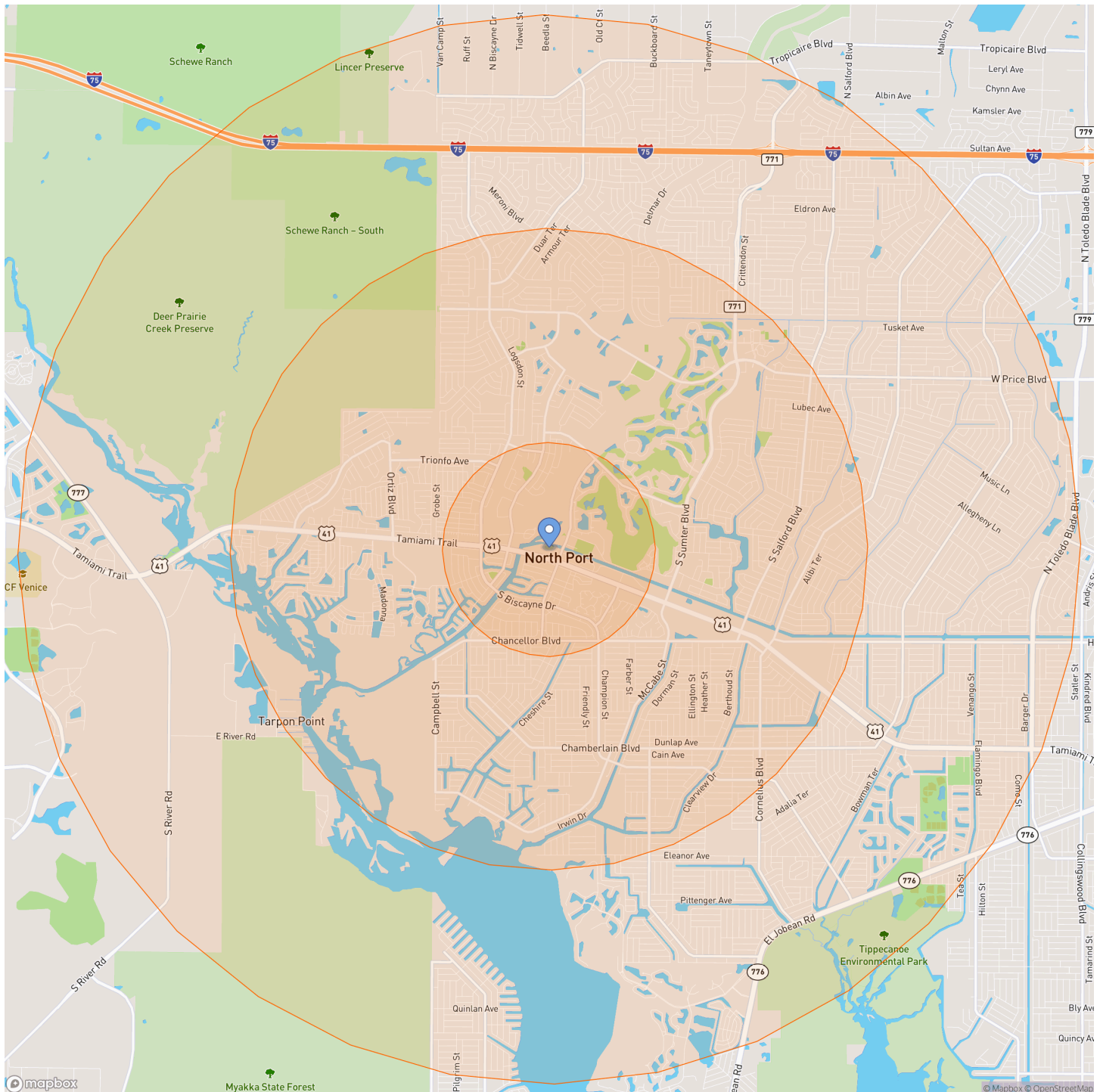


RADIUS REPORT FOR 1, 3, and 5 miles around 14251 S TAMIAMI TRAIL, NORTH PORT FL USA

PREPARED FOR: Matthew Rikman

DATE: October 24, 2023

MAP



1, 3, and 5 miles around 14251 S TAMIAMI TRAIL, NORTH PORT FL USA

CITY
North Port

COUNTY
Sarasota

How many people live here?

1 MI	3 MI	5 MI
7K	34K	65K

CITY: 74K COUNTY: 429K

How much money do they make?

1 MI	3 MI	5 MI
\$51K	\$57K	\$61K

CITY: \$69K COUNTY: \$69K

median household income

How old are they?

1 MI	3 MI	5 MI
57	56	53

CITY: 49 COUNTY: 57

median age in years



DEMOGRAPHICS

Population

	1 mile	3 miles	5 miles
Population	6,667	34,209	64,777

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)	\$51,305	\$56,567	\$61,186
Mean Household Income (in 2021 inflation adjusted dollars)	\$64,273	\$71,699	\$81,660
Households	2,884	13,978	25,635
Less than \$25,000	54019%	2,29916%	3,49114%
\$25,000 to \$49,999	86530%	3,90928%	6,38625%
\$50,000 to \$74,999	59521%	2,80620%	5,23820%
\$75,000 to \$99,999	30110%	1,98214%	3,58214%
\$100,000 to \$199,999	49417%	2,49118%	5,60222%
\$200,000 or more	893%	4924%	1,3375%

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

Age

	1 mile	3 miles	5 miles
Median Age	57	56	53
Population	6,667	34,209	64,777
9 & under	70211%	3,29010%	5,7139%
10 to 19	4276%	2,6518%	7,03311%
20 to 29	5668%	3,0559%	5,9649%
30 to 39	4787%	2,6648%	4,7317%
40 to 49	65510%	2,7218%	6,40810%
50 to 59	85413%	4,63214%	9,07314%
60 to 69	93814%	5,14915%	10,37416%
70 & over	2,04731%	10,04829%	15,48224%

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

Race & Ethnicity

	1 mile		3 miles		5 miles	
Population	6,667		34,209		64,777	
White	5,290	79%	27,613	81%	52,240	81%
Black	399	6%	1,335	4%	2,742	4%
American Indian	27	0%	38	0%	79	0%
Asian	278	4%	699	2%	1,012	2%
Pacific Islander	0	0%	0	0%	0	0%
Other race	7	0%	29	0%	42	0%
Two or more races	247	4%	755	2%	1,666	3%
Hispanic	419	6%	3,740	11%	6,997	11%

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

Educational Attainment

	1 mile		3 miles		5 miles	
Population 25 years & Over	5,285		26,639		48,594	
No high school diploma	653	12%	2,320	9%	4,551	9%
High school graduate or equal	1,781	34%	9,445	35%	16,034	33%
Some college	1,287	24%	6,509	24%	11,219	23%
Associate's degree	464	9%	3,049	11%	5,878	12%
Bachelor's degree	700	13%	3,322	12%	6,573	14%
Masters, doctorate, professional	400	8%	1,994	7%	4,340	9%

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

Employment Status

	1 mile		3 miles		5 miles	
Population 16 years & Over	5,699		29,281		55,187	
In labor force	2,498	44%	12,779	44%	26,629	48%
Civilian labor force	2,498	44%	12,757	44%	26,601	48%
Employed	2,397	42%	12,341	42%	25,801	47%
Unemployed	102	2%	416	1%	800	1%
In armed forces	0	0%	21	0%	28	0%
Not in labor force	3,201	56%	16,503	56%	28,558	52%

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

Households

	1 mile		3 miles		5 miles	
Households	2,884		13,978		25,635	
Family households	1,823	63%	9,544	68%	18,707	73%
Married couple family	1,406	49%	7,330	52%	14,345	56%
With own children under 18	252	9%	1,330	10%	2,706	11%
Other family	417	14%	2,214	16%	4,362	17%
Single male householder with own children under 18	25	1%	232	2%	498	2%
Single female householder with own children under 18	169	6%	774	6%	1,669	7%
Nonfamily households	1,061	37%	4,434	32%	6,929	27%

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

Housing Units

	1 mile		3 miles		5 miles	
Housing Units	4,093		18,147		31,508	
Occupied Housing Units	2,884		13,978		25,635	
Owner occupied units	1,935	67%	10,895	78%	20,792	81%
Renter occupied units	948	33%	3,083	22%	4,844	19%

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	1,935		10,895		20,792	
Less than \$100,000	359	19%	1,326	12%	1,794	9%
\$100,000 to \$199,999	832	43%	4,706	43%	7,857	38%
\$200,000 to \$299,999	642	33%	3,395	31%	6,949	33%
\$300,000 to \$399,999	61	3%	877	8%	2,304	11%
\$400,000 to \$499,999	10	1%	252	2%	915	4%
\$500,000 or more	33	2%	339	3%	973	5%

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







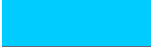
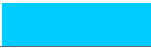
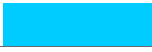
Detailed Age

	1 mile		3 miles		5 miles	
Population	6,667		34,209		64,777	
Male	3,161	47%	16,443	48%	31,743	49%
Under 5 years	155	2%	713	2%	1,295	2%
5 to 9 years	278	4%	1,116	3%	1,671	3%
10 to 14 years	120	2%	827	2%	2,151	3%
15 to 17 years	48	1%	527	2%	1,338	2%
18 and 19 years	18	0%	156	0%	974	2%
20 years	42	1%	477	1%	998	2%
21 years	72	1%	134	0%	168	0%
22 to 24 years	90	1%	560	2%	1,132	2%
25 to 29 years	100	1%	470	1%	923	1%
30 to 34 years	80	1%	648	2%	985	2%
35 to 39 years	183	3%	700	2%	1,144	2%
40 to 44 years	144	2%	410	1%	1,047	2%
45 to 49 years	108	2%	544	2%	1,488	2%
50 to 54 years	167	3%	1,120	3%	1,914	3%
55 to 59 years	226	3%	1,035	3%	2,281	4%
60 and 61 years	24	0%	578	2%	1,139	2%
62 to 64 years	174	3%	551	2%	1,186	2%
65 and 66 years	72	1%	351	1%	835	1%
67 to 69 years	148	2%	858	3%	1,556	2%
70 to 74 years	454	7%	2,087	6%	3,445	5%
75 to 79 years	271	4%	1,132	3%	1,874	3%
80 to 84 years	110	2%	682	2%	1,155	2%
85 years and over	76	1%	766	2%	1,043	2%
Female:	3,507	53%	17,766	52%	33,034	51%
Under 5 years	212	3%	768	2%	1,284	2%
5 to 9 years	57	1%	693	2%	1,463	2%
10 to 14 years	107	2%	657	2%	1,212	2%
15 to 17 years	26	0%	210	1%	776	1%
18 and 19 years	108	2%	273	1%	583	1%
20 years	1	0%	72	0%	155	0%
21 years	1	0%	131	0%	266	0%
22 to 24 years	47	1%	257	1%	716	1%
25 to 29 years	212	3%	955	3%	1,605	2%
30 to 34 years	154	2%	919	3%	1,906	3%
35 to 39 years	60	1%	397	1%	696	1%
40 to 44 years	244	4%	854	2%	1,658	3%
45 to 49 years	160	2%	913	3%	2,214	3%
50 to 54 years	183	3%	1,152	3%	2,204	3%
55 to 59 years	278	4%	1,325	4%	2,674	4%
60 and 61 years	77	1%	473	1%	955	1%
62 to 64 years	79	1%	661	2%	1,292	2%
65 and 66 years	183	3%	748	2%	1,319	2%
67 to 69 years	182	3%	928	3%	2,092	3%
70 to 74 years	285	4%	1,874	5%	3,129	5%
75 to 79 years	476	7%	1,531	4%	2,146	3%
80 to 84 years	208	3%	930	3%	1,265	2%
85 years and over	168	3%	1,046	3%	1,425	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

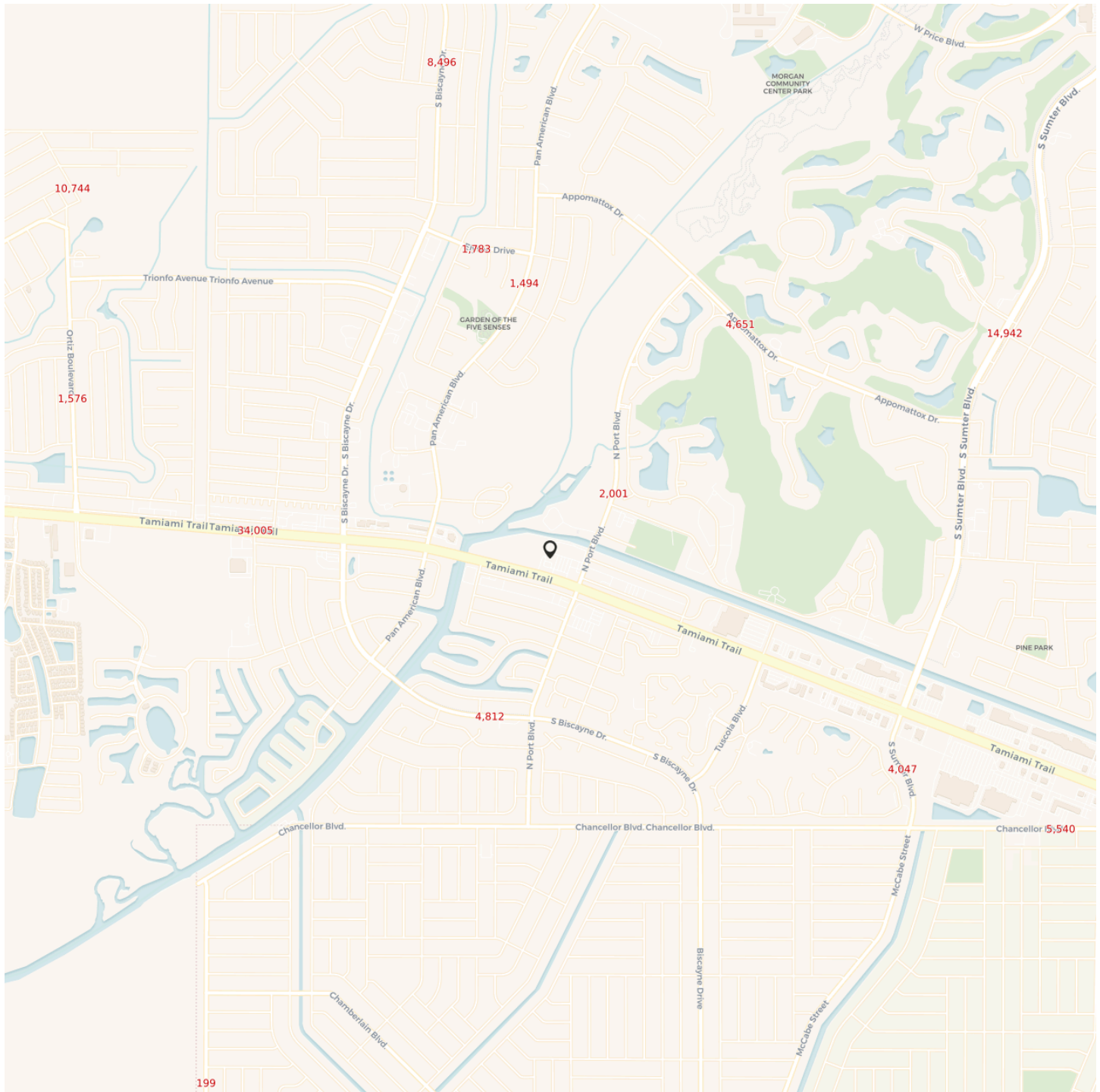
State and county population projections.

	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%
Charlotte County	141,627	159,978	186,847	215,720				15%
Sarasota County	325,957	379,448	434,006	493,319				14%

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

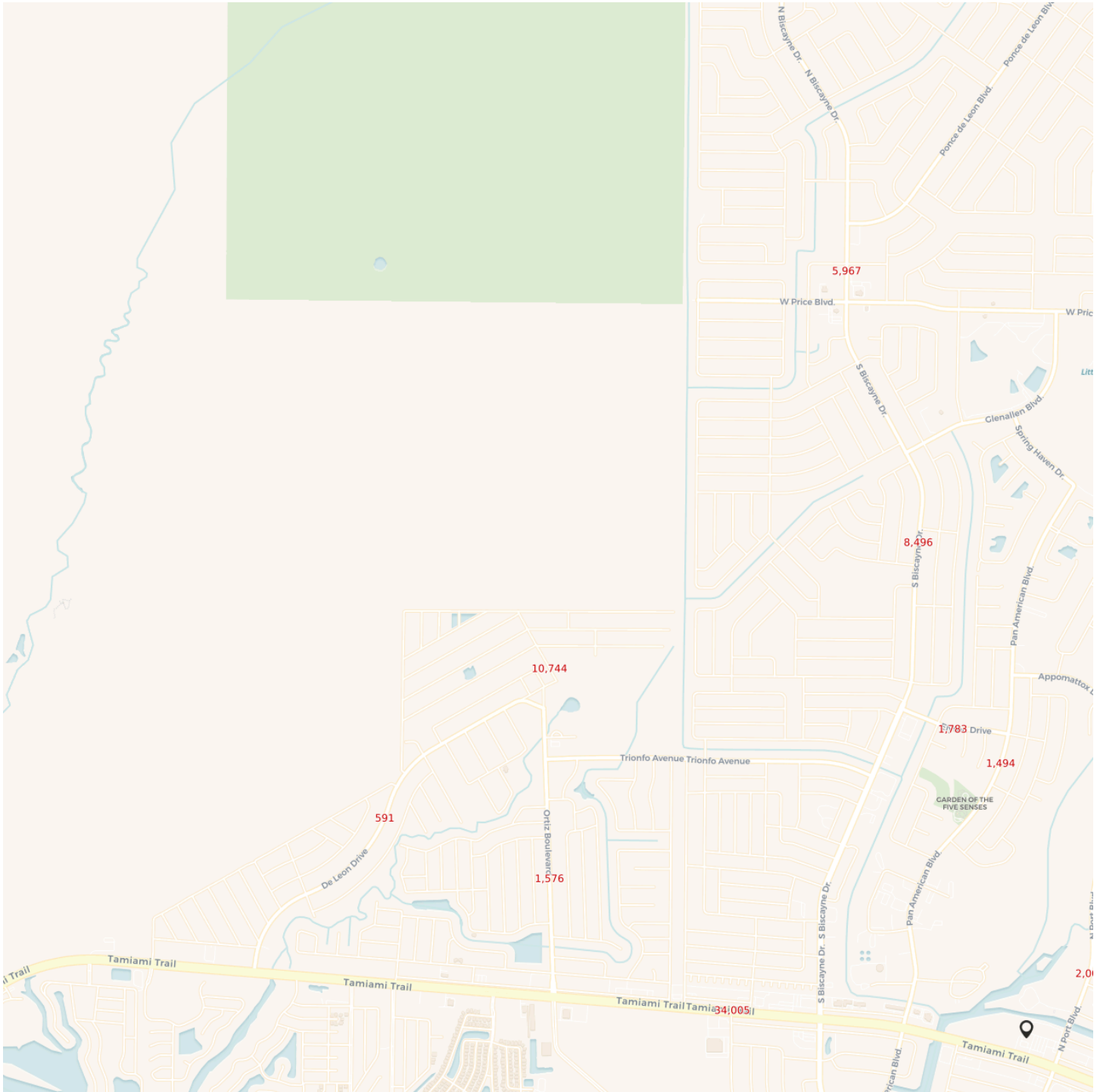


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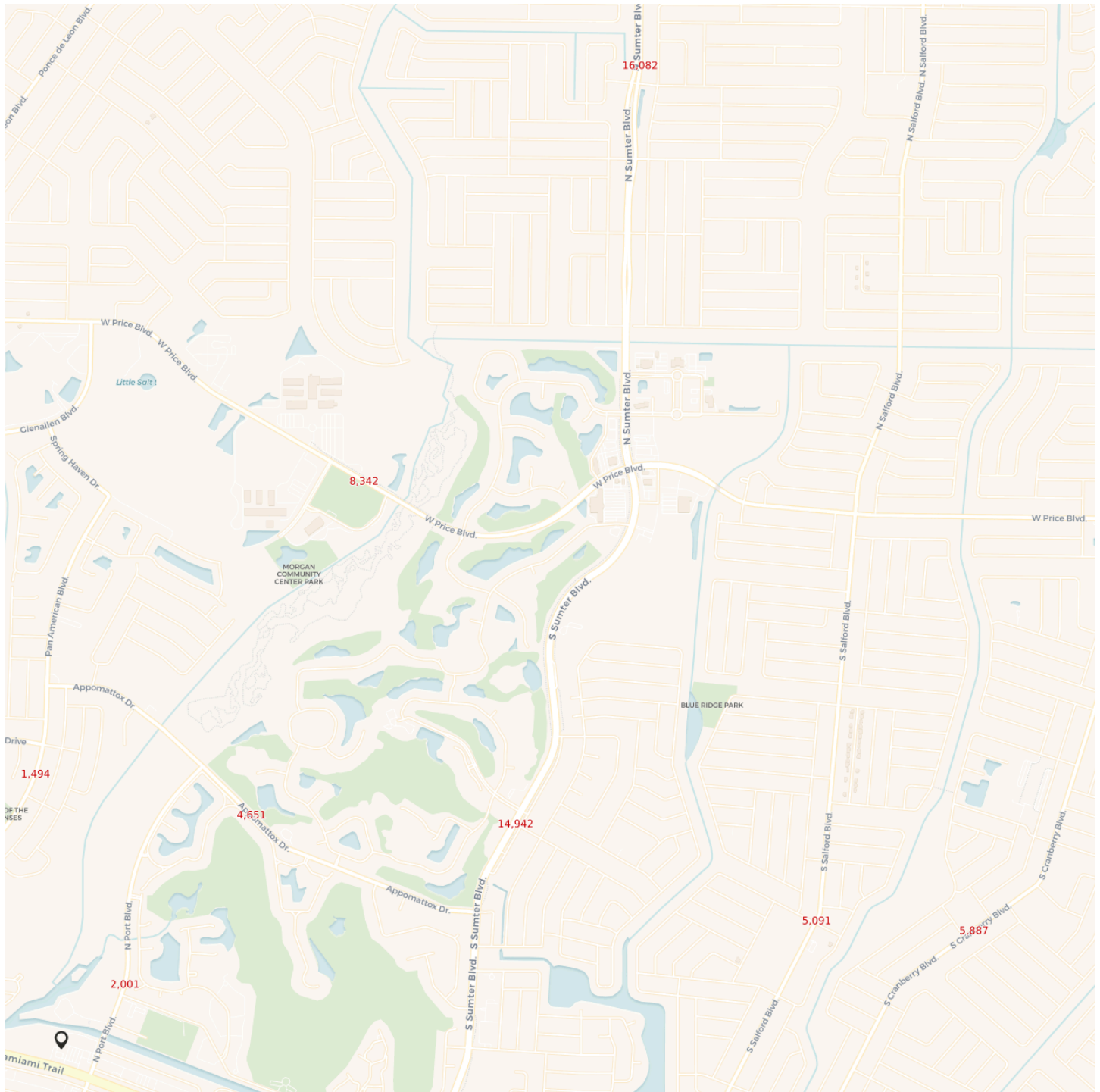


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METHODOLOGY

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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