



Demographic and Income Comparison 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
Census 2010 Summary			
Population	15,119	103,828	241,384
Households	4,747	35,509	81,042
Families	4,059	27,468	63,452
Average Household Size	3.18	2.92	2.97
Owner Occupied Housing Units	4,274	30,142	64,435
Renter Occupied Housing Units	473	5,367	16,607
Median Age	39.0	39.8	37.7
2019 Summary			
Population	16,013	110,551	261,624
Households	4,911	37,549	87,302
Families	4,183	28,729	67,673
Average Household Size	3.26	2.94	3.00
Owner Occupied Housing Units	4,368	30,498	65,055
Renter Occupied Housing Units	543	7,051	22,247
Median Age	40.1	41.3	38.8
Median Household Income	\$105,281	\$86,151	\$82,591
Average Household Income	\$130,462	\$110,430	\$106,731
2024 Summary			
Population	16,841	114,542	273,986
Households	5,141	38,724	90,935
Families	4,367	29,545	70,324
Average Household Size	3.28	2.96	3.01
Owner Occupied Housing Units	4,608	31,808	67,879
Renter Occupied Housing Units	533	6,916	23,056
Median Age	40.7	41.2	38.8
Median Household Income	\$116,974	\$98,335	\$91,821
Average Household Income	\$149,350	\$127,598	\$121,805
Trends: 2019-2024 Annual Rate			
Population	1.01%	0.71%	0.93%
Households	0.92%	0.62%	0.82%
Families	0.86%	0.56%	0.77%
Owner Households	1.08%	0.84%	0.85%
Median Household Income	2.13%	2.68%	2.14%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.



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2019 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	83	1.7%	3,007	8.0%	5,358	6.1%
\$15,000 - \$24,999	167	3.4%	2,474	6.6%	4,867	5.6%
\$25,000 - \$34,999	170	3.5%	2,032	5.4%	5,088	5.8%
\$35,000 - \$49,999	309	6.3%	3,529	9.4%	8,891	10.2%
\$50,000 - \$74,999	614	12.5%	4,990	13.3%	14,154	16.2%
\$75,000 - \$99,999	911	18.6%	5,304	14.1%	14,160	16.2%
\$100,000 - \$149,999	1,232	25.1%	7,352	19.6%	16,805	19.2%
\$150,000 - \$199,999	705	14.4%	4,417	11.8%	8,827	10.1%
\$200,000+	721	14.7%	4,445	11.8%	9,153	10.5%
Median Household Income	\$105,281		\$86,151		\$82,591	
Average Household Income	\$130,462		\$110,430		\$106,731	
Per Capita Income	\$40,751		\$37,263		\$35,630	

2024 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	73	1.4%	2,844	7.3%	4,868	5.4%
\$15,000 - \$24,999	136	2.6%	2,263	5.8%	4,318	4.7%
\$25,000 - \$34,999	144	2.8%	1,824	4.7%	4,476	4.9%
\$35,000 - \$49,999	271	5.3%	3,205	8.3%	8,098	8.9%
\$50,000 - \$74,999	541	10.5%	4,528	11.7%	13,218	14.5%
\$75,000 - \$99,999	843	16.4%	4,957	12.8%	14,300	15.7%
\$100,000 - \$149,999	1,256	24.4%	7,443	19.2%	18,331	20.2%
\$150,000 - \$199,999	942	18.3%	5,847	15.1%	11,727	12.9%
\$200,000+	936	18.2%	5,813	15.0%	11,599	12.8%
Median Household Income	\$116,974		\$98,335		\$91,821	
Average Household Income	\$149,350		\$127,598		\$121,805	
Per Capita Income	\$46,495		\$42,836		\$40,444	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.



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2010 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	825	5.5%	5,783	5.6%	14,332	5.9%
Age 5 - 9	1,090	7.2%	7,453	7.2%	17,207	7.1%
Age 10 - 14	1,297	8.6%	8,500	8.2%	19,660	8.1%
Age 15 - 19	1,322	8.7%	8,145	7.8%	19,030	7.9%
Age 20 - 24	806	5.3%	5,407	5.2%	13,914	5.8%
Age 25 - 34	1,360	9.0%	9,542	9.2%	26,916	11.2%
Age 35 - 44	2,583	17.1%	16,499	15.9%	39,032	16.2%
Age 45 - 54	2,896	19.2%	17,626	17.0%	40,127	16.6%
Age 55 - 64	1,587	10.5%	10,465	10.1%	24,491	10.1%
Age 65 - 74	787	5.2%	6,524	6.3%	13,494	5.6%
Age 75 - 84	435	2.9%	5,423	5.2%	9,273	3.8%
Age 85+	130	0.9%	2,461	2.4%	3,909	1.6%

2019 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	802	5.0%	5,589	5.1%	14,249	5.4%
Age 5 - 9	1,053	6.6%	6,661	6.0%	15,988	6.1%
Age 10 - 14	1,235	7.7%	7,508	6.8%	17,660	6.8%
Age 15 - 19	1,160	7.2%	7,160	6.5%	16,894	6.5%
Age 20 - 24	794	5.0%	5,637	5.1%	15,078	5.8%
Age 25 - 34	1,809	11.3%	13,872	12.5%	37,703	14.4%
Age 35 - 44	2,408	15.0%	14,098	12.8%	34,434	13.2%
Age 45 - 54	2,614	16.3%	16,284	14.7%	38,412	14.7%
Age 55 - 64	2,096	13.1%	14,494	13.1%	33,696	12.9%
Age 65 - 74	1,293	8.1%	9,827	8.9%	21,163	8.1%
Age 75 - 84	580	3.6%	6,248	5.7%	11,203	4.3%
Age 85+	170	1.1%	3,172	2.9%	5,143	2.0%

2024 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	849	5.0%	5,953	5.2%	15,335	5.6%
Age 5 - 9	1,065	6.3%	6,666	5.8%	16,246	5.9%
Age 10 - 14	1,250	7.4%	7,268	6.3%	17,590	6.4%
Age 15 - 19	1,180	7.0%	6,802	5.9%	16,625	6.1%
Age 20 - 24	725	4.3%	4,749	4.1%	13,553	4.9%
Age 25 - 34	1,799	10.7%	14,833	13.0%	40,810	14.9%
Age 35 - 44	2,826	16.8%	17,047	14.9%	40,721	14.9%
Age 45 - 54	2,448	14.5%	14,110	12.3%	34,574	12.6%
Age 55 - 64	2,109	12.5%	14,372	12.5%	33,654	12.3%
Age 65 - 74	1,597	9.5%	11,975	10.5%	25,376	9.3%
Age 75 - 84	791	4.7%	7,452	6.5%	13,939	5.1%
Age 85+	202	1.2%	3,313	2.9%	5,562	2.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.



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2010 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	10,439	69.0%	70,512	67.9%	165,345	68.5%
Black Alone	2,480	16.4%	18,873	18.2%	45,291	18.8%
American Indian Alone	35	0.2%	203	0.2%	514	0.2%
Asian Alone	1,230	8.1%	7,266	7.0%	13,815	5.7%
Pacific Islander Alone	2	0.0%	37	0.0%	84	0.0%
Some Other Race Alone	425	2.8%	3,508	3.4%	8,749	3.6%
Two or More Races	508	3.4%	3,430	3.3%	7,585	3.1%
Hispanic Origin (Any Race)	6,783	44.9%	45,613	43.9%	108,863	45.1%

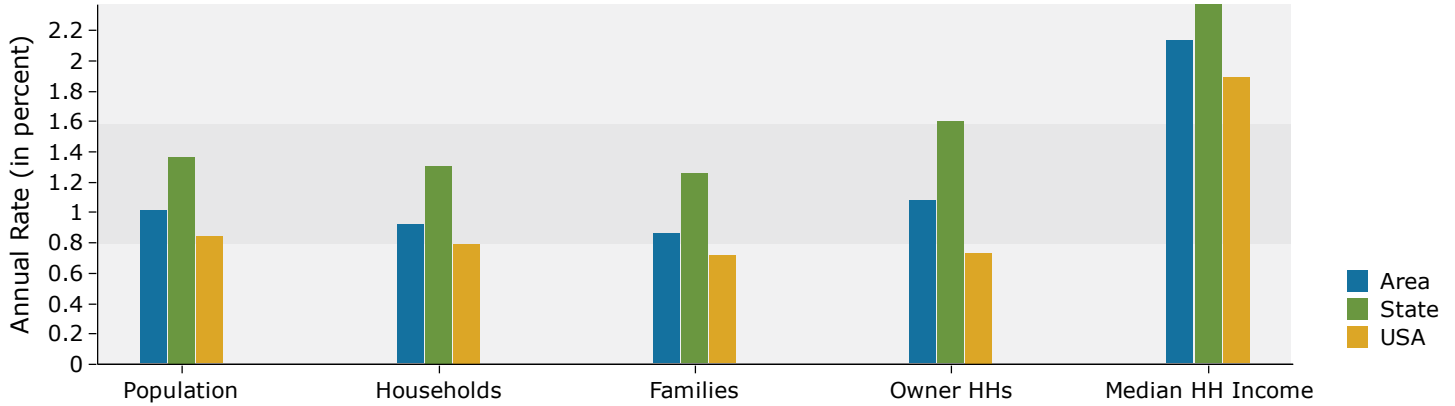
2019 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	10,583	66.1%	72,083	65.2%	171,146	65.4%
Black Alone	2,922	18.2%	21,882	19.8%	54,221	20.7%
American Indian Alone	37	0.2%	223	0.2%	581	0.2%
Asian Alone	1,354	8.5%	7,985	7.2%	15,472	5.9%
Pacific Islander Alone	2	0.0%	40	0.0%	97	0.0%
Some Other Race Alone	507	3.2%	4,225	3.8%	10,808	4.1%
Two or More Races	607	3.8%	4,112	3.7%	9,299	3.6%
Hispanic Origin (Any Race)	8,327	52.0%	56,306	50.9%	135,909	51.9%

2024 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	10,970	65.1%	73,570	64.2%	176,176	64.3%
Black Alone	3,201	19.0%	23,448	20.5%	59,004	21.5%
American Indian Alone	38	0.2%	230	0.2%	612	0.2%
Asian Alone	1,440	8.6%	8,387	7.3%	16,432	6.0%
Pacific Islander Alone	3	0.0%	43	0.0%	106	0.0%
Some Other Race Alone	551	3.3%	4,574	4.0%	11,822	4.3%
Two or More Races	637	3.8%	4,289	3.7%	9,833	3.6%
Hispanic Origin (Any Race)	9,381	55.7%	62,677	54.7%	152,268	55.6%

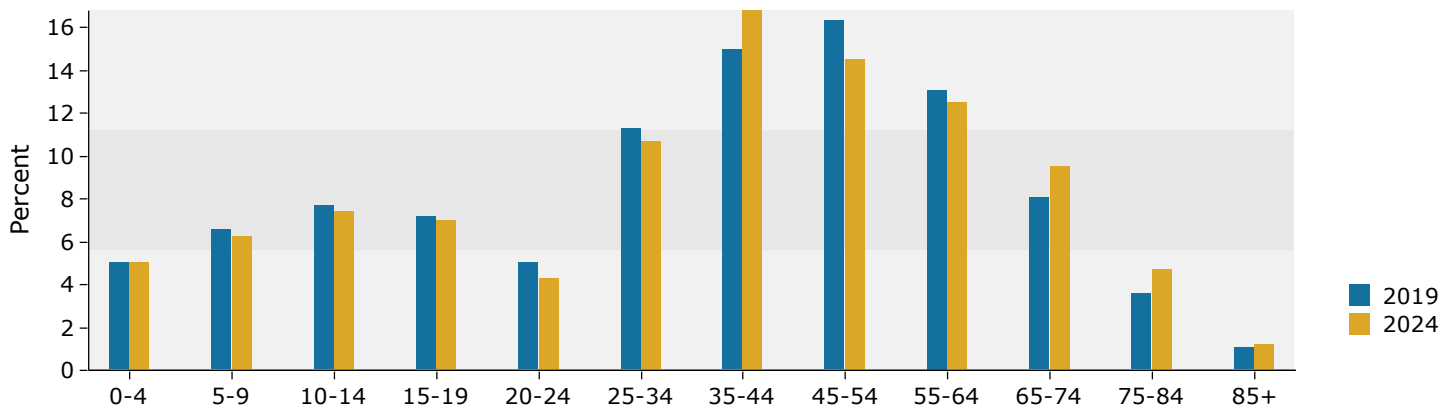
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

1 mile

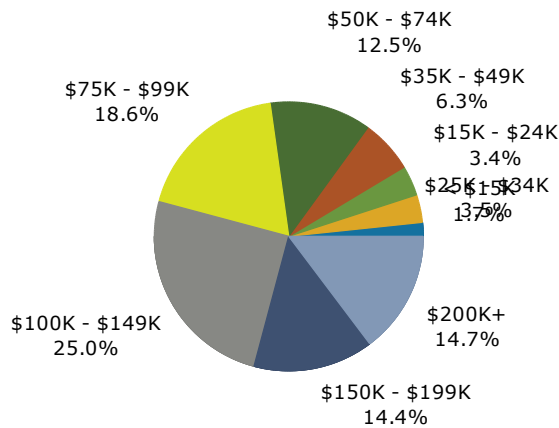
Trends 2019-2024



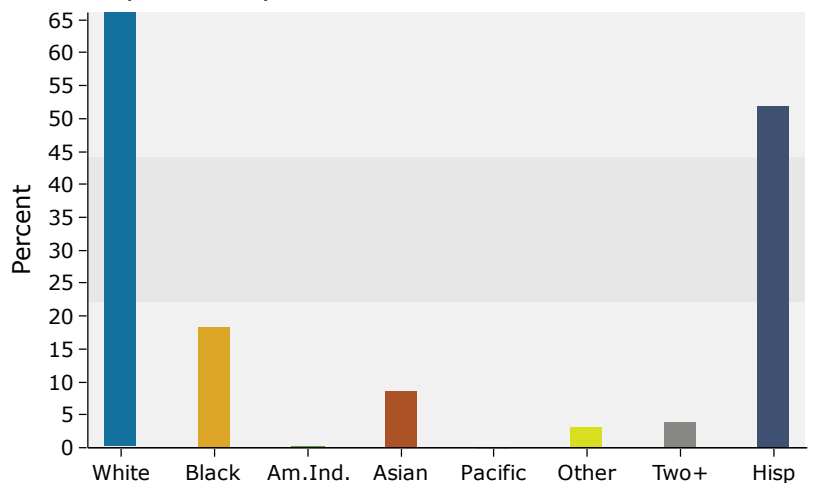
Population by Age



2019 Household Income



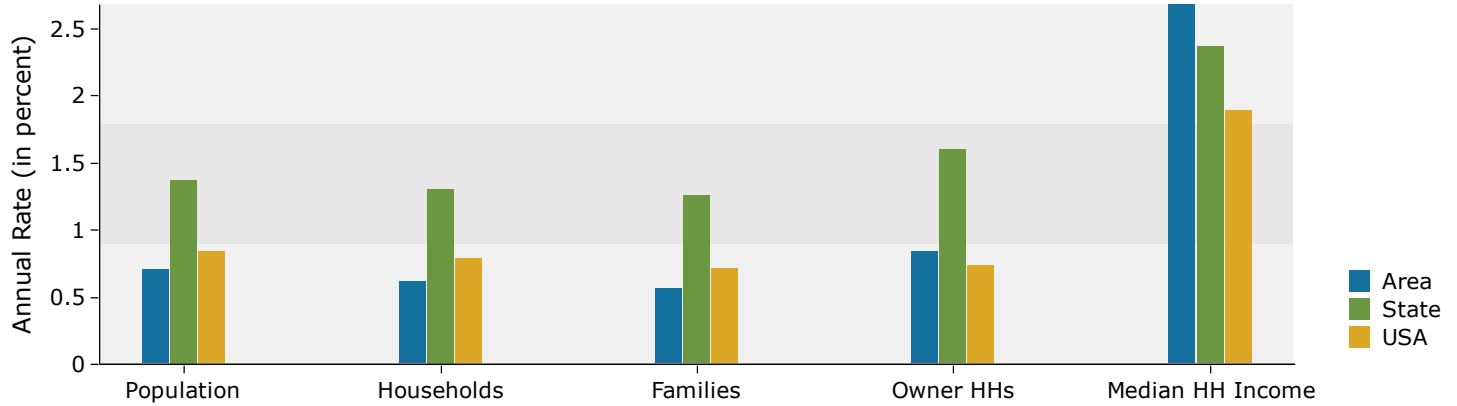
2019 Population by Race



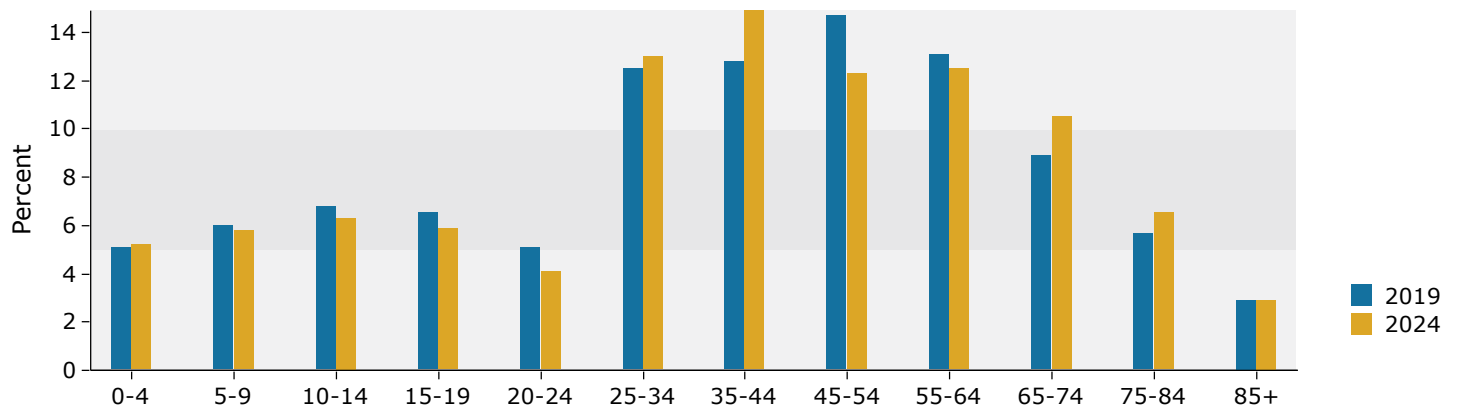
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

3 miles

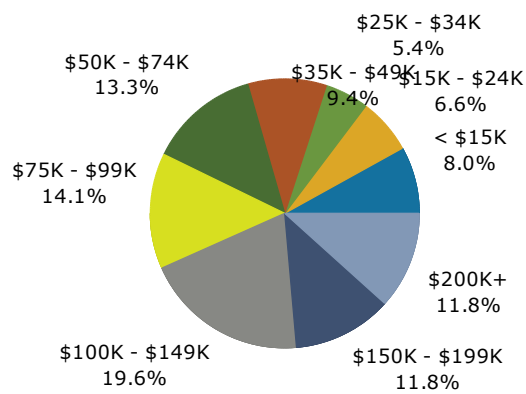
Trends 2019-2024



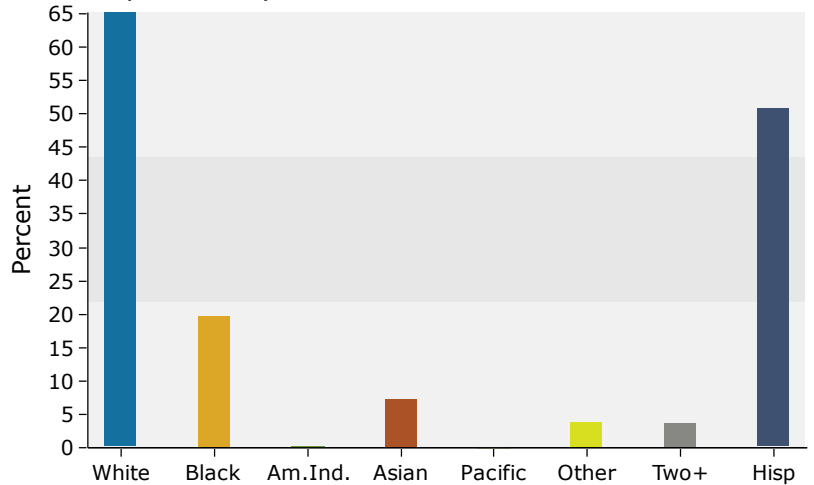
Population by Age



2019 Household Income



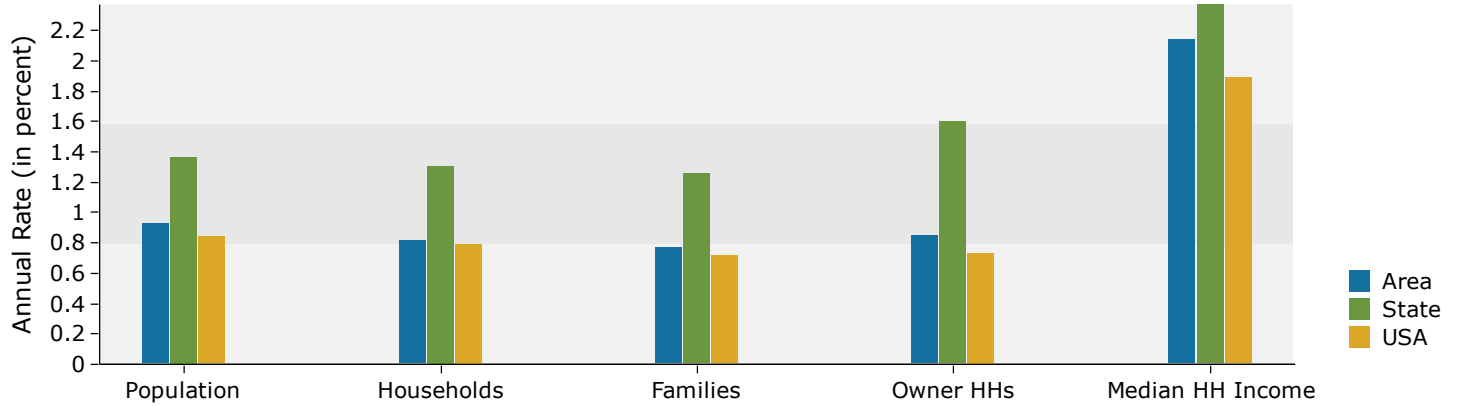
2019 Population by Race



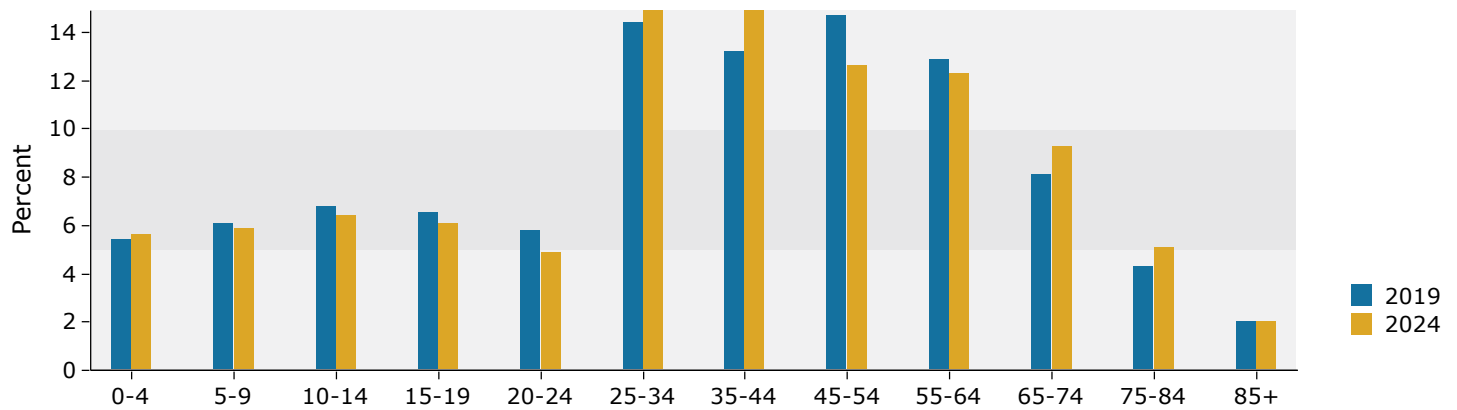
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

5 miles

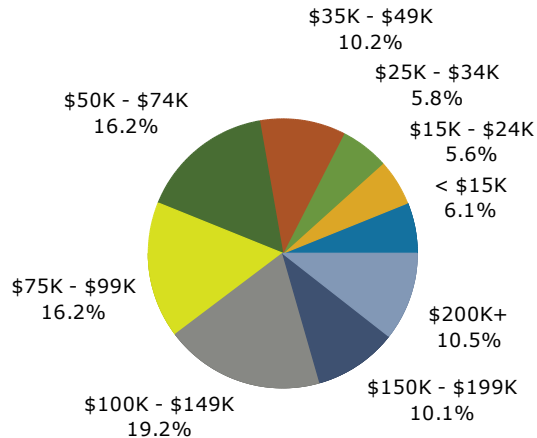
Trends 2019-2024



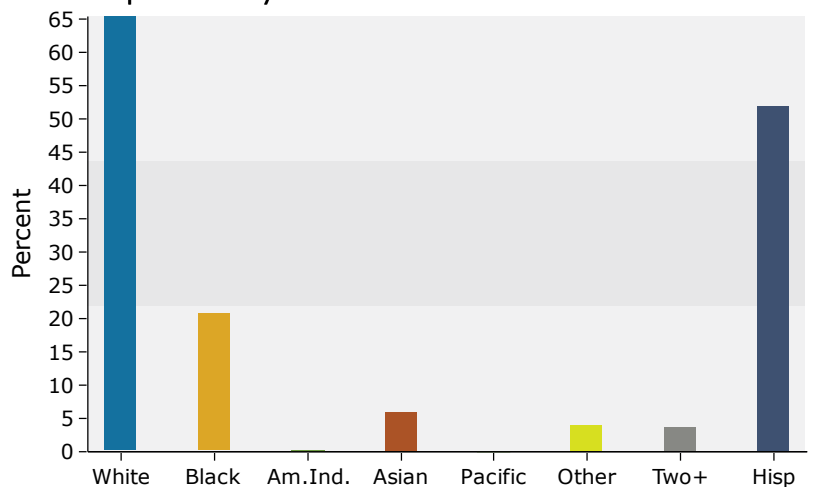
Population by Age



2019 Household Income



2019 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.