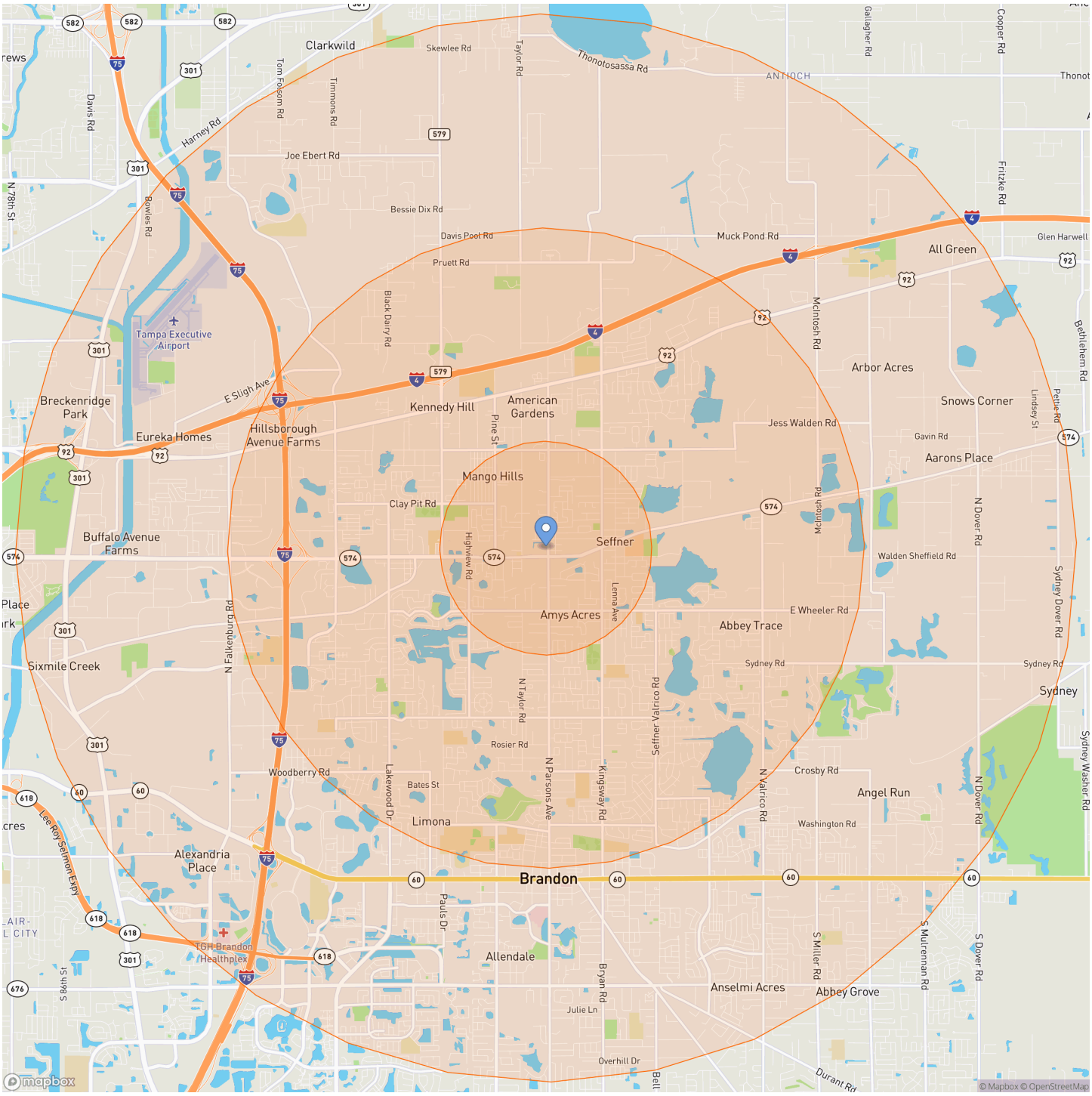
RADIUS REPORT FOR

1, 3, and 5 miles around 707 W. DR. MLK JR. BLVD., SEFFNER FL USA

PREPARED FOR: Matthew Rikman
DATE: October 24, 2023

MAP



1, 3, and 5 miles around 707 W. DR. MLK JR. BLVD., SEFFNER FL USA

CITY	COUNTY
Seffner	Hillsborough

How many people live here?

1 MI	3 MI	5 MI
9K	63K	140K

CITY: **8K** COUNTY: **1,444K**

How much money do they make?

1 MI	3 MI	5 MI
$56K	$65K	$61K

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

median household income

How old are they?

1 MI	3 MI	5 MI
42	40	38

CITY: **39** 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	9,123	62,652	139,858

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)	$56,475		$65,350		$61,389	
Mean Household Income (in 2021 inflation adjusted dollars)	$70,093		$81,521		$78,763	
Households	3,416		23,304		51,419	
Less than $25,000	567	17%	3,573	15%	8,459	16%
$25,000 to $49,999	938	27%	5,203	22%	12,139	24%
$50,000 to $74,999	733	21%	4,632	20%	10,266	20%
$75,000 to $99,999	509	15%	3,628	16%	7,767	15%
$100,000 to $199,999	582	17%	5,117	22%	10,051	20%
$200,000 or more	88	3%	1,151	5%	2,738	5%

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

Age

	1 mile		3 miles		5 miles	
Median Age	42		40		38	
Population	9,123		62,652		139,858	
9 & under	1,069	12%	7,071	11%	15,866	11%
10 to 19	1,030	11%	7,274	12%	18,063	13%
20 to 29	975	11%	7,749	12%	18,804	13%
30 to 39	1,037	11%	8,811	14%	20,711	15%
40 to 49	1,279	14%	8,426	13%	18,232	13%
50 to 59	1,620	18%	9,985	16%	19,244	14%
60 to 69	1,194	13%	7,598	12%	15,488	11%
70 & over	919	10%	5,737	9%	13,449	10%

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

Race & Ethnicity

	1 mile		3 miles		5 miles	
Population	9,123		62,652		139,858	
White	4,234	46%	30,844	49%	64,829	46%
Black	1,312	14%	9,364	15%	23,349	17%
American Indian	0	0%	20	0%	311	0%
Asian	591	6%	2,646	4%	6,350	5%
Pacific Islander	0	0%	0	0%	112	0%
Other race	7	0%	506	1%	966	1%
Two or more races	212	2%	1,772	3%	4,331	3%
Hispanic	2,768	30%	17,500	28%	39,609	28%

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

Educational Attainment

	1 mile		3 miles		5 miles	
Population 25 years & Over	6,676		45,181		98,070	
No high school diploma	1,033	15%	5,400	12%	12,401	13%
High school graduate or equal	2,073	31%	13,945	31%	29,279	30%
Some college	1,859	28%	9,966	22%	20,518	21%
Associate's degree	435	7%	4,174	9%	9,673	10%
Bachelor's degree	1,003	15%	8,522	19%	18,667	19%
Masters, doctorate, professional	272	4%	3,175	7%	7,531	8%

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

Employment Status

	1 mile		3 miles		5 miles	
Population 16 years & Over	7,331		50,936		113,034	
In labor force	4,481	61%	31,752	62%	70,260	62%
Civilian labor force	4,430	60%	31,553	62%	69,800	62%
Employed	4,199	57%	30,070	59%	66,330	59%
Unemployed	231	3%	1,484	3%	3,470	3%
In armed forces	51	1%	199	0%	460	0%
Not in labor force	2,850	39%	19,184	38%	42,774	38%

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

Households

	1 mile		3 miles		5 miles	
Households	3,416		23,304		51,419	
Family households	2,269	66%	16,150	69%	34,083	66%
Married couple family	1,710	50%	11,049	47%	22,803	44%
With own children under 18	635	19%	3,582	15%	8,089	16%
Other family	560	16%	5,101	22%	11,280	22%
Single male householder with own children under 18	69	2%	676	3%	1,282	2%
Single female householder with own children under 18	141	4%	1,791	8%	4,466	9%
Nonfamily households	1,147	34%	7,154	31%	17,336	34%

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

Housing Units

	1 mile		3 miles		5 miles	
Housing Units	3,667		24,722		54,988	
Occupied Housing Units	3,416		23,304		51,419	
Owner occupied units	2,375	70%	16,353	70%	31,737	62%
Renter occupied units	1,041	30%	6,951	30%	19,682	38%

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	2,375		16,353		31,737	
Less than $100,000	303	13%	1,592	10%	4,197	13%
$100,000 to $199,999	837	35%	5,242	32%	10,164	32%
$200,000 to $299,999	962	41%	6,946	42%	10,832	34%
$300,000 to $399,999	214	9%	1,597	10%	3,939	12%
$400,000 to $499,999	19	1%	390	2%	1,149	4%
$500,000 or more	40	2%	586	4%	1,455	5%

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

Detailed Age

	1 mile		3 miles		5 miles	
Population	9,123		62,652		139,858	
Male	4,299	47%	30,211	48%	68,270	49%
Under 5 years	262	3%	1,717	3%	4,077	3%
5 to 9 years	212	2%	1,577	3%	4,149	3%
10 to 14 years	241	3%	1,984	3%	4,632	3%
15 to 17 years	155	2%	1,087	2%	2,993	2%
18 and 19 years	51	1%	657	1%	1,774	1%
20 years	24	0%	263	0%	639	0%
21 years	39	0%	441	1%	897	1%
22 to 24 years	58	1%	878	1%	2,210	2%
25 to 29 years	438	5%	2,530	4%	5,673	4%
30 to 34 years	222	2%	1,801	3%	4,995	4%
35 to 39 years	292	3%	2,243	4%	5,131	4%
40 to 44 years	453	5%	2,461	4%	4,659	3%
45 to 49 years	227	2%	1,714	3%	4,322	3%
50 to 54 years	401	4%	2,396	4%	4,580	3%
55 to 59 years	332	4%	2,420	4%	4,941	4%
60 and 61 years	70	1%	889	1%	1,747	1%
62 to 64 years	274	3%	1,278	2%	2,398	2%
65 and 66 years	155	2%	693	1%	1,322	1%
67 to 69 years	37	0%	665	1%	1,454	1%
70 to 74 years	135	1%	1,337	2%	2,641	2%
75 to 79 years	69	1%	556	1%	1,213	1%
80 to 84 years	130	1%	393	1%	1,021	1%
85 years and over	24	0%	227	0%	802	1%
Female:	4,824	53%	32,441	52%	71,589	51%
Under 5 years	278	3%	1,845	3%	3,713	3%
5 to 9 years	317	3%	1,932	3%	3,928	3%
10 to 14 years	312	3%	1,846	3%	4,541	3%
15 to 17 years	203	2%	1,321	2%	2,795	2%
18 and 19 years	68	1%	378	1%	1,328	1%
20 years	75	1%	320	1%	764	1%
21 years	57	1%	212	0%	749	1%
22 to 24 years	96	1%	1,012	2%	2,600	2%
25 to 29 years	189	2%	2,092	3%	5,272	4%
30 to 34 years	274	3%	2,630	4%	5,801	4%
35 to 39 years	249	3%	2,137	3%	4,785	3%
40 to 44 years	458	5%	2,216	4%	4,791	3%
45 to 49 years	140	2%	2,035	3%	4,460	3%
50 to 54 years	458	5%	2,423	4%	4,728	3%
55 to 59 years	429	5%	2,746	4%	4,995	4%
60 and 61 years	217	2%	1,097	2%	2,151	2%
62 to 64 years	235	3%	1,421	2%	2,886	2%
65 and 66 years	79	1%	610	1%	1,586	1%
67 to 69 years	128	1%	945	2%	1,944	1%
70 to 74 years	273	3%	1,440	2%	2,798	2%
75 to 79 years	138	2%	666	1%	2,107	2%
80 to 84 years	52	1%	573	1%	1,474	1%
85 years and over	99	1%	543	1%	1,392	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

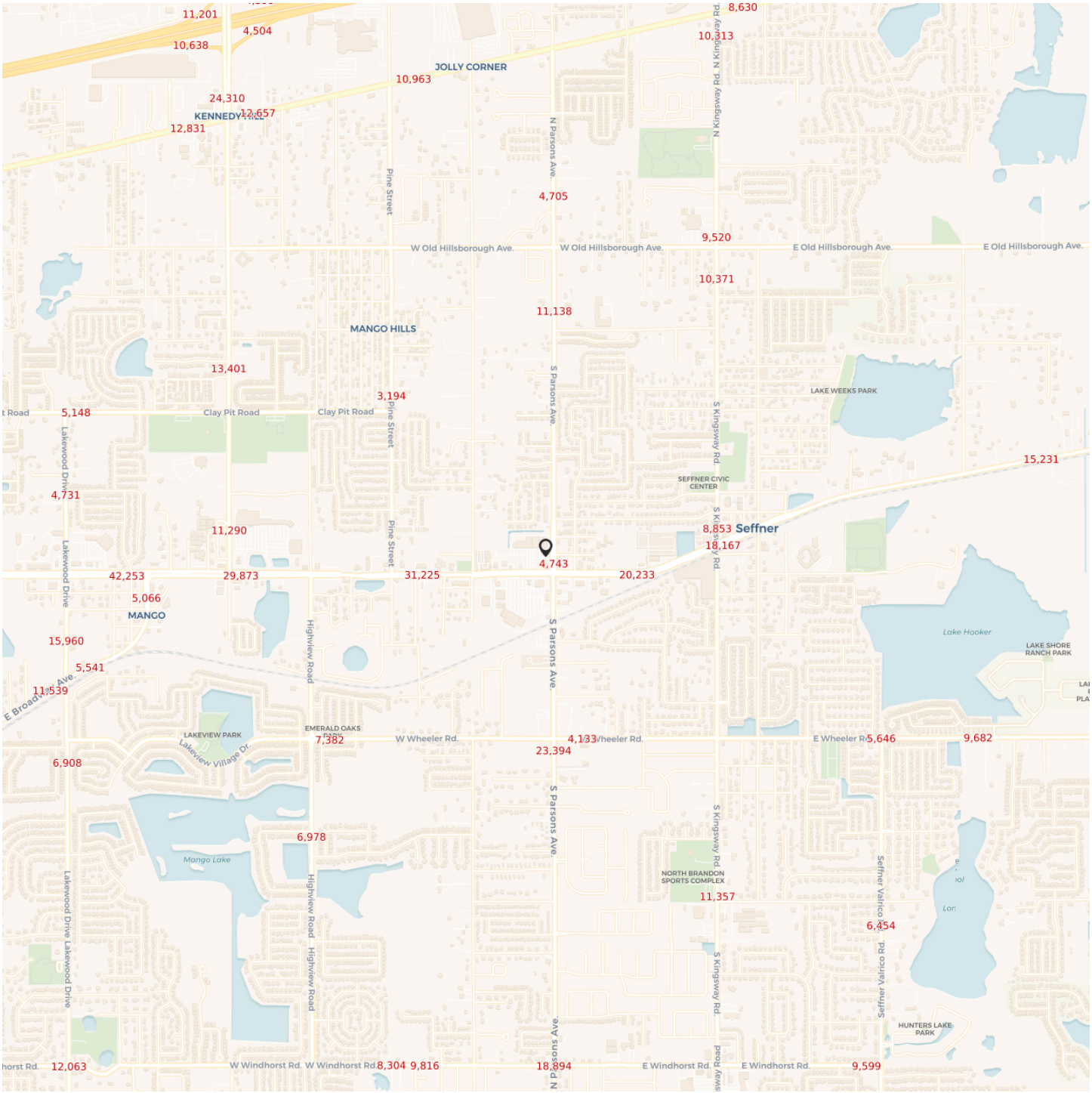
State and county population projections.

	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%

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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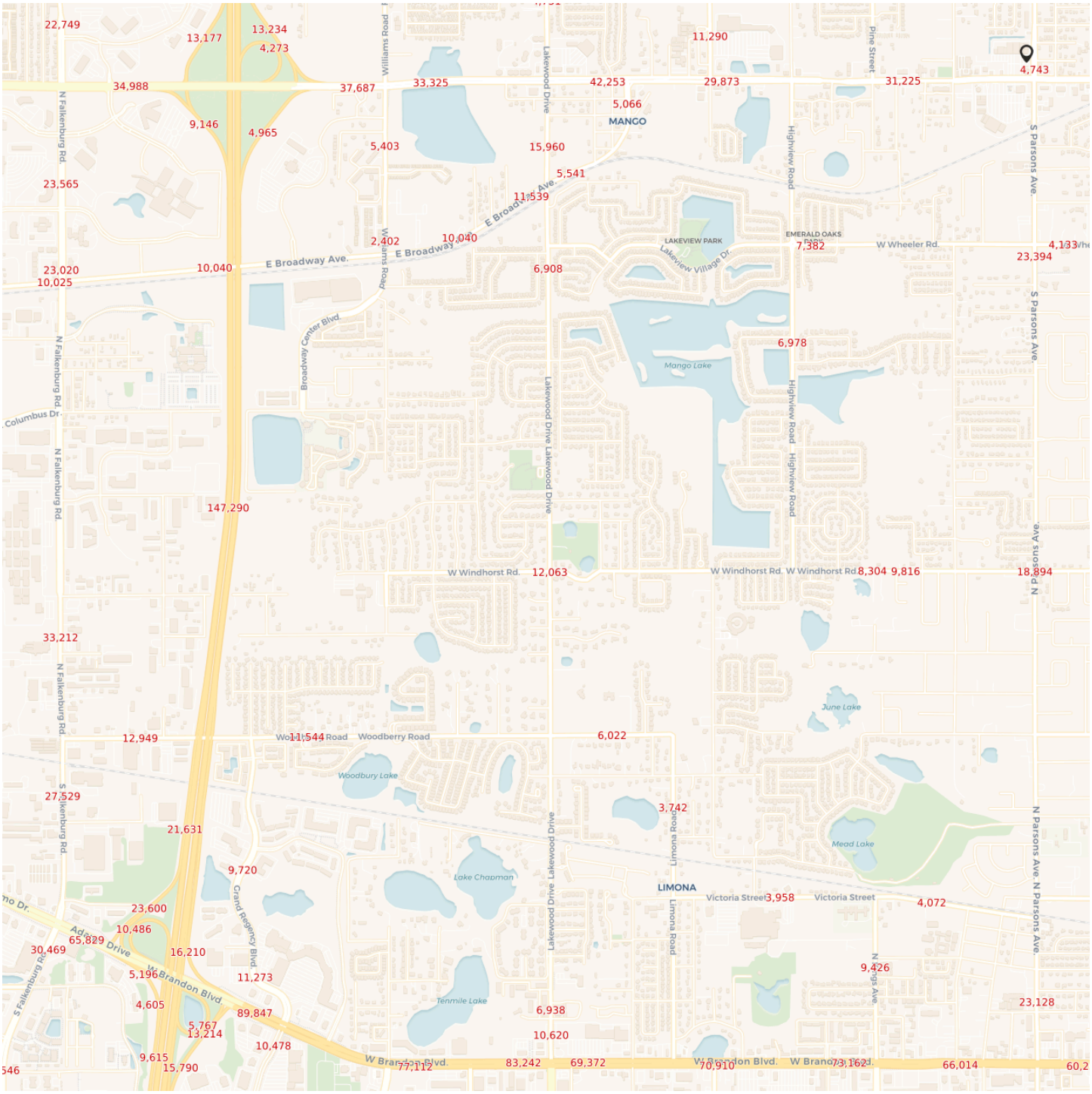

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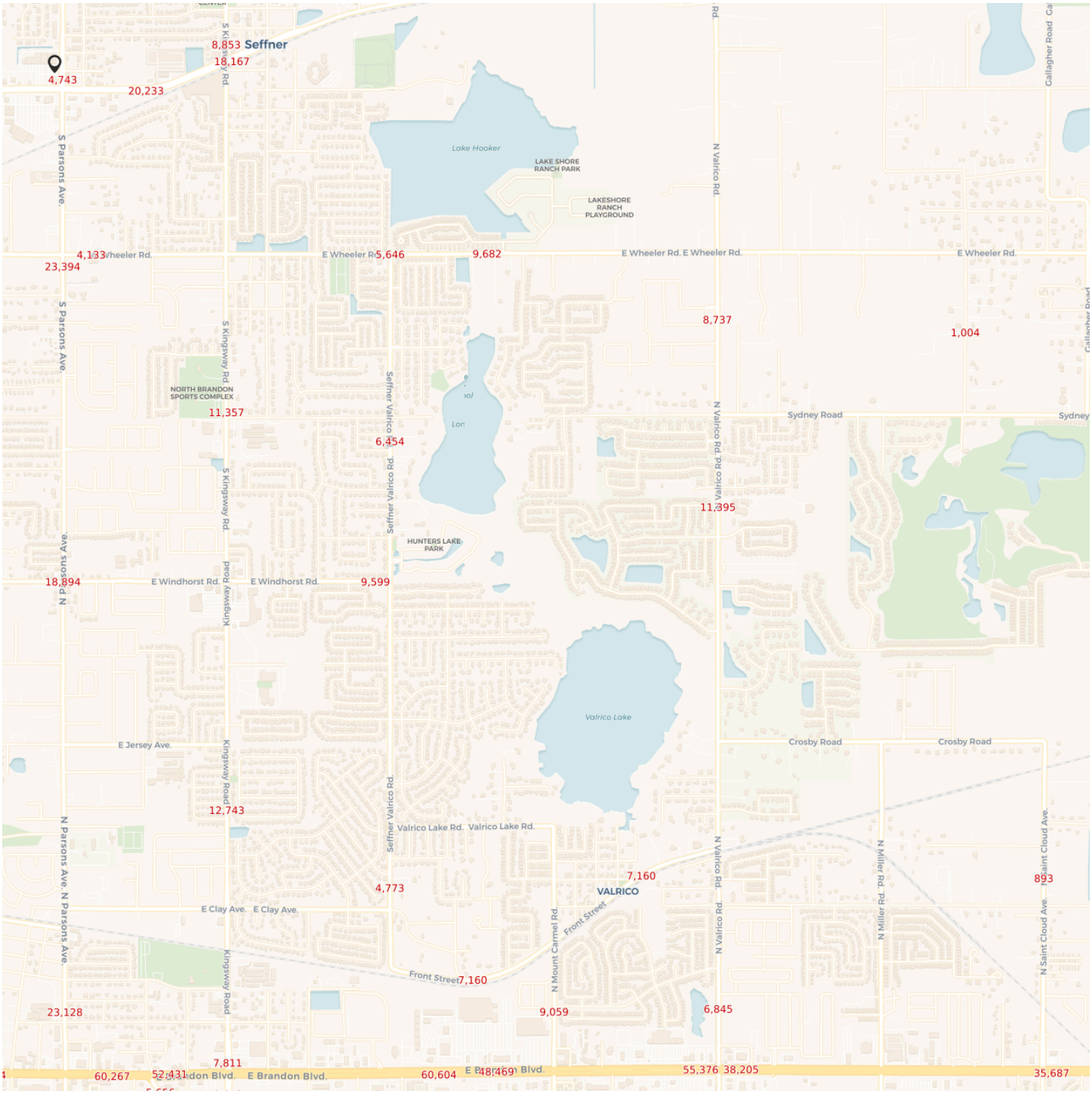

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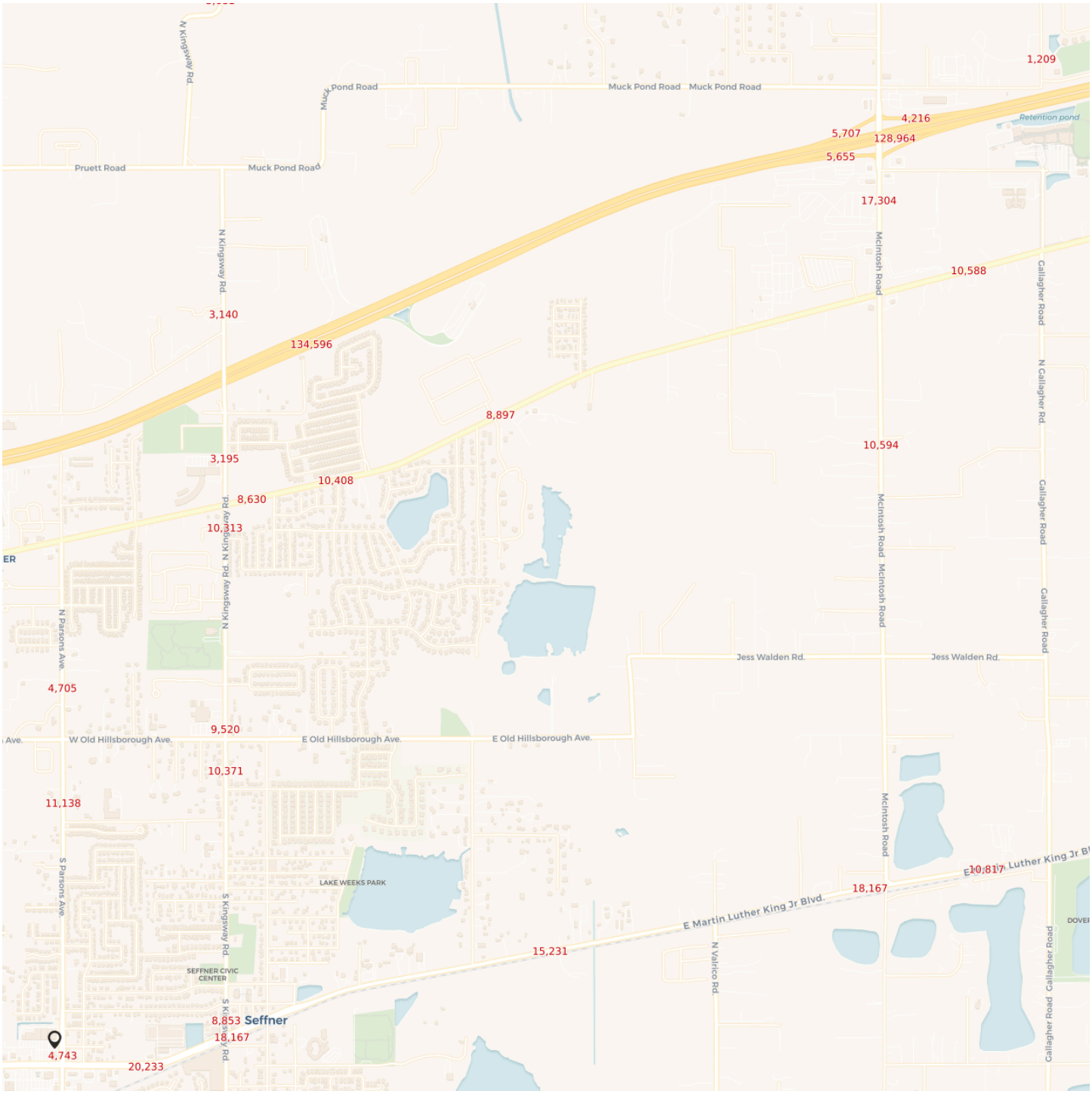

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METHODOLOGY

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