Expanded Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups

SOUTHEAST CENTERS
www.southeastcenters.com

Lat/Lon: 28.2397/-81.5592

6075 U.S. Hwy 17-92 N Davenport, FL 33896	1 mi radius		3 mi radius		5 mi radius	
Population						
Estimated Population (2024)	4,732		26,688		59,623	
Projected Population (2029)	6,090		33,306		72,969	
Census Population (2020)	2,975		17,311		42,182	
Census Population (2010)	1,511		8,757		23,521	
Projected Annual Growth (2024 to 2029)	1,358	5.7%	6,618	5.0%	13,346	4.5%
Historical Annual Growth (2020 to 2024)	1,757	14.8%	9,377	13.5%	17,441	10.3%
Historical Annual Growth (2010 to 2020)	1,464	24.2%	8,554	24.4%	18,661	19.8%
Estimated Population Density (2024)	1,507	psm	944	psm	759	psm
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi
Households						
Estimated Households (2024)	1,565		9,389		21,857	
Projected Households (2029)	2,026		11,726		26,846	
Census Households (2020)	996		6,084		15,573	
Census Households (2010)	534		3,116		8,480	
Estimated Households with Children (2024)	598	38.2%	3,272	34.8%	7,039	32.2%
Estimated Average Household Size (2024)	3.02		2.84		2.72	
Average Household Income						
Estimated Average Household Income (2024)	$85,200		$79,687		$85,947	
Projected Average Household Income (2029)	$68,607		$66,477		$72,967	
Estimated Average Family Income (2024)	$79,811		$71,429		$93,100	
Median Household Income						
Estimated Median Household Income (2024)	$82,042		$75,380		$78,245	
Projected Median Household Income (2029)	$82,815		$76,295		$79,081	
Estimated Median Family Income (2024)	$87,103		$77,522		$84,870	
Per Capita Income						
Estimated Per Capita Income (2024)	$28,167		$28,036		$31,520	
Projected Per Capita Income (2029)	$22,823		$23,405		$26,855	
Estimated Per Capita Income 5 Year Growth	-$5,344	-19.0%	-$4,631	-16.5%	-$4,665	-14.8%
Estimated Average Household Net Worth (2024)	$920,955		$811,360		$870,683	
Daytime Demos (2024)						
Total Businesses	81		666		2,007	
Total Employees	267		2,797		9,629	
Company Headquarter Businesses	1	1.3%	7	1.1%	31	1.5%
Company Headquarter Employees	14	5.4%	75	2.7%	231	2.4%
Employee Population per Business	3.3		4.2		4.8	
Residential Population per Business	58.6		40.0		29.7	

Expanded Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups

SOUTHEAST CENTERS
www.southeastcenters.com

Lat/Lon: 28.2397/-81.5592

6075 U.S. Hwy 17-92 N Davenport, FL 33896	1 mi radius		3 mi radius		5 mi radius	
Race & Ethnicity						
White (2024)	2,795	59.1%	15,165	56.8%	30,328	50.9%
Black or African American (2024)	785	16.6%	3,863	14.5%	8,376	14.0%
American Indian or Alaska Native (2024)	21	0.4%	147	0.5%	308	0.5%
Asian (2024)	61	1.3%	376	1.4%	1,181	2.0%
Hawaiian or Pacific Islander (2024)	4	-	11	-	49	-
Other Race (2024)	463	9.8%	3,067	11.5%	7,487	12.6%
Two or More Races (2024)	604	12.8%	4,059	15.2%	11,895	19.9%
Not Hispanic or Latino Population (2024)	3,396	71.8%	17,470	65.5%	34,030	57.1%
Hispanic or Latino Population (2024)	1,336	28.2%	9,218	34.5%	25,593	42.9%
Not Hispanic or Latino Population (2029)	4,312	70.8%	22,811	68.5%	44,248	60.6%
Hispanic or Latino Population (2029)	1,778	29.2%	10,494	31.5%	28,721	39.4%
Not Hispanic or Latino Population (2020)	1,652	55.5%	10,147	58.6%	25,806	61.2%
Hispanic or Latino Population (2020)	1,324	44.5%	7,163	41.4%	16,376	38.8%
Not Hispanic or Latino Population (2010)	1,078	71.4%	6,367	72.7%	16,778	71.3%
Hispanic or Latino Population (2010)	433	28.6%	2,390	27.3%	6,742	28.7%
Projected Hispanic Annual Growth (2024 to 2029)	442	6.6%	1,276	2.8%	3,128	2.4%
Historic Hispanic Annual Growth (2010 to 2024)	903	14.9%	6,829	20.4%	18,850	20.0%
Age Distribution (2024)						
Age Under 5	257	5.4%	1,406	5.3%	3,478	5.8%
Age 5 to 9 Years	278	5.9%	1,492	5.6%	3,831	6.4%
Age 10 to 14 Years	290	6.1%	1,550	5.8%	3,919	6.6%
Age 15 to 19 Years	328	6.9%	1,698	6.4%	3,891	6.5%
Age 20 to 24 Years	323	6.8%	2,021	7.6%	4,002	6.7%
Age 25 to 29 Years	340	7.2%	2,290	8.6%	4,525	7.6%
Age 30 to 34 Years	394	8.3%	2,295	8.6%	4,643	7.8%
Age 35 to 39 Years	367	7.8%	2,027	7.6%	4,205	7.1%
Age 40 to 44 Years	381	8.0%	2,050	7.7%	4,463	7.5%
Age 45 to 49 Years	353	7.5%	1,907	7.1%	4,100	6.9%
Age 50 to 54 Years	327	6.9%	1,782	6.7%	3,793	6.4%
Age 55 to 59 Years	266	5.6%	1,501	5.6%	3,318	5.6%
Age 60 to 64 Years	241	5.1%	1,342	5.0%	3,089	5.2%
Age 65 to 74 Years	375	7.9%	2,082	7.8%	5,090	8.5%
Age 75 to 84 Years	186	3.9%	1,053	3.9%	2,630	4.4%
Age 85 Years or Over	26	0.6%	192	0.7%	646	1.1%
Median Age	36.1		35.4		35.8	
Gender Age Distribution (2024)						
Female Population	2,410	50.9%	13,684	51.3%	30,636	51.4%
Age 0 to 19 Years	574	23.8%	3,069	22.4%	7,438	24.3%
Age 20 to 64 Years	1,531	63.5%	8,889	65.0%	18,789	61.3%
Age 65 Years or Over	306	12.7%	1,726	12.6%	4,409	14.4%
Female Median Age	36.4		35.3		36.2	
Male Population	2,322	49.1%	13,004	48.7%	28,987	48.6%
Age 0 to 19 Years	579	24.9%	3,076	23.7%	7,681	26.5%
Age 20 to 64 Years	1,462	62.9%	8,326	64.0%	17,348	59.8%
Age 65 Years or Over	282	12.1%	1,602	12.3%	3,957	13.7%
Male Median Age	35.9		35.5		35.4	

Expanded Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups

SOUTHEAST CENTERS
www.southeastcenters.com

Lat/Lon: 28.2397/-81.5592

6075 U.S. Hwy 17-92 N Davenport, FL 33896	1 mi radius		3 mi radius		5 mi radius	
Household Income Distribution (2024)						
HH Income $200,000 or More	142	9.1%	695	7.4%	1,914	8.8%
HH Income $150,000 to $199,999	112	7.2%	605	6.4%	1,667	7.6%
HH Income $100,000 to $149,999	319	20.4%	1,855	19.8%	3,895	17.8%
HH Income $75,000 to $99,999	296	18.9%	1,541	16.4%	3,669	16.8%
HH Income $50,000 to $74,999	174	11.1%	1,779	18.9%	4,307	19.7%
HH Income $35,000 to $49,999	114	7.3%	1,196	12.7%	2,699	12.3%
HH Income $25,000 to $34,999	138	8.8%	555	5.9%	1,497	6.9%
HH Income $15,000 to $24,999	69	4.4%	465	5.0%	893	4.1%
HH Income Under $15,000	200	12.8%	698	7.4%	1,316	6.0%
HH Income $35,000 or More	1,157	74.0%	7,671	81.7%	18,150	83.0%
HH Income $75,000 or More	870	55.6%	4,697	50.0%	11,145	51.0%
Housing (2024)						
Total Housing Units	1,882		11,774		27,660	
Housing Units Occupied	1,565	83.1%	9,389	79.7%	21,857	79.0%
Housing Units Owner-Occupied	1,136	72.6%	5,912	63.0%	13,521	61.9%
Housing Units, Renter-Occupied	429	27.4%	3,478	37.0%	8,336	38.1%
Housing Units, Vacant	317	20.3%	2,385	25.4%	5,802	26.5%
Marital Status (2024)						
Never Married	1,266	32.4%	8,186	36.8%	16,992	35.1%
Currently Married	1,511	38.7%	8,494	38.2%	21,348	44.1%
Separated	244	6.2%	1,003	4.5%	2,296	4.7%
Widowed	342	8.8%	1,485	6.7%	2,391	4.9%
Divorced	546	14.0%	3,071	13.8%	5,368	11.1%
Household Type (2024)						
Population Family	4,469	94.4%	23,954	89.8%	50,229	84.2%
Population Non-Family	263	5.6%	2,733	10.2%	9,257	15.5%
Population Group Quarters	-	-	1	-	137	0.2%
Family Households	1,394	89.1%	7,594	80.9%	15,400	70.5%
Non-Family Households	170	10.9%	1,796	19.1%	6,457	29.5%
Married Couple with Children	409	27.1%	2,179	25.7%	4,866	22.8%
Average Family Household Size	3.2		3.2		3.3	
Household Size (2024)						
1 Person Households	122	7.8%	1,231	13.1%	5,010	22.9%
2 Person Households	788	50.4%	4,667	49.7%	8,933	40.9%
3 Person Households	312	20.0%	1,641	17.5%	3,708	17.0%
4 Person Households	210	13.4%	1,041	11.1%	2,394	11.0%
5 Person Households	83	5.3%	492	5.2%	1,118	5.1%
6 or More Person Households	49	3.1%	318	3.4%	695	3.2%
Household Vehicles (2024)						
Households with 0 Vehicles Available	106	6.8%	584	6.2%	1,145	5.2%
Households with 1 Vehicles Available	449	28.7%	3,184	33.9%	7,740	35.4%
Households with 2 or More Vehicles Available	1,009	64.5%	5,621	59.9%	12,972	59.4%
Total Vehicles Available	2,801		16,573		39,322	
Average Vehicles Per Household	1.8		1.8		1.8	

Expanded Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 28.2397/-81.5592

6075 U.S. Hwy 17-92 N Davenport, FL 33896	1 mi radius		3 mi radius		5 mi radius	
Labor Force (2024)						
Estimated Labor Population Age 16 Years or Over	3,840		21,861		47,571	
Estimated Civilian Employed	2,223	57.9%	14,216	65.0%	31,386	66.0%
Estimated Civilian Unemployed	129	3.3%	473	2.2%	996	2.1%
Estimated in Armed Forces	-	-	-	-	-	-
Estimated Not in Labor Force	1,488	38.7%	7,172	32.8%	15,190	31.9%
Unemployment Rate	3.3%		2.2%		2.1%	
Occupation (2024)						
Occupation: Population Age 16 Years or Over	2,223		14,216		31,384	
Management, Business, Financial Operations	332	14.9%	2,097	14.7%	5,524	17.6%
Professional, Related	496	22.3%	3,210	22.6%	6,626	21.1%
Service	398	17.9%	2,887	20.3%	6,127	19.5%
Sales, Office	386	17.4%	2,695	19.0%	6,499	20.7%
Farming, Fishing, Forestry	4	0.2%	25	0.2%	38	0.1%
Construct, Extraction, Maintenance	211	9.5%	1,255	8.8%	2,278	7.3%
Production, Transport Material Moving	396	17.8%	2,048	14.4%	4,292	13.7%
White Collar Workers	1,214	54.6%	8,001	56.3%	18,649	59.4%
Blue Collar Workers	1,009	45.4%	6,215	43.7%	12,735	40.6%
Consumer Expenditure (2024)						
Total Household Expenditure	$99.26 M		$566.78 M		$1.38 B	
Total Non-Retail Expenditure	$52.28 M	52.7%	$298.19 M	52.6%	$727.75 M	52.8%
Total Retail Expenditure	$46.98 M	47.3%	$268.59 M	47.4%	$651.72 M	47.2%
Apparel	$3.52 M	3.5%	$19.97 M	3.5%	$48.82 M	3.5%
Contributions	$3.25 M	3.3%	$18.25 M	3.2%	$45.28 M	3.3%
Education	$3.04 M	3.1%	$16.58 M	2.9%	$41.7 M	3.0%
Entertainment	$5.67 M	5.7%	$32.1 M	5.7%	$78.44 M	5.7%
Food and Beverages	$14.64 M	14.7%	$83.77 M	14.8%	$202.89 M	14.7%
Furnishings and Equipment	$3.52 M	3.5%	$19.99 M	3.5%	$48.78 M	3.5%
Gifts	$2.44 M	2.5%	$13.8 M	2.4%	$34.29 M	2.5%
Health Care	$8.37 M	8.4%	$48.11 M	8.5%	$115.99 M	8.4%
Household Operations	$3.9 M	3.9%	$22.12 M	3.9%	$54.18 M	3.9%
Miscellaneous Expenses	$1.87 M	1.9%	$10.67 M	1.9%	$26.12 M	1.9%
Personal Care	$1.34 M	1.3%	$7.61 M	1.3%	$18.52 M	1.3%
Personal Insurance	$713.77 K	0.7%	$3.98 M	0.7%	$9.8 M	0.7%
Reading	$215.82 K	0.2%	$1.23 M	0.2%	$3.01 M	0.2%
Shelter	$20.8 M	21.0%	$119.03 M	21.0%	$290.32 M	21.0%
Tobacco	$587.51 K	0.6%	$3.45 M	0.6%	$8.17 M	0.6%
Transportation	$18.15 M	18.3%	$104.22 M	18.4%	$252.46 M	18.3%
Utilities	$7.25 M	7.3%	$41.88 M	7.4%	$100.69 M	7.3%
Educational Attainment (2024)						
Adult Population Age 25 Years or Over	3,257		18,522		40,501	
Elementary (Grade Level 0 to 8)	125	3.8%	622	3.4%	1,272	3.1%
Some High School (Grade Level 9 to 11)	204	6.3%	955	5.2%	1,831	4.5%
High School Graduate	927	28.5%	5,440	29.4%	10,746	26.5%
Some College	754	23.2%	4,172	22.5%	8,785	21.7%
Associate Degree Only	380	11.7%	2,055	11.1%	4,588	11.3%
Bachelor Degree Only	592	18.2%	3,386	18.3%	8,348	20.6%
Graduate Degree	274	8.4%	1,892	10.2%	4,933	12.2%

Expanded Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups

SOUTHEAST CENTERS
www.southeastcenters.com

Lat/Lon: 28.2397/-81.5592

6075 U.S. Hwy 17-92 N Davenport, FL 33896	1 mi radius		3 mi radius		5 mi radius	
Units In Structure (2024)						
1 Detached Unit	1,024	191.9%	5,278	169.4%	12,426	146.5%
1 Attached Unit	38	7.0%	453	14.5%	1,318	15.5%
2 to 4 Units	44	8.3%	472	15.2%	730	8.6%
5 to 9 Units	34	6.3%	550	17.7%	1,144	13.5%
10 to 19 Units	27	5.1%	673	21.6%	1,868	22.0%
20 to 49 Units	17	3.1%	340	10.9%	1,100	13.0%
50 or More Units	26	4.8%	249	8.0%	981	11.6%
Mobile Home or Trailer	351	65.8%	1,324	42.5%	2,088	24.6%
Other Structure	4	0.8%	50	1.6%	201	2.4%
Homes Built By Year (2024)						
Homes Built 2010 or later	632	118.4%	3,241	104.0%	7,966	93.9%
Homes Built 2000 to 2009	372	69.8%	2,667	85.6%	6,314	74.5%
Homes Built 1990 to 1999	228	42.7%	1,405	45.1%	3,636	42.9%
Homes Built 1980 to 1989	199	37.4%	959	30.8%	2,078	24.5%
Homes Built 1970 to 1979	26	5.0%	441	14.2%	768	9.1%
Homes Built 1960 to 1969	34	6.4%	229	7.3%	380	4.5%
Homes Built 1950 to 1959	46	8.5%	304	9.8%	439	5.2%
Homes Built Before 1949	27	5.1%	144	4.6%	275	3.2%
Home Values (2024)						
Home Values $1,000,000 or More	21	1.9%	93	1.6%	296	2.2%
Home Values $500,000 to $999,999	147	13.0%	621	10.5%	1,993	14.7%
Home Values $400,000 to $499,999	156	13.7%	764	12.9%	1,836	13.6%
Home Values $300,000 to $399,999	395	34.7%	1,972	33.4%	4,156	30.7%
Home Values $200,000 to $299,999	254	22.4%	1,642	27.8%	3,306	24.4%
Home Values $150,000 to $199,999	15	1.3%	157	2.7%	527	3.9%
Home Values $100,000 to $149,999	6	0.5%	100	1.7%	396	2.9%
Home Values $70,000 to $99,999	31	2.7%	142	2.4%	284	2.1%
Home Values $50,000 to $69,999	33	2.9%	128	2.2%	194	1.4%
Home Values $25,000 to $49,999	35	3.1%	130	2.2%	267	2.0%
Home Values Under $25,000	42	3.7%	162	2.7%	267	2.0%
Owner-Occupied Median Home Value	$337,809		$324,440		$347,680	
Renter-Occupied Median Rent	$1,070		$1,315		$1,444	
Transportation To Work (2024)						
Drive to Work Alone	1,610	72.4%	10,461	73.6%	21,002	66.9%
Drive to Work in Carpool	163	7.4%	1,015	7.1%	2,556	8.1%
Travel to Work by Public Transportation	12	0.5%	107	0.8%	271	0.9%
Drive to Work on Motorcycle	3	0.1%	28	0.2%	60	0.2%
Walk or Bicycle to Work	28	1.3%	169	1.2%	275	0.9%
Other Means	38	1.7%	199	1.4%	336	1.1%
Work at Home	369	16.6%	2,236	15.7%	6,883	21.9%
Travel Time (2024)						
Travel to Work in 14 Minutes or Less	84	3.8%	661	4.6%	1,674	5.3%
Travel to Work in 15 to 29 Minutes	543	24.4%	3,875	27.3%	7,858	25.0%
Travel to Work in 30 to 59 Minutes	919	41.3%	6,059	42.6%	11,785	37.6%
Travel to Work in 60 Minutes or More	307	13.8%	1,384	9.7%	3,183	10.1%
Average Minutes Travel to Work	36.0		33.8		32.9	