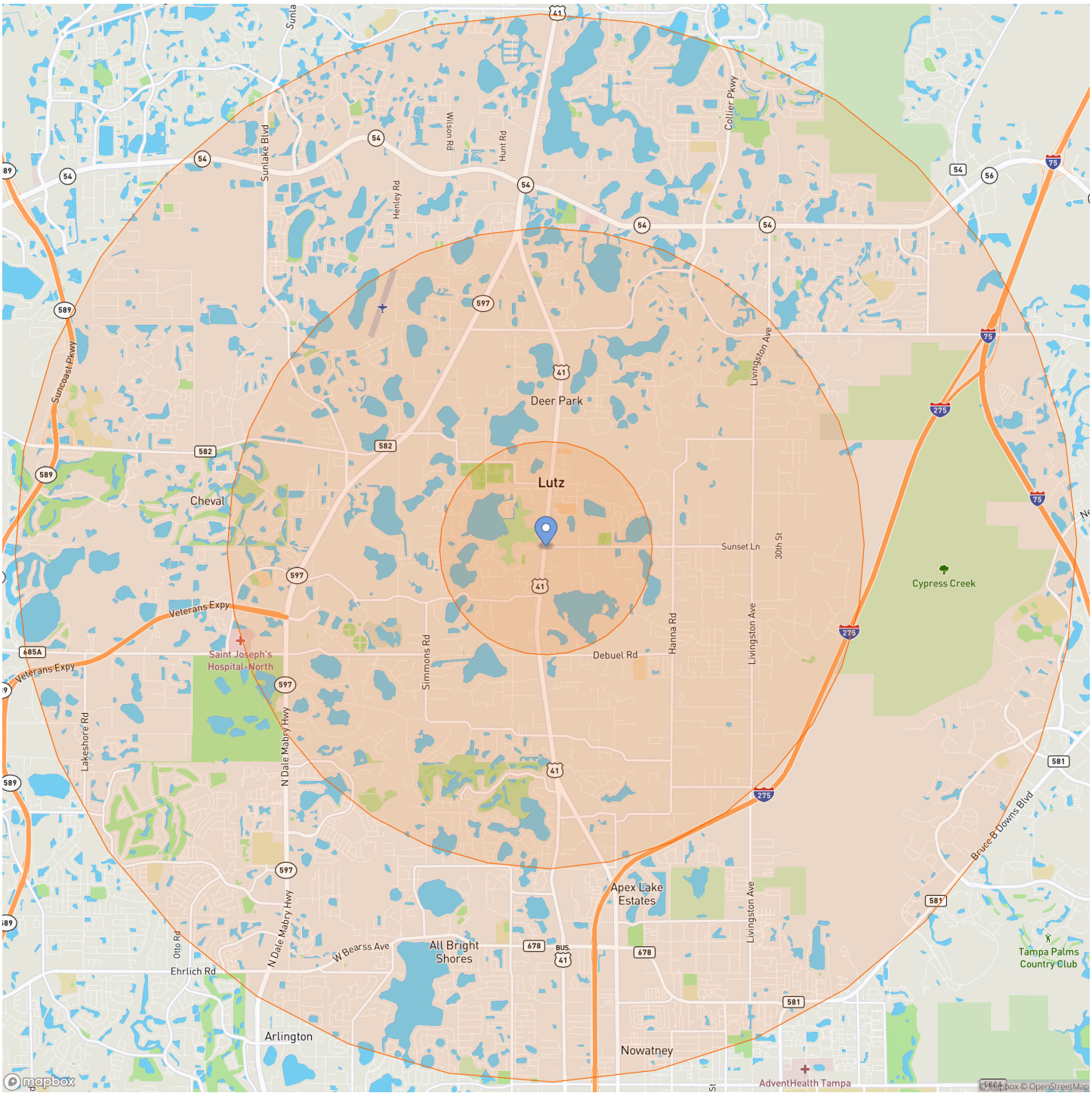
RADIUS REPORT FOR

1, 3, and 5 miles around 18407 - 18489 US HWY 41, LUTZ FL USA

PREPARED FOR: Matthew Rikman
DATE: October 24, 2023

MAP



1, 3, and 5 miles around 18407 - 18489 US HWY 41, LUTZ FL USA

CITY
Lutz

COUNTY
Hillsborough

How many people live here?

1 MI	3 MI	5 MI
3K	33K	132K

CITY: **24K** COUNTY: **1,444K**

How much money do they make?

1 MI	3 MI	5 MI
$106K	$98K	$77K

CITY: **$97K** COUNTY: **$64K**

median household income

How old are they?

1 MI	3 MI	5 MI
42	43	40

CITY: **41** COUNTY: **38**

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	2,944	32,507	132,094

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)	$105,897		$98,138		$76,526	
Mean Household Income (in 2021 inflation adjusted dollars)	$143,553		$134,439		$105,644	
Households	1,096		12,068		50,643	
Less than $25,000	50	5%	932	8%	7,165	14%
$25,000 to $49,999	191	17%	1,713	14%	9,094	18%
$50,000 to $74,999	174	16%	2,194	18%	8,670	17%
$75,000 to $99,999	106	10%	1,290	11%	6,432	13%
$100,000 to $199,999	366	33%	3,860	32%	13,678	27%
$200,000 or more	209	19%	2,078	17%	5,604	11%

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

Age

	1 mile		3 miles		5 miles	
Median Age	42		43		40	
Population	2,944		32,507		132,094	
9 & under	376	13%	3,762	12%	13,992	11%
10 to 19	362	12%	4,134	13%	17,140	13%
20 to 29	273	9%	3,176	10%	16,859	13%
30 to 39	401	14%	3,932	12%	17,478	13%
40 to 49	364	12%	4,453	14%	18,159	14%
50 to 59	455	15%	4,810	15%	18,971	14%
60 to 69	422	14%	4,709	14%	16,186	12%
70 & over	291	10%	3,531	11%	13,309	10%

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

Race & Ethnicity

	1 mile		3 miles		5 miles	
Population	2,944		32,507		132,094	
White	1,962	67%	21,419	66%	75,361	57%
Black	44	1%	1,515	5%	9,980	8%
American Indian	2	0%	40	0%	179	0%
Asian	80	3%	2,202	7%	7,708	6%
Pacific Islander	0	0%	0	0%	1	0%
Other race	24	1%	250	1%	746	1%
Two or more races	147	5%	982	3%	3,907	3%
Hispanic	686	23%	6,100	19%	34,213	26%

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

Educational Attainment

	1 mile		3 miles		5 miles	
Population 25 years & Over	2,090		22,977		92,074	
No high school diploma	59	3%	653	3%	5,303	6%
High school graduate or equal	393	19%	4,510	20%	21,522	23%
Some college	353	17%	3,849	17%	15,943	17%
Associate's degree	320	15%	2,449	11%	9,408	10%
Bachelor's degree	531	25%	6,041	26%	23,529	26%
Masters, doctorate, professional	433	21%	5,475	24%	16,369	18%

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

Employment Status

	1 mile		3 miles		5 miles	
Population 16 years & Over	2,349		26,151		107,425	
In labor force	1,630	69%	16,948	65%	70,882	66%
Civilian labor force	1,627	69%	16,808	64%	70,552	66%
Employed	1,593	68%	16,320	62%	67,442	63%
Unemployed	34	1%	488	2%	3,110	3%
In armed forces	3	0%	141	1%	330	0%
Not in labor force	718	31%	9,203	35%	36,543	34%

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

Households

	1 mile		3 miles		5 miles	
Households	1,096		12,068		50,643	
Family households	847	77%	9,030	75%	33,536	66%
Married couple family	686	63%	7,490	62%	25,956	51%
With own children under 18	225	21%	2,828	23%	9,800	19%
Other family	161	15%	1,540	13%	7,580	15%
Single male householder with own children under 18	19	2%	192	2%	1,176	2%
Single female householder with own children under 18	99	9%	734	6%	3,327	7%
Nonfamily households	249	23%	3,037	25%	17,107	34%

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

Housing Units

	1 mile		3 miles		5 miles	
Housing Units	1,123		12,620		53,700	
Occupied Housing Units	1,096		12,068		50,643	
Owner occupied units	948	86%	10,200	85%	34,164	67%
Renter occupied units	147	13%	1,868	15%	16,479	33%

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	948		10,200		34,164	
Less than $100,000	72	8%	708	7%	2,805	8%
$100,000 to $199,999	89	9%	1,119	11%	4,946	14%
$200,000 to $299,999	224	24%	2,224	22%	9,579	28%
$300,000 to $399,999	196	21%	2,401	24%	8,064	24%
$400,000 to $499,999	144	15%	1,382	14%	3,667	11%
$500,000 or more	223	24%	2,366	23%	5,104	15%

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

Detailed Age

	1 mile		3 miles		5 miles	
Population	2,944		32,507		132,094	
Male	1,503	51%	16,131	50%	65,680	50%
Under 5 years	109	4%	849	3%	3,558	3%
5 to 9 years	134	5%	1,146	4%	3,614	3%
10 to 14 years	110	4%	1,033	3%	4,457	3%
15 to 17 years	80	3%	741	2%	2,777	2%
18 and 19 years	4	0%	227	1%	1,486	1%
20 years	12	0%	97	0%	833	1%
21 years	2	0%	91	0%	850	1%
22 to 24 years	43	1%	514	2%	2,859	2%
25 to 29 years	45	2%	809	2%	4,439	3%
30 to 34 years	141	5%	961	3%	4,573	3%
35 to 39 years	103	3%	921	3%	3,942	3%
40 to 44 years	104	4%	1,177	4%	4,338	3%
45 to 49 years	53	2%	1,117	3%	4,811	4%
50 to 54 years	86	3%	1,342	4%	4,910	4%
55 to 59 years	123	4%	1,166	4%	4,520	3%
60 and 61 years	67	2%	406	1%	1,749	1%
62 to 64 years	54	2%	571	2%	2,105	2%
65 and 66 years	46	2%	615	2%	1,499	1%
67 to 69 years	59	2%	723	2%	2,349	2%
70 to 74 years	40	1%	735	2%	2,586	2%
75 to 79 years	30	1%	406	1%	1,474	1%
80 to 84 years	48	2%	308	1%	1,164	1%
85 years and over	10	0%	177	1%	786	1%
Female:	1,440	49%	16,376	50%	66,415	50%
Under 5 years	45	2%	731	2%	3,339	3%
5 to 9 years	89	3%	1,036	3%	3,481	3%
10 to 14 years	60	2%	1,139	4%	4,705	4%
15 to 17 years	101	3%	765	2%	2,493	2%
18 and 19 years	7	0%	229	1%	1,222	1%
20 years	15	1%	112	0%	634	0%
21 years	8	0%	184	1%	1,023	1%
22 to 24 years	35	1%	637	2%	2,688	2%
25 to 29 years	112	4%	733	2%	3,533	3%
30 to 34 years	80	3%	900	3%	4,633	4%
35 to 39 years	77	3%	1,149	4%	4,330	3%
40 to 44 years	87	3%	940	3%	4,281	3%
45 to 49 years	119	4%	1,220	4%	4,729	4%
50 to 54 years	124	4%	1,220	4%	4,955	4%
55 to 59 years	122	4%	1,083	3%	4,585	3%
60 and 61 years	54	2%	414	1%	1,564	1%
62 to 64 years	50	2%	735	2%	2,880	2%
65 and 66 years	43	1%	562	2%	1,659	1%
67 to 69 years	49	2%	684	2%	2,380	2%
70 to 74 years	84	3%	811	2%	2,918	2%
75 to 79 years	53	2%	514	2%	1,697	1%
80 to 84 years	10	0%	268	1%	973	1%
85 years and over	17	1%	313	1%	1,712	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

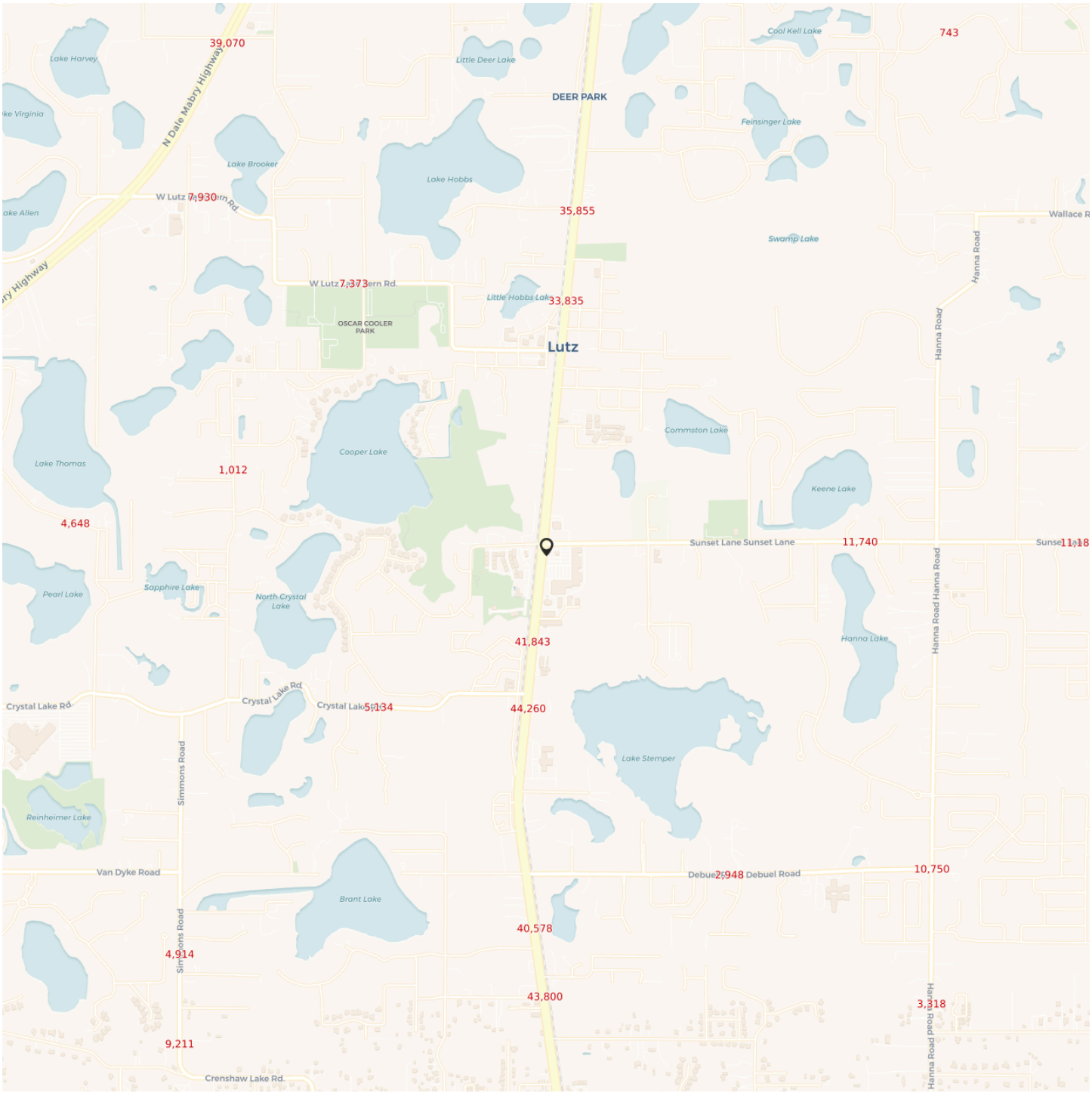
State and county population projections.

	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%
Hillsborough County	998,948	1,229,226	1,459,762	1,701,974				17%
Pasco County	344,765	464,697	561,891	672,385				20%

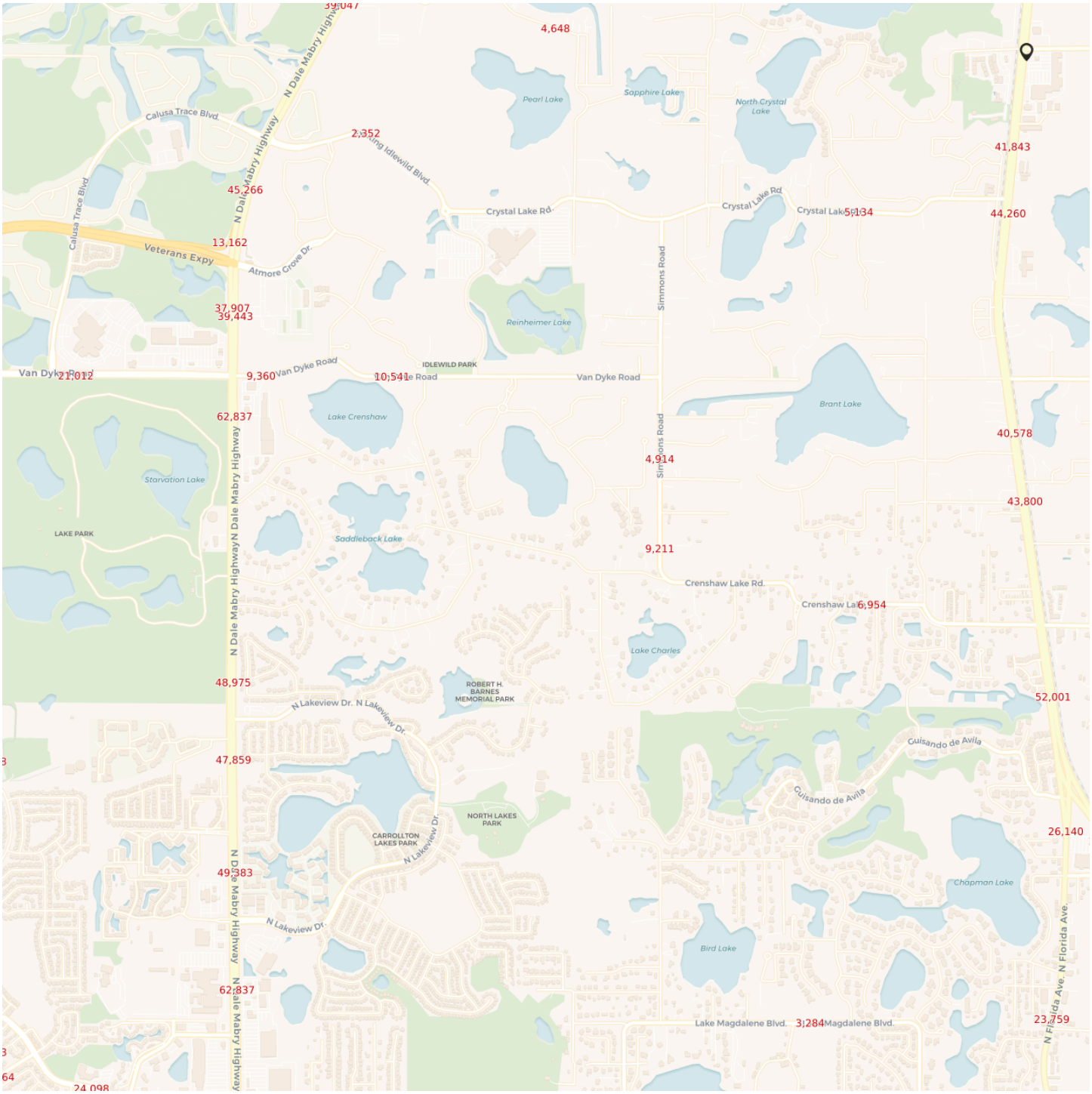
Source: Florida Demographic Estimating Conference, December 2021 and the University of Florida, Bureau of Economic and Business Research, Florida Population Studies, Volume 55, Bulletin 192, February 2022.
U.S. Census Bureau, Decennial Censuses 2000, 2010, and 2020.

TRAFFIC

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

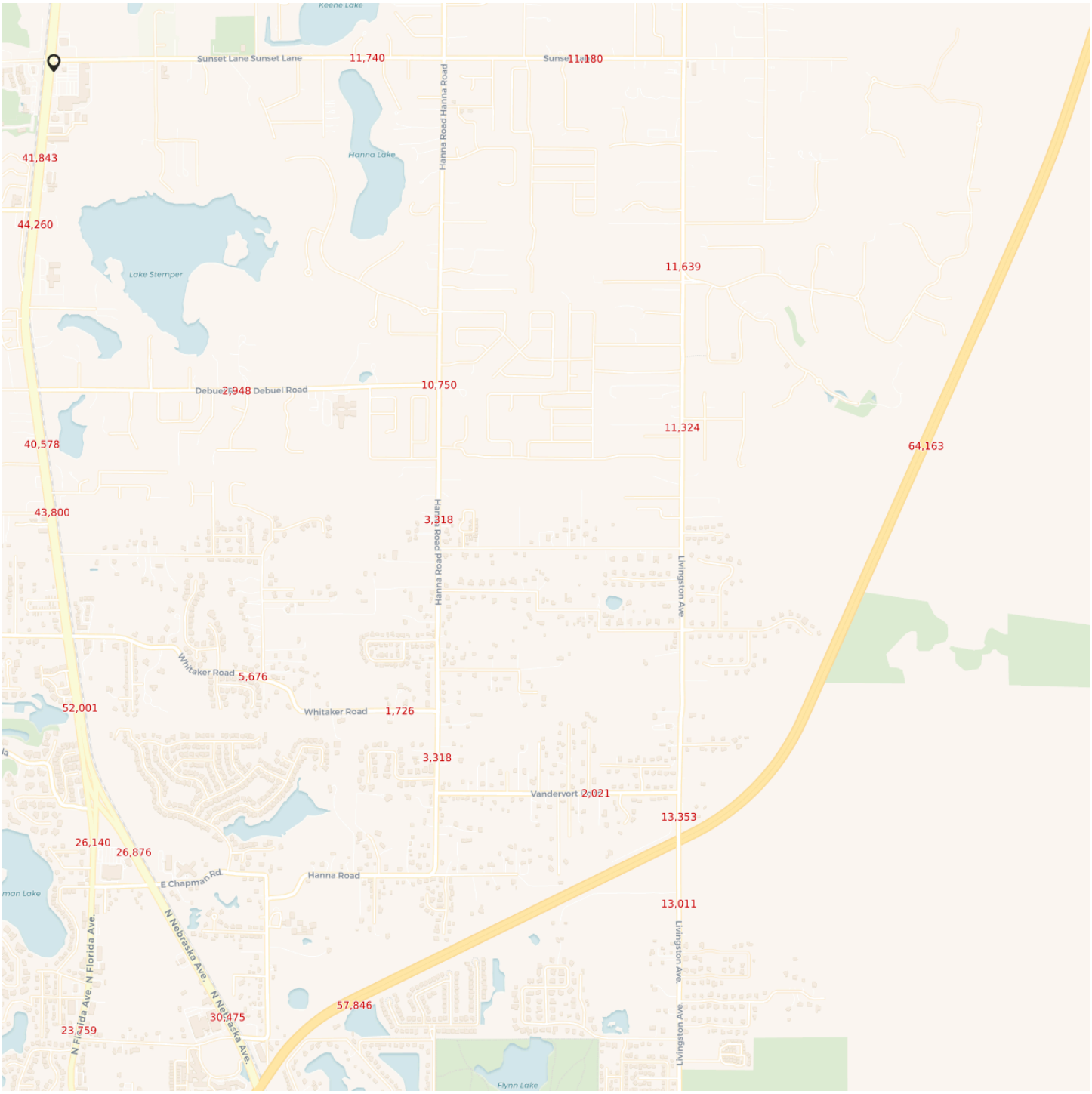


Source: Kalibrate Technologies Current Year Estimates TrafficMetrix®. © 2023 Kalibrate Technologies. This Product contains proprietary and confidential property of Kalibrate. Unauthorized use, including copying for other than testing and standard backup procedures, of this product is expressly prohibited.
Source: © OpenStreetMap contributors, © CARTO

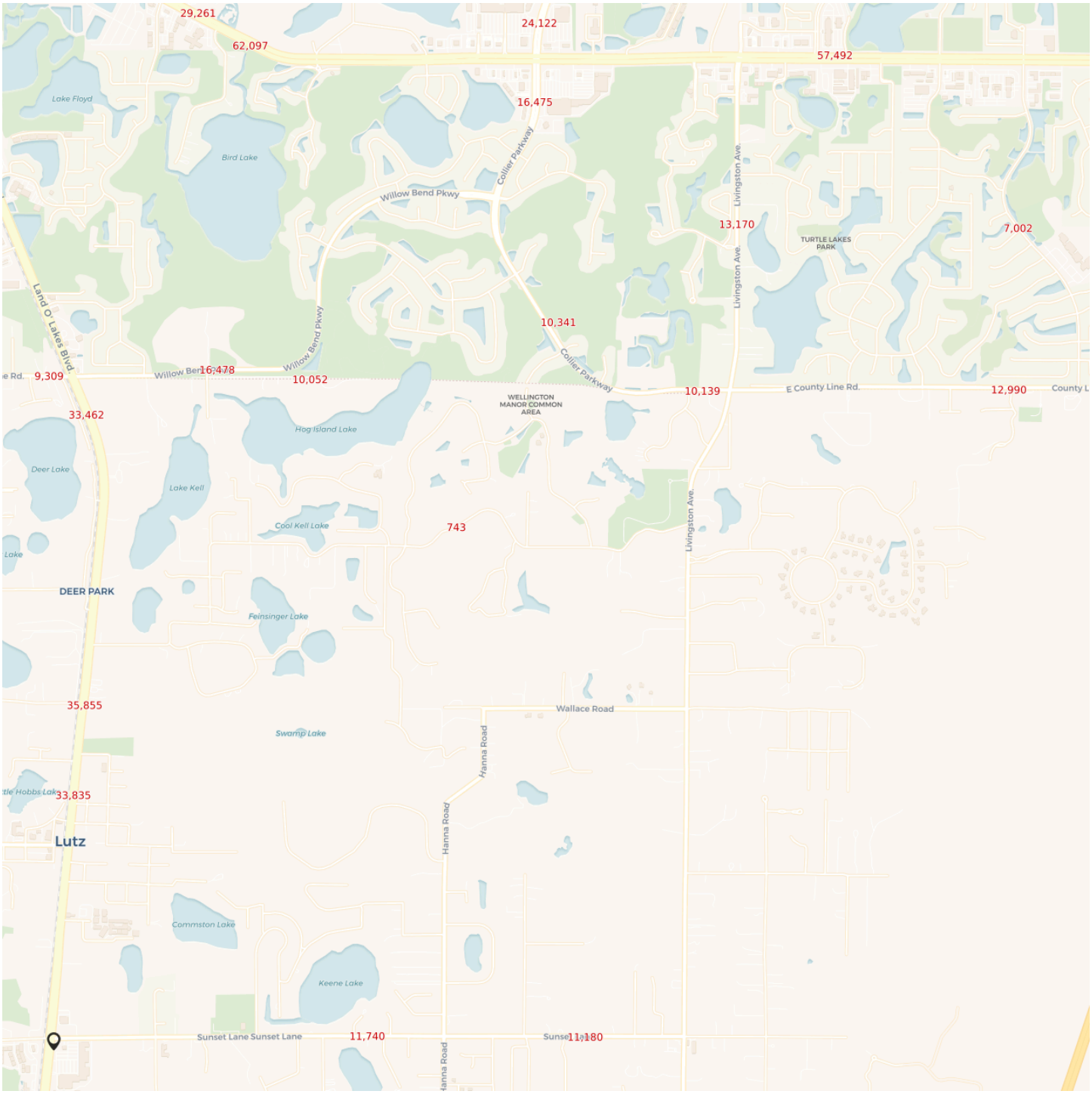


Source: Kalibrate Technologies Current Year Estimates TrafficMetrix®. © 2023 Kalibrate Technologies. This Product contains proprietary and confidential property of Kalibrate. Unauthorized use, including copying for other than testing and standard backup procedures, of this product is expressly prohibited.
Source: © OpenStreetMap contributors, © CARTO

Source: Kalibrate Technologies Current Year Estimates TrafficMetrix®. © 2023 Kalibrate Technologies. This Product contains proprietary and confidential property of Kalibrate. Unauthorized use, including copying for other than testing and standard backup procedures, of this product is expressly prohibited.
Source: © OpenStreetMap contributors, © CARTO



Source: Kalibrate Technologies Current Year Estimates TrafficMetrix®. © 2023 Kalibrate Technologies. This Product contains proprietary and confidential property of Kalibrate. Unauthorized use, including copying for other than testing and standard backup procedures, of this product is expressly prohibited.
Source: © OpenStreetMap contributors, © CARTO



Source: Kalibrate Technologies Current Year Estimates TrafficMetrix®. © 2023 Kalibrate Technologies. This Product contains proprietary and confidential property of Kalibrate. Unauthorized use, including copying for other than testing and standard backup procedures, of this product is expressly prohibited.
Source: © OpenStreetMap contributors, © CARTO

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
Prepared by Cubit
6800 West Gate Blvd. Ste. 132-366
Austin, TX 78745-4648
www.cubitplanning.com
p. 1.800.939.2130