



Community Profile

44751-Westfork Plaza
 15806 Pines Blvd
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 26.00751
 Longitude: -80.35809

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	12,453	75,134	176,556
2010 Total Population	15,119	103,828	241,384
2019 Total Population	16,013	110,551	261,624
2019 Group Quarters	0	4	71
2024 Total Population	16,841	114,542	273,986
2019-2024 Annual Rate	1.01%	0.71%	0.93%
2019 Total Daytime Population	11,108	87,582	201,892
Workers	3,355	31,337	73,795
Residents	7,753	56,245	128,097
Household Summary			
2000 Households	3,942	27,279	61,791
2000 Average Household Size	3.16	2.75	2.85
2010 Households	4,747	35,509	81,042
2010 Average Household Size	3.18	2.92	2.97
2019 Households	4,911	37,549	87,302
2019 Average Household Size	3.26	2.94	3.00
2024 Households	5,141	38,724	90,935
2024 Average Household Size	3.28	2.96	3.01
2019-2024 Annual Rate	0.92%	0.62%	0.82%
2010 Families	4,059	27,468	63,452
2010 Average Family Size	3.44	3.37	3.37
2019 Families	4,183	28,729	67,673
2019 Average Family Size	3.52	3.41	3.42
2024 Families	4,367	29,545	70,324
2024 Average Family Size	3.55	3.44	3.44
2019-2024 Annual Rate	0.86%	0.56%	0.77%
Housing Unit Summary			
2000 Housing Units	4,133	30,151	66,811
Owner Occupied Housing Units	90.9%	81.9%	79.1%
Renter Occupied Housing Units	4.5%	8.5%	13.4%
Vacant Housing Units	4.6%	9.5%	7.5%
2010 Housing Units	4,987	37,980	86,724
Owner Occupied Housing Units	85.7%	79.4%	74.3%
Renter Occupied Housing Units	9.5%	14.1%	19.1%
Vacant Housing Units	4.8%	6.5%	6.6%
2019 Housing Units	5,004	39,480	91,539
Owner Occupied Housing Units	87.3%	77.2%	71.1%
Renter Occupied Housing Units	10.9%	17.9%	24.3%
Vacant Housing Units	1.9%	4.9%	4.6%
2024 Housing Units	5,206	40,497	94,788
Owner Occupied Housing Units	88.5%	78.5%	71.6%
Renter Occupied Housing Units	10.2%	17.1%	24.3%
Vacant Housing Units	1.2%	4.4%	4.1%
Median Household Income			
2019	\$105,281	\$86,151	\$82,591
2024	\$116,974	\$98,335	\$91,821
Median Home Value			
2019	\$376,431	\$355,126	\$346,819
2024	\$386,408	\$364,152	\$355,956
Per Capita Income			
2019	\$40,751	\$37,263	\$35,630
2024	\$46,495	\$42,836	\$40,444
Median Age			
2010	39.0	39.8	37.7
2019	40.1	41.3	38.8
2024	40.7	41.2	38.8

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	4,911	37,549	87,302
<\$15,000	1.7%	8.0%	6.1%
\$15,000 - \$24,999	3.4%	6.6%	5.6%
\$25,000 - \$34,999	3.5%	5.4%	5.8%
\$35,000 - \$49,999	6.3%	9.4%	10.2%
\$50,000 - \$74,999	12.5%	13.3%	16.2%
\$75,000 - \$99,999	18.6%	14.1%	16.2%
\$100,000 - \$149,999	25.1%	19.6%	19.2%
\$150,000 - \$199,999	14.4%	11.8%	10.1%
\$200,000+	14.7%	11.8%	10.5%
Average Household Income	\$130,462	\$110,430	\$106,731
2024 Households by Income			
Household Income Base	5,141	38,724	90,935
<\$15,000	1.4%	7.3%	5.4%
\$15,000 - \$24,999	2.6%	5.8%	4.7%
\$25,000 - \$34,999	2.8%	4.7%	4.9%
\$35,000 - \$49,999	5.3%	8.3%	8.9%
\$50,000 - \$74,999	10.5%	11.7%	14.5%
\$75,000 - \$99,999	16.4%	12.8%	15.7%
\$100,000 - \$149,999	24.4%	19.2%	20.2%
\$150,000 - \$199,999	18.3%	15.1%	12.9%
\$200,000+	18.2%	15.0%	12.8%
Average Household Income	\$149,350	\$127,598	\$121,805
2019 Owner Occupied Housing Units by Value			
Total	4,368	30,498	65,055
<\$50,000	0.2%	1.5%	1.5%
\$50,000 - \$99,999	0.1%	3.9%	2.4%
\$100,000 - \$149,999	0.3%	7.8%	5.3%
\$150,000 - \$199,999	1.4%	4.3%	6.0%
\$200,000 - \$249,999	5.3%	5.2%	8.6%
\$250,000 - \$299,999	11.5%	9.5%	11.0%
\$300,000 - \$399,999	40.8%	32.3%	32.5%
\$400,000 - \$499,999	27.6%	22.4%	18.7%
\$500,000 - \$749,999	11.7%	11.2%	11.6%
\$750,000 - \$999,999	0.9%	1.2%	1.5%
\$1,000,000 - \$1,499,999	0.0%	0.3%	0.5%
\$1,500,000 - \$1,999,999	0.0%	0.2%	0.2%
\$2,000,000 +	0.1%	0.2%	0.2%
Average Home Value	\$397,671	\$364,035	\$367,555
2024 Owner Occupied Housing Units by Value			
Total	4,608	31,808	67,879
<\$50,000	0.1%	1.0%	1.2%
\$50,000 - \$99,999	0.0%	2.9%	1.7%
\$100,000 - \$149,999	0.1%	7.0%	4.3%
\$150,000 - \$199,999	0.9%	4.8%	5.0%
\$200,000 - \$249,999	4.0%	4.5%	7.7%
\$250,000 - \$299,999	10.2%	8.8%	11.2%
\$300,000 - \$399,999	40.2%	32.6%	33.7%
\$400,000 - \$499,999	30.3%	24.1%	20.1%
\$500,000 - \$749,999	13.2%	12.3%	12.1%
\$750,000 - \$999,999	1.0%	1.2%	2.0%
\$1,000,000 - \$1,499,999	0.0%	0.3%	0.5%
\$1,500,000 - \$1,999,999	0.0%	0.2%	0.2%
\$2,000,000 +	0.1%	0.3%	0.3%
Average Home Value	\$409,006	\$376,587	\$381,433

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	15,117	103,830	241,384
0 - 4	5.5%	5.6%	5.9%
5 - 9	7.2%	7.2%	7.1%
10 - 14	8.6%	8.2%	8.1%
15 - 24	14.1%	13.1%	13.6%
25 - 34	9.0%	9.2%	11.2%
35 - 44	17.1%	15.9%	16.2%
45 - 54	19.2%	17.0%	16.6%
55 - 64	10.5%	10.1%	10.1%
65 - 74	5.2%	6.3%	5.6%
75 - 84	2.9%	5.2%	3.8%
85 +	0.9%	2.4%	1.6%
18 +	72.9%	73.9%	73.7%
2019 Population by Age			
Total	16,014	110,550	261,623
0 - 4	5.0%	5.1%	5.4%
5 - 9	6.6%	6.0%	6.1%
10 - 14	7.7%	6.8%	6.8%
15 - 24	12.2%	11.6%	12.2%
25 - 34	11.3%	12.5%	14.4%
35 - 44	15.0%	12.8%	13.2%
45 - 54	16.3%	14.7%	14.7%
55 - 64	13.1%	13.1%	12.9%
65 - 74	8.1%	8.9%	8.1%
75 - 84	3.6%	5.7%	4.3%
85 +	1.1%	2.9%	2.0%
18 +	75.9%	78.0%	77.6%
2024 Population by Age			
Total	16,841	114,540	273,985
0 - 4	5.0%	5.2%	5.6%
5 - 9	6.3%	5.8%	5.9%
10 - 14	7.4%	6.3%	6.4%
15 - 24	11.3%	10.1%	11.0%
25 - 34	10.7%	13.0%	14.9%
35 - 44	16.8%	14.9%	14.9%
45 - 54	14.5%	12.3%	12.6%
55 - 64	12.5%	12.5%	12.3%
65 - 74	9.5%	10.5%	9.3%
75 - 84	4.7%	6.5%	5.1%
85 +	1.2%	2.9%	2.0%
18 +	76.6%	78.8%	78.2%
2010 Population by Sex			
Males	7,314	48,844	113,800
Females	7,805	54,984	127,584
2019 Population by Sex			
Males	7,719	51,967	123,835
Females	8,294	58,584	137,790
2024 Population by Sex			
Males	8,110	53,957	129,994
Females	8,731	60,584	143,991

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	15,119	103,829	241,383
White Alone	69.0%	67.9%	68.5%
Black Alone	16.4%	18.2%	18.8%
American Indian Alone	0.2%	0.2%	0.2%
Asian Alone	8.1%	7.0%	5.7%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	2.8%	3.4%	3.6%
Two or More Races	3.4%	3.3%	3.1%
Hispanic Origin	44.9%	43.9%	45.1%
Diversity Index	74.2	74.7	74.4
2019 Population by Race/Ethnicity			
Total	16,012	110,550	261,624
White Alone	66.1%	65.2%	65.4%
Black Alone	18.2%	19.8%	20.7%
American Indian Alone	0.2%	0.2%	0.2%
Asian Alone	8.5%	7.2%	5.9%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	3.2%	3.8%	4.1%
Two or More Races	3.8%	3.7%	3.6%
Hispanic Origin	52.0%	50.9%	51.9%
Diversity Index	76.1	76.5	76.2
2024 Population by Race/Ethnicity			
Total	16,840	114,541	273,985
White Alone	65.1%	64.2%	64.3%
Black Alone	19.0%	20.5%	21.5%
American Indian Alone	0.2%	0.2%	0.2%
Asian Alone	8.6%	7.3%	6.0%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	3.3%	4.0%	4.3%
Two or More Races	3.8%	3.7%	3.6%
Hispanic Origin	55.7%	54.7%	55.6%
Diversity Index	76.3	76.8	76.5
2010 Population by Relationship and Household Type			
Total	15,119	103,828	241,384
In Households	100.0%	100.0%	99.7%
In Family Households	93.9%	90.9%	90.7%
Householder	27.0%	26.3%	26.3%
Spouse	22.2%	20.8%	19.9%
Child	37.0%	35.8%	35.9%
Other relative	6.2%	6.3%	6.6%
Nonrelative	1.5%	1.7%	2.1%
In Nonfamily Households	6.1%	9.1%	9.0%
In Group Quarters	0.0%	0.0%	0.3%
Institutionalized Population	0.0%	0.0%	0.3%
Noninstitutionalized Population	0.0%	0.0%	0.0%

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	10,968	77,995	181,755
Less than 9th Grade	1.5%	2.9%	2.8%
9th - 12th Grade, No Diploma	2.9%	2.7%	3.1%
High School Graduate	14.0%	18.4%	18.4%
GED/Alternative Credential	1.9%	1.8%	2.1%
Some College, No Degree	22.3%	20.6%	20.1%
Associate Degree	11.3%	10.6%	12.5%
Bachelor's Degree	28.2%	26.2%	25.3%
Graduate/Professional Degree	17.8%	16.8%	15.7%
2019 Population 15+ by Marital Status			
Total	12,924	90,792	213,728
Never Married	30.6%	29.4%	32.4%
Married	56.1%	53.7%	52.1%
Widowed	3.8%	6.7%	4.8%
Divorced	9.5%	10.3%	10.7%
2019 Civilian Population 16+ in Labor Force			
Civilian Employed	97.1%	96.7%	96.5%
Civilian Unemployed (Unemployment Rate)	2.9%	3.3%	3.5%
2019 Employed Population 16+ by Industry			
Total	8,318	55,048	135,681
Agriculture/Mining	0.2%	0.1%	0.2%
Construction	4.9%	4.6%	4.9%
Manufacturing	3.7%	4.6%	5.0%
Wholesale Trade	5.8%	4.5%	4.5%
Retail Trade	12.3%	10.3%	10.3%
Transportation/Utilities	9.9%	6.9%	7.1%
Information	2.6%	3.2%	2.9%
Finance/Insurance/Real Estate	9.9%	10.4%	9.5%
Services	45.5%	50.2%	50.7%
Public Administration	5.2%	5.0%	4.8%
2019 Employed Population 16+ by Occupation			
Total	8,318	55,048	135,679
White Collar	80.4%	77.9%	73.4%
Management/Business/Financial	23.3%	22.5%	20.3%
Professional	25.9%	26.3%	24.8%
Sales	15.4%	14.2%	13.1%
Administrative Support	15.8%	14.9%	15.2%
Services	10.0%	11.9%	14.2%
Blue Collar	9.7%	10.2%	12.4%
Farming/Forestry/Fishing	0.0%	0.2%	0.1%
Construction/Extraction	2.2%	1.9%	2.5%
Installation/Maintenance/Repair	3.1%	3.5%	3.2%
Production	1.9%	1.6%	2.3%
Transportation/Material Moving	2.5%	2.9%	4.3%
2010 Population By Urban/ Rural Status			
Total Population	15,119	103,828	241,384
Population Inside Urbanized Area	100.0%	100.0%	99.9%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.0%	0.1%

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	4,747	35,509	81,041
Households with 1 Person	10.7%	19.4%	17.8%
Households with 2+ People	89.3%	80.6%	82.2%
Family Households	85.5%	77.4%	78.3%
Husband-wife Families	70.3%	61.3%	59.1%
With Related Children	39.4%	33.6%	32.8%
Other Family (No Spouse Present)	15.3%	16.1%	19.2%
Other Family with Male Householder	3.1%	3.8%	4.6%
With Related Children	1.6%	2.1%	2.6%
Other Family with Female Householder	12.2%	12.2%	14.6%
With Related Children	7.6%	7.2%	9.0%
Nonfamily Households	3.8%	3.2%	3.9%
All Households with Children	48.9%	43.2%	44.8%
Multigenerational Households	7.9%	7.5%	7.6%
Unmarried Partner Households	4.4%	4.4%	5.4%
Male-female	3.7%	3.8%	4.8%
Same-sex	0.7%	0.6%	0.6%
2010 Households by Size			
Total	4,748	35,509	81,043
1 Person Household	10.7%	19.4%	17.8%
2 Person Household	27.1%	26.2%	26.6%
3 Person Household	22.0%	18.4%	20.0%
4 Person Household	24.4%	21.3%	21.1%
5 Person Household	10.2%	9.3%	9.3%
6 Person Household	3.3%	3.4%	3.4%
7 + Person Household	2.3%	1.9%	1.9%
2010 Households by Tenure and Mortgage Status			
Total	4,747	35,509	81,042
Owner Occupied	90.0%	84.9%	79.5%
Owned with a Mortgage/Loan	79.3%	67.2%	65.2%
Owned Free and Clear	10.8%	17.6%	14.3%
Renter Occupied	10.0%	15.1%	20.5%
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	4,987	37,980	86,724
Housing Units Inside Urbanized Area	100.0%	100.0%	99.9%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.0%	0.1%

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.	Soccer Moms (4A)	Soccer Moms (4A)	Soccer Moms (4A)
2.	Boomburbs (1C)	The Elders (9C)Up and Coming Families (7A)	
3.	Savvy Suburbanites (1D)	Boomburbs (1C)	Professional Pride (1B)
2019 Consumer Spending			
Apparel & Services: Total \$	\$15,525,155	\$99,934,735	\$227,669,079
Average Spent	\$3,161.30	\$2,661.45	\$2,607.83
Spending Potential Index	148	124	122
Education: Total \$	\$11,680,959	\$71,515,288	\$164,447,146
Average Spent	\$2,378.53	\$1,904.59	\$1,883.66
Spending Potential Index	149	120	118
Entertainment/Recreation: Total \$	\$23,604,213	\$153,788,602	\$344,606,925
Average Spent	\$4,806.40	\$4,095.68	\$3,947.30
Spending Potential Index	147	125	121
Food at Home: Total \$	\$35,824,910	\$236,510,481	\$535,001,618
Average Spent	\$7,294.83	\$6,298.72	\$6,128.17
Spending Potential Index	141	122	118
Food Away from Home: Total \$	\$26,777,168	\$173,299,753	\$392,861,552
Average Spent	\$5,452.49	\$4,615.30	\$4,500.03
Spending Potential Index	148	126	122
Health Care: Total \$	\$42,068,649	\$282,885,732	\$623,616,097
Average Spent	\$8,566.21	\$7,533.78	\$7,143.21
Spending Potential Index	144	127	120
HH Furnishings & Equipment: Total \$	\$16,042,306	\$103,830,420	\$233,290,449
Average Spent	\$3,266.61	\$2,765.20	\$2,672.22
Spending Potential Index	153	130	125
Personal Care Products & Services: Total \$	\$6,723,542	\$44,281,032	\$98,525,322
Average Spent	\$1,369.08	\$1,179.29	\$1,128.56
Spending Potential Index	154	133	127
Shelter: Total \$	\$130,216,603	\$856,209,415	\$1,937,514,983
Average Spent	\$26,515.29	\$22,802.46	\$22,193.25
Spending Potential Index	143	123	120
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$17,928,816	\$122,301,310	\$268,306,641
Average Spent	\$3,650.75	\$3,257.11	\$3,073.32
Spending Potential Index	147	131	124
Travel: Total \$	\$17,147,491	\$111,514,413	\$247,096,622
Average Spent	\$3,491.65	\$2,969.84	\$2,830.37
Spending Potential Index	156	132	126
Vehicle Maintenance & Repairs: Total \$	\$8,060,754	\$53,069,192	\$120,453,244
Average Spent	\$1,641.37	\$1,413.33	\$1,379.73
Spending Potential Index	143	124	121

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.