

RADIUS REPORT FOR

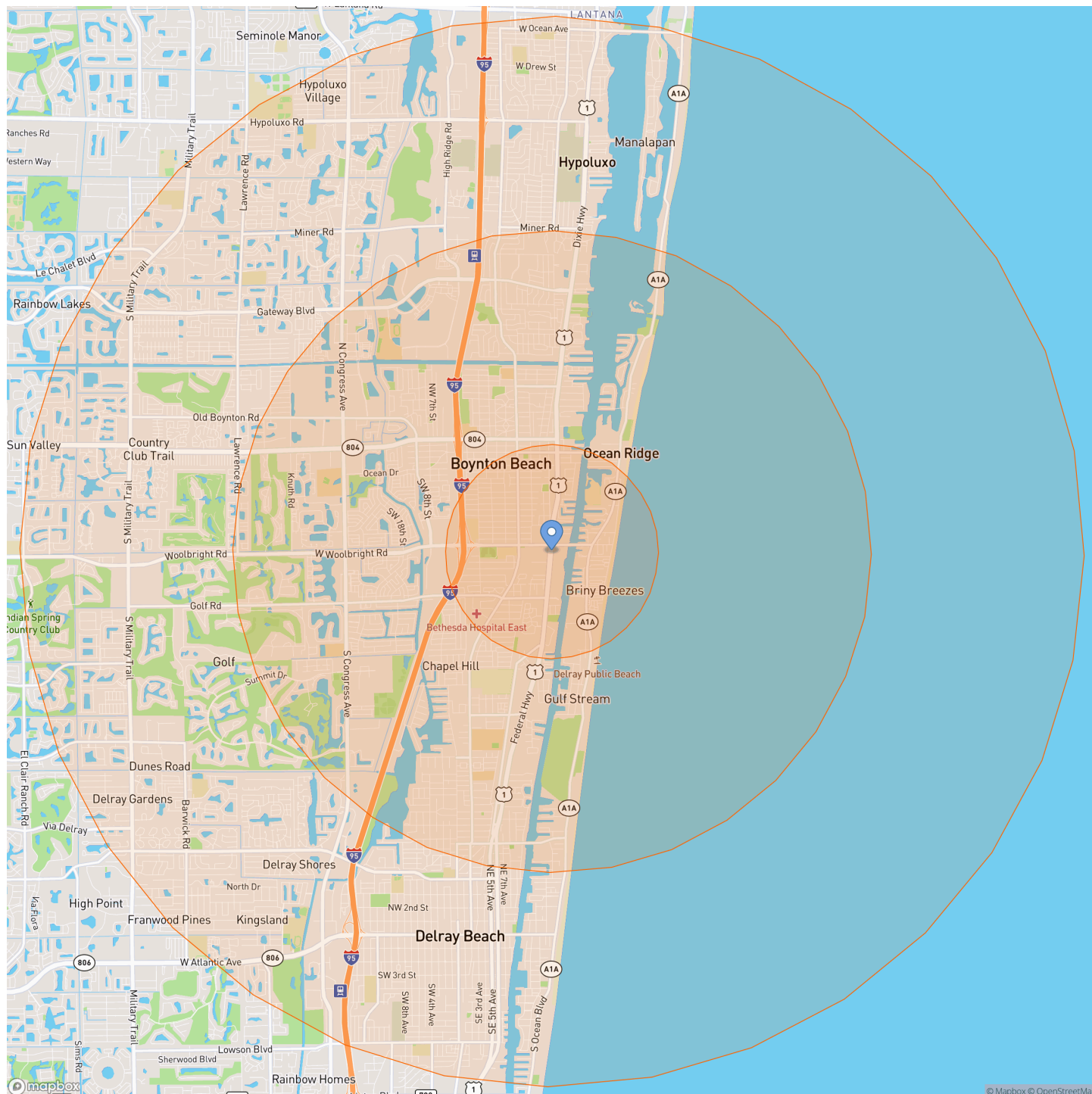
1, 3, and 5 miles around

1602 - 1636 FEDERAL HIGHWAY, BOYNTON BEACH FL
USA

PREPARED FOR: Matthew Rikman

DATE: October 24, 2023

MAP



1, 3, and 5 miles around 1602 - 1636 FEDERAL HIGHWAY, BOYNTON BEACH FL USA

CITY
Boynton Beach

COUNTY
Palm Beach

How many people live here?

1 MI	3 MI	5 MI
12K	68K	186K
CITY: 79K		COUNTY: 1,481K

How much money do they make?

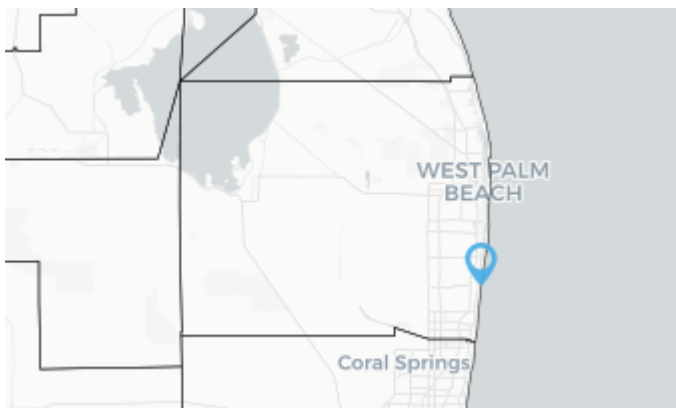
1 MI	3 MI	5 MI
\$65K	\$63K	\$65K
CITY: \$61K		COUNTY: \$69K

median household income

How old are they?

1 MI	3 MI	5 MI
47	44	46
CITY: 41		COUNTY: 45

median age in years



DEMOGRAPHICS

Population

	1 mile	3 miles	5 miles
Population	12,471	67,796	185,716

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)	\$65,431	\$63,176	\$64,560
Mean Household Income (in 2021 inflation adjusted dollars)	\$96,207	\$94,131	\$94,533
Households	5,580	28,191	76,333
Less than \$25,000	1,07519%	5,20418%	12,99217%
\$25,000 to \$49,999	1,02318%	6,04021%	16,81822%
\$50,000 to \$74,999	1,13120%	5,21418%	13,95018%
\$75,000 to \$99,999	71813%	3,86414%	10,79714%
\$100,000 to \$199,999	1,16821%	5,66020%	15,54820%
\$200,000 or more	4648%	2,2098%	6,2288%

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

Age

	1 mile	3 miles	5 miles
Median Age	47	44	46
Population	12,471	67,796	185,716
9 & under	6725%	6,1159%	16,9329%
10 to 19	8957%	5,8209%	15,1868%
20 to 29	2,16217%	9,38414%	23,93913%
30 to 39	1,51012%	9,62314%	24,65513%
40 to 49	1,39111%	7,69711%	20,81911%
50 to 59	1,80714%	9,38114%	25,21814%
60 to 69	1,49312%	8,79013%	25,07113%
70 & over	2,54020%	10,98616%	33,89618%

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

Race & Ethnicity

	1 mile		3 miles		5 miles	
Population	12,471		67,796		185,716	
White	7,059	57%	33,644	50%	93,918	51%
Black	2,408	19%	20,995	31%	52,628	28%
American Indian	1	0%	43	0%	203	0%
Asian	240	2%	1,092	2%	3,822	2%
Pacific Islander	0	0%	0	0%	25	0%
Other race	20	0%	114	0%	482	0%
Two or more races	291	2%	1,910	3%	4,840	3%
Hispanic	2,453	20%	9,996	15%	29,798	16%

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

Educational Attainment

	1 mile		3 miles		5 miles	
Population 25 years & Over	10,037		51,810		143,331	
No high school diploma	989	10%	5,516	11%	14,894	10%
High school graduate or equal	2,368	24%	14,010	27%	38,162	27%
Some college	2,103	21%	10,543	20%	28,149	20%
Associate's degree	999	10%	4,961	10%	14,471	10%
Bachelor's degree	2,381	24%	11,146	22%	30,721	21%
Masters, doctorate, professional	1,197	12%	5,634	11%	16,934	12%

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

Employment Status

	1 mile		3 miles		5 miles	
Population 16 years & Over	11,203		57,977		159,442	
In labor force	6,983	62%	37,183	64%	99,241	62%
Civilian labor force	6,976	62%	37,170	64%	99,188	62%
Employed	6,466	58%	34,244	59%	92,180	58%
Unemployed	510	5%	2,926	5%	7,008	4%
In armed forces	7	0%	13	0%	53	0%
Not in labor force	4,219	38%	20,794	36%	60,201	38%

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

Households

	1 mile		3 miles		5 miles	
Households	5,580		28,191		76,333	
Family households	2,828	51%	15,727	56%	44,578	58%
Married couple family	2,063	37%	10,778	38%	30,850	40%
With own children under 18	416	7%	2,715	10%	7,867	10%
Other family	765	14%	4,949	18%	13,728	18%
Single male householder with own children under 18	74	1%	499	2%	1,552	2%
Single female householder with own children under 18	205	4%	1,591	6%	3,525	5%
Nonfamily households	2,752	49%	12,465	44%	31,755	42%

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

Housing Units

	1 mile		3 miles		5 miles	
Housing Units	8,373		36,325		95,144	
Occupied Housing Units	5,580		28,191		76,333	
Owner occupied units	3,197	57%	17,228	61%	52,172	68%
Renter occupied units	2,383	43%	10,963	39%	24,160	32%

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	3,197		17,228		52,172	
Less than \$100,000	382	12%	1,623	9%	5,173	10%
\$100,000 to \$199,999	1,067	33%	4,346	25%	12,047	23%
\$200,000 to \$299,999	635	20%	4,115	24%	14,268	27%
\$300,000 to \$399,999	454	14%	2,598	15%	9,669	19%
\$400,000 to \$499,999	166	5%	1,236	7%	3,864	7%
\$500,000 or more	493	15%	3,310	19%	7,152	14%

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

Detailed Age

	1 mile		3 miles		5 miles	
Population	12,471		67,796		185,716	
Male	6,314	51%	33,099	49%	90,968	49%
Under 5 years	188	2%	1,776	3%	4,340	2%
5 to 9 years	171	1%	1,458	2%	4,197	2%
10 to 14 years	246	2%	1,497	2%	3,979	2%
15 to 17 years	170	1%	1,143	2%	2,758	1%
18 and 19 years	33	0%	354	1%	1,522	1%
20 years	54	0%	137	0%	654	0%
21 years	112	1%	287	0%	817	0%
22 to 24 years	197	2%	1,152	2%	3,251	2%
25 to 29 years	714	6%	2,687	4%	7,114	4%
30 to 34 years	601	5%	2,743	4%	6,900	4%
35 to 39 years	243	2%	2,456	4%	6,406	3%
40 to 44 years	422	3%	1,779	3%	4,858	3%
45 to 49 years	308	2%	1,902	3%	5,198	3%
50 to 54 years	417	3%	2,057	3%	5,935	3%
55 to 59 years	458	4%	2,411	4%	6,698	4%
60 and 61 years	137	1%	1,056	2%	2,698	1%
62 to 64 years	245	2%	1,247	2%	3,082	2%
65 and 66 years	217	2%	840	1%	2,416	1%
67 to 69 years	166	1%	1,106	2%	3,036	2%
70 to 74 years	581	5%	1,911	3%	4,995	3%
75 to 79 years	318	3%	1,566	2%	4,647	3%
80 to 84 years	115	1%	722	1%	2,431	1%
85 years and over	201	2%	810	1%	3,036	2%
Female:	6,156	49%	34,697	51%	94,749	51%
Under 5 years	115	1%	1,443	2%	4,040	2%
5 to 9 years	198	2%	1,437	2%	4,355	2%
10 to 14 years	244	2%	1,512	2%	3,608	2%
15 to 17 years	77	1%	601	1%	2,030	1%
18 and 19 years	125	1%	712	1%	1,289	1%
20 years	31	0%	161	0%	569	0%
21 years	266	2%	1,062	2%	1,858	1%
22 to 24 years	207	2%	1,253	2%	3,116	2%
25 to 29 years	582	5%	2,645	4%	6,559	4%
30 to 34 years	406	3%	2,179	3%	5,952	3%
35 to 39 years	260	2%	2,245	3%	5,396	3%
40 to 44 years	349	3%	2,073	3%	5,673	3%
45 to 49 years	312	3%	1,943	3%	5,091	3%
50 to 54 years	432	3%	2,527	4%	6,188	3%
55 to 59 years	499	4%	2,385	4%	6,398	3%
60 and 61 years	115	1%	1,118	2%	3,445	2%
62 to 64 years	135	1%	978	1%	3,465	2%
65 and 66 years	164	1%	1,210	2%	2,982	2%
67 to 69 years	313	3%	1,234	2%	3,947	2%
70 to 74 years	427	3%	1,984	3%	5,468	3%
75 to 79 years	419	3%	1,663	2%	5,174	3%
80 to 84 years	223	2%	920	1%	3,162	2%
85 years and over	256	2%	1,410	2%	4,985	3%

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

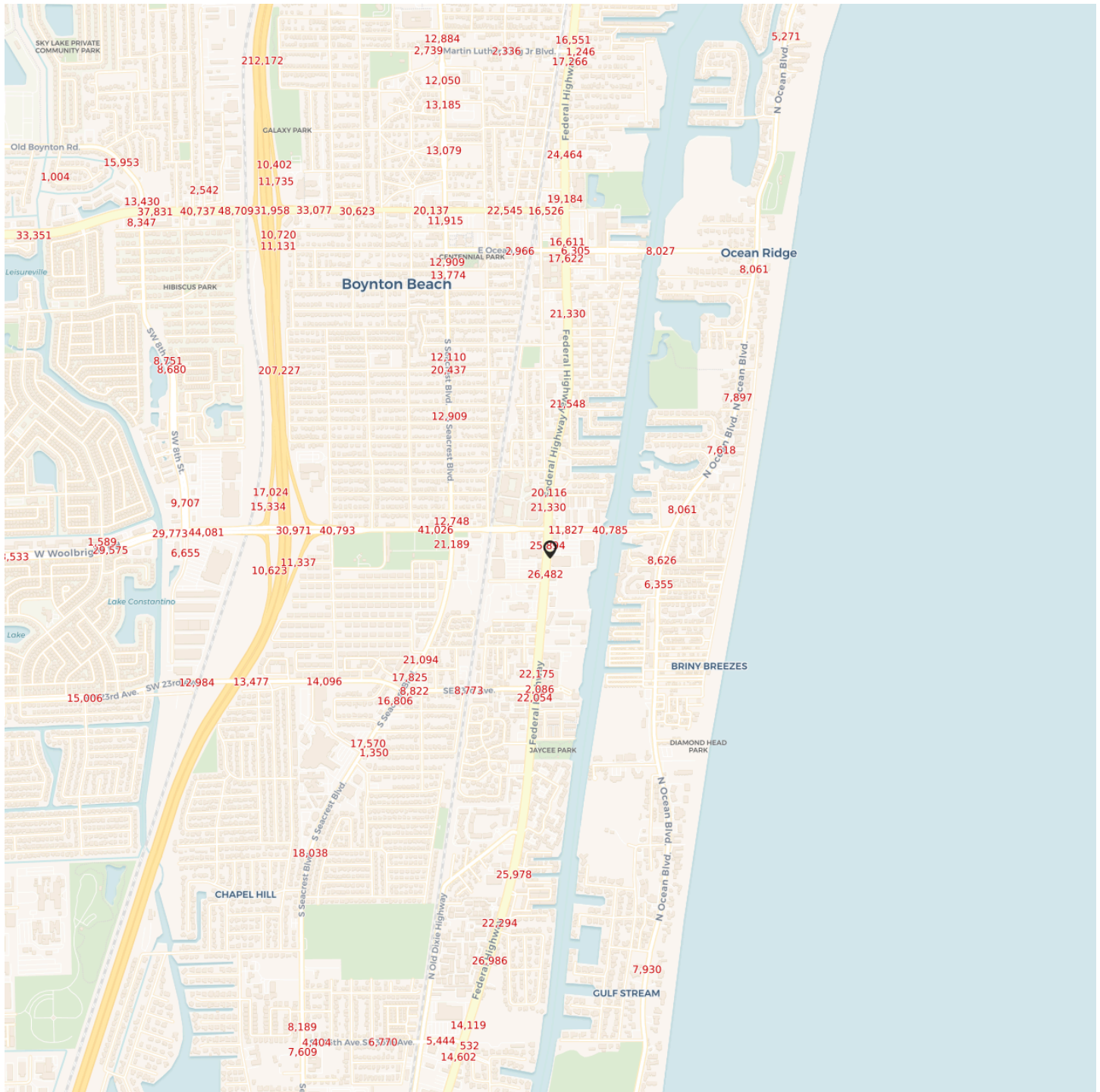
State and county population projections.

	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%
Palm Beach County	1,131,184	1,320,134	1,492,191	1,643,893				10%

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.

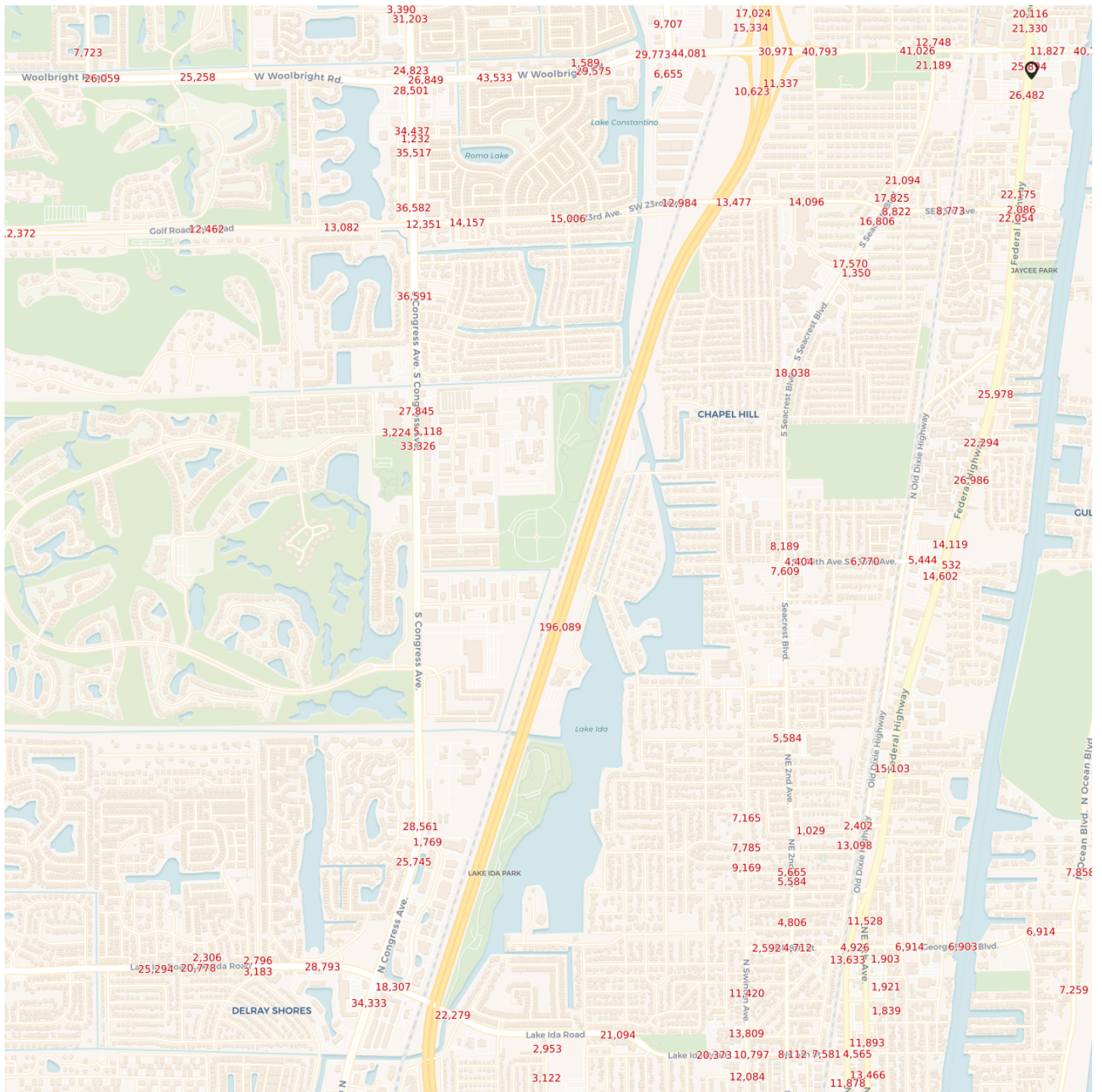
TRAFFIC

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



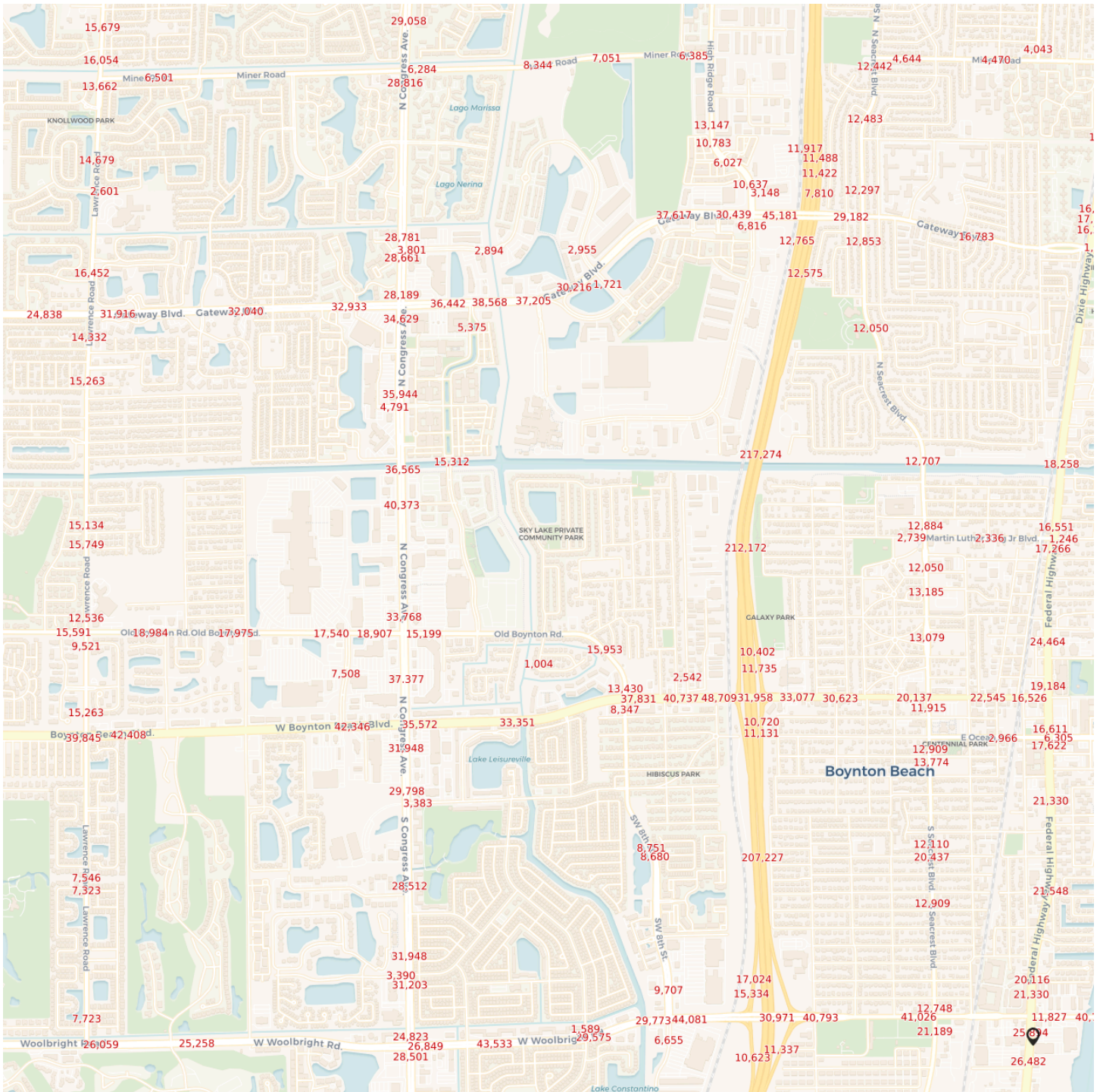
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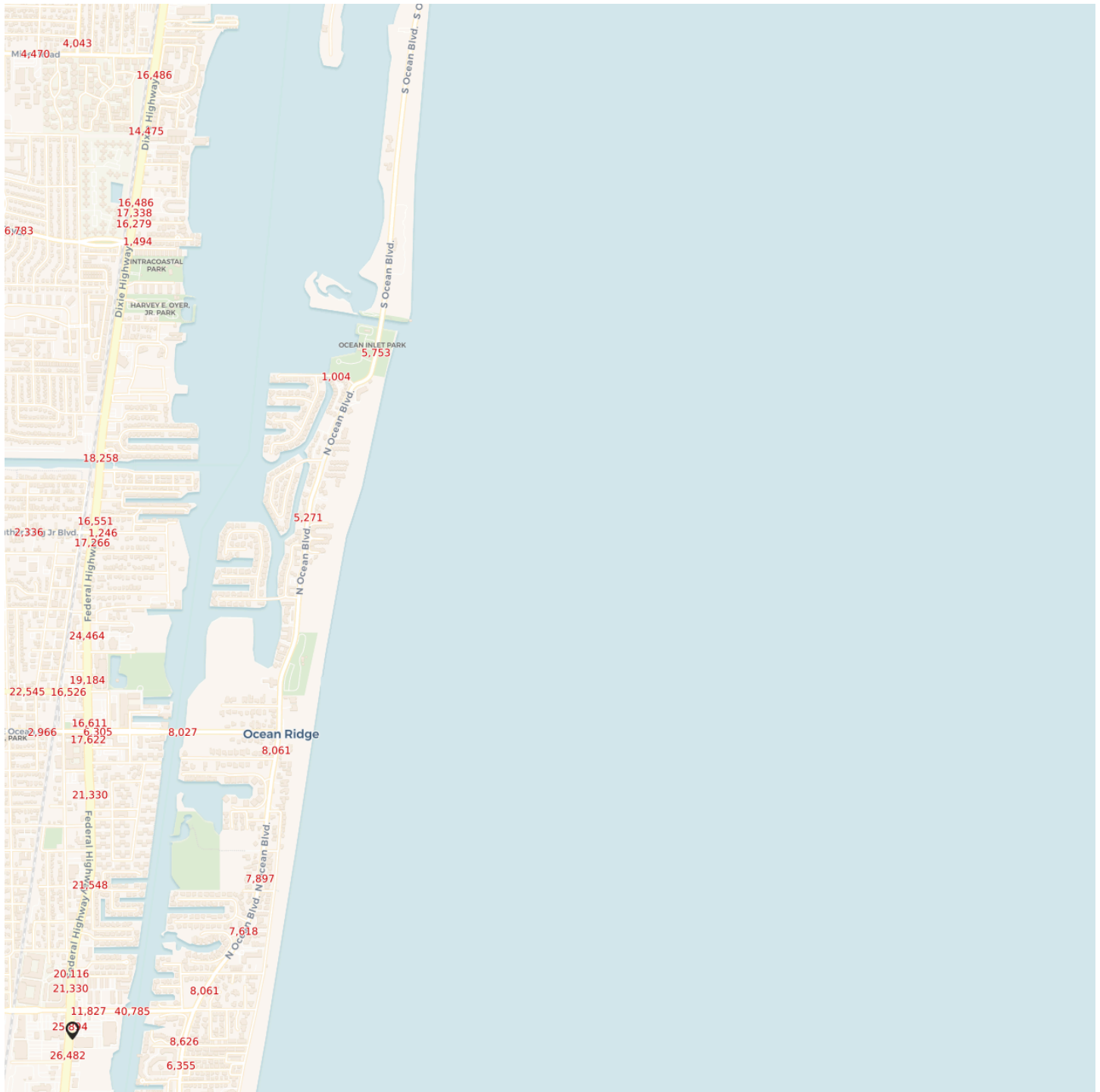


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METHODOLOGY

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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