



Executive Summary

14237 W Colonial Dr, Winter Garden, Florida, 34787
Drive Time Bands: 0-5, 5-10, 10-15 minute radii

Prepared by Esri
Latitude: 28.55121
Longitude: -81.59569

	0 - 5 minute	5 - 10 minute	10 - 15 minute
Population			
2000 Population	11,839	13,699	58,290
2010 Population	18,742	30,648	90,611
2020 Population	23,755	40,876	126,767
2025 Population	26,265	45,846	139,516
2000-2010 Annual Rate	4.70%	8.39%	4.51%
2010-2020 Annual Rate	2.34%	2.85%	3.33%
2020-2025 Annual Rate	2.03%	2.32%	1.94%
2020 Male Population	49.1%	48.4%	48.5%
2020 Female Population	50.9%	51.6%	51.5%
2020 Median Age	36.0	37.2	36.8

In the identified area, the current year population is 126,767. In 2010, the Census count in the area was 90,611. The rate of change since 2010 was 3.33% annually. The five-year projection for the population in the area is 139,516 representing a change of 1.94% annually from 2020 to 2025. Currently, the population is 48.5% male and 51.5% female.

Median Age

The median age in this area is 36.0, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	64.5%	64.2%	60.9%
2020 Black Alone	16.7%	18.8%	21.4%
2020 American Indian/Alaska Native Alone	0.5%	0.4%	0.5%
2020 Asian Alone	4.0%	7.0%	6.0%
2020 Pacific Islander Alone	0.1%	0.1%	0.1%
2020 Other Race	10.2%	5.3%	7.0%
2020 Two or More Races	4.0%	4.2%	4.2%
2020 Hispanic Origin (Any Race)	35.1%	22.2%	24.9%

Persons of Hispanic origin represent 24.9% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 73.7 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	83	144	102
2000 Households	4,540	4,628	20,012
2010 Households	6,885	10,152	31,221
2020 Total Households	8,631	13,611	42,882
2025 Total Households	9,515	15,217	46,923
2000-2010 Annual Rate	4.25%	8.17%	4.55%
2010-2020 Annual Rate	2.23%	2.90%	3.14%
2020-2025 Annual Rate	1.97%	2.26%	1.82%
2020 Average Household Size	2.73	2.97	2.95

The household count in this area has changed from 31,221 in 2010 to 42,882 in the current year, a change of 3.14% annually. The five-year projection of households is 46,923, a change of 1.82% annually from the current year total. Average household size is currently 2.95, compared to 2.89 in the year 2010. The number of families in the current year is 32,229 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.



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Mortgage Income			
2020 Percent of Income for Mortgage	21.1%	14.9%	14.9%
Median Household Income			
2020 Median Household Income	\$55,064	\$93,755	\$73,054
2025 Median Household Income	\$58,618	\$104,293	\$79,003
2020-2025 Annual Rate	1.26%	2.15%	1.58%
Average Household Income			
2020 Average Household Income	\$84,956	\$122,657	\$95,635
2025 Average Household Income	\$95,573	\$141,164	\$107,814
2020-2025 Annual Rate	2.38%	2.85%	2.43%
Per Capita Income			
2020 Per Capita Income	\$29,847	\$40,466	\$32,750
2025 Per Capita Income	\$33,391	\$46,449	\$36,714
2020-2025 Annual Rate	2.27%	2.80%	2.31%

Households by Income

Current median household income is \$73,054 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$79,003 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$95,635 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$107,814 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$32,750 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$36,714 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	108	151	151
2000 Total Housing Units	4,917	4,938	21,134
2000 Owner Occupied Housing Units	2,744	3,576	15,737
2000 Renter Occupied Housing Units	1,796	1,052	4,275
2000 Vacant Housing Units	377	310	1,122
2010 Total Housing Units	7,746	11,174	34,588
2010 Owner Occupied Housing Units	4,249	8,033	21,801
2010 Renter Occupied Housing Units	2,636	2,119	9,420
2010 Vacant Housing Units	861	1,022	3,367
2020 Total Housing Units	9,376	14,320	45,967
2020 Owner Occupied Housing Units	5,294	10,804	30,260
2020 Renter Occupied Housing Units	3,336	2,807	12,622
2020 Vacant Housing Units	745	709	3,085
2025 Total Housing Units	10,338	15,991	50,027
2025 Owner Occupied Housing Units	5,926	12,148	33,091
2025 Renter Occupied Housing Units	3,590	3,069	13,832
2025 Vacant Housing Units	823	774	3,104

Currently, 65.8% of the 45,967 housing units in the area are owner occupied; 27.5%, renter occupied; and 6.7% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 34,588 housing units in the area - 63.0% owner occupied, 27.2% renter occupied, and 9.7% vacant. The annual rate of change in housing units since 2010 is 13.47%. Median home value in the area is \$261,396, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 1.80% annually to \$285,770.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

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