Expanded Profile

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

SOUTHEAST CENTERS
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Lat/Lon: 26.6517/-80.2354

11950 Forest Hill Blvd Wellington, FL 33414	1 mi radius		3 mi radius		5 mi radius	
Population						
Estimated Population (2022)	10,666		69,489		125,977	
Projected Population (2027)	10,870		73,276		133,285	
Census Population (2020)	10,716		69,278		125,531	
Census Population (2010)	10,478		62,373		111,713	
Projected Annual Growth (2022 to 2027)	204	0.4%	3,787	1.1%	7,308	1.2%
Historical Annual Growth (2020 to 2022)	-50	-0.2%	211	0.2%	446	0.2%
Historical Annual Growth (2010 to 2020)	238	1.1%	6,905	5.5%	13,818	6.2%
Estimated Population Density (2022)	3,397	psm	2,459	psm	1,605	psm
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi
Households						
Estimated Households (2022)	4,099		23,943		44,639	
Projected Households (2027)	4,150		25,058		46,758	
Census Households (2020)	4,111		23,830		44,423	
Census Households (2010)	3,988		21,376		39,191	
Estimated Households with Children (2022)	1,371	33.4%	9,177	38.3%	15,871	35.6%
Estimated Average Household Size (2022)	2.60		2.89		2.80	
Average Household Income						
Estimated Average Household Income (2022)	$98,027		$119,867		$114,127	
Projected Average Household Income (2027)	$118,482		$141,224		$134,227	
Estimated Average Family Income (2022)	$101,287		$130,078		$126,929	
Median Household Income						
Estimated Median Household Income (2022)	$72,974		$97,485		$94,140	
Projected Median Household Income (2027)	$87,817		$116,596		$112,581	
Estimated Median Family Income (2022)	$84,168		$109,228		$107,751	
Per Capita Income						
Estimated Per Capita Income (2022)	$37,679		$41,320		$40,510	
Projected Per Capita Income (2027)	$45,236		$48,313		$47,155	
Estimated Per Capita Income 5 Year Growth	$7,557	20.1%	$6,993	16.9%	$6,645	16.4%
Estimated Average Household Net Worth (2022)	$503,914		$821,538		$798,449	
Daytime Demos (2022)						
Total Businesses	962		6,634		11,137	
Total Employees	3,771		35,498		64,173	
Company Headquarter Businesses	19	1.9%	136	2.1%	227	2.0%
Company Headquarter Employees	230	6.1%	4,152	11.7%	6,115	9.5%
Employee Population per Business	3.9		5.4		5.8	
Residential Population per Business	11.1		10.5		11.3	

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Race & Ethnicity						
White (2022)	6,016	56.4%	39,639	57.0%	73,118	58.0%
Black or African American (2022)	1,447	13.6%	9,883	14.2%	18,586	14.8%
American Indian or Alaska Native (2022)	29	0.3%	158	0.2%	321	0.3%
Asian (2022)	367	3.4%	3,661	5.3%	6,170	4.9%
Hawaiian or Pacific Islander (2022)	2	-	21	-	43	-
Other Race (2022)	1,167	10.9%	8,124	11.7%	14,279	11.3%
Two or More Races (2022)	1,638	15.4%	8,002	11.5%	13,462	10.7%
Not Hispanic or Latino Population (2022)	7,429	69.6%	51,642	74.3%	95,253	75.6%
Hispanic or Latino Population (2022)	3,237	30.4%	17,847	25.7%	30,724	24.4%
Not Hispanic or Latino Population (2027)	7,580	69.7%	54,449	74.3%	100,801	75.6%
Hispanic or Latino Population (2027)	3,290	30.3%	18,827	25.7%	32,484	24.4%
Not Hispanic or Latino Population (2020)	7,429	69.3%	51,412	74.2%	95,051	75.7%
Hispanic or Latino Population (2020)	3,287	30.7%	17,866	25.8%	30,480	24.3%
Not Hispanic or Latino Population (2010)	7,791	74.4%	49,631	79.6%	90,862	81.3%
Hispanic or Latino Population (2010)	2,687	25.6%	12,742	20.4%	20,851	18.7%
Projected Hispanic Annual Growth (2022 to 2027)	53	0.3%	979	1.1%	1,760	1.1%
Historic Hispanic Annual Growth (2010 to 2022)	551	1.7%	5,105	3.3%	9,873	3.9%
Age Distribution (2022)						
Age Under 5	474	4.4%	3,315	4.8%	5,778	4.6%
Age 5 to 9 Years	616	5.8%	4,635	6.7%	7,654	6.1%
Age 10 to 14 Years	755	7.1%	5,665	8.2%	9,548	7.6%
Age 15 to 19 Years	704	6.6%	5,020	7.2%	8,635	6.9%
Age 20 to 24 Years	563	5.3%	3,488	5.0%	6,362	5.0%
Age 25 to 29 Years	626	5.9%	3,664	5.3%	6,590	5.2%
Age 30 to 34 Years	681	6.4%	4,053	5.8%	7,294	5.8%
Age 35 to 39 Years	698	6.5%	4,400	6.3%	7,819	6.2%
Age 40 to 44 Years	684	6.4%	4,565	6.6%	8,163	6.5%
Age 45 to 49 Years	636	6.0%	4,228	6.1%	7,553	6.0%
Age 50 to 54 Years	627	5.9%	4,179	6.0%	7,717	6.1%
Age 55 to 59 Years	635	6.0%	4,097	5.9%	7,603	6.0%
Age 60 to 64 Years	664	6.2%	4,220	6.1%	7,929	6.3%
Age 65 to 74 Years	1,304	12.2%	7,900	11.4%	15,163	12.0%
Age 75 to 84 Years	731	6.8%	4,402	6.3%	8,808	7.0%
Age 85 Years or Over	266	2.5%	1,659	2.4%	3,359	2.7%
Median Age	40.9		39.7		41.3	
Gender Age Distribution (2022)						
Female Population	5,490	51.5%	35,449	51.0%	64,317	51.1%
Age 0 to 19 Years	1,253	22.8%	9,064	25.6%	15,380	23.9%
Age 20 to 64 Years	2,992	54.5%	18,845	53.2%	34,142	53.1%
Age 65 Years or Over	1,246	22.7%	7,540	21.3%	14,794	23.0%
Female Median Age	42.0		40.8		42.5	
Male Population	5,176	48.5%	34,040	49.0%	61,660	48.9%
Age 0 to 19 Years	1,297	25.1%	9,570	28.1%	16,235	26.3%
Age 20 to 64 Years	2,824	54.6%	18,049	53.0%	32,889	53.3%
Age 65 Years or Over	1,055	20.4%	6,421	18.9%	12,536	20.3%
Male Median Age	39.8		38.5		40.1	

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Household Income Distribution (2022)						
HH Income $200,000 or More	298	7.3%	3,577	14.9%	6,484	14.5%
HH Income $150,000 to $199,999	204	5.0%	2,218	9.3%	3,951	8.9%
HH Income $100,000 to $149,999	730	17.8%	4,877	20.4%	8,692	19.5%
HH Income $75,000 to $99,999	752	18.3%	3,967	16.6%	7,103	15.9%
HH Income $50,000 to $74,999	882	21.5%	4,194	17.5%	7,683	17.2%
HH Income $35,000 to $49,999	592	14.4%	2,090	8.7%	3,777	8.5%
HH Income $25,000 to $34,999	278	6.8%	1,250	5.2%	2,422	5.4%
HH Income $15,000 to $24,999	135	3.3%	775	3.2%	1,873	4.2%
HH Income Under $15,000	228	5.6%	994	4.2%	2,653	5.9%
HH Income $35,000 or More	3,458	84.4%	20,924	87.4%	37,691	84.4%
HH Income $75,000 or More	1,984	48.4%	14,640	61.1%	26,230	58.8%
Housing (2022)						
Total Housing Units	4,963		26,517		48,874	
Housing Units Occupied	4,099	82.6%	23,943	90.3%	44,639	91.3%
Housing Units Owner-Occupied	2,535	61.8%	18,298	76.4%	35,262	79.0%
Housing Units, Renter-Occupied	1,565	38.2%	5,645	23.6%	9,377	21.0%
Housing Units, Vacant	863	21.1%	2,574	10.8%	4,235	9.5%
Marital Status (2022)						
Never Married	2,970	33.7%	16,517	29.6%	29,226	28.4%
Currently Married	3,955	44.8%	28,630	51.2%	52,025	50.5%
Separated	594	6.7%	2,554	4.6%	4,915	4.8%
Widowed	432	4.9%	2,629	4.7%	5,499	5.3%
Divorced	870	9.9%	5,546	9.9%	11,332	11.0%
Household Type (2022)						
Population Family	9,002	84.4%	62,801	90.4%	112,171	89.0%
Population Non-Family	1,656	15.5%	6,472	9.3%	12,893	10.2%
Population Group Quarters	8	-	216	0.3%	913	0.7%
Family Households	2,838	69.2%	18,959	79.2%	34,516	77.3%
Non-Family Households	1,261	30.8%	4,984	20.8%	10,122	22.7%
Married Couple with Children	775	19.6%	6,371	22.3%	11,182	21.5%
Average Family Household Size	3.2		3.3		3.2	
Household Size (2022)						
1 Person Households	956	23.3%	3,758	15.7%	7,874	17.6%
2 Person Households	1,409	34.4%	7,707	32.2%	15,032	33.7%
3 Person Households	766	18.7%	4,790	20.0%	8,525	19.1%
4 Person Households	578	14.1%	4,676	19.5%	7,966	17.8%
5 Person Households	254	6.2%	2,024	8.5%	3,514	7.9%
6 or More Person Households	137	3.3%	988	4.1%	1,727	3.9%
Household Vehicles (2022)						
Households with 0 Vehicles Available	320	7.8%	883	3.7%	1,661	3.7%
Households with 1 Vehicles Available	1,335	32.6%	6,184	25.8%	12,632	28.3%
Households with 2 or More Vehicles Available	2,444	59.6%	16,876	70.5%	30,345	68.0%
Total Vehicles Available	6,893		47,612		86,491	
Average Vehicles Per Household	1.7		2.0		1.9	

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Labor Force (2022)						
Estimated Labor Population Age 16 Years or Over	8,674		54,725		101,071	
Estimated Civilian Employed	5,924	68.3%	35,866	65.5%	63,464	62.8%
Estimated Civilian Unemployed	154	1.8%	985	1.8%	1,743	1.7%
Estimated in Armed Forces	45	0.5%	95	0.2%	101	-
Estimated Not in Labor Force	2,552	29.4%	17,779	32.5%	35,763	35.4%
Unemployment Rate	1.8%		1.8%		1.7%	
Occupation (2022)						
Occupation: Population Age 16 Years or Over	5,924		35,866		63,464	
Management, Business, Financial Operations	929	15.7%	6,421	17.9%	10,974	17.3%
Professional, Related	1,461	24.7%	9,704	27.1%	16,327	25.7%
Service	1,261	21.3%	6,745	18.8%	12,628	19.9%
Sales, Office	1,444	24.4%	8,162	22.8%	13,637	21.5%
Farming, Fishing, Forestry	55	0.9%	376	1.0%	582	0.9%
Construct, Extraction, Maintenance	457	7.7%	2,284	6.4%	4,510	7.1%
Production, Transport Material Moving	317	5.3%	2,175	6.1%	4,805	7.6%
White Collar Workers	3,835	64.7%	24,287	67.7%	40,938	64.5%
Blue Collar Workers	2,089	35.3%	11,579	32.3%	22,526	35.5%
Consumer Expenditure (2022)						
Total Household Expenditure	$282.56 M		$1.91 B		$3.44 B	
Total Non-Retail Expenditure	$148.87 M	52.7%	$1.01 B	52.8%	$1.82 B	52.8%
Total Retail Expenditure	$133.69 M	47.3%	$901.25 M	47.2%	$1.62 B	47.2%
Apparel	$9.93 M	3.5%	$68.37 M	3.6%	$122.66 M	3.6%
Contributions	$9.18 M	3.3%	$65.31 M	3.4%	$117.56 M	3.4%
Education	$8.21 M	2.9%	$61.91 M	3.2%	$110.7 M	3.2%
Entertainment	$15.97 M	5.7%	$110.46 M	5.8%	$198.52 M	5.8%
Food and Beverages	$41.69 M	14.8%	$278.47 M	14.6%	$501.5 M	14.6%
Furnishings and Equipment	$9.94 M	3.5%	$68.38 M	3.6%	$122.93 M	3.6%
Gifts	$6.99 M	2.5%	$49.79 M	2.6%	$89.24 M	2.6%
Health Care	$24.11 M	8.5%	$158.49 M	8.3%	$286.78 M	8.3%
Household Operations	$11.06 M	3.9%	$76.25 M	4.0%	$137.34 M	4.0%
Miscellaneous Expenses	$5.35 M	1.9%	$36.26 M	1.9%	$65.3 M	1.9%
Personal Care	$3.8 M	1.3%	$25.63 M	1.3%	$46.15 M	1.3%
Personal Insurance	$1.99 M	0.7%	$14.25 M	0.7%	$25.57 M	0.7%
Reading	$618.04 K	0.2%	$4.2 M	0.2%	$7.57 M	0.2%
Shelter	$59.32 M	21.0%	$398.88 M	20.9%	$717.84 M	20.9%
Tobacco	$1.71 M	0.6%	$10.33 M	0.5%	$18.8 M	0.5%
Transportation	$51.78 M	18.3%	$348.25 M	18.2%	$625.99 M	18.2%
Utilities	$20.91 M	7.4%	$135.46 M	7.1%	$245.14 M	7.1%
Educational Attainment (2022)						
Adult Population Age 25 Years or Over	7,553		47,367		88,000	
Elementary (Grade Level 0 to 8)	348	4.6%	1,184	2.5%	2,388	2.7%
Some High School (Grade Level 9 to 11)	272	3.6%	2,176	4.6%	4,688	5.3%
High School Graduate	1,999	26.5%	10,210	21.6%	20,398	23.2%
Some College	1,513	20.0%	8,650	18.3%	15,990	18.2%
Associate Degree Only	754	10.0%	5,330	11.3%	9,549	10.9%
Bachelor Degree Only	1,699	22.5%	12,179	25.7%	21,128	24.0%
Graduate Degree	970	12.8%	7,638	16.1%	13,859	15.7%

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Units In Structure (2022)						
1 Detached Unit	1,918	48.1%	16,425	76.8%	30,661	78.2%
1 Attached Unit	775	19.4%	2,899	13.6%	5,521	14.1%
2 to 4 Units	497	12.5%	1,269	5.9%	2,154	5.5%
5 to 9 Units	320	8.0%	964	4.5%	1,724	4.4%
10 to 19 Units	303	7.6%	863	4.0%	1,769	4.5%
20 to 49 Units	186	4.7%	979	4.6%	1,566	4.0%
50 or More Units	62	1.6%	316	1.5%	693	1.8%
Mobile Home or Trailer	37	0.9%	225	1.1%	542	1.4%
Other Structure	-	-	3	-	8	-
Homes Built By Year (2022)						
Homes Built 2010 or later	74	1.8%	1,870	8.7%	3,128	8.0%
Homes Built 2000 to 2009	482	12.1%	7,201	33.7%	12,228	31.2%
Homes Built 1990 to 1999	1,052	26.4%	5,301	24.8%	9,923	25.3%
Homes Built 1980 to 1989	1,443	36.2%	5,883	27.5%	12,057	30.8%
Homes Built 1970 to 1979	927	23.3%	2,885	13.5%	5,378	13.7%
Homes Built 1960 to 1969	42	1.1%	461	2.2%	1,108	2.8%
Homes Built 1950 to 1959	44	1.1%	218	1.0%	548	1.4%
Homes Built Before 1949	36	0.9%	123	0.6%	267	0.7%
Home Values (2022)						
Home Values $1,000,000 or More	82	3.2%	411	2.2%	947	2.7%
Home Values $500,000 to $999,999	297	11.7%	4,131	22.6%	7,214	20.5%
Home Values $400,000 to $499,999	297	11.7%	3,639	19.9%	5,807	16.5%
Home Values $300,000 to $399,999	683	26.9%	4,788	26.2%	9,733	27.6%
Home Values $200,000 to $299,999	661	26.1%	3,438	18.8%	6,470	18.3%
Home Values $150,000 to $199,999	252	9.9%	872	4.8%	2,097	5.9%
Home Values $100,000 to $149,999	208	8.2%	616	3.4%	1,816	5.2%
Home Values $70,000 to $99,999	17	0.7%	147	0.8%	567	1.6%
Home Values $50,000 to $69,999	4	0.2%	77	0.4%	182	0.5%
Home Values $25,000 to $49,999	9	0.3%	55	0.3%	235	0.7%
Home Values Under $25,000	24	1.0%	124	0.7%	193	0.5%
Owner-Occupied Median Home Value	$338,334		$402,641		$381,787	
Renter-Occupied Median Rent	$1,567		$1,585		$1,528	
Transportation To Work (2022)						
Drive to Work Alone	4,632	78.2%	28,054	78.2%	50,138	79.0%
Drive to Work in Carpool	650	11.0%	3,337	9.3%	5,693	9.0%
Travel to Work by Public Transportation	104	1.7%	484	1.4%	1,035	1.6%
Drive to Work on Motorcycle	4	-	29	-	64	0.1%
Walk or Bicycle to Work	100	1.7%	586	1.6%	907	1.4%
Other Means	84	1.4%	596	1.7%	1,144	1.8%
Work at Home	351	5.9%	2,780	7.8%	4,482	7.1%
Travel Time (2022)						
Travel to Work in 14 Minutes or Less	1,204	20.3%	6,734	18.8%	11,465	18.1%
Travel to Work in 15 to 29 Minutes	1,567	26.5%	9,587	26.7%	17,649	27.8%
Travel to Work in 30 to 59 Minutes	2,335	39.4%	13,683	38.2%	24,837	39.1%
Travel to Work in 60 Minutes or More	468	7.9%	3,082	8.6%	5,032	7.9%
Average Minutes Travel to Work	28.1		28.3		28.2	