



Community Profile

44738-Rio Pinar Plaza
 401 S Chickasaw Trl
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 28.53891
 Longitude: -81.27609

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	9,213	93,530	238,764
2010 Total Population	10,005	97,929	271,647
2019 Total Population	10,886	108,173	303,343
2019 Group Quarters	60	517	3,713
2024 Total Population	11,610	115,585	326,054
2019-2024 Annual Rate	1.30%	1.33%	1.45%
2019 Total Daytime Population	9,877	79,960	238,621
Workers	4,633	25,843	95,056
Residents	5,244	54,117	143,565
Household Summary			
2000 Households	3,443	34,468	94,627
2000 Average Household Size	2.64	2.69	2.50
2010 Households	3,850	36,472	107,428
2010 Average Household Size	2.58	2.67	2.50
2019 Households	4,151	39,900	118,875
2019 Average Household Size	2.61	2.70	2.52
2024 Households	4,404	42,422	127,349
2024 Average Household Size	2.62	2.71	2.53
2019-2024 Annual Rate	1.19%	1.23%	1.39%
2010 Families	2,602	24,216	64,994
2010 Average Family Size	3.05	3.17	3.07
2019 Families	2,770	26,152	70,801
2019 Average Family Size	3.09	3.21	3.12
2024 Families	2,930	27,720	75,515
2024 Average Family Size	3.11	3.23	3.13
2019-2024 Annual Rate	1.13%	1.17%	1.30%
Housing Unit Summary			
2000 Housing Units	3,557	36,856	100,221
Owner Occupied Housing Units	62.9%	56.5%	54.0%
Renter Occupied Housing Units	33.9%	37.0%	40.4%
Vacant Housing Units	3.2%	6.5%	5.6%
2010 Housing Units	4,146	41,357	120,329
Owner Occupied Housing Units	53.5%	51.0%	48.5%
Renter Occupied Housing Units	39.3%	37.1%	40.7%
Vacant Housing Units	7.1%	11.8%	10.7%
2019 Housing Units	4,371	44,198	130,685
Owner Occupied Housing Units	50.1%	48.1%	45.1%
Renter Occupied Housing Units	44.8%	42.2%	45.8%
Vacant Housing Units	5.0%	9.7%	9.0%
2024 Housing Units	4,610	46,693	139,164
Owner Occupied Housing Units	51.4%	49.1%	45.9%
Renter Occupied Housing Units	44.1%	41.8%	45.6%
Vacant Housing Units	4.5%	9.1%	8.5%
Median Household Income			
2019	\$45,763	\$43,061	\$50,306
2024	\$53,159	\$49,356	\$55,752
Median Home Value			
2019	\$189,497	\$175,775	\$212,649
2024	\$216,797	\$205,757	\$244,093
Per Capita Income			
2019	\$23,394	\$21,262	\$27,262
2024	\$27,142	\$24,509	\$31,067
Median Age			
2010	33.3	34.2	33.4
2019	33.5	35.2	34.8
2024	33.7	35.9	35.4

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: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.



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2019 Households by Income			
Household Income Base	4,151	39,900	118,875
<\$15,000	13.2%	14.2%	13.0%
\$15,000 - \$24,999	10.0%	12.2%	10.5%
\$25,000 - \$34,999	11.4%	12.1%	10.2%
\$35,000 - \$49,999	19.8%	18.4%	15.9%
\$50,000 - \$74,999	17.6%	19.3%	19.6%
\$75,000 - \$99,999	11.1%	10.5%	11.1%
\$100,000 - \$149,999	10.1%	8.6%	11.5%
\$150,000 - \$199,999	4.0%	2.7%	4.2%
\$200,000+	3.0%	2.0%	4.0%
Average Household Income	\$64,472	\$57,848	\$69,636
2024 Households by Income			
Household Income Base	4,404	42,422	127,349
<\$15,000	10.1%	11.6%	10.6%
\$15,000 - \$24,999	7.9%	10.2%	8.8%
\$25,000 - \$34,999	9.7%	10.8%	9.0%
\$35,000 - \$49,999	18.8%	17.9%	15.3%
\$50,000 - \$74,999	18.7%	20.3%	20.2%
\$75,000 - \$99,999	12.9%	11.9%	12.2%
\$100,000 - \$149,999	12.9%	11.0%	13.8%
\$150,000 - \$199,999	5.4%	3.8%	5.6%
\$200,000+	3.5%	2.4%	4.6%
Average Household Income	\$75,153	\$67,019	\$79,662
2019 Owner Occupied Housing Units by Value			
Total	2,192	21,257	58,960
<\$50,000	7.1%	4.9%	4.4%
\$50,000 - \$99,999	8.9%	13.6%	8.1%
\$100,000 - \$149,999	13.9%	19.1%	12.6%
\$150,000 - \$199,999	25.4%	24.0%	20.6%
\$200,000 - \$249,999	17.4%	15.9%	16.9%
\$250,000 - \$299,999	11.9%	9.8%	13.5%
\$300,000 - \$399,999	10.3%	7.1%	13.3%
\$400,000 - \$499,999	2.4%	1.7%	4.6%
\$500,000 - \$749,999	1.6%	2.7%	3.9%
\$750,000 - \$999,999	0.9%	0.7%	0.9%
\$1,000,000 - \$1,499,999	0.1%	0.4%	0.6%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.1%
\$2,000,000 +	0.2%	0.1%	0.4%
Average Home Value	\$212,295	\$202,770	\$253,508
2024 Owner Occupied Housing Units by Value			
Total	2,369	22,919	63,928
<\$50,000	3.6%	2.8%	2.5%
\$50,000 - \$99,999	4.9%	8.4%	4.7%
\$100,000 - \$149,999	9.2%	13.5%	8.8%
\$150,000 - \$199,999	25.0%	23.1%	17.8%
\$200,000 - \$249,999	21.6%	19.1%	18.3%
\$250,000 - \$299,999	14.8%	13.1%	15.9%
\$300,000 - \$399,999	13.5%	10.6%	17.6%
\$400,000 - \$499,999	3.0%	2.6%	6.2%
\$500,000 - \$749,999	2.3%	4.5%	5.5%
\$750,000 - \$999,999	1.5%	1.3%	1.2%
\$1,000,000 - \$1,499,999	0.2%	0.7%	0.7%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.1%
\$2,000,000 +	0.3%	0.2%	0.6%
Average Home Value	\$247,783	\$244,731	\$290,430

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.



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2010 Population by Age			
Total	10,004	97,926	271,645
0 - 4	6.6%	6.5%	6.0%
5 - 9	6.3%	6.1%	5.7%
10 - 14	6.5%	6.4%	5.8%
15 - 24	17.1%	16.1%	18.4%
25 - 34	16.0%	16.0%	16.5%
35 - 44	13.1%	13.7%	13.6%
45 - 54	13.7%	13.8%	13.6%
55 - 64	10.6%	10.3%	9.9%
65 - 74	5.7%	6.2%	5.7%
75 - 84	3.2%	3.6%	3.4%
85 +	1.2%	1.2%	1.3%
18 +	76.7%	77.0%	78.7%
2019 Population by Age			
Total	10,884	108,174	303,344
0 - 4	6.2%	6.1%	5.5%
5 - 9	5.7%	5.8%	5.3%
10 - 14	5.4%	5.6%	5.2%
15 - 24	15.5%	13.5%	15.3%
25 - 34	19.8%	18.7%	19.1%
35 - 44	12.2%	13.2%	13.2%
45 - 54	11.2%	12.0%	11.9%
55 - 64	10.9%	11.4%	11.3%
65 - 74	7.9%	8.1%	7.7%
75 - 84	3.8%	4.1%	3.8%
85 +	1.4%	1.5%	1.6%
18 +	79.6%	79.3%	80.9%
2024 Population by Age			
Total	11,611	115,585	326,054
0 - 4	6.5%	6.3%	5.7%
5 - 9	5.8%	5.9%	5.3%
10 - 14	5.5%	5.8%	5.3%
15 - 24	14.5%	12.9%	14.6%
25 - 34	20.0%	17.6%	18.3%
35 - 44	13.6%	14.9%	14.6%
45 - 54	10.3%	11.3%	11.1%
55 - 64	10.2%	10.8%	10.8%
65 - 74	7.9%	8.4%	8.2%
75 - 84	4.3%	4.6%	4.4%
85 +	1.4%	1.5%	1.6%
18 +	79.1%	78.8%	80.7%
2010 Population by Sex			
Males	4,903	48,076	134,873
Females	5,102	49,853	136,774
2019 Population by Sex			
Males	5,378	53,387	151,282
Females	5,508	54,786	152,061
2024 Population by Sex			
Males	5,701	56,892	162,103
Females	5,909	58,693	163,951

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.



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2010 Population by Race/Ethnicity			
Total	10,005	97,929	271,647
White Alone	71.4%	69.6%	73.2%
Black Alone	10.6%	10.4%	9.6%
American Indian Alone	0.5%	0.5%	0.4%
Asian Alone	4.2%	3.7%	4.4%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	9.3%	11.6%	8.6%
Two or More Races	3.9%	4.2%	3.7%
Hispanic Origin	47.4%	50.7%	38.4%
Diversity Index	73.8	75.2	71.2
2019 Population by Race/Ethnicity			
Total	10,886	108,172	303,344
White Alone	67.7%	65.6%	68.9%
Black Alone	11.8%	11.5%	11.0%
American Indian Alone	0.5%	0.6%	0.5%
Asian Alone	4.2%	3.7%	4.7%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	11.3%	13.7%	10.5%
Two or More Races	4.4%	4.7%	4.3%
Hispanic Origin	55.9%	59.0%	46.0%
Diversity Index	75.9	77.0	75.4
2024 Population by Race/Ethnicity			
Total	11,611	115,585	326,053
White Alone	67.4%	65.4%	68.6%
Black Alone	12.0%	11.8%	11.3%
American Indian Alone	0.5%	0.6%	0.5%
Asian Alone	4.2%	3.7%	4.7%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	11.3%	13.8%	10.5%
Two or More Races	4.4%	4.7%	4.3%
Hispanic Origin	56.0%	59.0%	46.0%
Diversity Index	76.1	77.2	75.5
2010 Population by Relationship and Household Type			
Total	10,005	97,929	271,647
In Households	99.4%	99.5%	98.7%
In Family Households	82.9%	82.1%	76.5%
Householder	24.9%	24.7%	23.9%
Spouse	16.1%	15.5%	15.7%
Child	32.1%	31.9%	28.8%
Other relative	6.3%	6.2%	5.1%
Nonrelative	3.5%	3.7%	3.1%
In Nonfamily Households	16.5%	17.4%	22.2%
In Group Quarters	0.6%	0.5%	1.3%
Institutionalized Population	0.5%	0.3%	0.4%
Noninstitutionalized Population	0.0%	0.2%	0.9%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.



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2019 Population 25+ by Educational Attainment			
Total	7,318	74,721	208,301
Less than 9th Grade	4.2%	5.5%	3.8%
9th - 12th Grade, No Diploma	10.1%	8.8%	6.4%
High School Graduate	24.8%	26.1%	21.9%
GED/Alternative Credential	4.3%	4.3%	3.6%
Some College, No Degree	20.5%	19.7%	19.1%
Associate Degree	12.3%	12.8%	13.1%
Bachelor's Degree	16.8%	16.3%	21.4%
Graduate/Professional Degree	7.0%	6.5%	10.7%
2019 Population 15+ by Marital Status			
Total	9,010	89,300	254,628
Never Married	37.6%	38.7%	40.4%
Married	43.8%	41.5%	42.0%
Widowed	4.8%	5.0%	4.6%
Divorced	13.8%	14.8%	13.0%
2019 Civilian Population 16+ in Labor Force			
Civilian Employed	95.3%	94.6%	95.6%
Civilian Unemployed (Unemployment Rate)	4.7%	5.4%	4.4%
2019 Employed Population 16+ by Industry			
Total	5,758	55,174	163,008
Agriculture/Mining	0.5%	0.3%	0.3%
Construction	9.7%	9.2%	7.0%
Manufacturing	4.7%	4.6%	4.5%
Wholesale Trade	2.2%	2.0%	2.6%
Retail Trade	13.8%	12.1%	11.7%
Transportation/Utilities	5.4%	6.7%	6.6%
Information	2.0%	2.0%	2.1%
Finance/Insurance/Real Estate	6.0%	6.8%	7.5%
Services	52.3%	53.3%	54.7%
Public Administration	3.3%	2.9%	3.0%
2019 Employed Population 16+ by Occupation			
Total	5,758	55,172	163,008
White Collar	57.4%	53.5%	61.9%
Management/Business/Financial	11.9%	9.8%	12.4%
Professional	18.1%	16.6%	21.6%
Sales	11.3%	11.0%	11.9%
Administrative Support	16.0%	16.0%	15.9%
Services	21.6%	24.9%	20.6%
Blue Collar	21.0%	21.6%	17.5%
Farming/Forestry/Fishing	0.0%	0.1%	0.1%
Construction/Extraction	5.6%	7.0%	4.8%
Installation/Maintenance/Repair	4.3%	3.8%	3.4%
Production	3.8%	3.5%	2.9%
Transportation/Material Moving	7.3%	7.3%	6.3%
2010 Population By Urban/ Rural Status			
Total Population	10,005	97,929	271,647
Population Inside Urbanized Area	100.0%	99.9%	99.5%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.1%	0.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.



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2010 Households by Type			
Total	3,851	36,472	107,429
Households with 1 Person	22.1%	23.8%	27.0%
Households with 2+ People	77.9%	76.2%	73.0%
Family Households	67.6%	66.4%	60.5%
Husband-wife Families	43.8%	41.7%	39.7%
With Related Children	20.0%	18.9%	17.9%
Other Family (No Spouse Present)	23.8%	24.7%	20.8%
Other Family with Male Householder	6.5%	6.6%	5.7%
With Related Children	3.7%	3.6%	3.0%
Other Family with Female Householder	17.3%	18.0%	15.1%
With Related Children	10.9%	11.5%	9.6%
Nonfamily Households	10.3%	9.8%	12.5%
All Households with Children	35.0%	34.5%	30.9%
Multigenerational Households	6.5%	6.5%	4.7%
Unmarried Partner Households	9.9%	9.7%	9.2%
Male-female	8.6%	8.6%	8.0%
Same-sex	1.3%	1.1%	1.2%
2010 Households by Size			
Total	3,850	36,472	107,429
1 Person Household	22.1%	23.8%	27.0%
2 Person Household	32.4%	31.2%	33.1%
3 Person Household	18.9%	18.7%	17.7%
4 Person Household	14.8%	14.5%	13.1%
5 Person Household	7.1%	7.0%	5.7%
6 Person Household	2.8%	2.9%	2.2%
7 + Person Household	1.9%	1.9%	1.3%
2010 Households by Tenure and Mortgage Status			
Total	3,850	36,472	107,428
Owner Occupied	57.6%	57.9%	54.4%
Owned with a Mortgage/Loan	45.7%	45.8%	42.3%
Owned Free and Clear	12.0%	12.1%	12.1%
Renter Occupied	42.4%	42.1%	45.6%
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	4,146	41,357	120,329
Housing Units Inside Urbanized Area	100.0%	99.9%	99.5%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.1%	0.5%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

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Top 3 Tapestry Segments			
1.	Young and Restless (11B)	American Dreamers (7C)	American Dreamers (7C)
2.	American Dreamers (7C)	Metro Fusion (11C)	Young and Restless (11B)
3.	Comfortable Empty Nesters (5A)	Young and Restless (11B)	Metro Fusion (11C)
2019 Consumer Spending			
Apparel & Services: Total \$	\$7,055,493	\$59,939,832	\$213,189,888
Average Spent	\$1,699.71	\$1,502.25	\$1,793.40
Spending Potential Index	79	70	84
Education: Total \$	\$4,618,712	\$39,428,352	\$145,070,685
Average Spent	\$1,112.67	\$988.18	\$1,220.36
Spending Potential Index	70	62	77
Entertainment/Recreation: Total \$	\$9,834,277	\$85,036,674	\$306,232,499
Average Spent	\$2,369.13	\$2,131.24	\$2,576.09
Spending Potential Index	72	65	79
Food at Home: Total \$	\$16,740,268	\$142,979,236	\$507,506,410
Average Spent	\$4,032.83	\$3,583.44	\$4,269.24
Spending Potential Index	78	69	83
Food Away from Home: Total \$	\$12,121,217	\$102,660,651	\$365,624,434
Average Spent	\$2,920.07	\$2,572.95	\$3,075.71
Spending Potential Index	79	70	84
Health Care: Total \$	\$17,501,542	\$152,632,031	\$548,242,923
Average Spent	\$4,216.22	\$3,825.36	\$4,611.93
Spending Potential Index	71	64	78
HH Furnishings & Equipment: Total \$	\$6,717,273	\$57,944,134	\$206,405,472
Average Spent	\$1,618.23	\$1,452.23	\$1,736.32
Spending Potential Index	76	68	81
Personal Care Products & Services: Total \$	\$2,860,857	\$24,423,785	\$87,029,553
Average Spent	\$689.20	\$612.12	\$732.11
Spending Potential Index	78	69	83
Shelter: Total \$	\$59,191,844	\$508,065,440	\$1,811,719,660
Average Spent	\$14,259.66	\$12,733.47	\$15,240.54
Spending Potential Index	77	69	82
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$7,200,046	\$62,944,402	\$230,480,864
Average Spent	\$1,734.53	\$1,577.55	\$1,938.85
Spending Potential Index	70	64	78
Travel: Total \$	\$6,492,413	\$57,125,601	\$205,673,591
Average Spent	\$1,564.06	\$1,431.72	\$1,730.17
Spending Potential Index	70	64	77
Vehicle Maintenance & Repairs: Total \$	\$3,715,842	\$31,543,288	\$114,114,873
Average Spent	\$895.17	\$790.56	\$959.96
Spending Potential Index	78	69	84

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2016 and 2017 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.