



Executive Summary

Bayshore Towne Center
Rings: 1, 3, 5 mile radii

Prepared by John McGraw

Latitude: 26.715825
Longitude: -81.814329

	1 mile	3 miles	5 miles
Population			
2000 Population	445	13,918	51,446
2010 Population	492	13,835	50,179
2013 Population	519	14,419	51,373
2018 Population	580	15,745	54,885
2000-2010 Annual Rate	1.02%	-0.06%	-0.25%
2010-2013 Annual Rate	1.68%	1.28%	0.73%
2013-2018 Annual Rate	2.25%	1.77%	1.33%
2013 Male Population	49.9%	51.4%	51.6%
2013 Female Population	50.1%	48.6%	48.4%
2013 Median Age	53.4	47.2	45.1

In the identified area, the current year population is 51,373. In 2010, the Census count in the area was 50,179. The rate of change since 2010 was 0.73% annually. The five-year projection for the population in the area is 54,885 representing a change of 1.33% annually from 2013 to 2018. Currently, the population is 51.6% male and 48.4% female.

Median Age

The median age in this area is 45.1, compared to U.S. median age of 37.3.

Race and Ethnicity

2013 White Alone	96.1%	80.9%	72.2%
2013 Black Alone	1.0%	3.1%	11.4%
2013 American Indian/Alaska Native Alone	0.4%	0.6%	0.8%
2013 Asian Alone	0.6%	1.0%	0.8%
2013 Pacific Islander Alone	0.0%	0.1%	0.1%
2013 Other Race	1.0%	12.3%	12.3%
2013 Two or More Races	1.0%	2.0%	2.3%
2013 Hispanic Origin (Any Race)	6.4%	24.1%	26.6%

Persons of Hispanic origin represent 26.6% of the population in the identified area compared to 17.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 67.4 in the identified area, compared to 62.1 for the U.S. as a whole.

Households

2000 Households	208	5,593	20,579
2010 Households	244	5,521	20,145
2013 Total Households	257	5,735	20,608
2018 Total Households	286	6,239	22,003
2000-2010 Annual Rate	1.60%	-0.13%	-0.21%
2010-2013 Annual Rate	1.64%	1.18%	0.70%
2013-2018 Annual Rate	2.16%	1.70%	1.32%
2013 Average Household Size	2.02	2.51	2.48

The household count in this area has changed from 20,145 in 2010 to 20,608 in the current year, a change of 0.70% annually. The five-year projection of households is 22,003, a change of 1.32% annually from the current year total. Average household size is currently 2.48, compared to 2.48 in the year 2010. The number of families in the current year is 13,087 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

August 20, 2014



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Median Household Income			
2013 Median Household Income	\$62,001	\$43,389	\$37,142
2018 Median Household Income	\$75,738	\$51,772	\$43,082
2013-2018 Annual Rate	4.08%	3.60%	3.01%
Average Household Income			
2013 Average Household Income	\$79,855	\$58,301	\$50,422
2018 Average Household Income	\$89,063	\$66,451	\$57,284
2013-2018 Annual Rate	2.21%	2.65%	2.58%
Per Capita Income			
2013 Per Capita Income	\$33,821	\$23,375	\$20,192
2018 Per Capita Income	\$37,699	\$26,547	\$22,927
2013-2018 Annual Rate	2.19%	2.58%	2.57%

Current median household income is \$37,142 in the area, compared to \$51,314 for all U.S. households. Median household income is projected to be \$43,082 in five years, compared to \$59,580 for all U.S. households

Current average household income is \$50,422 in this area, compared to \$71,842 for all U.S. households. Average household income is projected to be \$57,284 in five years, compared to \$83,667 for all U.S. households

Current per capita income is \$20,192 in the area, compared to the U.S. per capita income of \$27,567. The per capita income is projected to be \$22,927 in five years, compared to \$32,073 for all U.S. households

Housing			
2000 Total Housing Units	348	6,731	24,790
2000 Owner Occupied Housing Units	194	4,714	15,486
2000 Renter Occupied Housing Units	14	879	5,093
2000 Vacant Housing Units	140	1,138	4,211
2010 Total Housing Units	483	7,227	27,380
2010 Owner Occupied Housing Units	226	4,466	14,461
2010 Renter Occupied Housing Units	18	1,055	5,684
2010 Vacant Housing Units	239	1,706	7,235
2013 Total Housing Units	499	7,435	28,202
2013 Owner Occupied Housing Units	235	4,505	14,280
2013 Renter Occupied Housing Units	22	1,230	6,328
2013 Vacant Housing Units	242	1,700	7,594
2018 Total Housing Units	531	7,926	30,074
2018 Owner Occupied Housing Units	263	4,952	15,513
2018 Renter Occupied Housing Units	23	1,288	6,490
2018 Vacant Housing Units	245	1,687	8,071

Currently, 50.6% of the 28,202 housing units in the area are owner occupied; 22.4%, renter occupied; and 26.9% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 27,380 housing units in the area - 52.8% owner occupied, 20.8% renter occupied, and 26.4% vacant. The annual rate of change in housing units since 2010 is 1.32%. Median home value in the area is \$82,618, compared to a median home value of \$177,257 for the U.S. In five years, median value is projected to change by 3.28% annually to \$97,094.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.