



# Executive Summary

Prepared by Mason SharpeSharpe Properties

Lat: 2981707.932557, Lon: -8...

Latitude: 25.859647

Longitude: -80.274794

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
<b>2010 Population</b>			
Total Population	28,663	206,698	479,932
Male Population	49.2%	48.4%	48.5%
Female Population	50.8%	51.6%	51.5%
Median Age	43.5	40.2	36.5
<b>2010 Income</b>			
Median HH Income	\$39,603	\$32,999	\$34,494
Per Capita Income	\$15,026	\$14,441	\$14,672
Average HH Income	\$48,655	\$44,723	\$45,721
<b>2010 Households</b>			
Total Households	8,739	65,431	149,998
Average Household Size	3.23	3.10	3.12
<b>2010 Housing</b>			
Owner Occupied Housing Units	57.0%	46.5%	46.9%
Renter Occupied Housing Units	38.1%	47.9%	44.6%
Vacant Housing Units	5.0%	5.6%	8.5%
<b>Population</b>			
1990 Population	26,552	197,382	432,638
2000 Population	29,375	208,012	477,037
2010 Population	28,663	206,698	479,932
2015 Population	28,322	205,559	479,113
1990-2000 Annual Rate	1.02%	0.53%	0.98%
2000-2010 Annual Rate	-0.24%	-0.06%	0.06%
2010-2015 Annual Rate	-0.24%	-0.11%	-0.03%

In the identified market area, the current year population is 479,932. In 2000, the Census count in the market area was 477,037. The rate of change since 2000 was 0.06 percent annually. The five-year projection for the population in the market area is 479,113, representing a change of -0.03 percent annually from 2010 to 2015. Currently, the population is 48.5 percent male and 51.5 percent female.

<b>Households</b>			
1990 Households	8,058	61,899	137,297
2000 Households	8,906	65,483	149,192
2010 Households	8,739	65,431	149,998
2015 Households	8,632	65,073	149,596
1990-2000 Annual Rate	1.01%	0.56%	0.83%
2000-2010 Annual Rate	-0.18%	-0.01%	0.05%
2010-2015 Annual Rate	-0.25%	-0.11%	-0.05%

The household count in this market area has changed from 149,192 in 2000 to 149,998 in the current year, a change of 0.05 percent annually. The five-year projection of households is 149,596, a change of -0.05 percent annually from the current year total. Average household size is currently 3.12, compared to 3.12 in the year 2000. The number of families in the current year is 114,038 in the market area.

## Housing

Currently, 46.9 percent of the 163,867 housing units in the market area are owner occupied; 44.6 percent, renter occupied; and 8.5 percent are vacant. In 2000, there were 157,718 housing units - 48.9 percent owner occupied, 45.7 percent renter occupied and 5.4 percent vacant. The rate of change in housing units since 2000 is 0.37 percent. Median home value in the market area is \$121,048, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 2.98 percent annually to \$140,215. From 2000 to the current year, median home value changed by 3 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015. ESRI converted 1990 Census data into 2000 geography.



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<b>Median Household Income</b>			
1990 Median HH Income	\$25,457	\$22,337	\$22,048
2000 Median HH Income	\$31,012	\$27,395	\$28,008
2010 Median HH Income	\$39,603	\$32,999	\$34,494
2015 Median HH Income	\$47,652	\$40,723	\$42,828
1990-2000 Annual Rate	1.99%	2.06%	2.42%
2000-2010 Annual Rate	2.41%	1.83%	2.05%
2010-2015 Annual Rate	3.77%	4.3%	4.42%
<b>Per Capita Income</b>			
1990 Per Capita Income	\$9,339	\$8,756	\$8,945
2000 Per Capita Income	\$12,214	\$12,470	\$12,461
2010 Per Capita Income	\$15,026	\$14,441	\$14,672
2015 Per Capita Income	\$16,595	\$16,167	\$16,377
1990-2000 Annual Rate	2.72%	3.6%	3.37%
2000-2010 Annual Rate	2.04%	1.44%	1.61%
2010-2015 Annual Rate	2.01%	2.28%	2.22%
<b>Average Household Income</b>			
1990 Average Household Income	\$30,614	\$27,601	\$27,797
2000 Average Household Income	\$39,627	\$38,529	\$38,602
2010 Average HH Income	\$48,655	\$44,723	\$45,721
2015 Average HH Income	\$53,717	\$50,043	\$51,054
1990-2000 Annual Rate	2.61%	3.39%	3.34%
2000-2010 Annual Rate	2.02%	1.47%	1.66%
2010-2015 Annual Rate	2%	2.27%	2.23%

### Households by Income

Current median household income is \$34,494 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$42,828 in five years. In 2000, median household income was \$28,008, compared to \$22,048 in 1990.

Current average household income is \$45,721 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$51,054 in five years. In 2000, average household income was \$38,602, compared to \$27,797 in 1990.

Current per capita income is \$14,672 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$16,377 in five years. In 2000, the per capita income was \$12,461, compared to \$8,945 in 1990.

### Population by Employment

Total Businesses	897	8,683	26,421
Total Employees	4,495	70,860	253,280

Currently, 80.3 percent of the civilian labor force in the identified market area is employed and 19.7 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 84.2 percent of the civilian labor force, and unemployment will be 15.8 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 52.1 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.0 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 49.2 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 22.2 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 28.6 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 72.8 percent of the market area population drove alone to work, and 1.3 percent worked at home. The average travel time to work in 2000 was 28.7 minutes in the market area, compared to the U.S. average of 25.5 minutes.

### Population by Education

In 2010, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 34.4 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 32.3 percent were high school graduates only (29.6 percent in the U.S.)
- 6.3 percent had completed an Associate degree (7.7 percent in the U.S.)
- 9.6 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 5.0 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015. ESRI converted 1990 Census data into 2000 geography.