

Expanded Profile

2010-2020 Census, 2022 Estimates with 2027 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 28.1818/-81.4385

3839 Pleasant Hill Rd Kissimmee, FL 34746	1 mi radius		3 mi radius		5 mi radius	
Population						
Estimated Population (2022)	5,743		35,402		85,538	
Projected Population (2027)	7,510		42,263		97,316	
Census Population (2020)	5,115		33,527		80,554	
Census Population (2010)	2,777		22,548		58,249	
Projected Annual Growth (2022 to 2027)	1,767	6.2%	6,861	3.9%	11,778	2.8%
Historical Annual Growth (2020 to 2022)	627	6.1%	1,876	2.8%	4,984	3.1%
Historical Annual Growth (2010 to 2020)	2,339	42.1%	10,978	24.3%	22,305	19.1%
Estimated Population Density (2022)	1,829 psm		1,253 psm		1,090 psm	
Trade Area Size	3.1 sq mi		28.3 sq mi		78.5 sq mi	
Households						
Estimated Households (2022)	1,703		10,733		26,819	
Projected Households (2027)	2,284		13,131		31,286	
Census Households (2020)	1,519		10,132		25,239	
Census Households (2010)	862		6,869		18,248	
Estimated Households with Children (2022)	798	46.9%	5,075	47.3%	11,928	44.5%
Estimated Average Household Size (2022)	3.37		3.28		3.18	
Average Household Income						
Estimated Average Household Income (2022)	\$97,768		\$67,288		\$62,858	
Projected Average Household Income (2027)	\$77,793		\$58,905		\$58,442	
Estimated Average Family Income (2022)	\$104,299		\$71,464		\$66,607	
Median Household Income						
Estimated Median Household Income (2022)	\$78,222		\$63,022		\$62,249	
Projected Median Household Income (2027)	\$93,262		\$77,256		\$76,375	
Estimated Median Family Income (2022)	\$88,148		\$68,405		\$66,586	
Per Capita Income						
Estimated Per Capita Income (2022)	\$29,013		\$20,450		\$19,738	
Projected Per Capita Income (2027)	\$23,668		\$18,343		\$18,815	
Estimated Per Capita Income 5 Year Growth	-\$5,345	-18.4%	-\$2,107	-10.3%	-\$923	-4.7%
Estimated Average Household Net Worth (2022)	\$839,487		\$444,704		\$360,190	
Daytime Demos (2022)						
Total Businesses	256		1,353		2,774	
Total Employees	1,087		5,958		11,308	
Company Headquarter Businesses	2	0.7%	14	1.0%	31	1.1%
Company Headquarter Employees	14	1.3%	94	1.6%	335	3.0%
Employee Population per Business	4.2		4.4		4.1	
Residential Population per Business	22.4		26.2		30.8	

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Race & Ethnicity							
White (2022)	1,868	32.5%	10,465	29.6%	26,541	31.0%	
Black or African American (2022)	986	17.2%	6,702	18.9%	16,588	19.4%	
American Indian or Alaska Native (2022)	35	0.6%	211	0.6%	494	0.6%	
Asian (2022)	318	5.5%	1,164	3.3%	2,529	3.0%	
Hawaiian or Pacific Islander (2022)	2	-	28	-	69	-	
Other Race (2022)	1,257	21.9%	6,890	19.5%	13,654	16.0%	
Two or More Races (2022)	1,277	22.2%	9,941	28.1%	25,664	30.0%	
Not Hispanic or Latino Population (2022)	2,780	48.4%	14,666	41.4%	37,218	43.5%	
Hispanic or Latino Population (2022)	2,963	51.6%	20,737	58.6%	48,321	56.5%	
Not Hispanic or Latino Population (2027)	3,612	48.1%	17,496	41.4%	42,281	43.4%	
Hispanic or Latino Population (2027)	3,898	51.9%	24,768	58.6%	55,035	56.6%	
Not Hispanic or Latino Population (2020)	2,514	49.1%	13,924	41.5%	34,842	43.3%	
Hispanic or Latino Population (2020)	2,602	50.9%	19,603	58.5%	45,712	56.7%	
Not Hispanic or Latino Population (2010)	1,532	55.2%	11,167	49.5%	29,022	49.8%	
Hispanic or Latino Population (2010)	1,245	44.8%	11,381	50.5%	29,226	50.2%	
Projected Hispanic Annual Growth (2022 to 2027)	935	6.3%	4,031	3.9%	6,714	2.8%	
Historic Hispanic Annual Growth (2010 to 2022)	1,718	11.5%	9,355	6.8%	19,094	5.4%	
Age Distribution (2022)							
Age Under 5	290	5.0%	1,825	5.2%	4,360	5.1%	
Age 5 to 9 Years	440	7.7%	2,425	6.8%	5,631	6.6%	
Age 10 to 14 Years	541	9.4%	2,984	8.4%	6,865	8.0%	
Age 15 to 19 Years	455	7.9%	2,743	7.7%	6,435	7.5%	
Age 20 to 24 Years	289	5.0%	2,163	6.1%	4,971	5.8%	
Age 25 to 29 Years	278	4.8%	1,941	5.5%	4,732	5.5%	
Age 30 to 34 Years	384	6.7%	2,470	7.0%	5,964	7.0%	
Age 35 to 39 Years	473	8.2%	2,795	7.9%	6,536	7.6%	
Age 40 to 44 Years	427	7.4%	2,622	7.4%	6,174	7.2%	
Age 45 to 49 Years	352	6.1%	2,146	6.1%	4,993	5.8%	
Age 50 to 54 Years	322	5.6%	1,988	5.6%	4,697	5.5%	
Age 55 to 59 Years	328	5.7%	1,941	5.5%	4,819	5.6%	
Age 60 to 64 Years	335	5.8%	2,057	5.8%	5,421	6.3%	
Age 65 to 74 Years	569	9.9%	3,630	10.3%	9,746	11.4%	
Age 75 to 84 Years	203	3.5%	1,328	3.8%	3,373	3.9%	
Age 85 Years or Over	56	1.0%	344	1.0%	820	1.0%	
Median Age	36.2		36.3		37.6		
Gender Age Distribution (2022)							
Female Population	2,931	51.0%	18,128	51.2%	44,020	51.5%	
Age 0 to 19 Years	863	29.4%	4,886	27.0%	11,471	26.1%	
Age 20 to 64 Years	1,659	56.6%	10,448	57.6%	25,201	57.2%	
Age 65 Years or Over	409	14.0%	2,795	15.4%	7,349	16.7%	
Female Median Age	36.1		37.0		38.4		
Male Population	2,812	49.0%	17,274	48.8%	41,518	48.5%	
Age 0 to 19 Years	864	30.7%	5,091	29.5%	11,821	28.5%	
Age 20 to 64 Years	1,528	54.3%	9,676	56.0%	23,107	55.7%	
Age 65 Years or Over	420	14.9%	2,507	14.5%	6,591	15.9%	
Male Median Age	36.2		35.4		36.7		

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Household Income Distribution (2022)							
HH Income \$200,000 or More	296	17.4%	731	6.8%	1,148	4.3%	
HH Income \$150,000 to \$199,999	89	5.2%	308	2.9%	893	3.3%	
HH Income \$100,000 to \$149,999	229	13.4%	1,407	13.1%	3,359	12.5%	
HH Income \$75,000 to \$99,999	252	14.8%	1,427	13.3%	4,277	15.9%	
HH Income \$50,000 to \$74,999	188	11.0%	2,475	23.1%	6,582	24.5%	
HH Income \$35,000 to \$49,999	178	10.5%	2,082	19.4%	4,500	16.8%	
HH Income \$25,000 to \$34,999	187	11.0%	1,066	9.9%	2,492	9.3%	
HH Income \$15,000 to \$24,999	119	7.0%	630	5.9%	1,760	6.6%	
HH Income Under \$15,000	164	9.7%	607	5.7%	1,810	6.7%	
HH Income \$35,000 or More	1,232	72.4%	8,430	78.5%	20,758	77.4%	
HH Income \$75,000 or More	866	50.9%	3,873	36.1%	9,677	36.1%	
Housing (2022)							
Total Housing Units	2,050		12,045		29,359		
Housing Units Occupied	1,703	83.1%	10,733	89.1%	26,819	91.3%	
Housing Units Owner-Occupied	1,308	76.8%	7,753	72.2%	20,114	75.0%	
Housing Units, Renter-Occupied	395	23.2%	2,980	27.8%	6,705	25.0%	
Housing Units, Vacant	346	20.3%	1,311	12.2%	2,540	9.5%	
Marital Status (2022)							
Never Married	1,659	37.1%	12,181	43.2%	26,251	38.2%	
Currently Married	1,727	38.6%	9,429	33.5%	26,602	38.7%	
Separated	269	6.0%	1,787	6.3%	4,347	6.3%	
Widowed	276	6.2%	1,202	4.3%	3,621	5.3%	
Divorced	541	12.1%	3,570	12.7%	7,862	11.4%	
Household Type (2022)							
Population Family	5,458	95.0%	33,044	93.3%	79,168	92.6%	
Population Non-Family	277	4.8%	2,200	6.2%	6,135	7.2%	
Population Group Quarters	8	0.1%	159	0.4%	235	0.3%	
Family Households	1,489	87.4%	9,080	84.6%	22,197	82.8%	
Non-Family Households	214	12.6%	1,653	15.4%	4,622	17.2%	
Married Couple with Children	586	33.9%	3,328	35.3%	7,612	28.6%	
Average Family Household Size	3.7		3.6		3.6		
Household Size (2022)							
1 Person Households	171	10.0%	1,302	12.1%	3,644	13.6%	
2 Person Households	459	26.9%	2,994	27.9%	8,044	30.0%	
3 Person Households	366	21.5%	2,329	21.7%	5,450	20.3%	
4 Person Households	357	21.0%	2,061	19.2%	4,859	18.1%	
5 Person Households	215	12.6%	1,205	11.2%	2,801	10.4%	
6 or More Person Households	136	8.0%	842	7.8%	2,022	7.5%	
Household Vehicles (2022)							
Households with 0 Vehicles Available	28	1.6%	330	3.1%	751	2.8%	
Households with 1 Vehicles Available	481	28.3%	3,117	29.0%	8,532	31.8%	
Households with 2 or More Vehicles Available	1,194	70.1%	7,286	67.9%	17,536	65.4%	
Total Vehicles Available	3,456		21,552		51,915		
Average Vehicles Per Household	2.0		2.0		1.9		

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Labor Force (2022)							
Estimated Labor Population Age 16 Years or Over		4,362		27,534		67,190	
Estimated Civilian Employed		2,653	60.8%	17,393	63.2%	40,400	60.1%
Estimated Civilian Unemployed		82	1.9%	512	1.9%	1,808	2.7%
Estimated in Armed Forces		-	-	-	-	-	-
Estimated Not in Labor Force		1,627 37.3%		9,630 35.0%		24,982 37.2%	
Unemployment Rate		1.9%		1.9%		2.7%	
Occupation (2022)							
Occupation: Population Age 16 Years or Over		2,653		17,393		40,400	
Management, Business, Financial Operations		615	23.2%	2,299	13.2%	4,577	11.3%
Professional, Related		426	16.1%	2,840	16.3%	6,930	17.2%
Service		390	14.7%	4,316	24.8%	9,968	24.7%
Sales, Office		662	25.0%	3,986	22.9%	9,093	22.5%
Farming, Fishing, Forestry		1	-	33	0.2%	58	0.1%
Construct, Extraction, Maintenance		249	9.4%	1,680	9.7%	3,750	9.3%
Production, Transport Material Moving		309	11.7%	2,239	12.9%	6,023	14.9%
White Collar Workers		1,703 64.2%		9,125 52.5%		20,601 51.0%	
Blue Collar Workers		950 35.8%		8,268 47.5%		19,798 49.0%	
Consumer Expenditure (2022)							
Total Household Expenditure		\$118.22 M		\$569.84 M		\$1.36 B	
Total Non-Retail Expenditure		\$62.55 M	52.9%	\$299.5 M	52.6%	\$713.32 M	52.4%
Total Retail Expenditure		\$55.66 M	47.1%	\$270.34 M	47.4%	\$646.76 M	47.6%
Apparel		\$4.26 M	3.6%	\$20.11 M	3.5%	\$47.77 M	3.5%
Contributions		\$4.02 M	3.4%	\$18.16 M	3.2%	\$42.74 M	3.1%
Education		\$3.89 M	3.3%	\$16.37 M	2.9%	\$37.72 M	2.8%
Entertainment		\$6.77 M	5.7%	\$31.97 M	5.6%	\$76.18 M	5.6%
Food and Beverages		\$17.31 M	14.6%	\$84.55 M	14.8%	\$202.52 M	14.9%
Furnishings and Equipment		\$4.18 M	3.5%	\$19.86 M	3.5%	\$47.35 M	3.5%
Gifts		\$3.07 M	2.6%	\$13.76 M	2.4%	\$31.86 M	2.3%
Health Care		\$9.71 M	8.2%	\$48.44 M	8.5%	\$116.93 M	8.6%
Household Operations		\$4.71 M	4.0%	\$22.22 M	3.9%	\$52.85 M	3.9%
Miscellaneous Expenses		\$2.22 M	1.9%	\$10.71 M	1.9%	\$25.5 M	1.9%
Personal Care		\$1.58 M	1.3%	\$7.61 M	1.3%	\$18.19 M	1.3%
Personal Insurance		\$867.37 K	0.7%	\$3.95 M	0.7%	\$9.32 M	0.7%
Reading		\$256.1 K	0.2%	\$1.22 M	0.2%	\$2.93 M	0.2%
Shelter		\$24.81 M	21.0%	\$119.47 M	21.0%	\$284.53 M	20.9%
Tobacco		\$665.8 K	0.6%	\$3.57 M	0.6%	\$8.7 M	0.6%
Transportation		\$21.41 M	18.1%	\$104.96 M	18.4%	\$251.47 M	18.5%
Utilities		\$8.49 M	7.2%	\$42.9 M	7.5%	\$103.53 M	7.6%
Educational Attainment (2022)							
Adult Population Age 25 Years or Over		3,728		23,263		57,275	
Elementary (Grade Level 0 to 8)		245	6.6%	1,356	5.8%	3,166	5.5%
Some High School (Grade Level 9 to 11)		489	13.1%	2,311	9.9%	5,940	10.4%
High School Graduate		807	21.6%	7,700	33.1%	18,730	32.7%
Some College		877	23.5%	4,765	20.5%	11,825	20.6%
Associate Degree Only		253	6.8%	2,152	9.3%	5,817	10.2%
Bachelor Degree Only		637	17.1%	2,746	11.8%	7,133	12.5%
Graduate Degree		421	11.3%	2,233	9.6%	4,664	8.1%

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Units In Structure (2022)							
1 Detached Unit		1,492	173.2%	8,353	121.6%	21,720	119.0%
1 Attached Unit		55	6.3%	718	10.5%	1,730	9.5%
2 to 4 Units		17	1.9%	340	5.0%	615	3.4%
5 to 9 Units		25	2.9%	198	2.9%	407	2.2%
10 to 19 Units		24	2.8%	268	3.9%	525	2.9%
20 to 49 Units		11	1.3%	177	2.6%	269	1.5%
50 or More Units		10	1.2%	157	2.3%	290	1.6%
Mobile Home or Trailer		67	7.8%	506	7.4%	1,229	6.7%
Other Structure		2	0.3%	15	0.2%	33	0.2%
Homes Built By Year (2022)							
Homes Built 2010 or later		363	42.1%	2,325	33.9%	4,887	26.8%
Homes Built 2000 to 2009		867	100.6%	4,534	66.0%	11,740	64.3%
Homes Built 1990 to 1999		246	28.6%	1,844	26.8%	5,157	28.3%
Homes Built 1980 to 1989		156	18.1%	1,547	22.5%	3,650	20.0%
Homes Built 1970 to 1979		40	4.7%	268	3.9%	796	4.4%
Homes Built 1960 to 1969		8	0.9%	49	0.7%	167	0.9%
Homes Built 1950 to 1959		5	0.6%	68	1.0%	230	1.3%
Homes Built Before 1949		18	2.1%	98	1.4%	193	1.1%
Home Values (2022)							
Home Values \$1,000,000 or More		2	0.2%	10	0.1%	50	0.2%
Home Values \$500,000 to \$999,999		56	4.2%	140	1.8%	284	1.4%
Home Values \$400,000 to \$499,999		39	3.0%	156	2.0%	482	2.4%
Home Values \$300,000 to \$399,999		254	19.4%	852	11.0%	1,956	9.7%
Home Values \$200,000 to \$299,999		731	55.9%	3,738	48.2%	9,774	48.6%
Home Values \$150,000 to \$199,999		146	11.1%	1,769	22.8%	4,306	21.4%
Home Values \$100,000 to \$149,999		12	0.9%	619	8.0%	1,932	9.6%
Home Values \$70,000 to \$99,999		21	1.6%	213	2.8%	500	2.5%
Home Values \$50,000 to \$69,999		14	1.1%	80	1.0%	162	0.8%
Home Values \$25,000 to \$49,999		31	2.4%	79	1.0%	312	1.6%
Home Values Under \$25,000		3	0.2%	95	1.2%	355	1.8%
Owner-Occupied Median Home Value		\$259,958		\$222,903		\$219,091	
Renter-Occupied Median Rent		\$1,440		\$1,215		\$1,187	
Transportation To Work (2022)							
Drive to Work Alone		1,868	70.4%	13,247	76.2%	31,958	79.1%
Drive to Work in Carpool		292	11.0%	2,392	13.8%	5,108	12.6%
Travel to Work by Public Transportation		9	0.3%	132	0.8%	370	0.9%
Drive to Work on Motorcycle		59	2.2%	121	0.7%	159	0.4%
Walk or Bicycle to Work		65	2.5%	172	1.0%	266	0.7%
Other Means		6	0.2%	64	0.4%	210	0.5%
Work at Home		353	13.3%	1,264	7.3%	2,330	5.8%
Travel Time (2022)							
Travel to Work in 14 Minutes or Less		382	14.4%	1,790	10.3%	3,342	8.3%
Travel to Work in 15 to 29 Minutes		131	5.0%	1,739	10.0%	5,089	12.6%
Travel to Work in 30 to 59 Minutes		1,318	49.7%	8,312	47.8%	19,893	49.2%
Travel to Work in 60 Minutes or More		468	17.6%	4,288	24.7%	9,746	24.1%
Average Minutes Travel to Work		38.3		41.3		42.5	

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