

RADIUS REPORT FOR

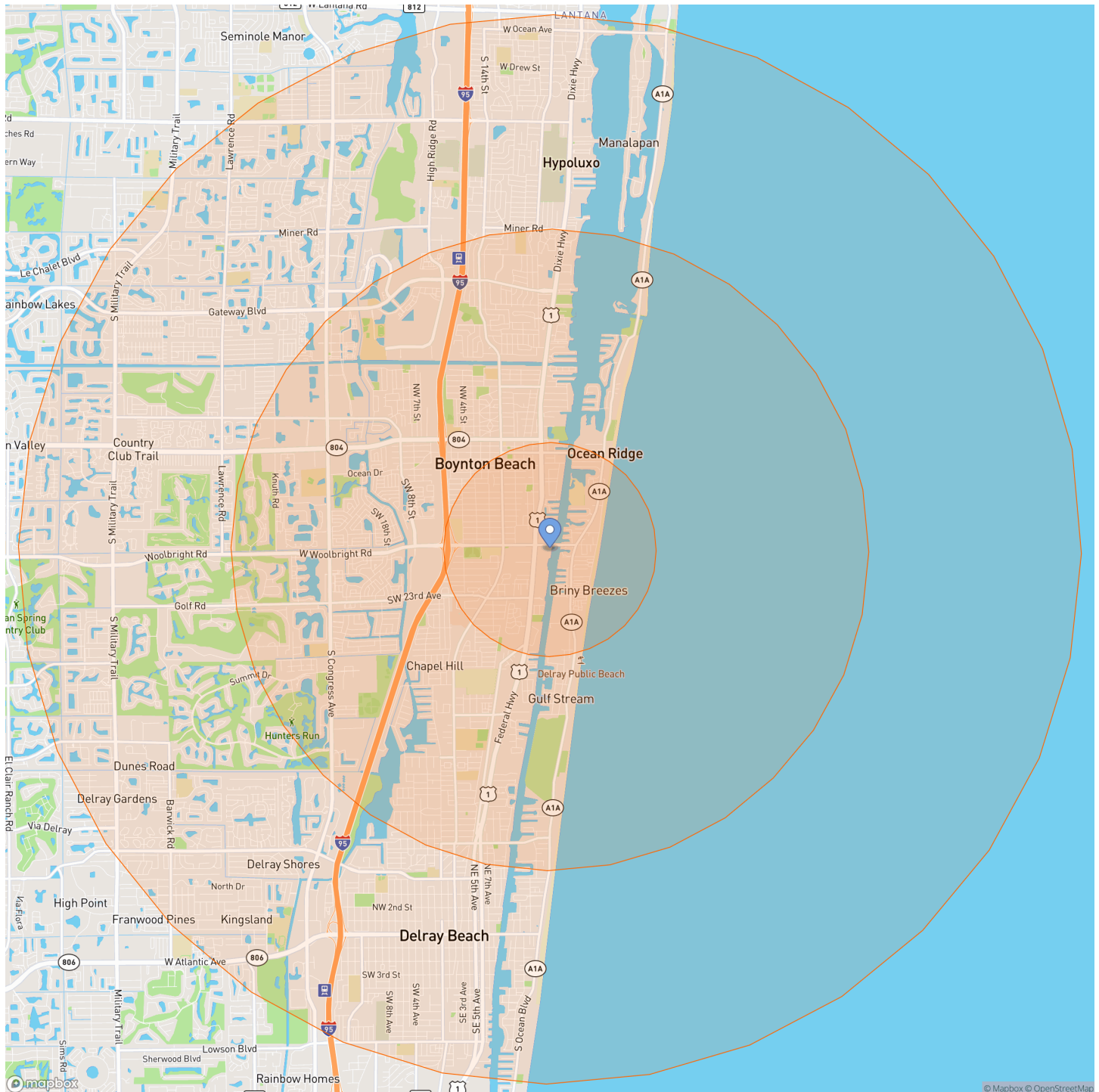
1, 3, and 5 miles around

1602 - 1636 Federal Highway, Boynton Beach FL USA

PREPARED FOR: Matthew Rikman

DATE: November 12, 2025

MAP



1, 3, and 5 miles around 1602 - 1636 Federal Highway,
Boynton Beach FL USA

CITY
Boynton Beach

COUNTY
Palm Beach County

How many
people live
here?

1 MI	3 MI	5 MI
11K	66K	182K
CITY: 81K	COUNTY: 1,507K	

How much
money do
they make?

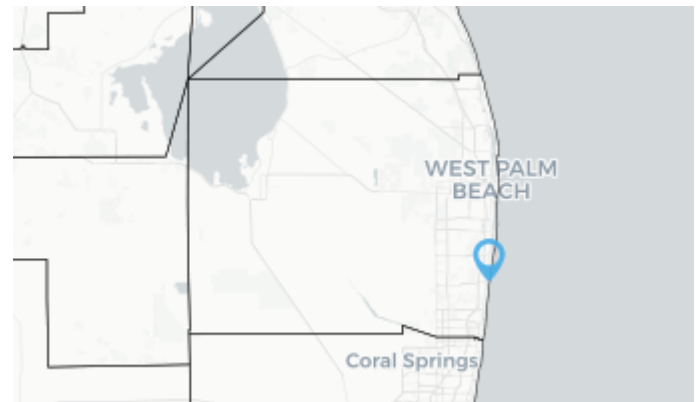
1 MI	3 MI	5 MI
\$76K	\$73K	\$75K
CITY: \$71K	COUNTY: \$81K	

median household income

How **old** are they?

1 MI	3 MI	5 MI
51	45	47
CITY: 43	COUNTY: 45	

median age in years



DEMOGRAPHICS

Population

	1 mile	3 miles	5 miles
Population	11,083	65,865	181,988
Population Density (people per sq mi)	4,914	4,217	4,405

Source: U.S. Census Bureau, 2023 American Community Survey, Tables B01003

Income

	1 mile		3 miles		5 miles	
Median Household Income (in 2023 inflation adjusted dollars)	\$76,257		\$72,925		\$75,052	
Average Household Income (in 2023 inflation adjusted dollars)	\$107,567		\$105,239		\$108,128	
Families in Poverty	106	4%	1,288	8%	3,193	7%
Households	5,325		28,240		76,078	
Less than \$25,000	835	16%	4,370	15%	11,131	15%
\$25,000 to \$49,999	952	18%	5,486	19%	14,332	19%
\$50,000 to \$74,999	841	16%	4,640	16%	12,553	17%
\$75,000 to \$99,999	672	13%	4,147	15%	10,663	14%
\$100,000 to \$199,999	1,491	28%	6,715	24%	19,196	25%
Over \$200,000	533	10%	2,882	10%	8,203	11%

Source: U.S. Census Bureau, 2023 American Community Survey, Tables B19001, B19013, B19025, B17010

Age

	1 mile		3 miles		5 miles	
Median Age	51		45		47	
Population	11,083		65,865		181,988	
Ages 9 & under	622	6%	5,685	9%	15,549	9%
Ages 10 to 19	755	7%	5,416	8%	15,526	9%
Ages 20 to 29	1,597	14%	8,557	13%	22,079	12%
Ages 30 to 39	1,187	11%	9,307	14%	23,770	13%
Ages 40 to 49	1,302	12%	7,412	11%	20,100	11%
Ages 50 to 59	1,707	15%	9,259	14%	23,739	13%
Ages 60 to 69	1,426	13%	8,379	13%	25,616	14%
Ages 70 & over	2,486	22%	11,851	18%	35,609	20%

Source: U.S. Census Bureau, 2023 American Community Survey, Tables B01001

Race & Ethnicity

	1 mile		3 miles		5 miles	
Population	11,083		65,865		181,988	
White	6,674	60%	32,698	50%	88,996	49%
Black	2,033	18%	20,602	31%	53,040	29%
American Indian	2	0%	43	0%	101	0%
Asian	151	1%	843	1%	3,535	2%
Pacific Islander	0	0%	0	0%	0	0%
Other race	59	1%	158	0%	1,103	1%
Two or more races	360	3%	2,413	4%	6,327	3%
Hispanic or Latino	1,804	16%	9,108	14%	28,886	16%

Source: U.S. Census Bureau, 2023 American Community Survey, Tables B03002

Educational Attainment

	1 mile		3 miles		5 miles	
Population Aged 25 & Over	9,021		50,755		140,808	
No high school diploma	767	9%	5,588	11%	15,621	11%
High school graduate or equal	2,079	23%	13,357	26%	36,300	26%
Some college	1,660	18%	9,298	18%	26,140	19%
Associate's degree	1,001	11%	4,741	9%	13,399	10%
Bachelor's degree	2,417	27%	12,017	24%	32,378	23%
Advanced degree	1,098	12%	5,755	11%	16,969	12%

Source: U.S. Census Bureau, 2023 American Community Survey, Tables B15002

Employment Status

	1 mile		3 miles		5 miles	
Population Aged 16 & Over	9,969		56,967		157,021	
In labor force	6,038	61%	36,097	63%	96,426	61%
Civilian labor force	6,038	61%	36,092	63%	96,373	61%
Employed	5,585	56%	33,864	59%	90,544	58%
Unemployed	452	5%	2,228	4%	5,829	4%
In armed forces	0	0%	5	0%	53	0%
Not in labor force	3,932	39%	20,869	37%	60,595	39%

Source: U.S. Census Bureau, 2023 American Community Survey, Tables B23025

Households

	1 mile		3 miles		5 miles	
Households	5,325		28,240		76,078	
Family households	2,488	47%	15,317	54%	43,728	57%
Married couples	1,884	35%	10,670	38%	30,109	40%
With kids under 18	276	5%	2,586	9%	7,359	10%
Other family types	604	11%	4,647	16%	13,619	18%
Single dad households with kids	61	1%	572	2%	1,768	2%
Single mom households with kids	186	3%	1,266	4%	3,364	4%
Non-family households	2,837	53%	12,923	46%	32,350	43%

Source: U.S. Census Bureau, 2023 American Community Survey, Tables B11001, B11003

Homes

	1 mile		3 miles		5 miles	
Homes	8,130		36,915		95,111	
Occupied Homes	5,325		28,240		76,078	
Owner occupied units	3,135	59%	17,744	63%	52,854	69%
Renter occupied units	2,190	41%	10,496	37%	23,224	31%

Source: U.S. Census Bureau, 2023 American Community Survey, Tables B25024, B25003

Housing Unit Value

	1 mile		3 miles		5 miles	
Median Home Value	\$282,846		\$338,067		\$334,564	
Owner Occupied Homes	3,135		17,744		52,854	
Under \$100,000	239	8%	1,019	6%	3,961	7%
\$100,000 to \$199,999	601	19%	2,630	15%	6,878	13%
\$200,000 to \$299,999	818	26%	4,057	23%	12,083	23%
\$300,000 to \$399,999	430	14%	3,062	17%	10,139	19%
\$400,000 to \$499,999	335	11%	2,185	12%	7,265	14%
\$500,000 to \$749,999	284	9%	2,390	13%	6,783	13%
\$750,000 to \$999,999	117	4%	743	4%	2,025	4%
\$1,000,000 to \$1,499,999	103	3%	607	3%	1,448	3%
\$1,500,000 to \$1,999,999	89	3%	341	2%	864	2%
Over \$2,000,000	119	4%	709	4%	1,408	3%

Source: U.S. Census Bureau, 2023 American Community Survey, Tables B25075

Detailed Age

	1 mile		3 miles		5 miles	
Population	11,083		65,865		181,988	
Male:	5,540	50%	31,775	48%	87,920	48%
Under 5 years	198	2%	1,676	3%	3,983	2%
5 to 9 years	138	1%	1,182	2%	3,772	2%
10 to 14 years	130	1%	1,364	2%	4,102	2%
15 to 17 years	122	1%	864	1%	2,594	1%
18 and 19 years	40	0%	359	1%	1,414	1%
20 years	35	0%	78	0%	627	0%
21 years	38	0%	223	0%	673	0%
22 to 24 years	212	2%	1,358	2%	3,465	2%
25 to 29 years	504	5%	2,431	4%	5,990	3%
30 to 34 years	408	4%	2,568	4%	6,608	4%
35 to 39 years	240	2%	2,195	3%	5,539	3%
40 to 44 years	380	3%	1,783	3%	4,691	3%
45 to 49 years	258	2%	1,622	2%	4,554	3%
50 to 54 years	413	4%	2,139	3%	5,928	3%
55 to 59 years	403	4%	2,317	4%	5,937	3%
60 and 61 years	111	1%	1,053	2%	2,930	2%
62 to 64 years	157	1%	973	1%	3,318	2%
65 and 66 years	280	3%	969	1%	2,558	1%
67 to 69 years	155	1%	1,010	2%	3,127	2%
70 to 74 years	563	5%	2,208	3%	5,244	3%
75 to 79 years	360	3%	1,567	2%	5,019	3%
80 to 84 years	188	2%	825	1%	2,568	1%
85 years and over	208	2%	1,011	2%	3,279	2%
Female:	5,543	50%	34,090	52%	94,067	52%
Under 5 years	88	1%	1,172	2%	3,856	2%
5 to 9 years	198	2%	1,656	3%	3,937	2%
10 to 14 years	252	2%	1,400	2%	3,558	2%
15 to 17 years	139	1%	785	1%	2,324	1%
18 and 19 years	71	1%	644	1%	1,534	1%
20 years	36	0%	244	0%	498	0%
21 years	173	2%	715	1%	1,393	1%
22 to 24 years	190	2%	1,390	2%	3,449	2%
25 to 29 years	410	4%	2,117	3%	5,985	3%
30 to 34 years	303	3%	2,360	4%	5,892	3%
35 to 39 years	236	2%	2,183	3%	5,730	3%
40 to 44 years	295	3%	2,067	3%	5,891	3%
45 to 49 years	368	3%	1,940	3%	4,963	3%
50 to 54 years	280	3%	2,215	3%	5,698	3%
55 to 59 years	611	6%	2,588	4%	6,176	3%
60 and 61 years	72	1%	1,020	2%	3,171	2%
62 to 64 years	188	2%	1,128	2%	3,719	2%
65 and 66 years	134	1%	934	1%	2,563	1%
67 to 69 years	329	3%	1,291	2%	4,230	2%
70 to 74 years	341	3%	2,120	3%	5,880	3%
75 to 79 years	397	4%	1,813	3%	5,553	3%
80 to 84 years	161	1%	864	1%	3,354	2%
85 years and over	268	2%	1,442	2%	4,711	3%

Source: U.S. Census Bureau, 2023 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.

Geography	2010 - 2020	2020 - 2030 Projected	Is Projected To:
Florida	<div>15%</div> <div>18,801,310 - 21,538,187</div>	<div>15%</div> <div>21,538,187 - 24,698,545</div>	Grow
Palm Beach County	<div>13%</div> <div>1,320,134 - 1,492,191</div>	<div>10%</div> <div>1,492,191 - 1,643,399</div>	Grow

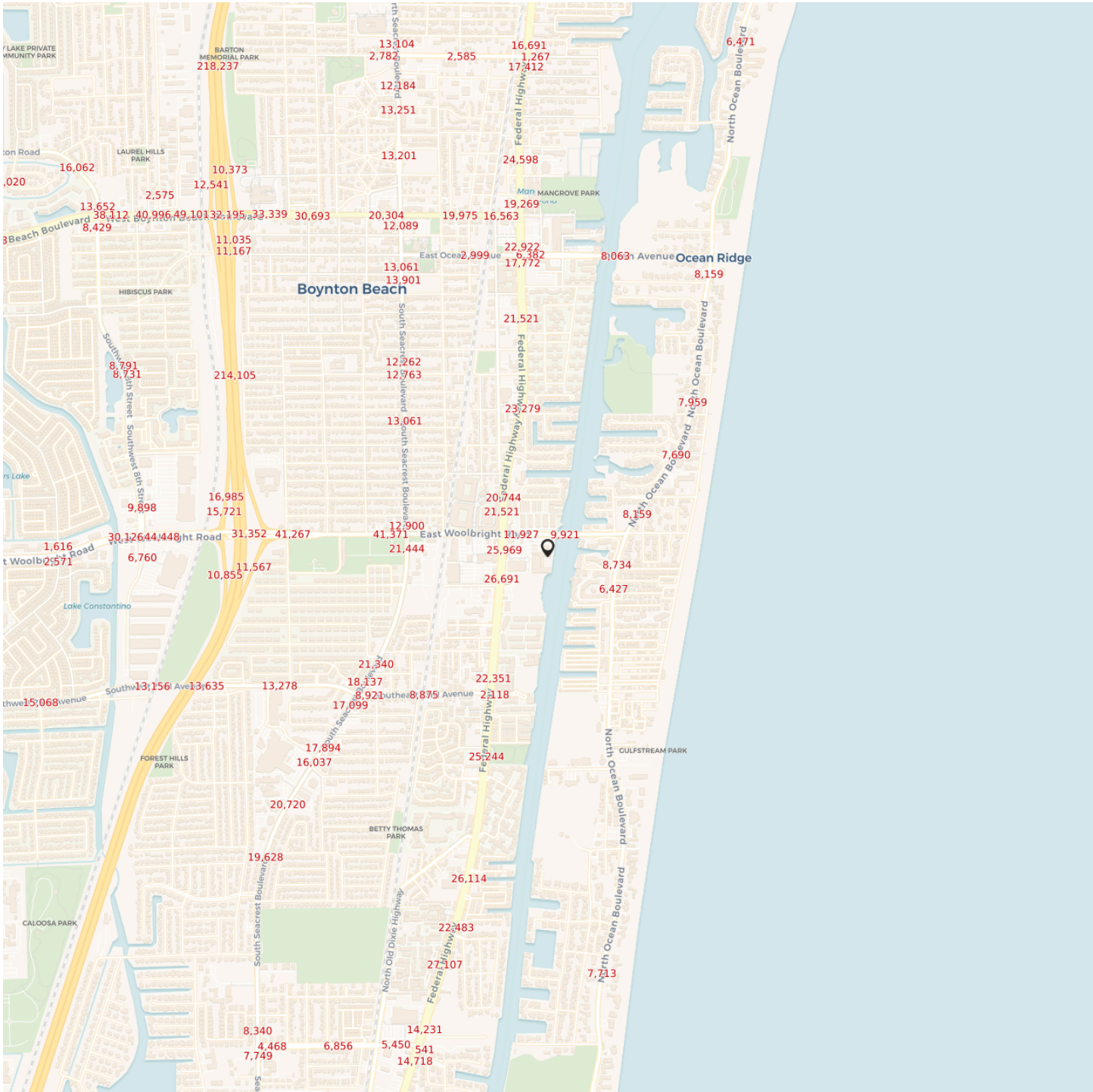
Source: Office of Economic & Demographic Research. Projections of Florida Population by County, 2025–2050, with Estimates for 2023. January 2024.
U.S. Census Bureau, Decennial Censuses 2010, and 2020.

POPULATION PROJECTIONS & HISTORICAL ESTIMATES

Radius	2018 - 2023	2025 - 2030 Projected	Your Radius is Projected To:
1 mile	<div>1%</div> <div>10,965 - 11,083</div>	<div>-2%</div> <div>14,993 - 14,705</div>	Decline
3 miles	<div>3%</div> <div>64,220 - 65,865</div>	<div>-2%</div> <div>74,648 - 73,280</div>	Decline
5 miles	<div>4%</div> <div>175,577 - 181,988</div>	<div>-3%</div> <div>191,473 - 186,303</div>	Decline

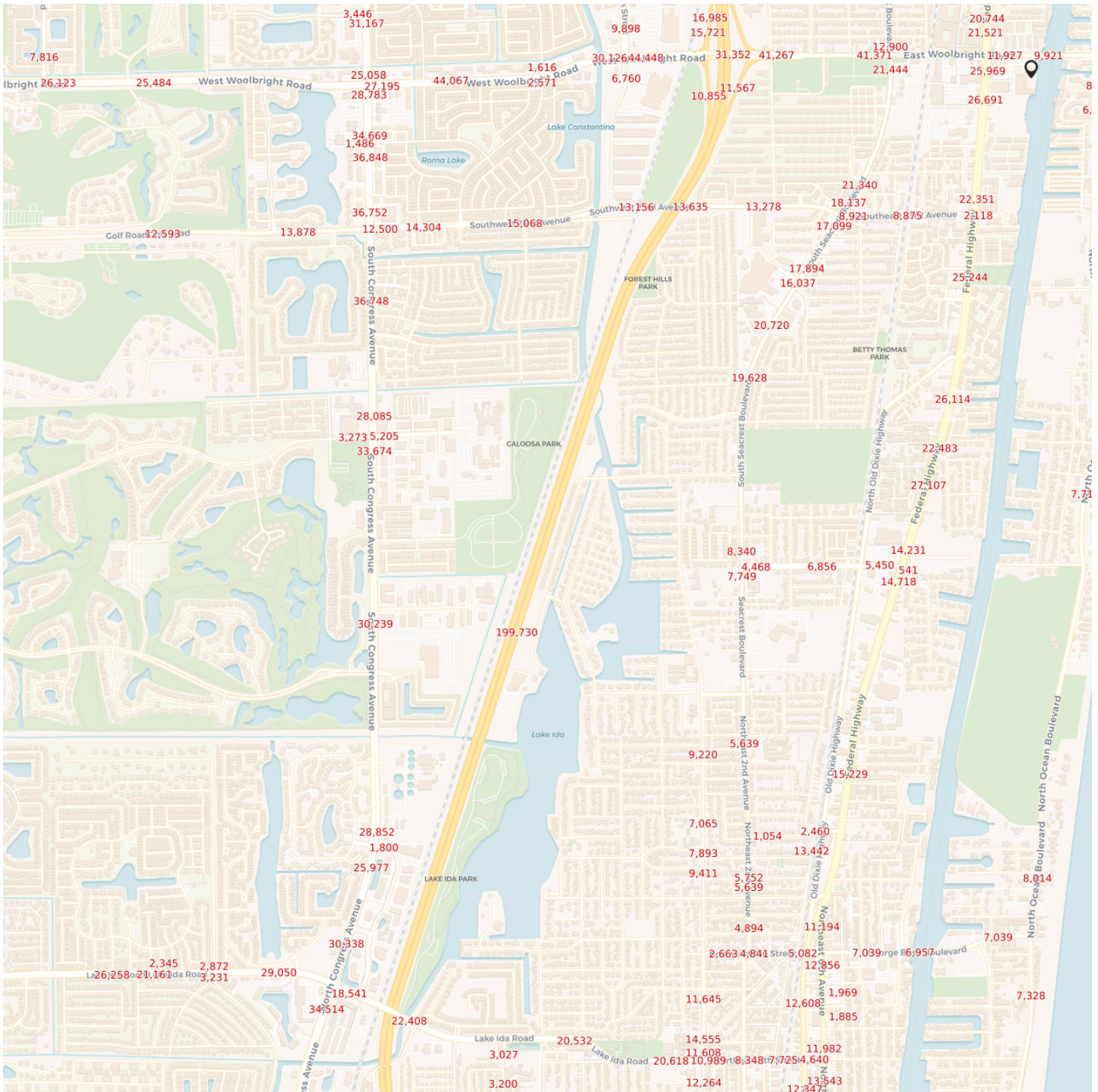
Source: US Census Bureau. 2018 American Community Survey 5-Year Estimates. B01003 TOTAL POPULATION. US Census Bureau. 2023 American Community Survey 5-Year Estimates. B01003 TOTAL POPULATION. Applied Geographic Solutions. Estimates and Projections. 2025A.

2025 24-hour average daily traffic count estimates - both ways



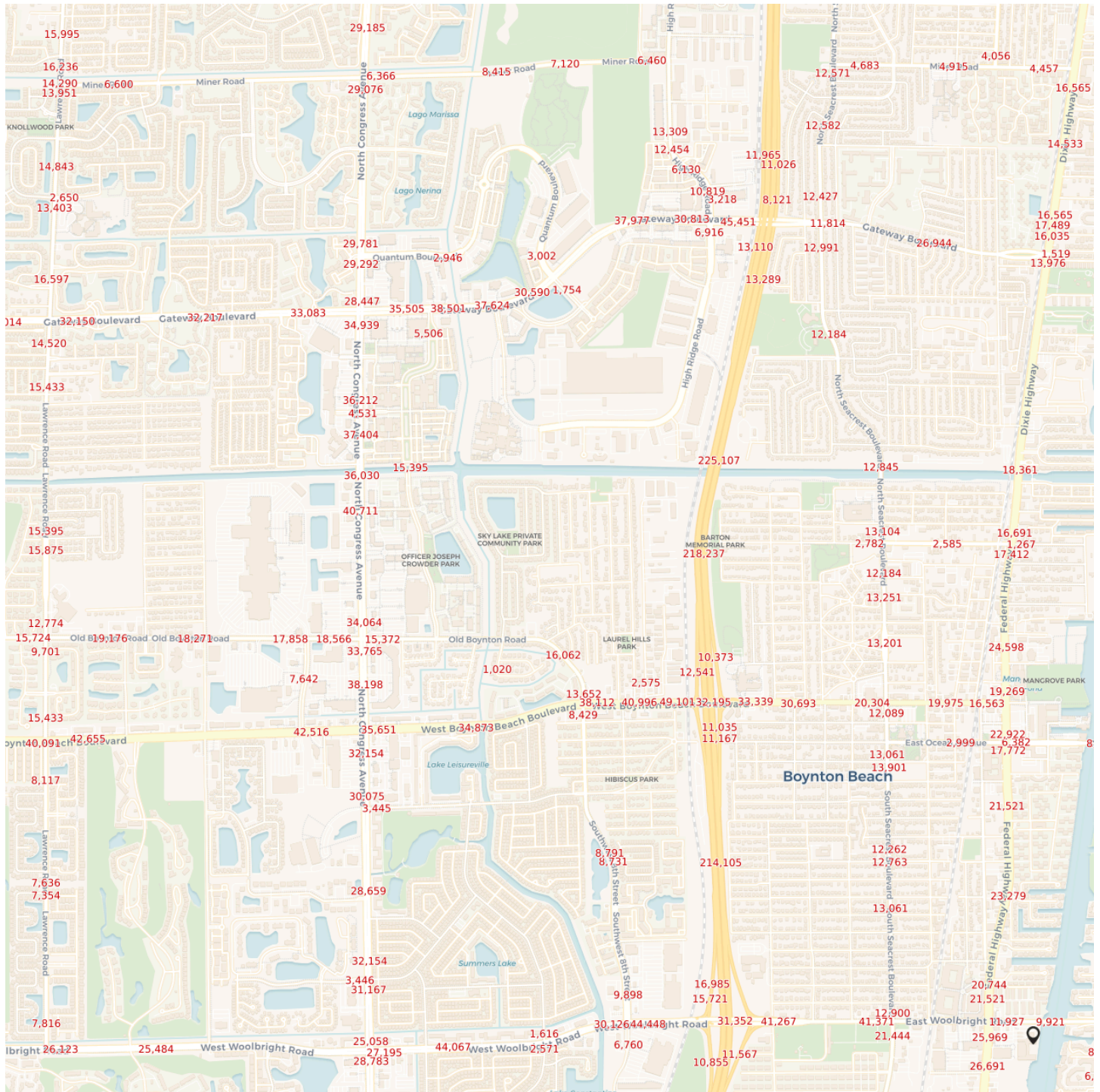
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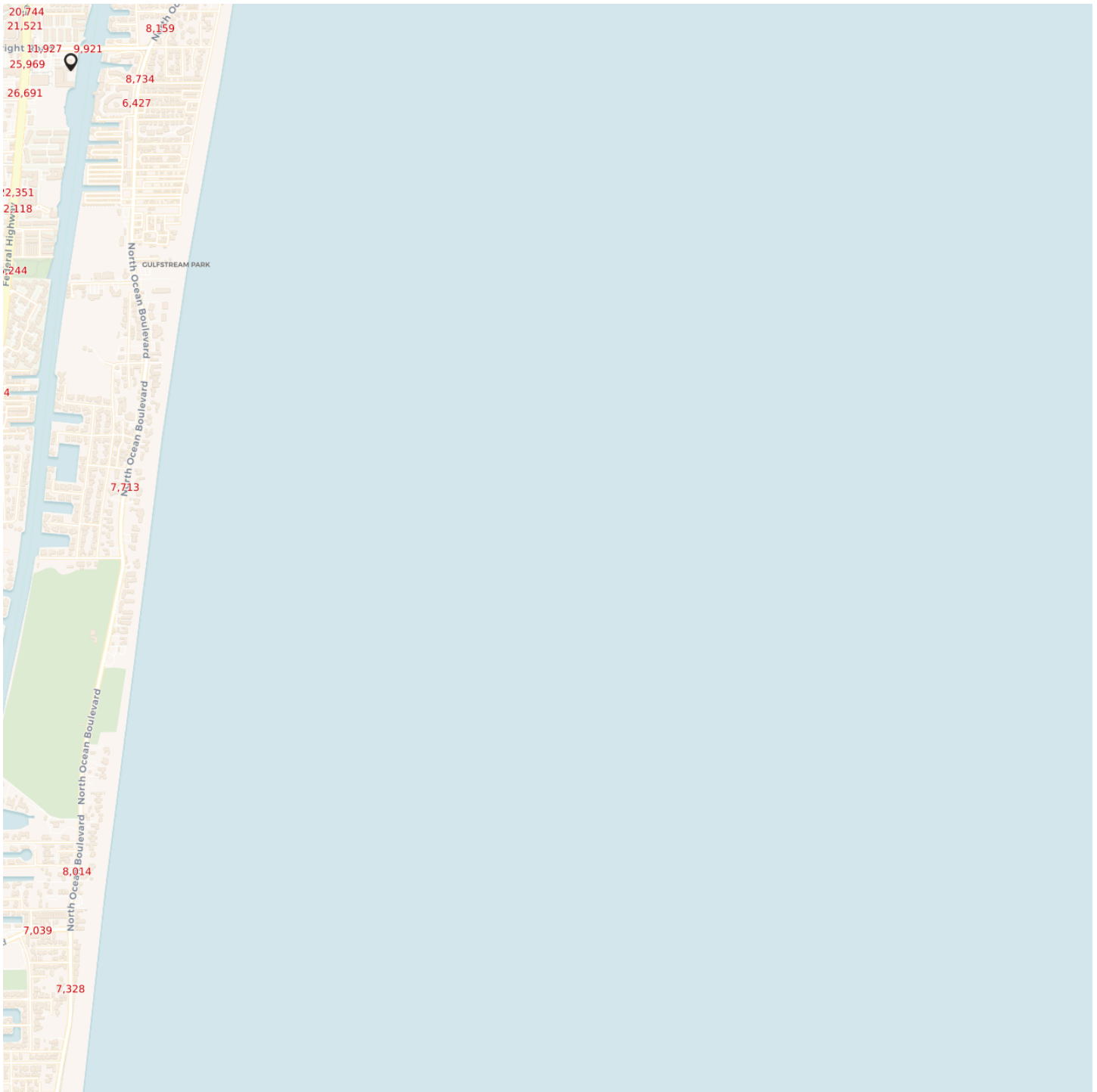
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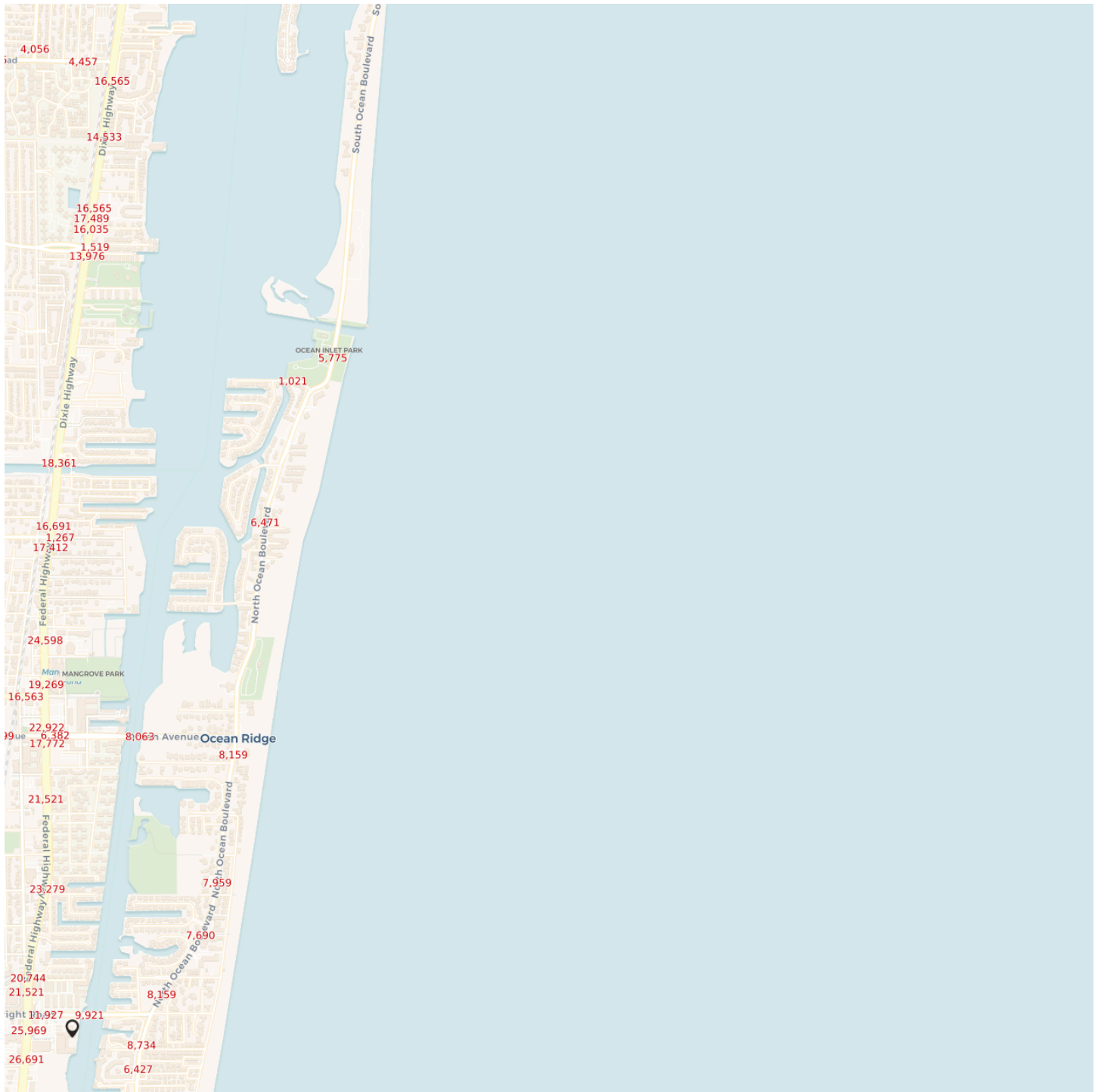
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Methodology

RADIUS ESTIMATES

First, we subtract the 2023 US Census Bureau's water areas from the 2023 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.

MEDIAN ESTIMATES

To estimate median values, we use a simple method explained in the book "Beginning Statistics: An Introduction for Social Scientists" by Diamond I and Jefferies J. Here's how it works:

1. We pull grouped data for your area of interest and order the groups from smallest to largest. This helps us see which group the middle value, or median, is in.
2. We figure out exactly where the middle value sits within its group. We look at how far into the group it is, as a percentage, starting from the bottom end.
3. Then, we check how big the gap is between the smallest and largest numbers in that group.
4. We use the percentage to find a part of that gap. This percentage tells us how much to add to the smallest number in the group to get the median.

If you have any questions, you can reach Cubit at 1.800.939.2130 or at www.cubitplanning.com.

CUBIT

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