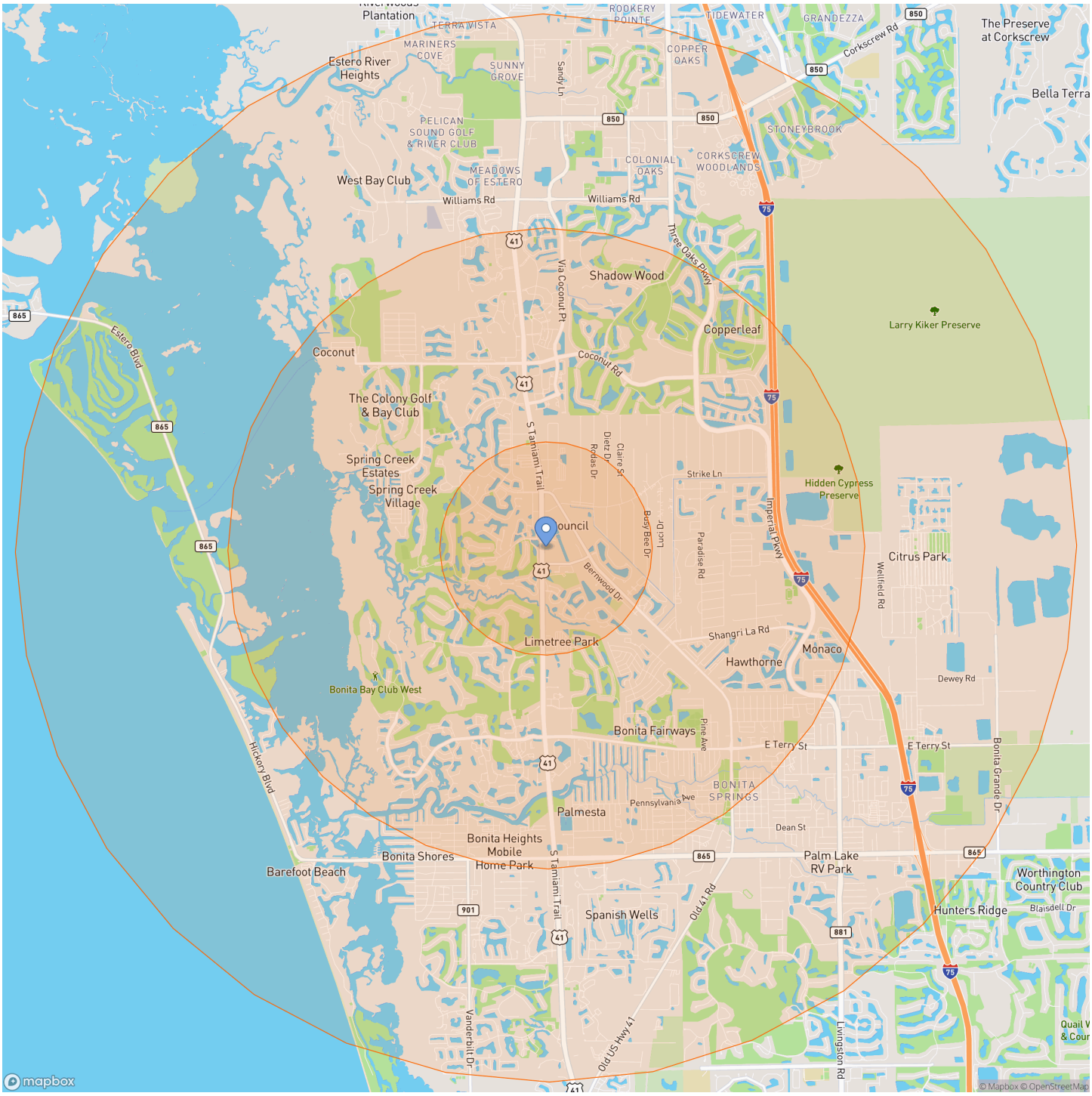
RADIUS REPORT FOR

1, 3, and 5 miles around 25141 S. TAMIAMI TRAIL, BONITA SPRINGS FL USA

PREPARED FOR: Matthew Rikman
DATE: October 24, 2023

MAP



1, 3, and 5 miles around 25141 S. TAMIAMI TRAIL, BONITA SPRINGS FL USA

CITY
Bonita Springs

COUNTY
Lee

How many people live here?

1 MI	3 MI	5 MI
4K	35K	74K

CITY: **53K** COUNTY: **752K**

How much money do they make?

1 MI	3 MI	5 MI
$96K	$83K	$81K

CITY: **$78K** COUNTY: **$63K**

median household income

How old are they?

1 MI	3 MI	5 MI
70	63	62

CITY: **59** COUNTY: **49**

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	3,507	35,233	74,084

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)	$96,499		$82,828		$81,499	
Mean Household Income (in 2021 inflation adjusted dollars)	$127,650		$133,171		$124,693	
Households	1,795		16,388		34,099	
Less than $25,000	222	12%	1,797	11%	4,096	12%
$25,000 to $49,999	178	10%	2,833	17%	6,053	18%
$50,000 to $74,999	235	13%	2,774	17%	5,553	16%
$75,000 to $99,999	305	17%	2,521	15%	5,182	15%
$100,000 to $199,999	643	36%	3,772	23%	8,439	25%
$200,000 or more	212	12%	2,691	16%	4,775	14%

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

Age

	1 mile		3 miles		5 miles	
Median Age	70		63		62	
Population	3,507		35,233		74,084	
9 & under	158	5%	1,865	5%	4,772	6%
10 to 19	63	2%	1,872	5%	4,834	7%
20 to 29	160	5%	2,550	7%	5,280	7%
30 to 39	137	4%	2,962	8%	5,907	8%
40 to 49	133	4%	2,500	7%	5,757	8%
50 to 59	283	8%	3,930	11%	8,046	11%
60 to 69	871	25%	7,918	22%	14,663	20%
70 & over	1,704	49%	11,636	33%	24,826	34%

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

Race & Ethnicity

	1 mile		3 miles		5 miles	
Population	3,507		35,233		74,084	
White	3,069	88%	26,029	74%	55,840	75%
Black	48	1%	402	1%	1,217	2%
American Indian	0	0%	20	0%	40	0%
Asian	85	2%	643	2%	1,369	2%
Pacific Islander	5	0%	45	0%	62	0%
Other race	15	0%	138	0%	269	0%
Two or more races	78	2%	470	1%	839	1%
Hispanic	207	6%	7,486	21%	14,447	20%

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

Educational Attainment

	1 mile		3 miles		5 miles	
Population 25 years & Over	3,230		30,631		62,330	
No high school diploma	38	1%	2,839	9%	5,910	9%
High school graduate or equal	476	15%	5,964	19%	12,300	20%
Some college	691	21%	6,135	20%	11,712	19%
Associate's degree	312	10%	3,148	10%	6,672	11%
Bachelor's degree	836	26%	6,790	22%	14,529	23%
Masters, doctorate, professional	876	27%	5,755	19%	11,207	18%

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

Employment Status

	1 mile		3 miles		5 miles	
Population 16 years & Over	3,300		32,275		66,424	
In labor force	972	29%	14,347	44%	28,792	43%
Civilian labor force	972	29%	14,347	44%	28,792	43%
Employed	948	29%	13,902	43%	27,865	42%
Unemployed	24	1%	445	1%	927	1%
In armed forces	0	0%	0	0%	0	0%
Not in labor force	2,328	71%	17,927	56%	37,632	57%

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

Households

	1 mile		3 miles		5 miles	
Households	1,795		16,388		34,099	
Family households	1,246	69%	10,536	64%	21,432	63%
Married couple family	1,178	66%	9,214	56%	18,561	54%
With own children under 18	67	4%	1,048	6%	2,538	7%
Other family	68	4%	1,322	8%	2,872	8%
Single male householder with own children under 18	2	0%	279	2%	619	2%
Single female householder with own children under 18	20	1%	230	1%	601	2%
Nonfamily households	549	31%	5,852	36%	12,667	37%

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

Housing Units

	1 mile		3 miles		5 miles	
Housing Units	3,120		26,015		54,055	
Occupied Housing Units	1,795		16,388		34,099	
Owner occupied units	1,491	83%	12,874	79%	25,970	76%
Renter occupied units	304	17%	3,514	21%	8,129	24%

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	1,491		12,874		25,970	
Less than $100,000	50	3%	962	7%	2,842	11%
$100,000 to $199,999	42	3%	1,399	11%	2,776	11%
$200,000 to $299,999	197	13%	2,528	20%	5,209	20%
$300,000 to $399,999	392	26%	2,335	18%	4,711	18%
$400,000 to $499,999	337	23%	1,499	12%	2,908	11%
$500,000 or more	473	32%	4,151	32%	7,524	29%

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

Detailed Age

	1 mile		3 miles		5 miles	
Population	3,507		35,233		74,084	
Male	1,708	49%	17,311	49%	35,980	49%
Under 5 years	103	3%	587	2%	1,158	2%
5 to 9 years	21	1%	371	1%	1,314	2%
10 to 14 years	22	1%	556	2%	1,398	2%
15 to 17 years	0	0%	264	1%	815	1%
18 and 19 years	0	0%	233	1%	584	1%
20 years	9	0%	55	0%	93	0%
21 years	22	1%	61	0%	373	1%
22 to 24 years	24	1%	236	1%	648	1%
25 to 29 years	54	2%	964	3%	1,580	2%
30 to 34 years	30	1%	1,171	3%	1,597	2%
35 to 39 years	49	1%	685	2%	1,711	2%
40 to 44 years	37	1%	615	2%	1,464	2%
45 to 49 years	5	0%	633	2%	1,600	2%
50 to 54 years	48	1%	658	2%	1,583	2%
55 to 59 years	40	1%	808	2%	1,790	2%
60 and 61 years	36	1%	590	2%	985	1%
62 to 64 years	119	3%	840	2%	1,488	2%
65 and 66 years	63	2%	749	2%	1,534	2%
67 to 69 years	165	5%	1,344	4%	2,488	3%
70 to 74 years	330	9%	1,881	5%	3,879	5%
75 to 79 years	324	9%	2,119	6%	3,696	5%
80 to 84 years	114	3%	1,125	3%	2,354	3%
85 years and over	92	3%	766	2%	1,847	2%
Female:	1,799	51%	17,923	51%	38,104	51%
Under 5 years	7	0%	506	1%	966	1%
5 to 9 years	27	1%	402	1%	1,334	2%
10 to 14 years	27	1%	374	1%	999	1%
15 to 17 years	9	0%	204	1%	655	1%
18 and 19 years	5	0%	241	1%	382	1%
20 years	0	0%	30	0%	143	0%
21 years	0	0%	223	1%	233	0%
22 to 24 years	2	0%	261	1%	657	1%
25 to 29 years	49	1%	721	2%	1,551	2%
30 to 34 years	22	1%	712	2%	1,222	2%
35 to 39 years	36	1%	393	1%	1,376	2%
40 to 44 years	56	2%	571	2%	1,145	2%
45 to 49 years	33	1%	681	2%	1,548	2%
50 to 54 years	71	2%	995	3%	1,600	2%
55 to 59 years	124	4%	1,469	4%	3,073	4%
60 and 61 years	43	1%	828	2%	1,464	2%
62 to 64 years	93	3%	1,027	3%	2,198	3%
65 and 66 years	61	2%	998	3%	1,862	3%
67 to 69 years	290	8%	1,543	4%	2,643	4%
70 to 74 years	360	10%	2,151	6%	4,468	6%
75 to 79 years	194	6%	1,657	5%	3,557	5%
80 to 84 years	91	3%	1,071	3%	2,863	4%
85 years and over	199	6%	867	2%	2,162	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

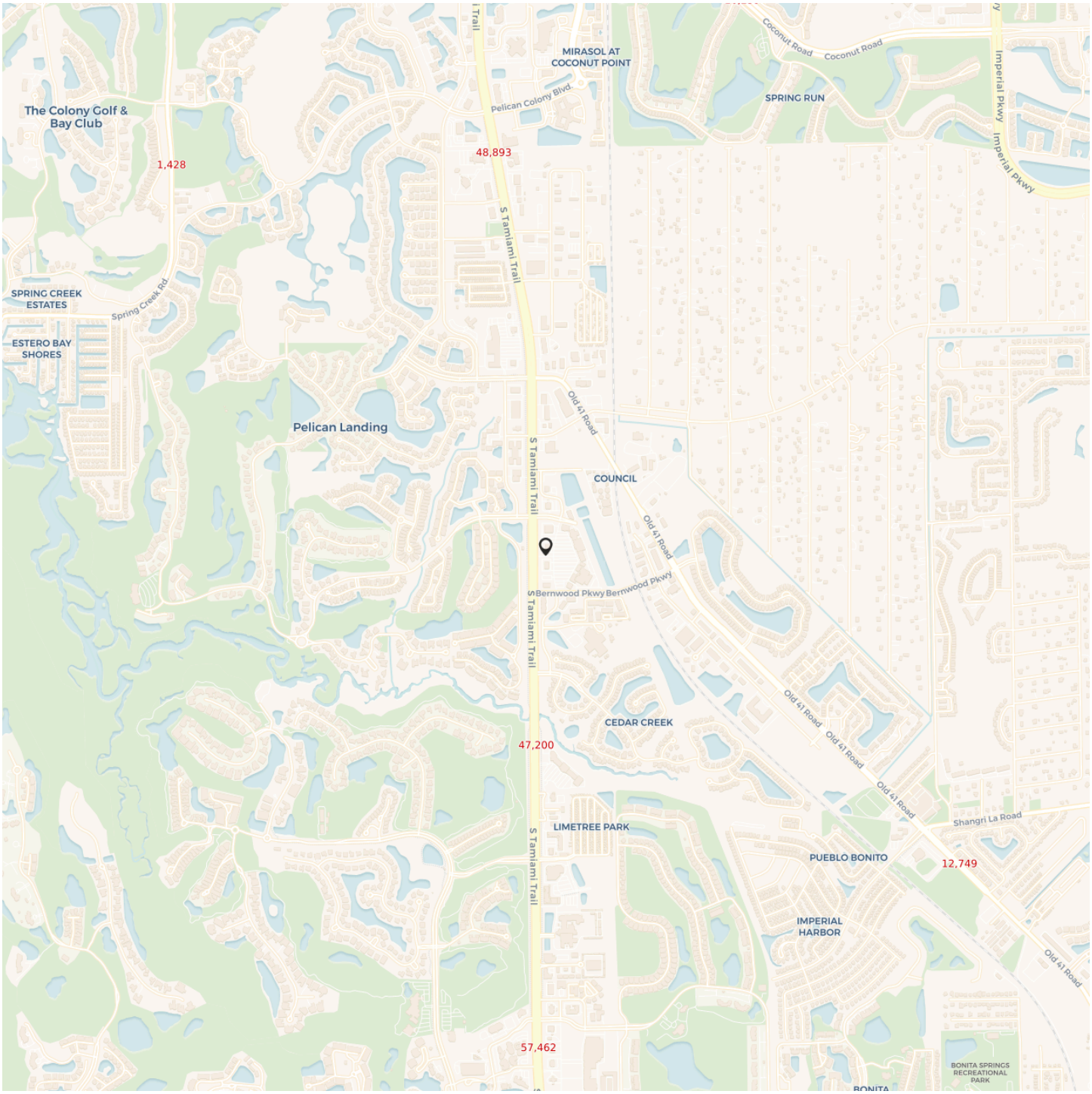
State and county population projections.

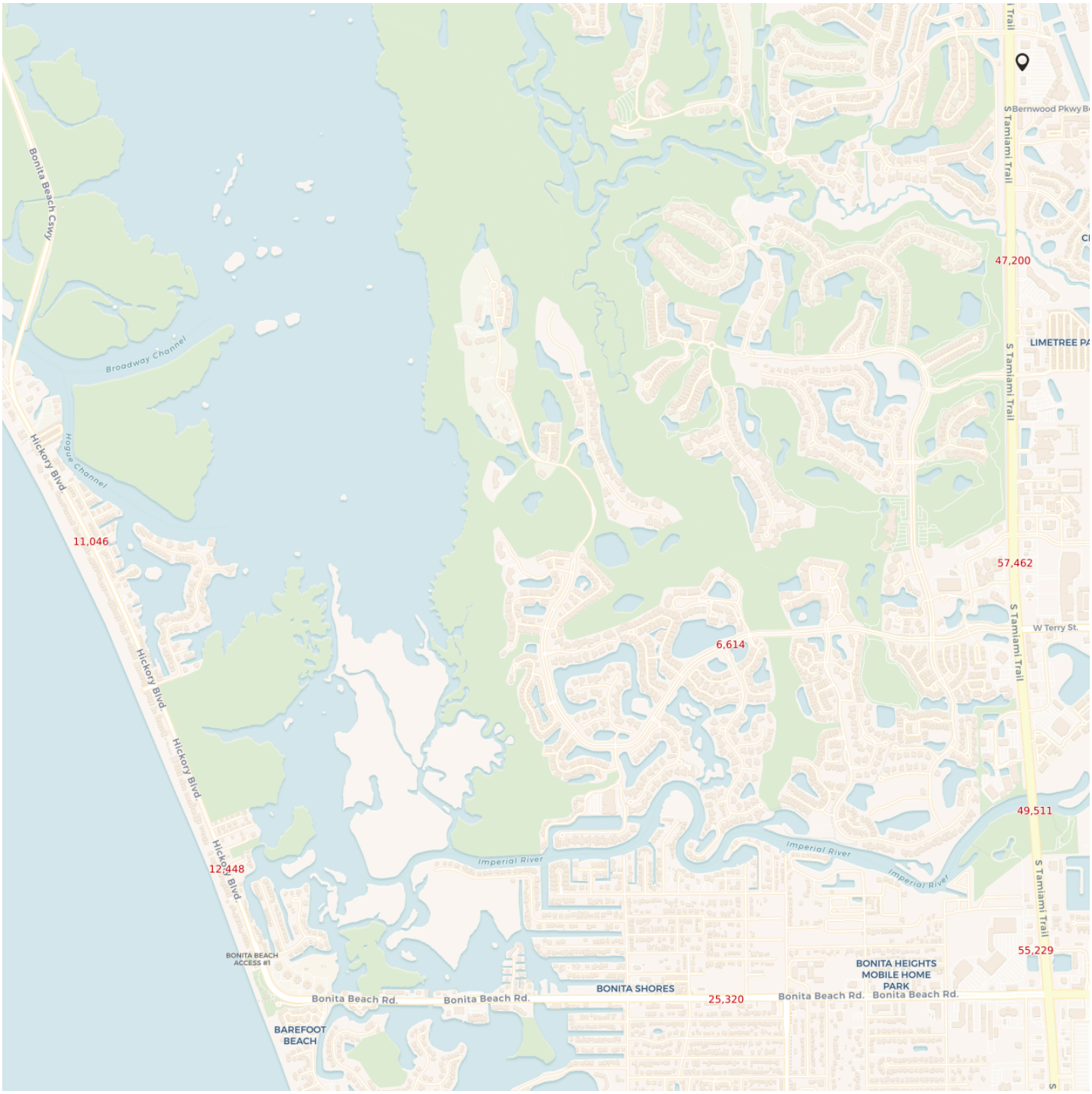
	2000	2010	2020	2030	% Population Change 2000-2010	% Population Change 2010-2020	% Population Change 2020-2030	% Population Change 2020-2030
Florida	15,982,378	18,801,310	21,538,187	24,471,129				14%
Collier County	251,377	321,520	375,752	433,868				15%
Lee County	440,888	618,754	760,822	924,486				22%

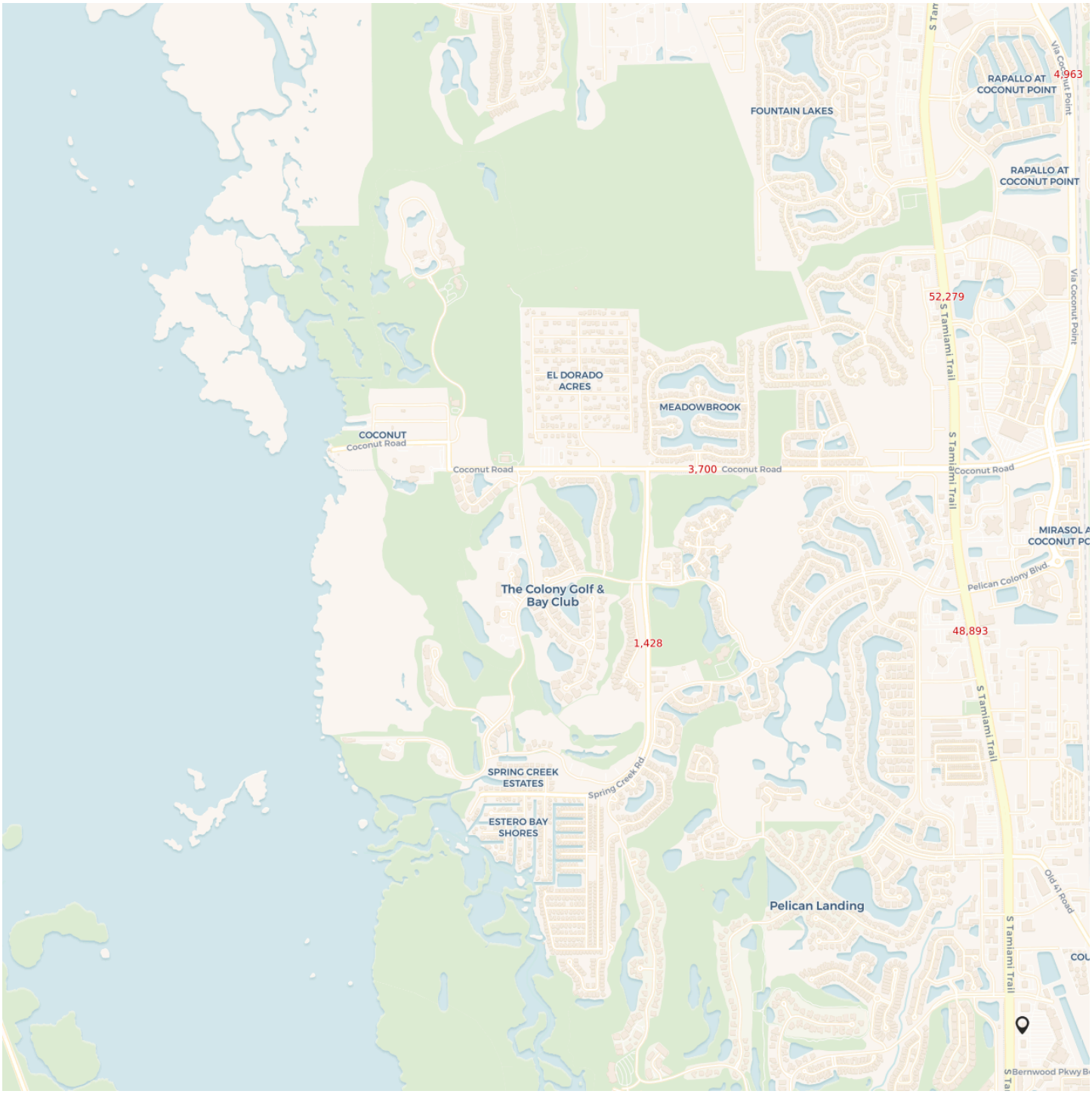
Source: Florida Demographic Estimating Conference, December 2021 and the University of Florida, Bureau of Economic and Business Research, Florida Population Studies, Volume 55, Bulletin 192, February 2022.
U.S. Census Bureau, Decennial Censuses 2000, 2010, and 2020.

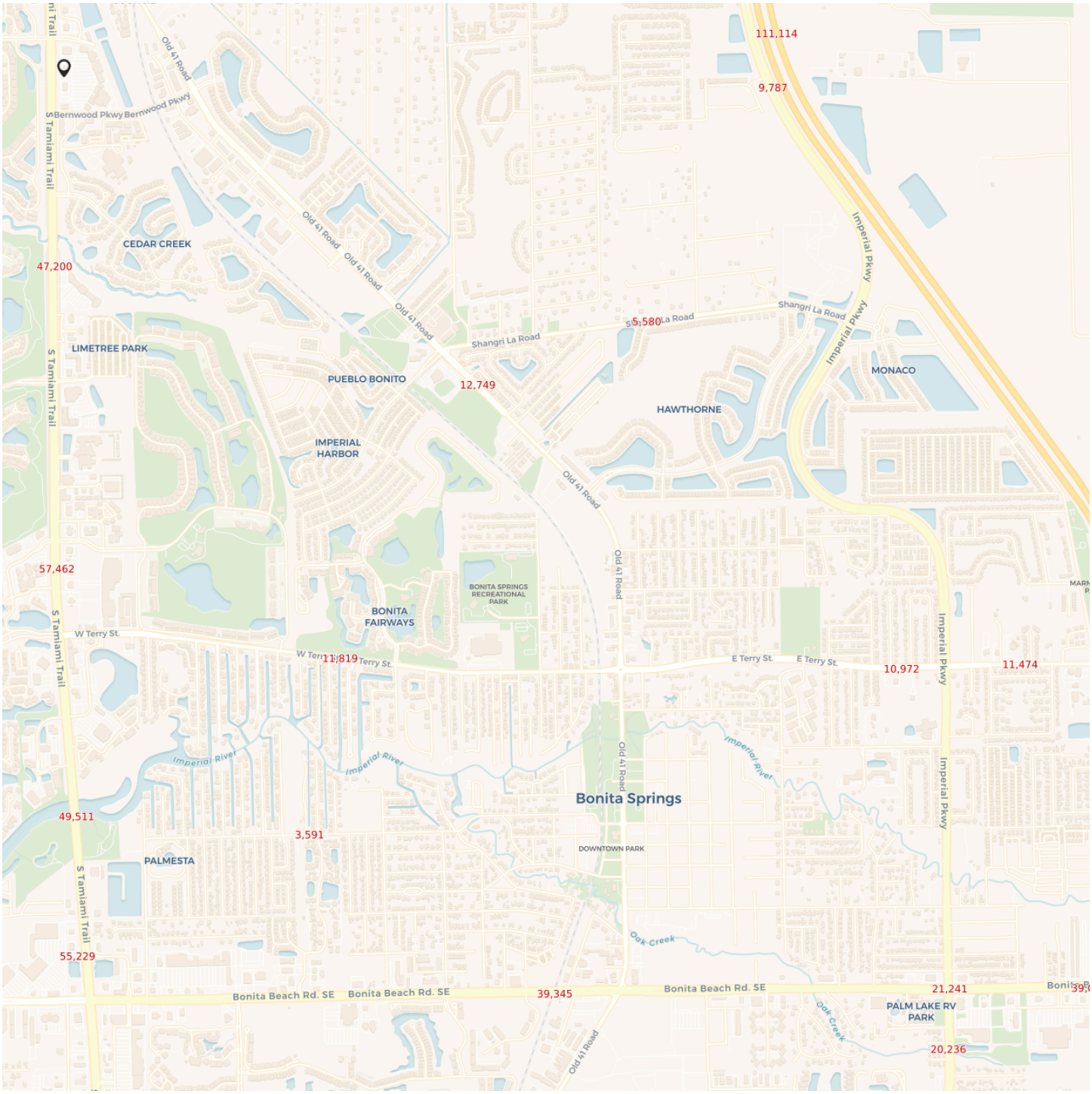
TRAFFIC

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









Traffic Map

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