

# EXPANDED PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups



www.southeastcenters.com

Lat/Lon: 26.1065/-81.7513

RF5

FL	1 mi radius	3 mi radius	5 mi radius	10 mi radius
<b>Shops at Hammock Cove</b>				
<b>Population</b>				
Estimated Population (2020)	6,430	53,550	104,023	216,160
Projected Population (2025)	6,907	58,996	114,839	237,591
Census Population (2010)	5,319	44,516	82,388	182,792
Census Population (2000)	5,947	44,398	71,805	156,642
Projected Annual Growth (2020 to 2025)	477 1.5%	5,446 2.0%	10,816 2.1%	21,431 2.0%
Historical Annual Growth (2010 to 2020)	1,111 2.1%	9,034 2.0%	21,635 2.6%	33,367 1.8%
Historical Annual Growth (2000 to 2010)	-628 -1.1%	118 -	10,583 1.5%	26,151 1.7%
Estimated Population Density (2020)	2,048 psm	1,894 psm	1,325 psm	688 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi	314.0 sq mi
<b>Households</b>				
Estimated Households (2020)	2,848	23,715	47,259	98,140
Projected Households (2025)	2,940	25,062	50,036	103,308
Census Households (2010)	2,246	19,139	36,314	78,931
Census Households (2000)	2,661	19,134	31,742	67,041
Estimated Households with Children (2020)	546 19.2%	4,160 17.5%	8,720 18.5%	19,152 19.5%
Estimated Average Household Size (2020)	2.20	2.20	2.16	2.18
<b>Average Household Income</b>				
Estimated Average Household Income (2020)	\$66,738	\$82,832	\$89,650	\$104,630
Projected Average Household Income (2025)	\$70,353	\$91,627	\$99,533	\$117,966
Estimated Average Family Income (2020)	\$75,446	\$101,290	\$113,176	\$132,204
<b>Median Household Income</b>				
Estimated Median Household Income (2020)	\$66,596	\$69,559	\$71,317	\$80,332
Projected Median Household Income (2025)	\$77,640	\$79,733	\$81,849	\$91,827
Estimated Median Family Income (2020)	\$73,320	\$83,069	\$87,308	\$98,857
<b>Per Capita Income</b>				
Estimated Per Capita Income (2020)	\$29,688	\$36,990	\$40,912	\$47,603
Projected Per Capita Income (2025)	\$30,061	\$39,202	\$43,533	\$51,384
Estimated Per Capita Income 5 Year Growth	\$373 1.3%	\$2,212 6.0%	\$2,621 6.4%	\$3,780 7.9%
Estimated Average Household Net Worth (2020)	\$454,783	\$571,293	\$674,159	\$831,612
<b>Daytime Demos (2020)</b>				
Total Businesses	272	2,168	7,064	14,719
Total Employees	1,757	18,236	76,646	142,883
Company Headquarter Businesses	- -	2 -	12 0.2%	37 0.2%
Company Headquarter Employees	- -	19 0.1%	5,271 6.9%	6,071 4.2%
Employee Population per Business	6.5	8.4	10.9	9.7
Residential Population per Business	23.7	24.7	14.7	14.7

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<b>Shops at Hammock Cove</b>								
<b>Race &amp; Ethnicity</b>								
White (2020)	5,133	79.8%	43,601	81.4%	84,628	81.4%	178,511	82.6%
Black or African American (2020)	668	10.4%	4,515	8.4%	9,757	9.4%	17,308	8.0%
American Indian or Alaska Native (2020)	15	0.2%	220	0.4%	369	0.4%	710	0.3%
Asian (2020)	133	2.1%	891	1.7%	1,784	1.7%	3,891	1.8%
Hawaiian or Pacific Islander (2020)	4	-	27	-	43	-	58	-
Other Race (2020)	381	5.9%	3,229	6.0%	5,410	5.2%	11,228	5.2%
Two or More Races (2020)	95	1.5%	1,068	2.0%	2,032	2.0%	4,454	2.1%
Not Hispanic or Latino Population (2020)	4,936	76.8%	39,184	73.2%	77,627	74.6%	158,647	73.4%
Hispanic or Latino Population (2020)	1,494	23.2%	14,366	26.8%	26,397	25.4%	57,512	26.6%
Not Hispanic or Latino Population (2025)	5,237	75.8%	42,484	72.0%	84,440	73.5%	171,408	72.1%
Hispanic or Latino Population (2025)	1,670	24.2%	16,511	28.0%	30,398	26.5%	66,182	27.9%
Not Hispanic or Latino Population (2010)	4,105	77.2%	32,985	74.1%	63,134	76.6%	138,652	75.9%
Hispanic or Latino Population (2010)	1,214	22.8%	11,531	25.9%	19,254	23.4%	44,141	24.1%
Not Hispanic or Latino Population (2000)	5,001	84.1%	35,009	78.9%	59,439	82.8%	130,602	83.4%
Hispanic or Latino Population (2000)	946	15.9%	9,389	21.1%	12,366	17.2%	26,039	16.6%
Projected Hispanic Annual Growth (2020 to 2025)	177	2.4%	2,146	3.0%	4,002	3.0%	8,670	3.0%
Historic Hispanic Annual Growth (2000 to 2020)	548	2.9%	4,977	2.7%	14,031	5.7%	31,473	6.0%
<b>Age Distribution (2020)</b>								
Age Under 5	273	4.2%	2,163	4.0%	4,331	4.2%	9,073	4.2%
Age 5 to 9 Years	291	4.5%	2,184	4.1%	4,369	4.2%	9,253	4.3%
Age 10 to 14 Years	295	4.6%	2,224	4.2%	4,441	4.3%	9,800	4.5%
Age 15 to 19 Years	273	4.3%	2,286	4.3%	4,446	4.3%	9,653	4.5%
Age 20 to 24 Years	250	3.9%	2,361	4.4%	4,614	4.4%	9,836	4.6%
Age 25 to 29 Years	307	4.8%	2,592	4.8%	5,071	4.9%	10,472	4.8%
Age 30 to 34 Years	321	5.0%	2,564	4.8%	4,939	4.7%	10,120	4.7%
Age 35 to 39 Years	298	4.6%	2,499	4.7%	4,831	4.6%	10,080	4.7%
Age 40 to 44 Years	300	4.7%	2,477	4.6%	4,714	4.5%	10,055	4.7%
Age 45 to 49 Years	334	5.2%	2,601	4.9%	4,968	4.8%	10,824	5.0%
Age 50 to 54 Years	366	5.7%	2,949	5.5%	5,715	5.5%	12,260	5.7%
Age 55 to 59 Years	437	6.8%	3,369	6.3%	6,628	6.4%	13,781	6.4%
Age 60 to 64 Years	431	6.7%	3,612	6.7%	7,355	7.1%	14,850	6.9%
Age 65 to 74 Years	961	14.9%	8,521	15.9%	17,197	16.5%	34,541	16.0%
Age 75 to 84 Years	862	13.4%	7,698	14.4%	14,290	13.7%	29,125	13.5%
Age 85 Years or Over	432	6.7%	3,448	6.4%	6,113	5.9%	12,437	5.8%
Median Age	52.0		52.7		52.4		51.7	
<b>Gender Age Distribution (2020)</b>								
Female Population	3,293	51.2%	27,301	51.0%	53,423	51.4%	110,874	51.3%
Age 0 to 19 Years	570	17.3%	4,433	16.2%	8,735	16.3%	18,573	16.8%
Age 20 to 64 Years	1,540	46.7%	12,444	45.6%	24,900	46.6%	52,356	47.2%
Age 65 Years or Over	1,184	36.0%	10,423	38.2%	19,788	37.0%	39,945	36.0%
Female Median Age	52.9		53.7		53.2		52.5	
Male Population	3,137	48.8%	26,249	49.0%	50,601	48.6%	105,285	48.7%
Age 0 to 19 Years	562	17.9%	4,424	16.9%	8,853	17.5%	19,205	18.2%
Age 20 to 64 Years	1,504	48.0%	12,580	47.9%	23,937	47.3%	49,922	47.4%
Age 65 Years or Over	1,071	34.1%	9,244	35.2%	17,811	35.2%	36,158	34.3%
Male Median Age	51.1		51.6		51.6		50.8	

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<b>Shops at Hammock Cove</b>								
<b>Household Income Distribution (2020)</b>								
HH Income \$200,000 or More	122	4.3%	1,820	7.7%	4,724	10.0%	13,258	13.5%
HH Income \$150,000 to \$199,999	113	4.0%	954	4.0%	2,276	4.8%	5,829	5.9%
HH Income \$100,000 to \$149,999	466	16.4%	3,224	13.6%	6,693	14.2%	14,589	14.9%
HH Income \$75,000 to \$99,999	480	16.9%	3,564	15.0%	6,669	14.1%	13,216	13.5%
HH Income \$50,000 to \$74,999	647	22.7%	5,211	22.0%	9,773	20.7%	19,381	19.7%
HH Income \$35,000 to \$49,999	408	14.3%	3,588	15.1%	6,546	13.9%	11,885	12.1%
HH Income \$25,000 to \$34,999	290	10.2%	2,333	9.8%	4,376	9.3%	7,918	8.1%
HH Income \$15,000 to \$24,999	180	6.3%	1,637	6.9%	3,211	6.8%	5,816	5.9%
HH Income Under \$15,000	143	5.0%	1,384	5.8%	2,990	6.3%	6,248	6.4%
HH Income \$35,000 or More	2,235	78.5%	18,362	77.4%	36,681	77.6%	78,158	79.6%
HH Income \$75,000 or More	1,181	41.5%	9,562	40.3%	20,362	43.1%	46,892	47.8%
<b>Housing (2020)</b>								
Total Housing Units	3,659		32,412		65,726		136,550	
Housing Units Occupied	2,848	77.8%	23,715	73.2%	47,259	71.9%	98,140	71.9%
Housing Units Owner-Occupied	2,207	77.5%	16,463	69.4%	31,457	66.6%	66,803	68.1%
Housing Units, Renter-Occupied	642	22.5%	7,252	30.6%	15,802	33.4%	31,337	31.9%
Housing Units, Vacant	811	28.5%	8,697	36.7%	18,467	39.1%	38,410	39.1%
<b>Marital Status (2020)</b>								
Never Married	1,572	28.2%	11,424	24.3%	20,645	22.7%	41,952	22.3%
Currently Married	2,248	40.3%	21,885	46.6%	44,714	49.2%	93,619	49.8%
Separated	383	6.9%	2,707	5.8%	5,126	5.6%	11,184	5.9%
Widowed	511	9.2%	4,330	9.2%	7,890	8.7%	16,071	8.5%
Divorced	859	15.4%	6,633	14.1%	12,507	13.8%	25,210	13.4%
<b>Household Type (2020)</b>								
Population Family	4,912	76.4%	40,493	75.6%	79,355	76.3%	167,895	77.7%
Population Non-Family	1,347	21.0%	11,582	21.6%	22,786	21.9%	45,991	21.3%
Population Group Quarters	171	2.7%	1,474	2.8%	1,882	1.8%	2,274	1.1%
Family Households	1,731	60.8%	14,043	59.2%	28,180	59.6%	59,624	60.8%
Non-Family Households	1,118	39.2%	9,672	40.8%	19,079	40.4%	38,515	39.2%
Married Couple with Children	352	15.7%	2,469	11.3%	5,117	11.4%	11,711	12.5%
Average Family Household Size	2.8		2.9		2.8		2.8	
<b>Household Size (2020)</b>								
1 Person Households	925	32.5%	8,087	34.1%	16,003	33.9%	32,446	33.1%
2 Person Households	1,191	41.8%	9,832	41.5%	20,093	42.5%	41,500	42.3%
3 Person Households	291	10.2%	2,189	9.2%	4,428	9.4%	9,652	9.8%
4 Person Households	234	8.2%	1,660	7.0%	3,360	7.1%	7,595	7.7%
5 Person Households	120	4.2%	988	4.2%	1,829	3.9%	3,832	3.9%
6 or More Person Households	86	3.0%	960	4.0%	1,546	3.3%	3,114	3.2%
<b>Household Vehicles (2020)</b>								
Households with 0 Vehicles Available	121	4.2%	1,383	5.8%	2,509	5.3%	5,295	5.4%
Households with 1 Vehicles Available	1,341	47.1%	11,252	47.4%	22,135	46.8%	42,010	42.8%
Households with 2 or More Vehicles Available	1,386	48.7%	11,080	46.7%	22,614	47.9%	50,835	51.8%
Total Vehicles Available	4,751		36,884		74,422		160,799	
Average Vehicles Per Household	1.7		1.6		1.6		1.6	

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<b>Shops at Hammock Cove</b>								
<b>Labor Force (2020)</b>								
Estimated Labor Population Age 16 Years or Over	5,511		46,529		89,989		186,109	
Estimated Civilian Employed	2,785	50.5%	20,914	44.9%	39,861	44.3%	84,625	45.5%
Estimated Civilian Unemployed	166	3.0%	1,400	3.0%	2,706	3.0%	5,598	3.0%
Estimated in Armed Forces	53	1.0%	58	0.1%	74	-	119	-
Estimated Not in Labor Force	2,507	45.5%	24,157	51.9%	47,348	52.6%	95,767	51.5%
Unemployment Rate	3.0%		3.0%		3.0%		3.0%	
<b>Occupation (2020)</b>								
Occupation: Population Age 16 Years or Over	2,785		20,914		39,861		84,625	
Management, Business, Financial Operations	392	14.1%	2,498	11.9%	5,161	12.9%	11,699	13.8%
Professional, Related	352	12.6%	2,774	13.3%	5,844	14.7%	13,432	15.9%
Service	948	34.1%	6,594	31.5%	12,213	30.6%	23,267	27.5%
Sales, Office	582	20.9%	4,371	20.9%	8,215	20.6%	17,576	20.8%
Farming, Fishing, Forestry	30	1.1%	133	0.6%	399	1.0%	768	0.9%
Construct, Extraction, Maintenance	325	11.7%	2,845	13.6%	4,891	12.3%	11,337	13.4%
Production, Transport Material Moving	155	5.6%	1,700	8.1%	3,138	7.9%	6,545	7.7%
White Collar Workers	1,325	47.6%	9,643	46.1%	19,220	48.2%	42,707	50.5%
Blue Collar Workers	1,459	52.4%	11,271	53.9%	20,641	51.8%	41,917	49.5%
<b>Consumer Expenditure (2020)</b>								
Total Household Expenditure	\$150.96 M		\$1.46 B		\$3.06 B		\$7.11 B	
Total Non-Retail Expenditure	\$79.44 M	52.6%	\$769.97 M	52.9%	\$1.62 B	53.0%	\$3.77 B	53.1%
Total Retail Expenditure	\$71.52 M	47.4%	\$685.23 M	47.1%	\$1.44 B	47.0%	\$3.33 B	46.9%
Apparel	\$5.19 M	3.4%	\$50.46 M	3.5%	\$106.68 M	3.5%	\$249.44 M	3.5%
Contributions	\$4.94 M	3.3%	\$49.33 M	3.4%	\$104.94 M	3.4%	\$248.68 M	3.5%
Education	\$4.08 M	2.7%	\$42.32 M	2.9%	\$92.15 M	3.0%	\$223.98 M	3.2%
Entertainment	\$8.48 M	5.6%	\$82.21 M	5.6%	\$173.61 M	5.7%	\$406.6 M	5.7%
Food and Beverages	\$22.28 M	14.8%	\$213.02 M	14.6%	\$446.55 M	14.6%	\$1.03 B	14.5%
Furnishings and Equipment	\$5.29 M	3.5%	\$51.15 M	3.5%	\$107.91 M	3.5%	\$252.29 M	3.6%
Gifts	\$3.63 M	2.4%	\$36.98 M	2.5%	\$79.22 M	2.6%	\$189.27 M	2.7%
Health Care	\$13.35 M	8.8%	\$126.47 M	8.7%	\$263.15 M	8.6%	\$603.43 M	8.5%
Household Operations	\$5.95 M	3.9%	\$57.91 M	4.0%	\$122.2 M	4.0%	\$285.6 M	4.0%
Miscellaneous Expenses	\$2.88 M	1.9%	\$27.78 M	1.9%	\$58.46 M	1.9%	\$136.02 M	1.9%
Personal Care	\$2.03 M	1.3%	\$19.55 M	1.3%	\$41.09 M	1.3%	\$95.34 M	1.3%
Personal Insurance	\$1.05 M	0.7%	\$10.35 M	0.7%	\$22.01 M	0.7%	\$52.22 M	0.7%
Reading	\$338.11 K	0.2%	\$3.28 M	0.2%	\$6.9 M	0.2%	\$16.05 M	0.2%
Shelter	\$31.41 M	20.8%	\$304.2 M	20.9%	\$641.07 M	20.9%	\$1.49 B	20.9%
Tobacco	\$949.93 K	0.6%	\$8.76 M	0.6%	\$17.99 M	0.6%	\$39.91 M	0.6%
Transportation	\$27.63 M	18.3%	\$263.32 M	18.1%	\$551.97 M	18.0%	\$1.28 B	18.0%
Utilities	\$11.47 M	7.6%	\$108.11 M	7.4%	\$224.48 M	7.3%	\$511.33 M	7.2%
<b>Educational Attainment (2020)</b>								
Adult Population Age 25 Years or Over	5,048		42,331		81,822		168,545	
Elementary (Grade Level 0 to 8)	333	6.6%	3,197	7.6%	5,487	6.7%	9,818	5.8%
Some High School (Grade Level 9 to 11)	372	7.4%	2,591	6.1%	4,792	5.9%	9,468	5.6%
High School Graduate	1,690	33.5%	12,663	29.9%	22,587	27.6%	44,054	26.1%
Some College	950	18.8%	7,895	18.7%	15,060	18.4%	29,904	17.7%
Associate Degree Only	317	6.3%	2,882	6.8%	5,960	7.3%	12,740	7.6%
Bachelor Degree Only	966	19.1%	8,179	19.3%	16,954	20.7%	37,391	22.2%
Graduate Degree	421	8.3%	4,924	11.6%	10,981	13.4%	25,169	14.9%

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<b>Shops at Hammock Cove</b>								
<b>Units In Structure (2020)</b>								
1 Detached Unit	1,380	61.5%	10,029	52.4%	19,010	52.3%	41,082	52.0%
1 Attached Unit	215	9.6%	1,939	10.1%	3,945	10.9%	8,311	10.5%
2 to 4 Units	311	13.9%	2,548	13.3%	4,961	13.7%	9,879	12.5%
5 to 9 Units	182	8.1%	2,195	11.5%	4,645	12.8%	9,521	12.1%
10 to 19 Units	244	10.9%	2,191	11.4%	4,767	13.1%	8,040	10.2%
20 to 49 Units	172	7.7%	1,532	8.0%	3,709	10.2%	7,290	9.2%
50 or More Units	181	8.0%	1,325	6.9%	2,937	8.1%	8,268	10.5%
Mobile Home or Trailer	163	7.3%	1,953	10.2%	3,264	9.0%	5,579	7.1%
Other Structure	-	-	3	-	21	-	172	0.2%
<b>Homes Built By Year (2020)</b>								
Homes Built 2010 or later	374	16.7%	1,837	9.6%	4,938	13.6%	8,451	10.7%
Homes Built 2000 to 2009	173	7.7%	3,147	16.4%	9,638	26.5%	20,901	26.5%
Homes Built 1990 to 1999	445	19.8%	4,272	22.3%	9,755	26.9%	22,416	28.4%
Homes Built 1980 to 1989	798	35.6%	7,480	39.1%	12,406	34.2%	25,602	32.4%
Homes Built 1970 to 1979	888	39.5%	5,033	26.3%	7,129	19.6%	14,047	17.8%
Homes Built 1960 to 1969	142	6.3%	1,264	6.6%	2,067	5.7%	4,361	5.5%
Homes Built 1950 to 1959	16	0.7%	573	3.0%	1,030	2.8%	1,756	2.2%
Homes Built Before 1949	11	0.5%	109	0.6%	295	0.8%	606	0.8%
<b>Home Values (2020)</b>								
Home Values \$1,000,000 or More	94	4.3%	1,490	9.1%	3,273	10.4%	8,585	12.9%
Home Values \$500,000 to \$999,999	317	14.4%	2,384	14.5%	5,145	16.4%	13,379	20.0%
Home Values \$400,000 to \$499,999	67	3.0%	1,028	6.2%	2,491	7.9%	6,321	9.5%
Home Values \$300,000 to \$399,999	402	18.2%	2,402	14.6%	5,220	16.6%	10,801	16.2%
Home Values \$200,000 to \$299,999	427	19.3%	3,339	20.3%	6,439	20.5%	12,813	19.2%
Home Values \$150,000 to \$199,999	236	10.7%	1,814	11.0%	3,013	9.6%	5,270	7.9%
Home Values \$100,000 to \$149,999	443	20.1%	2,368	14.4%	3,509	11.2%	5,718	8.6%
Home Values \$70,000 to \$99,999	126	5.7%	708	4.3%	943	3.0%	1,610	2.4%
Home Values \$50,000 to \$69,999	30	1.4%	268	1.6%	377	1.2%	582	0.9%
Home Values \$25,000 to \$49,999	25	1.1%	248	1.5%	410	1.3%	784	1.2%
Home Values Under \$25,000	40	1.8%	414	2.5%	637	2.0%	941	1.4%
Owner-Occupied Median Home Value	\$175,586		\$309,213		\$342,606		\$391,546	
Renter-Occupied Median Rent	\$1,166		\$1,091		\$1,083		\$1,149	
<b>Transportation To Work (2020)</b>								
Drive to Work Alone	2,013	78.9%	16,231	77.1%	30,925	75.3%	63,174	73.8%
Drive to Work in Carpool	284	11.1%	2,901	13.8%	5,744	14.0%	12,540	14.7%
Travel to Work by Public Transportation	16	0.6%	158	0.7%	240	0.6%	421	0.5%
Drive to Work on Motorcycle	9	0.4%	44	0.2%	57	0.1%	140	0.2%
Walk or Bicycle to Work	60	2.4%	335	1.6%	862	2.1%	1,531	1.8%
Other Means	51	2.0%	214	1.0%	338	0.8%	897	1.0%
Work at Home	117	4.6%	1,159	5.5%	2,886	7.0%	6,850	8.0%
<b>Travel Time (2020)</b>								
Travel to Work in 14 Minutes or Less	774	30.3%	4,859	23.1%	9,580	23.3%	20,008	23.4%
Travel to Work in 15 to 29 Minutes	1,174	46.0%	10,351	49.2%	18,495	45.1%	39,176	45.8%
Travel to Work in 30 to 59 Minutes	570	22.3%	3,642	17.3%	7,524	18.3%	16,155	18.9%
Travel to Work in 60 Minutes or More	102	4.0%	761	3.6%	1,166	2.8%	2,593	3.0%
Average Minutes Travel to Work	20.1		19.6		19.6		19.4	

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