

PREPARED FOR: Ariel Yisraelian
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MAP



DEMOGRAPHICS

Population

	1 mile	3 miles	5 miles
Population	12,718	70,967	122,644

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)	\$37,684		\$39,370		\$43,964	
Mean Household Income (in 2021 inflation adjusted dollars)	\$51,499		\$53,387		\$59,425	
Households	5,071		30,573		54,423	
Less than \$25,000	1,664	33%	9,729	32%	15,436	28%
\$25,000 to \$49,999	1,407	28%	8,533	28%	14,828	27%
\$50,000 to \$74,999	999	20%	5,783	19%	10,343	19%
\$75,000 to \$99,999	488	10%	3,107	10%	6,016	11%
\$100,000 to \$199,999	435	9%	2,795	9%	6,307	12%
\$200,000 or more	77	2%	626	2%	1,493	3%

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

Age

	1 mile		3 miles		5 miles	
Median Age	42		41		44	
Population	12,718		70,967		122,644	
9 & under	1,607	13%	8,073	11%	12,876	10%
10 to 19	1,616	13%	7,429	10%	11,012	9%
20 to 29	1,241	10%	10,395	15%	17,948	15%
30 to 39	1,539	12%	8,925	13%	14,565	12%
40 to 49	1,736	14%	7,922	11%	12,863	10%
50 to 59	1,538	12%	9,419	13%	16,215	13%
60 to 69	1,837	14%	9,611	14%	17,542	14%
70 & over	1,603	13%	9,193	13%	19,623	16%

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

Race & Ethnicity

	1 mile		3 miles		5 miles	
Population	12,718		70,967		122,644	
White	5,175	41%	37,866	53%	75,846	62%
Black	5,061	40%	22,256	31%	28,804	23%
American Indian	78	1%	130	0%	192	0%
Asian	441	3%	1,493	2%	2,761	2%
Pacific Islander	0	0%	30	0%	44	0%
Other race	96	1%	213	0%	633	1%
Two or more races	353	3%	2,615	4%	4,048	3%
Hispanic	1,512	12%	6,365	9%	10,316	8%

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

Educational Attainment

	1 mile		3 miles		5 miles	
Population 25 years & Over	9,088		50,169		89,629	
No high school diploma	1,269	14%	6,574	13%	10,351	12%
High school graduate or equal	3,393	37%	16,557	33%	27,895	31%
Some college	2,466	27%	11,865	24%	20,608	23%
Associate's degree	730	8%	5,480	11%	9,709	11%
Bachelor's degree	880	10%	6,714	13%	14,000	16%
Masters, doctorate, professional	351	4%	2,979	6%	7,066	8%

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

Employment Status

	1 mile		3 miles		5 miles	
Population 16 years & Over	10,295		59,344		103,872	
In labor force	5,378	52%	32,569	55%	56,002	54%
Civilian labor force	5,378	52%	32,559	55%	55,933	54%
Employed	5,201	51%	30,816	52%	53,159	51%
Unemployed	176	2%	1,742	3%	2,774	3%
In armed forces	0	0%	10	0%	70	0%
Not in labor force	4,918	48%	26,775	45%	47,870	46%

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

Households

	1 mile		3 miles		5 miles	
Households	5,071		30,573		54,423	
Family households	2,814	55%	15,340	50%	28,298	52%
Married couple family	1,412	28%	8,081	26%	16,857	31%
With own children under 18	331	7%	2,006	7%	3,938	7%
Other family	1,403	28%	7,259	24%	11,441	21%
Single male householder with own children under 18	142	3%	736	2%	1,253	2%
Single female householder with own children under 18	819	16%	3,212	11%	4,433	8%
Nonfamily households	2,257	45%	15,233	50%	26,125	48%

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

Housing Units

	1 mile		3 miles		5 miles	
Housing Units	5,766		36,736		65,825	
Occupied Housing Units	5,071		30,573		54,423	
Owner occupied units	2,591	51%	14,209	46%	28,587	53%
Renter occupied units	2,480	49%	16,364	54%	25,836	47%

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	2,591		14,209		28,587	
Less than \$100,000	894	35%	4,229	30%	7,455	26%
\$100,000 to \$199,999	1,307	50%	6,347	45%	10,683	37%
\$200,000 to \$299,999	297	11%	2,382	17%	5,928	21%
\$300,000 to \$399,999	19	1%	634	4%	2,358	8%
\$400,000 to \$499,999	48	2%	284	2%	756	3%
\$500,000 or more	25	1%	333	2%	1,407	5%

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

Detailed Age

	1 mile		3 miles		5 miles	
Population	12,718		70,967		122,644	
Male	6,050	48%	34,520	49%	59,622	49%
Under 5 years	468	4%	1,711	2%	3,073	3%
5 to 9 years	398	3%	2,062	3%	3,298	3%
10 to 14 years	384	3%	1,459	2%	2,603	2%
15 to 17 years	210	2%	1,205	2%	1,690	1%
18 and 19 years	273	2%	1,291	2%	1,680	1%
20 years	76	1%	676	1%	933	1%
21 years	19	0%	438	1%	702	1%
22 to 24 years	103	1%	1,418	2%	2,635	2%
25 to 29 years	374	3%	2,659	4%	4,536	4%
30 to 34 years	346	3%	2,777	4%	4,269	3%
35 to 39 years	228	2%	1,691	2%	3,257	3%
40 to 44 years	422	3%	2,085	3%	3,172	3%
45 to 49 years	474	4%	2,003	3%	3,456	3%
50 to 54 years	332	3%	1,780	3%	3,295	3%
55 to 59 years	326	3%	2,440	3%	3,969	3%
60 and 61 years	240	2%	1,359	2%	1,915	2%
62 to 64 years	267	2%	1,503	2%	2,467	2%
65 and 66 years	156	1%	1,008	1%	2,014	2%
67 to 69 years	300	2%	1,197	2%	2,336	2%
70 to 74 years	287	2%	1,724	2%	3,540	3%
75 to 79 years	110	1%	720	1%	1,843	2%
80 to 84 years	136	1%	512	1%	1,455	1%
85 years and over	121	1%	804	1%	1,483	1%
Female:	6,668	52%	36,448	51%	63,021	51%
Under 5 years	336	3%	1,891	3%	3,075	3%
5 to 9 years	405	3%	2,410	3%	3,430	3%
10 to 14 years	320	3%	1,472	2%	2,177	2%
15 to 17 years	217	2%	774	1%	1,337	1%
18 and 19 years	212	2%	1,229	2%	1,525	1%
20 years	154	1%	775	1%	1,271	1%
21 years	3	0%	716	1%	1,093	1%
22 to 24 years	52	0%	1,274	2%	2,493	2%
25 to 29 years	462	4%	2,441	3%	4,286	3%
30 to 34 years	381	3%	1,993	3%	3,286	3%
35 to 39 years	584	5%	2,464	3%	3,753	3%
40 to 44 years	465	4%	2,135	3%	3,345	3%
45 to 49 years	375	3%	1,698	2%	2,889	2%
50 to 54 years	430	3%	2,475	3%	4,181	3%
55 to 59 years	449	4%	2,724	4%	4,770	4%
60 and 61 years	240	2%	1,166	2%	1,906	2%
62 to 64 years	173	1%	1,130	2%	2,906	2%
65 and 66 years	160	1%	958	1%	1,570	1%
67 to 69 years	300	2%	1,290	2%	2,427	2%
70 to 74 years	423	3%	1,941	3%	4,192	3%
75 to 79 years	217	2%	1,297	2%	2,778	2%
80 to 84 years	138	1%	1,042	1%	1,948	2%
85 years and over	171	1%	1,154	2%	2,384	2%

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%
Volusia County	443,343	494,593	553,543	620,057				12%

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.

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.

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