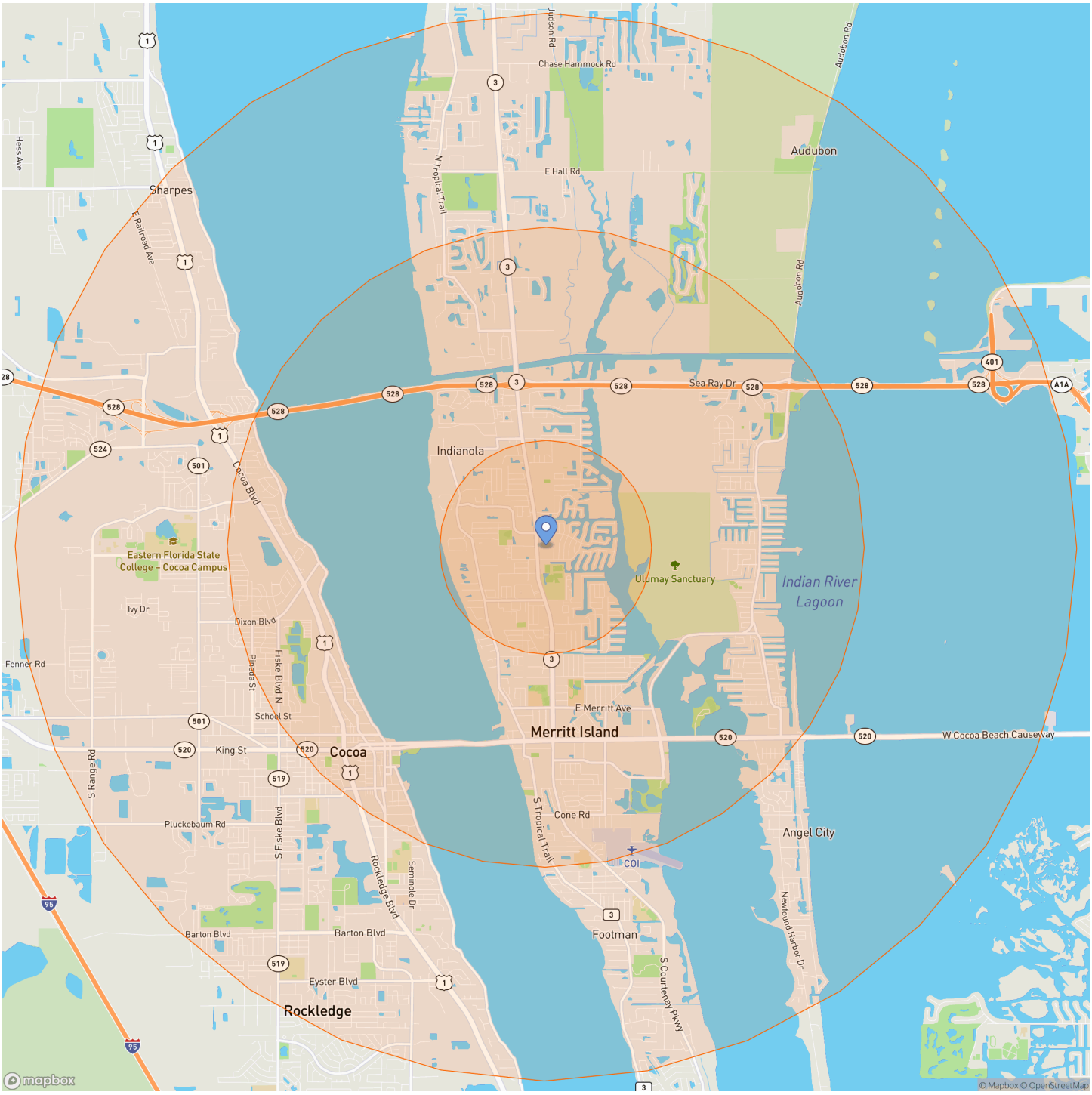
RADIUS REPORT FOR

1, 3, and 5 miles around 1450 N COURTENAY PARKWAY, MERRITT ISLAND FL USA

PREPARED FOR: Matthew Rikman
DATE: October 24, 2023

MAP



1, 3, and 5 miles around 1450 N COURTENAY PARKWAY, MERRITT ISLAND FL USA

CITY
Merritt Island

COUNTY
Brevard

How many people live here?

1 MI	3 MI	5 MI
8K	35K	74K

CITY: **34K** COUNTY: **602K**

How much money do they make?

1 MI	3 MI	5 MI
$69K	$63K	$59K

CITY: **$78K** COUNTY: **$64K**

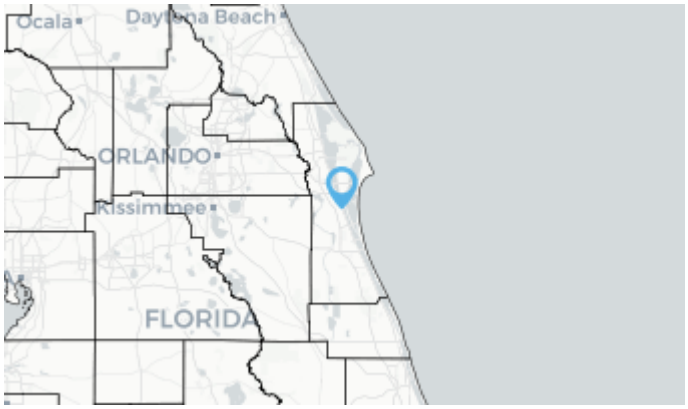
median household income

How old are they?

1 MI	3 MI	5 MI
47	48	46

CITY: **50** COUNTY: **47**

median age in years



SOURCE: U.S. Census Bureau, 2021 American Community Survey, Tables B01001, B01002, B01003, and B19013.

DEMOGRAPHICS

Population

	1 mile	3 miles	5 miles
Population	8,385	35,446	73,778

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)	$68,549		$62,531		$58,873	
Mean Household Income (in 2021 inflation adjusted dollars)	$85,042		$86,901		$81,806	
Households	3,245		14,547		30,048	
Less than $25,000	446	14%	2,807	19%	5,945	20%
$25,000 to $49,999	796	25%	3,100	21%	7,084	24%
$50,000 to $74,999	523	16%	2,618	18%	5,383	18%
$75,000 to $99,999	494	15%	1,758	12%	3,548	12%
$100,000 to $199,999	812	25%	3,153	22%	5,999	20%
$200,000 or more	175	5%	1,110	8%	2,089	7%

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

Age

	1 mile		3 miles		5 miles	
Median Age	47		48		46	
Population	8,385		35,446		73,778	
9 & under	903	11%	3,307	9%	7,635	10%
10 to 19	859	10%	3,801	11%	7,867	11%
20 to 29	861	10%	3,812	11%	8,243	11%
30 to 39	1,041	12%	3,547	10%	7,862	11%
40 to 49	932	11%	4,460	13%	9,015	12%
50 to 59	1,281	15%	5,375	15%	11,594	16%
60 to 69	1,136	14%	5,250	15%	10,360	14%
70 & over	1,374	16%	5,894	17%	11,202	15%

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

Race & Ethnicity

	1 mile		3 miles		5 miles	
Population	8,385		35,446		73,778	
White	6,011	72%	25,921	73%	50,902	69%
Black	660	8%	3,751	11%	10,183	14%
American Indian	17	0%	46	0%	101	0%
Asian	170	2%	729	2%	1,266	2%
Pacific Islander	0	0%	60	0%	73	0%
Other race	0	0%	132	0%	585	1%
Two or more races	241	3%	1,424	4%	2,919	4%
Hispanic	1,286	15%	3,383	10%	7,750	11%

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

Educational Attainment

	1 mile		3 miles		5 miles	
Population 25 years & Over	6,275		26,562		54,394	
No high school diploma	382	6%	1,775	7%	4,538	8%
High school graduate or equal	1,660	26%	6,718	25%	14,805	27%
Some college	1,341	21%	5,661	21%	11,577	21%
Associate's degree	842	13%	3,636	14%	7,288	13%
Bachelor's degree	1,417	23%	5,682	21%	10,289	19%
Masters, doctorate, professional	634	10%	3,090	12%	5,897	11%

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

Employment Status

	1 mile		3 miles		5 miles	
Population 16 years & Over	6,916		29,732		61,097	
In labor force	4,048	59%	17,271	58%	35,988	59%
Civilian labor force	4,014	58%	17,191	58%	35,809	59%
Employed	3,859	56%	16,290	55%	33,914	56%
Unemployed	156	2%	901	3%	1,895	3%
In armed forces	34	0%	80	0%	179	0%
Not in labor force	2,868	41%	12,461	42%	25,109	41%

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

Households

	1 mile		3 miles		5 miles	
Households	3,245		14,547		30,048	
Family households	2,089	64%	8,372	58%	17,572	58%
Married couple family	1,591	49%	6,427	44%	13,036	43%
With own children under 18	519	16%	1,782	12%	3,622	12%
Other family	498	15%	1,945	13%	4,536	15%
Single male householder with own children under 18	57	2%	223	2%	470	2%
Single female householder with own children under 18	208	6%	626	4%	1,799	6%
Nonfamily households	1,156	36%	6,175	42%	12,476	42%

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

Housing Units

	1 mile		3 miles		5 miles	
Housing Units	4,004		18,439		36,803	
Occupied Housing Units	3,245		14,547		30,048	
Owner occupied units	2,216	68%	10,452	72%	21,426	71%
Renter occupied units	1,028	32%	4,095	28%	8,622	29%

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	2,216		10,452		21,426	
Less than $100,000	108	5%	1,077	10%	2,866	13%
$100,000 to $199,999	504	23%	2,589	25%	6,058	28%
$200,000 to $299,999	531	24%	2,371	23%	4,920	23%
$300,000 to $399,999	493	22%	2,175	21%	3,803	18%
$400,000 to $499,999	272	12%	1,085	10%	1,732	8%
$500,000 or more	308	14%	1,155	11%	2,046	10%

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

Detailed Age

	1 mile		3 miles		5 miles	
Population	8,385		35,446		73,778	
Male	4,141	49%	16,920	48%	36,335	49%
Under 5 years	245	3%	985	3%	2,033	3%
5 to 9 years	143	2%	627	2%	1,966	3%
10 to 14 years	227	3%	923	3%	2,268	3%
15 to 17 years	212	3%	670	2%	1,230	2%
18 and 19 years	33	0%	300	1%	694	1%
20 years	96	1%	276	1%	934	1%
21 years	52	1%	116	0%	285	0%
22 to 24 years	77	1%	505	1%	969	1%
25 to 29 years	209	2%	843	2%	2,160	3%
30 to 34 years	365	4%	957	3%	1,746	2%
35 to 39 years	203	2%	800	2%	1,852	3%
40 to 44 years	163	2%	919	3%	2,332	3%
45 to 49 years	395	5%	1,322	4%	2,572	3%
50 to 54 years	246	3%	1,038	3%	2,607	4%
55 to 59 years	305	4%	1,282	4%	2,739	4%
60 and 61 years	112	1%	508	1%	1,187	2%
62 to 64 years	191	2%	880	2%	1,498	2%
65 and 66 years	105	1%	507	1%	962	1%
67 to 69 years	173	2%	772	2%	1,351	2%
70 to 74 years	235	3%	1,087	3%	1,847	3%
75 to 79 years	125	1%	673	2%	1,384	2%
80 to 84 years	115	1%	545	2%	1,007	1%
85 years and over	115	1%	386	1%	713	1%
Female:	4,244	51%	18,526	52%	37,444	51%
Under 5 years	288	3%	750	2%	1,679	2%
5 to 9 years	227	3%	944	3%	1,957	3%
10 to 14 years	124	1%	944	3%	1,805	2%
15 to 17 years	226	3%	666	2%	1,205	2%
18 and 19 years	36	0%	297	1%	665	1%
20 years	60	1%	228	1%	446	1%
21 years	5	0%	106	0%	186	0%
22 to 24 years	59	1%	547	2%	1,063	1%
25 to 29 years	303	4%	1,192	3%	2,201	3%
30 to 34 years	294	4%	892	3%	1,910	3%
35 to 39 years	179	2%	898	3%	2,354	3%
40 to 44 years	149	2%	845	2%	1,897	3%
45 to 49 years	224	3%	1,374	4%	2,214	3%
50 to 54 years	273	3%	1,152	3%	2,561	3%
55 to 59 years	458	5%	1,904	5%	3,688	5%
60 and 61 years	189	2%	668	2%	1,440	2%
62 to 64 years	176	2%	911	3%	1,630	2%
65 and 66 years	91	1%	464	1%	1,115	2%
67 to 69 years	98	1%	540	2%	1,178	2%
70 to 74 years	291	3%	1,085	3%	2,073	3%
75 to 79 years	247	3%	916	3%	1,966	3%
80 to 84 years	112	1%	642	2%	1,142	2%
85 years and over	136	2%	560	2%	1,069	1%

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

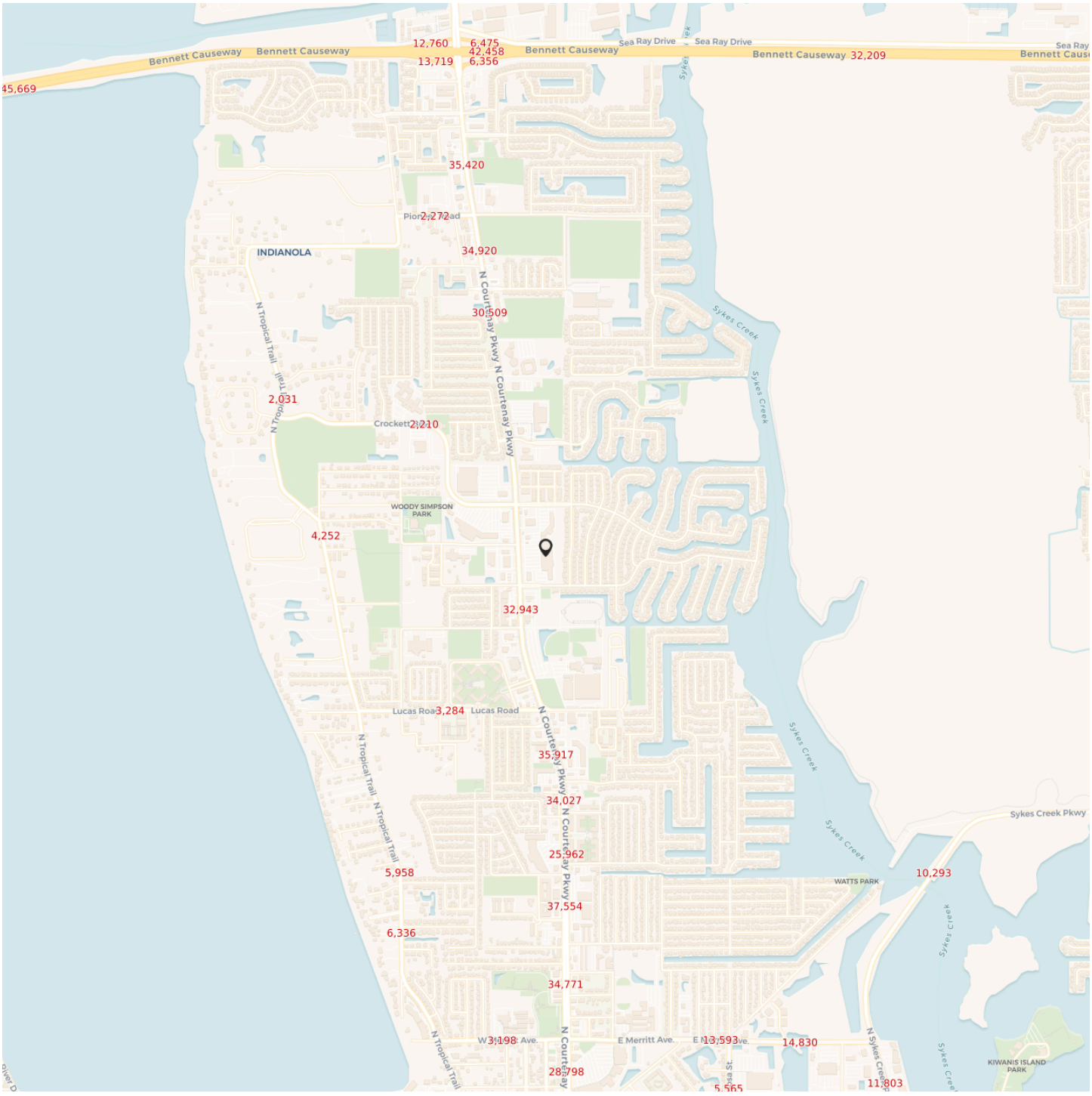
State and county population projections.

	2000	2010	2020	2030	% Population Change 2000-2010	% Population Change 2010-2020	% Population Change 2020-2030	% Population Change 2020-2030
Florida	15,982,378	18,801,310	21,538,187	24,471,129				14%
Brevard County	476,230	543,376	606,612	678,310				12%

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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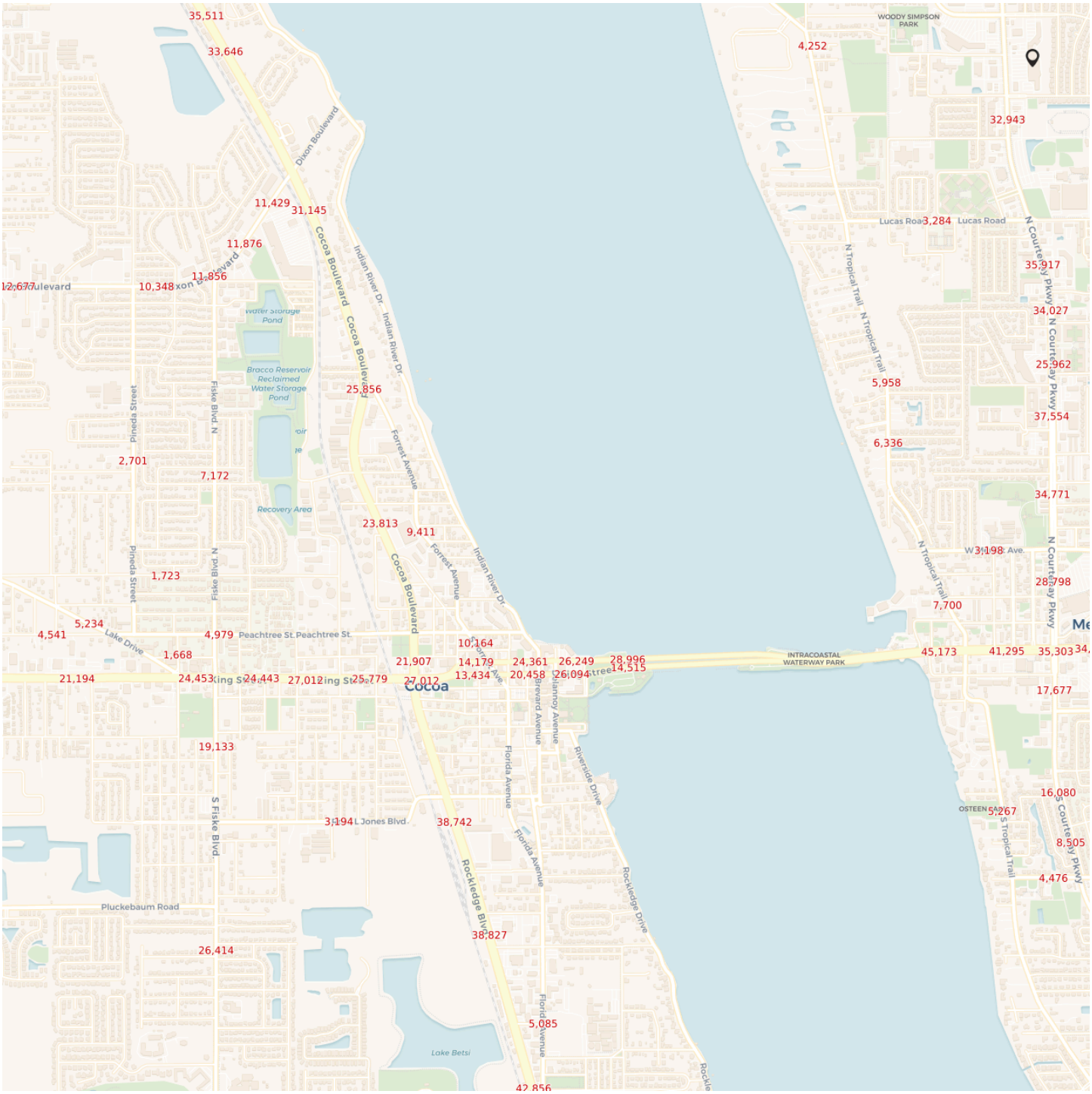

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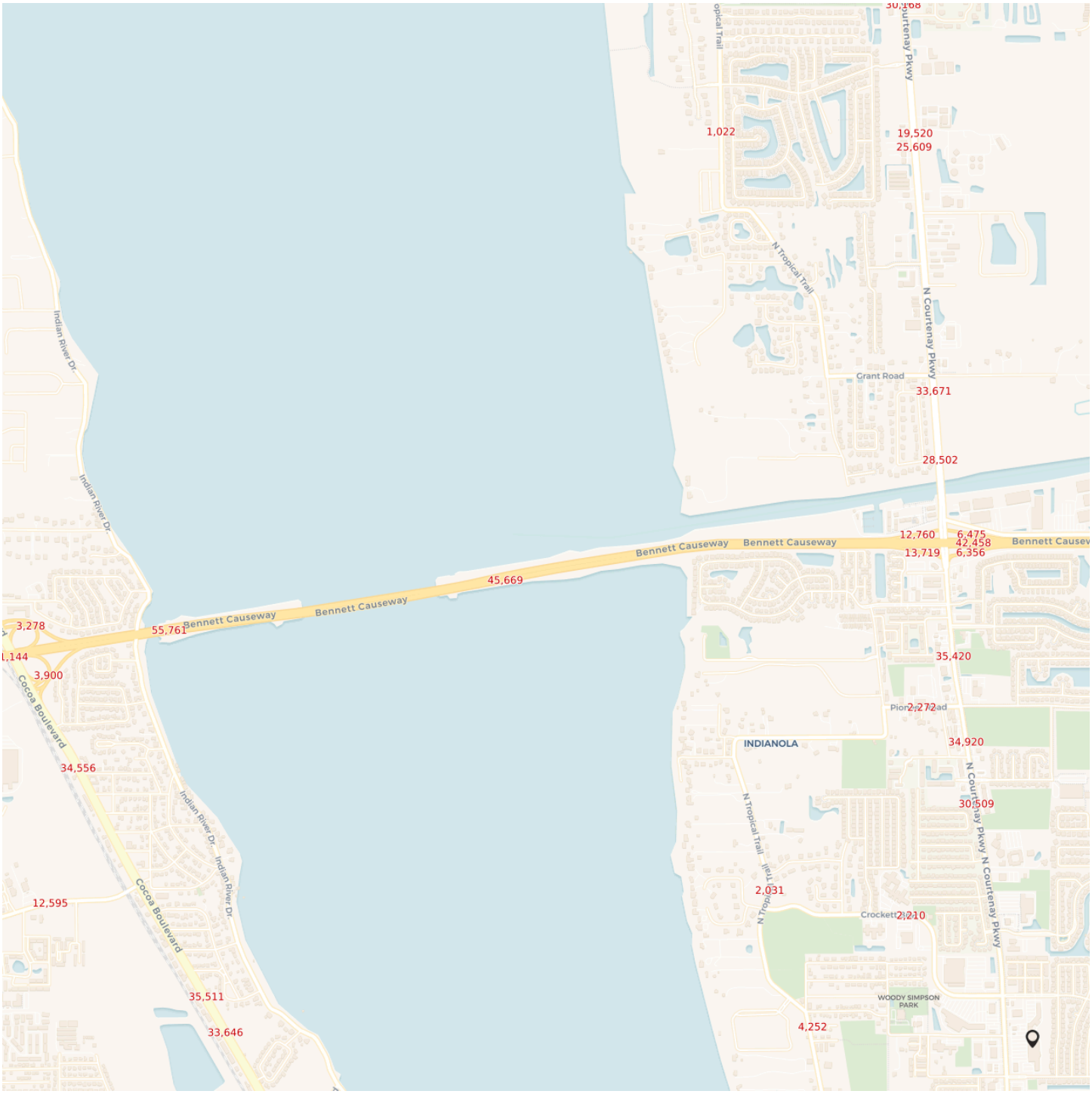

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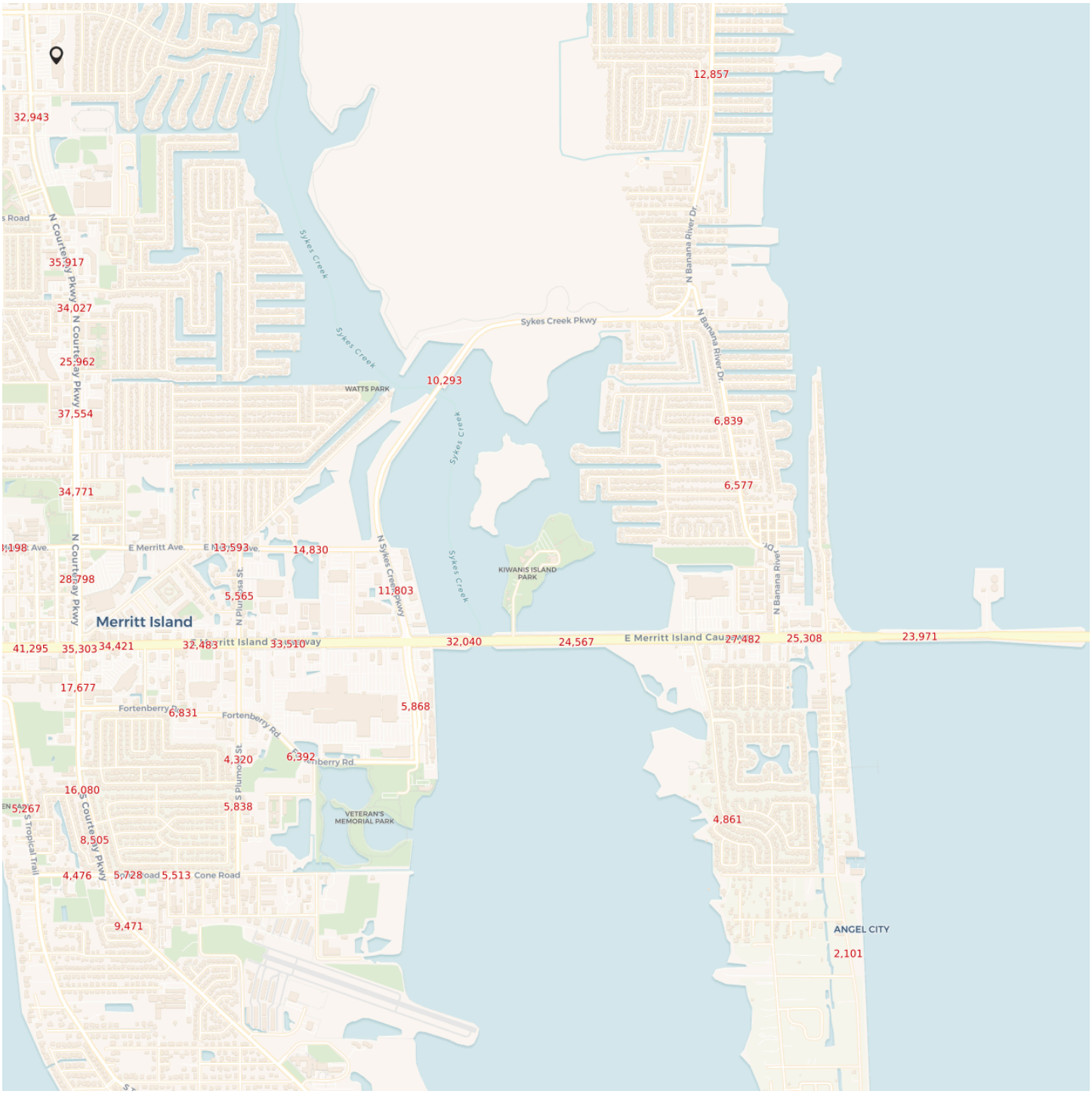

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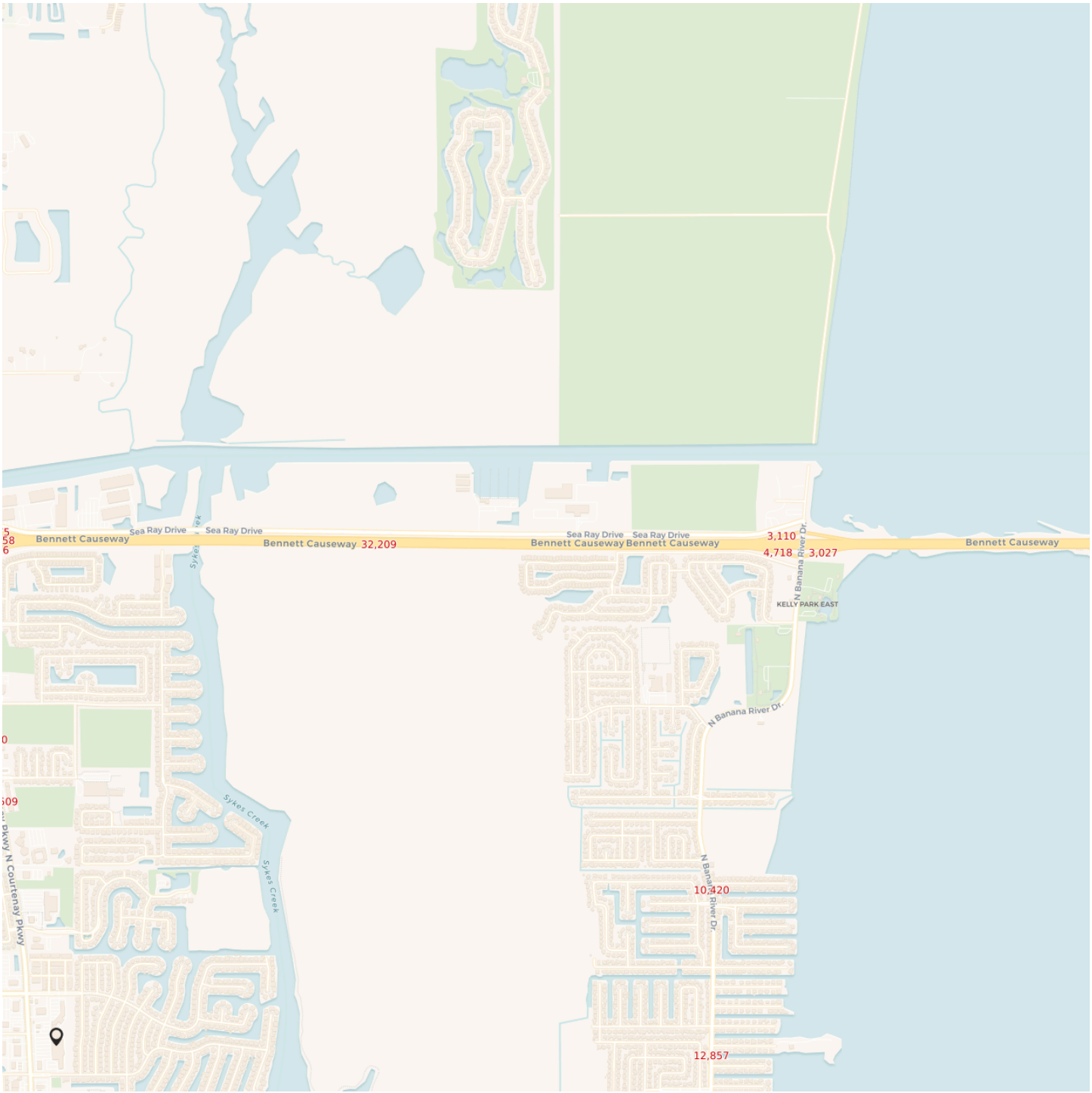

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METHODOLOGY

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.

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