Household Size	2.12	2.19	2.20
2025-2030 Annual Rate	0.40%	0.62%	0.80%
2010 Families	4,229	13,832	29,066
2010 Average Family Size	2.80	2.82	2.81
2025 Families	4,451	14,706	31,800
2025 Average Family Size	2.79	2.81	2.81
2030 Families	4,521	15,167	33,026
2030 Average Family Size	2.77	2.79	2.79
2025-2030 Annual Rate	0.31%	0.62%	0.76%
Housing Unit Summary			
2000 Housing Units	8,010	24,468	50,813
Owner Occupied Housing Units	56.9%	62.7%	65.7%
Renter Occupied Housing Units	35.1%	30.0%	24.9%
Vacant Housing Units	8.0%	7.3%	9.4%
2010 Housing Units	8,602	26,110	55,243
Owner Occupied Housing Units	54.0%	59.0%	61.1%
Renter Occupied Housing Units	33.3%	30.0%	25.8%
Vacant Housing Units	12.7%	11.0%	13.1%
2020 Housing Units	8,874	27,257	57,409
Owner Occupied Housing Units	53.4%	57.8%	62.0%
Renter Occupied Housing Units	38.4%	33.3%	27.3%
Vacant Housing Units	8.1%	8.9%	10.7%
2025 Housing Units	8,891	27,856	59,461
Owner Occupied Housing Units	57.4%	59.7%	63.6%
Renter Occupied Housing Units	35.8%	32.1%	26.1%
Vacant Housing Units	6.8%	8.1%	10.3%
2030 Housing Units	9,053	28,740	61,894
Owner Occupied Housing Units	60.6%	62.2%	65.3%
Renter Occupied Housing Units	32.7%	29.6%	24.3%
Vacant Housing Units	6.6%	8.2%	10.4%

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

July 01, 2025

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Community Profile

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Drive time: 5, 10, 15 minute radii

	5 minutes	10 minutes	15 minutes
Median Household Income			
2025	$70,949	$78,579	$86,210
2030	$79,024	$87,882	$98,090
Median Home Value			
2025	$332,174	$368,789	$434,913
2030	$398,646	$460,669	$526,688
Per Capita Income			
2025	$38,791	$43,322	$51,196
2030	$43,557	$49,140	$57,152