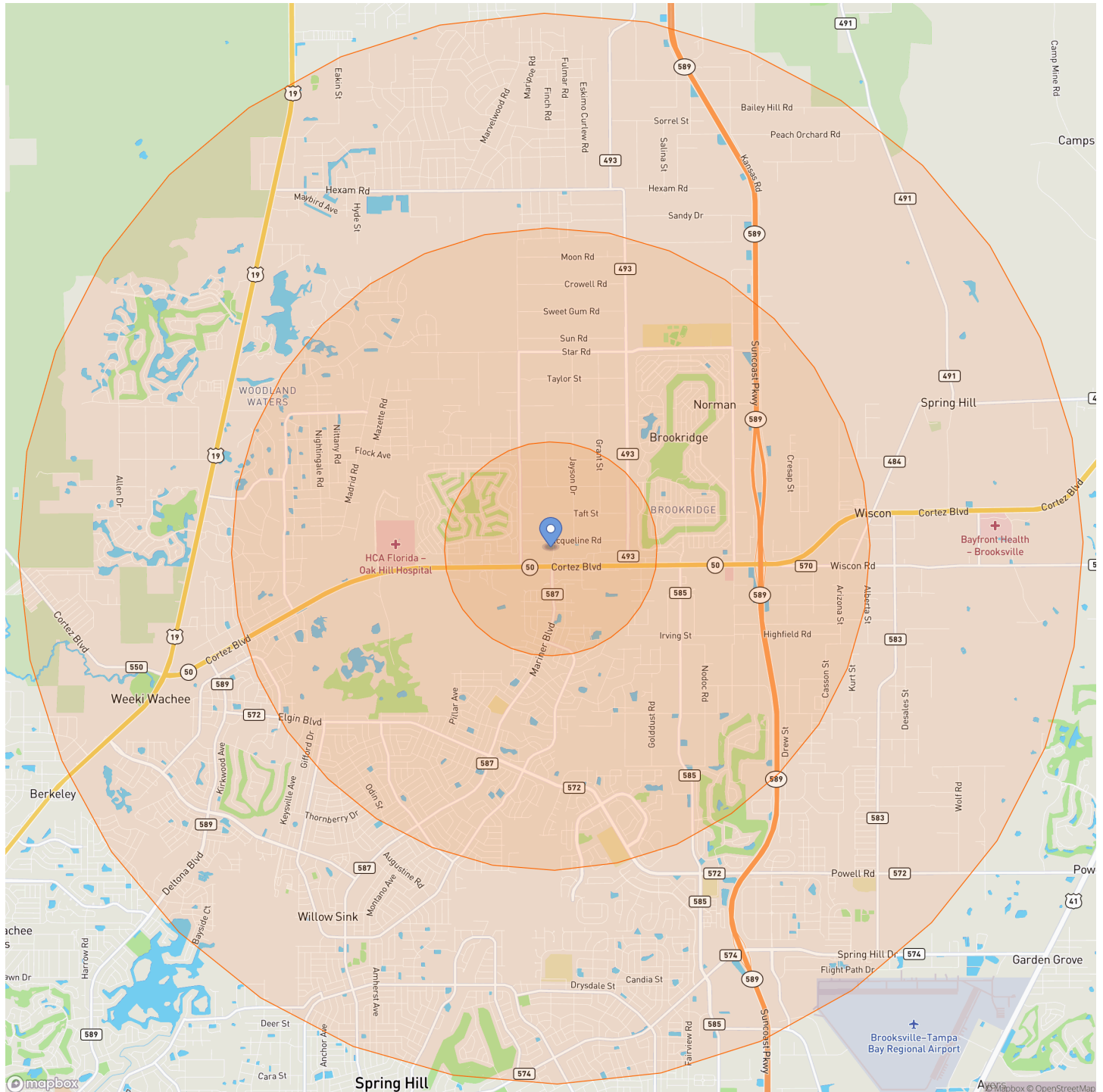


RADIUS REPORT FOR 1, 3, and 5 miles around 12961 - 13071 CORTEZ BLVD., BROOKSVILLE FL USA

PREPARED FOR: Matthew Rikman
DATE: October 24, 2023

MAP



1, 3, and 5 miles around 12961 - 13071 CORTEZ BLVD., BROOKSVILLE FL USA

CITY
High Point

COUNTY
Hernando

How many people live here?

1 MI	3 MI	5 MI
4K	32K	79K

CITY: 4K COUNTY: 192K

How much money do they make?

1 MI	3 MI	5 MI
\$45K	\$52K	\$55K

CITY: \$42K COUNTY: \$53K

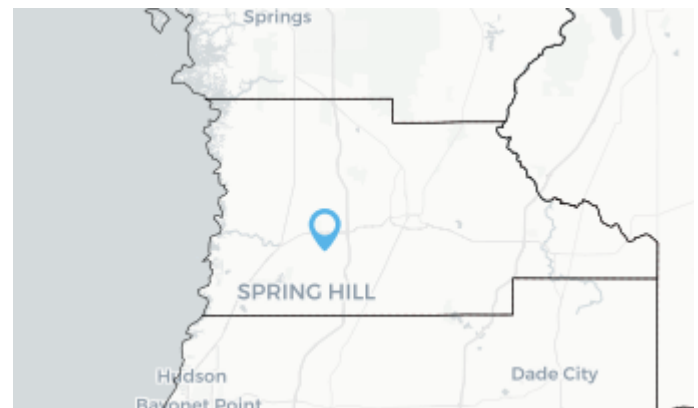
median household income

How old are they?

1 MI	3 MI	5 MI
59	50	46

CITY: 64 COUNTY: 49

median age in years



DEMOGRAPHICS

Population

	1 mile	3 miles	5 miles
Population	3,520	32,278	78,705

Source: U.S. Census Bureau, 2021 American Community Survey, Tables B01003

Income

	1 mile		3 miles		5 miles	
Median Household Income (in 2021 inflation adjusted dollars)	\$44,694		\$52,453		\$55,152	
Mean Household Income (in 2021 inflation adjusted dollars)	\$53,304		\$63,805		\$68,550	
Households	1,605		13,239		30,959	
Less than \$25,000	361	22%	2,708	20%	5,685	18%
\$25,000 to \$49,999	495	31%	3,594	27%	8,133	26%
\$50,000 to \$74,999	412	26%	2,870	22%	6,918	22%
\$75,000 to \$99,999	150	9%	1,636	12%	3,814	12%
\$100,000 to \$199,999	182	11%	2,237	17%	5,721	18%
\$200,000 or more	4	0%	194	1%	687	2%

Source: U.S. Census Bureau, 2021 American Community Survey, Tables B19001, B19013, B19025

Age

	1 mile		3 miles		5 miles	
Median Age	59		50		46	
Population	3,520		32,278		78,705	
9 & under	319	9%	2,966	9%	7,966	10%
10 to 19	270	8%	3,474	11%	9,133	12%
20 to 29	404	11%	3,322	10%	8,144	10%
30 to 39	246	7%	3,149	10%	8,916	11%
40 to 49	265	8%	3,207	10%	8,149	10%
50 to 59	301	9%	3,934	12%	10,658	14%
60 to 69	609	17%	4,710	15%	10,861	14%
70 & over	1,107	31%	7,517	23%	14,878	19%

Source: U.S. Census Bureau, 2021 American Community Survey, Tables B01001

Race & Ethnicity

	1 mile		3 miles		5 miles	
Population	3,520		32,278		78,705	
White	2,795	79%	23,822	74%	56,301	72%
Black	59	2%	1,360	4%	4,066	5%
American Indian	15	0%	84	0%	279	0%
Asian	226	6%	1,024	3%	1,551	2%
Pacific Islander	0	0%	0	0%	50	0%
Other race	3	0%	91	0%	333	0%
Two or more races	9	0%	832	3%	2,234	3%
Hispanic	414	12%	5,065	16%	13,892	18%

Source: U.S. Census Bureau, 2021 American Community Survey, Tables B03002

Educational Attainment

	1 mile		3 miles		5 miles	
Population 25 years & Over	2,779		24,494		57,877	
No high school diploma	352	13%	3,251	13%	6,511	11%
High school graduate or equal	937	34%	7,668	31%	18,201	31%
Some college	868	31%	6,857	28%	16,213	28%
Associate's degree	222	8%	2,359	10%	6,278	11%
Bachelor's degree	292	11%	3,021	12%	7,237	13%
Masters, doctorate, professional	107	4%	1,338	5%	3,438	6%

Source: U.S. Census Bureau, 2021 American Community Survey, Tables B15002

Employment Status

	1 mile		3 miles		5 miles	
Population 16 years & Over	3,034		26,874		64,526	
In labor force	1,069	35%	12,075	45%	32,384	50%
Civilian labor force	1,069	35%	12,075	45%	32,358	50%
Employed	944	31%	11,327	42%	30,339	47%
Unemployed	124	4%	748	3%	2,019	3%
In armed forces	0	0%	0	0%	26	0%
Not in labor force	1,965	65%	14,799	55%	32,142	50%

Source: U.S. Census Bureau, 2021 American Community Survey, Tables B23025

Households

	1 mile		3 miles		5 miles	
Households	1,605		13,239		30,959	
Family households	869	54%	8,611	65%	21,194	68%
Married couple family	714	44%	6,806	51%	16,437	53%
With own children under 18	171	11%	1,869	14%	4,914	16%
Other family	155	10%	1,805	14%	4,757	15%
Single male householder with own children under 18	10	1%	237	2%	683	2%
Single female householder with own children under 18	41	3%	389	3%	1,331	4%
Nonfamily households	737	46%	4,628	35%	9,764	32%

Source: U.S. Census Bureau, 2021 American Community Survey, Tables B11001, B11003

Housing Units

	1 mile		3 miles		5 miles	
Housing Units	1,824		15,190		34,785	
Occupied Housing Units	1,605		13,239		30,959	
Owner occupied units	1,325	83%	10,621	80%	24,519	79%
Renter occupied units	280	17%	2,619	20%	6,440	21%

Source: U.S. Census Bureau, 2021 American Community Survey, Tables B25024, B25003

Housing Unit Value

	1 mile		3 miles		5 miles	
Owner Occupied Housing Units	1,325		10,621		24,519	
Less than \$100,000	690	52%	3,252	31%	5,231	21%
\$100,000 to \$199,999	366	28%	4,126	39%	9,881	40%
\$200,000 to \$299,999	221	17%	2,210	21%	6,431	26%
\$300,000 to \$399,999	29	2%	671	6%	2,110	9%
\$400,000 to \$499,999	16	1%	221	2%	563	2%
\$500,000 or more	2	0%	140	1%	303	1%

Source: U.S. Census Bureau, 2021 American Community Survey, Tables B25075

Detailed Age

	1 mile		3 miles		5 miles	
Population	3,520		32,278		78,705	
Male	1,722	49%	15,751	49%	38,707	49%
Under 5 years	130	4%	749	2%	1,957	2%
5 to 9 years	37	1%	777	2%	1,932	2%
10 to 14 years	79	2%	1,112	3%	2,649	3%
15 to 17 years	63	2%	513	2%	1,606	2%
18 and 19 years	32	1%	209	1%	572	1%
20 years	7	0%	175	1%	445	1%
21 years	15	0%	104	0%	368	0%
22 to 24 years	43	1%	297	1%	1,114	1%
25 to 29 years	187	5%	1,102	3%	2,440	3%
30 to 34 years	49	1%	809	3%	2,328	3%
35 to 39 years	55	2%	669	2%	2,086	3%
40 to 44 years	64	2%	929	3%	2,183	3%
45 to 49 years	61	2%	691	2%	2,092	3%
50 to 54 years	40	1%	899	3%	2,222	3%
55 to 59 years	101	3%	995	3%	2,692	3%
60 and 61 years	7	0%	335	1%	913	1%
62 to 64 years	117	3%	701	2%	1,541	2%
65 and 66 years	57	2%	517	2%	1,069	1%
67 to 69 years	91	3%	656	2%	1,397	2%
70 to 74 years	156	4%	1,076	3%	2,480	3%
75 to 79 years	159	5%	1,143	4%	2,367	3%
80 to 84 years	97	3%	514	2%	1,001	1%
85 years and over	73	2%	778	2%	1,254	2%
Female:	1,798	51%	16,527	51%	39,997	51%
Under 5 years	100	3%	858	3%	1,976	3%
5 to 9 years	52	1%	582	2%	2,101	3%
10 to 14 years	44	1%	872	3%	2,309	3%
15 to 17 years	48	1%	529	2%	1,391	2%
18 and 19 years	4	0%	238	1%	608	1%
20 years	3	0%	171	1%	509	1%
21 years	68	2%	224	1%	402	1%
22 to 24 years	16	0%	374	1%	890	1%
25 to 29 years	65	2%	875	3%	1,976	3%
30 to 34 years	102	3%	715	2%	2,106	3%
35 to 39 years	39	1%	956	3%	2,396	3%
40 to 44 years	78	2%	797	2%	1,913	2%
45 to 49 years	62	2%	789	2%	1,961	2%
50 to 54 years	67	2%	953	3%	2,583	3%
55 to 59 years	93	3%	1,088	3%	3,161	4%
60 and 61 years	81	2%	502	2%	1,155	1%
62 to 64 years	81	2%	715	2%	1,794	2%
65 and 66 years	72	2%	679	2%	1,305	2%
67 to 69 years	102	3%	604	2%	1,686	2%
70 to 74 years	209	6%	1,335	4%	2,842	4%
75 to 79 years	181	5%	1,266	4%	2,428	3%
80 to 84 years	109	3%	670	2%	1,197	2%
85 years and over	125	4%	735	2%	1,308	2%

Source: U.S. Census Bureau, 2021 American Community Survey, Tables B01001, B01003. The numbers in the above table may not total up due to rounding.

POPULATION PROJECTIONS

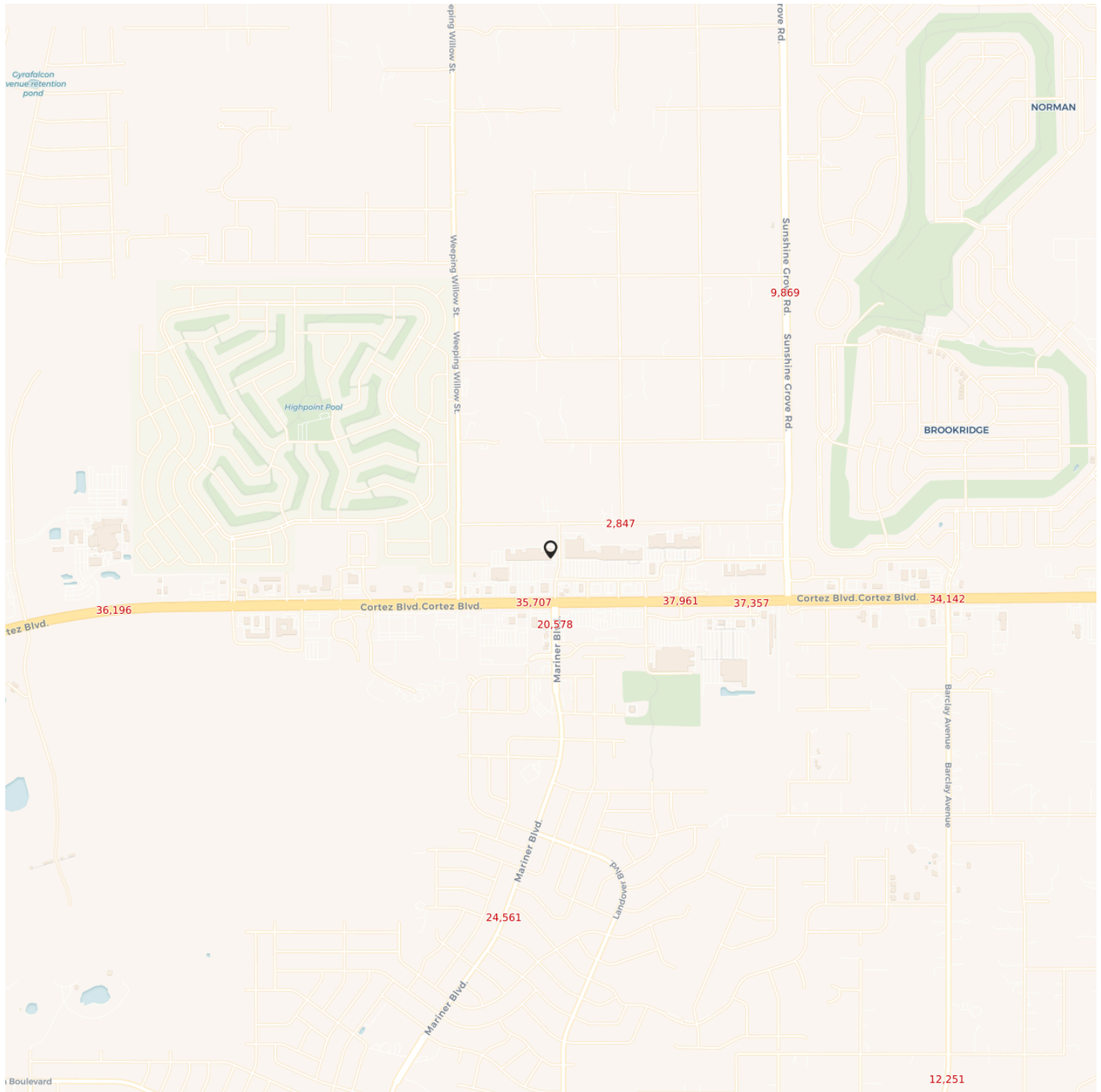
State and county population projections.

	2000	2010	2020	2030	% Population Change			% Population Change 2020-2030
					2000-2010	2010-2020	2020-2030	
Florida	15,982,378	18,801,310	21,538,187	24,471,129				14%
Hernando County	130,802	172,778	194,515	218,955				13%

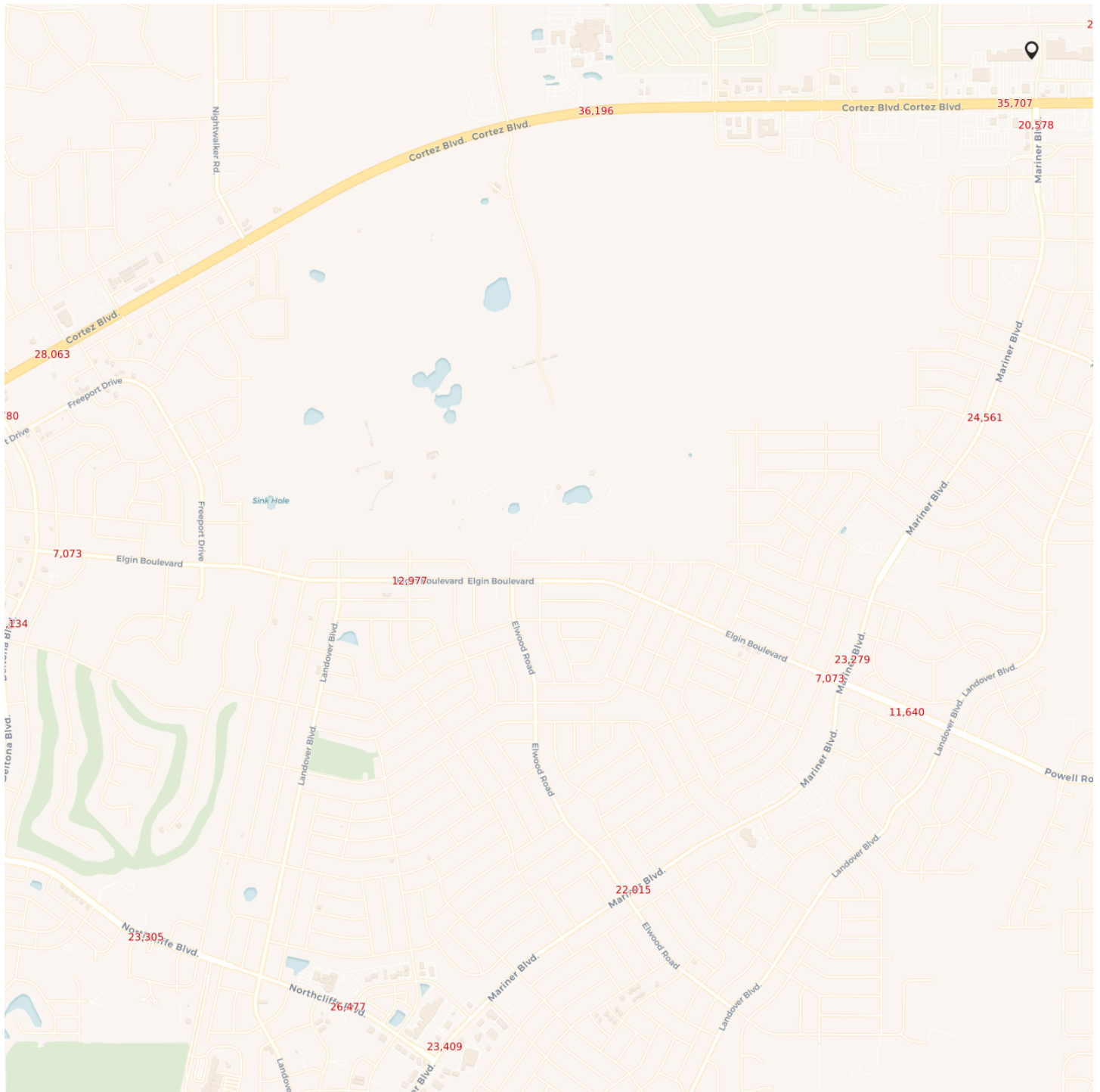
Source: Florida Demographic Estimating Conference, December 2021 and the University of Florida, Bureau of Economic and Business Research, Florida Population Studies, Volume 55, Bulletin 192, February 2022.
U.S. Census Bureau, Decennial Censuses 2000, 2010, and 2020.

TRAFFIC

2023 24-hour average daily traffic count estimates - both ways



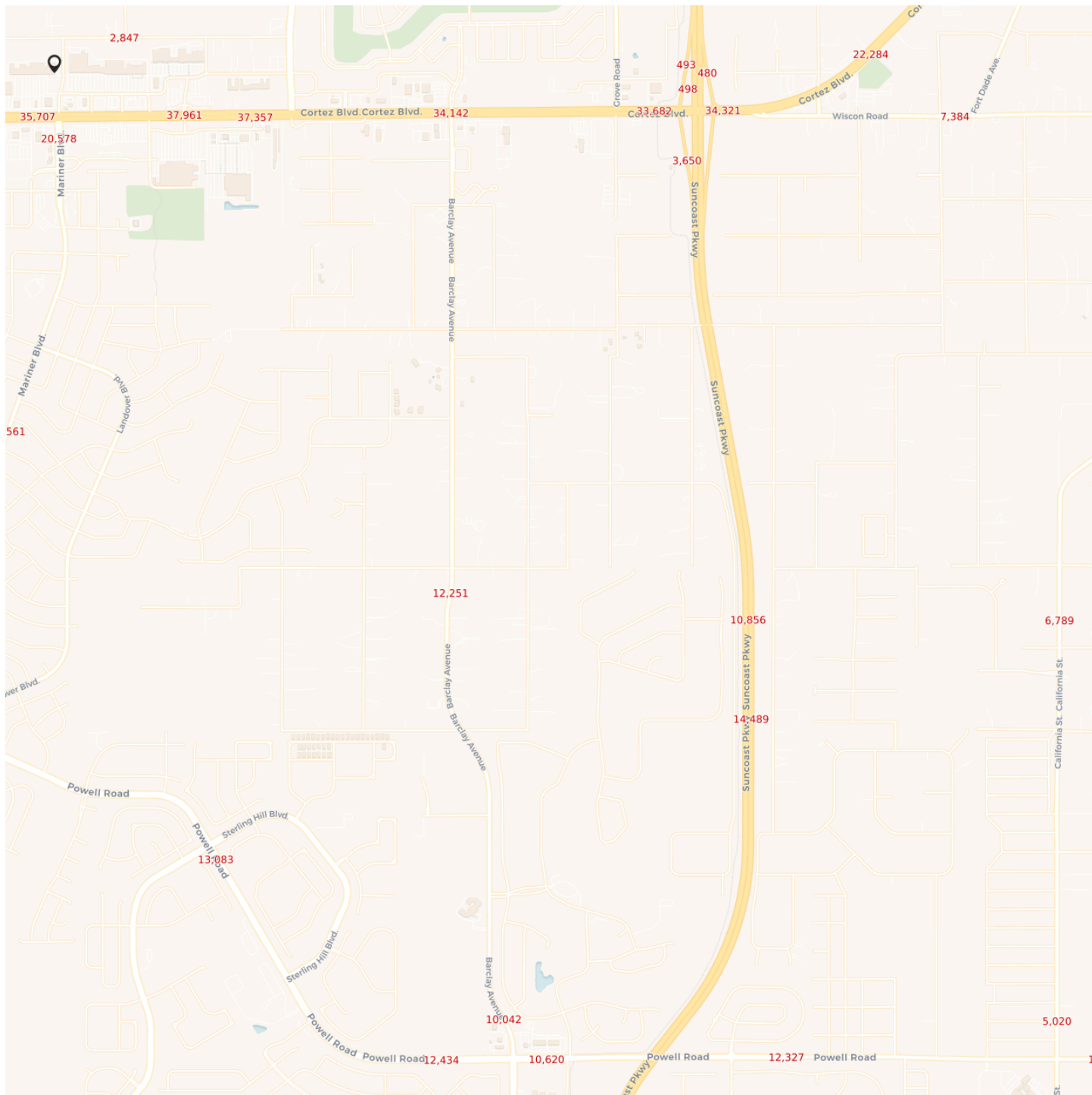
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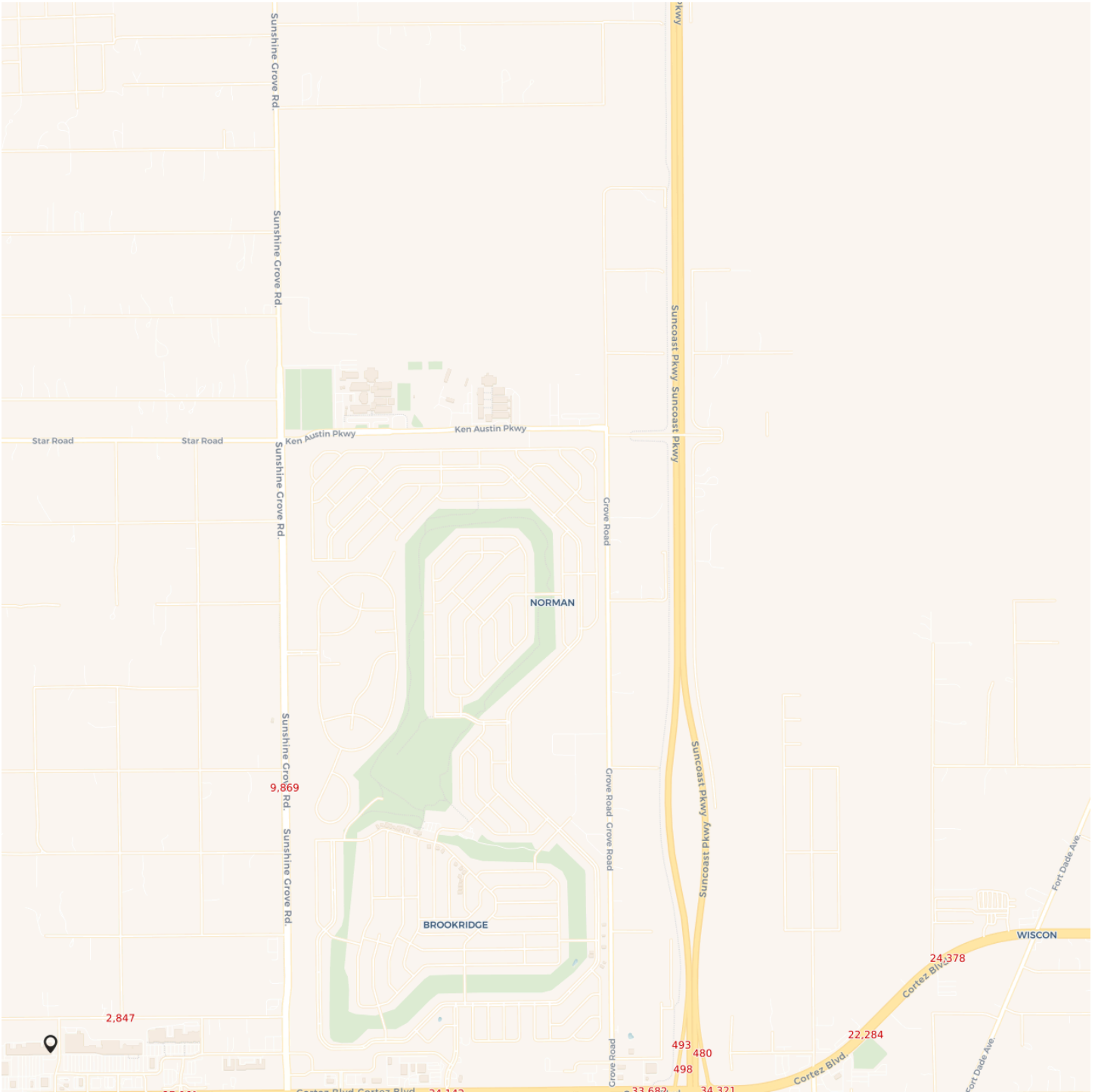
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METHODOLOGY

First, we subtract the 2021 US Census Bureau's water areas from the 2021 block groups. Then we calculate the project's radiuses, the block groups minus water areas that intersect the radiuses, and the percent of each block group's area that's in the radiuses (overlap). Next, the overlap percent is multiplied by the Census demographics for each block group. Finally, we sum the overlap times the demographics for all block groups that intersect a radius to produce the demographic estimate for the radius.

The benefits of this methodology are that it allows for:

1. the use of the **most current data** for small area geographies from the US Census Bureau;
2. the estimation of demographics for radius distances using dissimilar shaped Census block groups;
3. **data comparability** (because estimates for small radiuses and large radiuses use the same methodology, geographies and datasets); and
4. improved estimates along coastlines and large water bodies by removing water areas.

This methodology assumes that the **population is equally distributed** throughout a block group. This assumption can result in unlikely estimates for small radiuses (i.e. 1 mile) in rural areas with low population densities and thus, large geographic area block groups.

If you have any questions, you can reach Cubit at 1.800.939.2130 or at www.cubitplanning.com.

CUBIT

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