



Executive Summary

Publix at Kings Ridge

Summary

The trade area shows sustained long-term growth with a recovery trajectory after a modest recent plateau: population rose strongly from 2010–2020 and, while the 1-mile ring dipped slightly from 2020–2026, projections to 2031 show renewed annual growth (1.8%–2.4% across rings). Household formation and owner occupancy are high (83% owner rate at 1 mile) with average household incomes well above national norms (\$120k at 1 mile; \$160k at 10 miles) and elevated household net worth. The immediate 1-mile radius skews older (median age 54.3; ~39% aged 65+), while educational attainment shows over one-third with bachelor's or higher, supporting a relatively affluent, homeowner-driven retail base.

Live Insights

Publix-anchored Kings Ridge (4351 S. US-27) is an actively marketed center with current leasing materials and outparcel/pad availability noted on recent marketing pieces, including a listed ~2.1-acre shadow-anchored parcel adjacent to the grocery; leasing collateral also references the nearby Kings Ridge 55+ community and dedicated golf-cart access to the center, and the city held a comprehensive-plan community meeting at the Kings Ridge ballroom in June 2026 indicating ongoing municipal planning engagement in the immediate neighborhood.

Key Takeaways

- Median age in the 1-mile ring is 54.3 with ~38.9% of residents aged 65 or older, indicating a strong retiree/active-adult presence.
- Population is projected to increase from 6,815 (2026) to 7,431 (2031) in the 1-mile ring, with projected annual growth of 1.8% (1-mile) to 2.4% (10-mile).
- Median household income rises from \$83,401 at 1 mile to \$114,796 at 10 miles while average household income ranges \$120k–\$160k across the rings, signaling above-average purchasing power.
- Homeownership is dominant (83.3% owner-occupied at 1 mile) with owner median value \$419,223 and renter median rent ~\$1,926, reflecting a largely single-family, higher-value housing stock.
- Local commercial base is modest at 379 businesses and 1,737 employees within 1 mile, with grocery expenditure ~\$18.8 M in the 1-mile ring supporting the Publix anchor.

Expanded Profile

2010-2020 Census, 2026 Estimates with 2031 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 28.5013/-81.7167

Publix at Kings Ridge		1 mi radius		3 mi radius		5 mi radius		10 mi radius	
4351 US-27, Clermont, FL 34711									
Population									
Estimated Population (2026)	6,815		36,346		78,005		271,073		
Projected Population (2031)	7,431		40,350		86,357		303,286		
Census Population (2020)	6,932		34,750		72,042		235,085		
Census Population (2010)	5,220		23,507		51,797		141,758		
Projected Annual Growth (2026 to 2031)	616	1.8%	4,004	2.2%	8,352	2.1%	32,213	2.4%	
Historical Annual Growth (2020 to 2026)	-117	-0.3%	1,597	0.8%	5,963	1.4%	35,987	2.6%	
Historical Annual Growth (2010 to 2020)	1,713	3.3%	11,243	4.8%	20,245	3.9%	93,327	6.6%	
Estimated Population Density (2026)	2,170	psm	1,286	psm	994	psm	863	psm	
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi	314.0	sq mi	
Households									
Estimated Households (2026)	3,017		14,499		30,675		100,647		
Projected Households (2031)	3,411		16,464		34,700		114,172		
Census Households (2020)	2,928		12,756		26,735		82,160		
Census Households (2010)	1,962		8,612		19,009		50,429		
Estimated Households with Children (2026)	690	22.9%	4,364	30.1%	9,881	32.2%	37,671	37.4%	
Estimated Average Household Size (2026)	2.26		2.50		2.53		2.67		
Average Household Income									
Estimated Average Household Income (2026)	\$120,712		\$140,124		\$140,504		\$160,859		
Projected Average Household Income (2031)	\$119,213		\$139,969		\$141,315		\$160,478		
Estimated Average Family Income (2026)	\$146,848		\$162,525		\$161,716		\$186,446		
Median Household Income									
Estimated Median Household Income (2026)	\$83,401		\$98,338		\$99,928		\$114,796		
Projected Median Household Income (2031)	\$81,892		\$98,420		\$100,561		\$114,111		
Estimated Median Family Income (2026)	\$108,887		\$110,033		\$111,283		\$128,260		
Per Capita Income									
Estimated Per Capita Income (2026)	\$53,441		\$55,927		\$55,303		\$59,759		
Projected Per Capita Income (2031)	\$54,713		\$57,137		\$56,829		\$60,442		
Estimated Per Capita Income 5 Year Growth	\$1,272	2.4%	\$1,210	2.2%	\$1,526	2.8%	\$683	1.1%	
Estimated Average Household Net Worth (2026)	\$1,398,291		\$1,331,583		\$1,283,274		\$1,349,463		
Daytime Demos (2026)									
Total Businesses	379		1,538		4,403		12,728		
Total Employees	1,737		7,324		23,995		65,555		
Company Headquarter Businesses	7	2.0%	26	1.7%	77	1.8%	227	1.8%	
Company Headquarter Employees	97	5.6%	244	3.3%	1,778	7.4%	4,242	6.5%	
Employee Population per Business	4.6		4.8		5.4		5.2		
Residential Population per Business	18.0		23.6		17.7		21.3		

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Race & Ethnicity

White (2026)	4,668	68.5%	23,698	65.2%	51,075	65.5%	167,749	61.9%
Black or African American (2026)	985	14.5%	5,708	15.7%	11,868	15.2%	39,153	14.4%
American Indian or Alaska Native (2026)	18	0.3%	84	0.2%	195	0.3%	690	0.3%
Asian (2026)	294	4.3%	1,701	4.7%	3,544	4.5%	15,197	5.6%
Hawaiian or Pacific Islander (2026)	2	-	13	-	37	-	126	-
Other Race (2026)	286	4.2%	1,802	5.0%	3,896	5.0%	16,057	5.9%
Two or More Races (2026)	563	8.3%	3,341	9.2%	7,389	9.5%	32,101	11.8%
Not Hispanic or Latino Population (2026)	5,880	86.3%	30,719	84.5%	65,437	83.9%	214,746	79.2%
Hispanic or Latino Population (2026)	935	13.7%	5,627	15.5%	12,568	16.1%	56,327	20.8%
Not Hispanic or Latino Population (2031)	6,028	81.1%	32,487	80.5%	69,115	80.0%	232,065	76.5%
Hispanic or Latino Population (2031)	1,403	18.9%	7,863	19.5%	17,242	20.0%	71,221	23.5%
Not Hispanic or Latino Population (2020)	5,845	84.3%	27,125	78.1%	56,544	78.5%	178,656	76.0%
Hispanic or Latino Population (2020)	1,088	15.7%	7,624	21.9%	15,497	21.5%	56,429	24.0%
Not Hispanic or Latino Population (2010)	4,338	83.1%	19,339	82.3%	42,985	83.0%	114,250	80.6%
Hispanic or Latino Population (2010)	881	16.9%	4,168	17.7%	8,811	17.0%	27,508	19.4%
Projected Hispanic Annual Growth (2026 to 2031)	468	10.0%	2,236	7.9%	4,674	7.4%	14,895	5.3%
Historic Hispanic Annual Growth (2010 to 2026)	53	0.4%	1,459	2.2%	3,757	2.7%	28,818	6.5%

Age Distribution (2026)

Age Under 5	234	3.4%	1,603	4.4%	3,644	4.7%	14,867	5.5%
Age 5 to 9 Years	294	4.3%	2,045	5.6%	4,491	5.8%	17,112	6.3%
Age 10 to 14 Years	328	4.8%	2,201	6.1%	4,829	6.2%	17,739	6.5%
Age 15 to 19 Years	366	5.4%	2,259	6.2%	4,905	6.3%	16,355	6.0%
Age 20 to 24 Years	246	3.6%	1,889	5.2%	4,173	5.3%	14,589	5.4%
Age 25 to 29 Years	212	3.1%	1,791	4.9%	4,325	5.5%	15,981	5.9%
Age 30 to 34 Years	262	3.8%	2,000	5.5%	4,783	6.1%	19,335	7.1%
Age 35 to 39 Years	282	4.1%	2,165	6.0%	5,081	6.5%	21,839	8.1%
Age 40 to 44 Years	355	5.2%	2,387	6.6%	5,463	7.0%	21,973	8.1%
Age 45 to 49 Years	351	5.2%	2,288	6.3%	5,157	6.6%	19,530	7.2%
Age 50 to 54 Years	368	5.4%	2,342	6.4%	5,275	6.8%	18,121	6.7%
Age 55 to 59 Years	406	6.0%	2,233	6.1%	4,884	6.3%	15,675	5.8%
Age 60 to 64 Years	453	6.6%	2,275	6.3%	4,838	6.2%	15,098	5.6%
Age 65 to 74 Years	1,206	17.7%	4,532	12.5%	8,559	11.0%	24,778	9.1%
Age 75 to 84 Years	1,125	16.5%	3,292	9.1%	5,676	7.3%	13,803	5.1%
Age 85 Years or Over	328	4.8%	1,045	2.9%	1,922	2.5%	4,277	1.6%
Median Age	54.3		44.2		42.2		39.3	

Gender Age Distribution (2026)

Female Population	3,637	53.4%	18,858	51.9%	40,169	51.5%	139,078	51.3%
Age 0 to 19 Years	622	17.1%	4,041	21.4%	8,800	21.9%	32,478	23.4%
Age 20 to 64 Years	1,536	42.2%	10,020	53.1%	22,746	56.6%	83,672	60.2%
Age 65 Years or Over	1,480	40.7%	4,797	25.4%	8,624	21.5%	22,929	16.5%
Female Median Age	55.2		45.1		43.1		39.7	
Male Population	3,178	46.6%	17,488	48.1%	37,836	48.5%	131,994	48.7%
Age 0 to 19 Years	600	18.9%	4,067	23.3%	9,069	24.0%	33,595	25.5%
Age 20 to 64 Years	1,398	44.0%	9,350	53.5%	21,234	56.1%	78,470	59.4%
Age 65 Years or Over	1,179	37.1%	4,071	23.3%	7,533	19.9%	19,930	15.1%
Male Median Age	53.1		43.2		41.1		38.8	

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Household Income Distribution (2026)

HH Income \$200,000 or More	309	10.2%	1,901	13.1%	4,428	14.4%	19,173	19.1%
HH Income \$150,000 to \$199,999	433	14.3%	2,275	15.7%	4,477	14.6%	14,755	14.7%
HH Income \$100,000 to \$149,999	452	15.0%	2,739	18.9%	5,925	19.3%	22,020	21.9%
HH Income \$75,000 to \$99,999	436	14.5%	2,502	17.3%	4,623	15.1%	11,825	11.7%
HH Income \$50,000 to \$74,999	405	13.4%	2,110	14.6%	4,172	13.6%	13,360	13.3%
HH Income \$35,000 to \$49,999	348	11.5%	1,259	8.7%	2,744	8.9%	7,117	7.1%
HH Income \$25,000 to \$34,999	146	4.8%	569	3.9%	1,726	5.6%	4,353	4.3%
HH Income \$15,000 to \$24,999	337	11.2%	548	3.8%	1,120	3.7%	3,694	3.7%
HH Income Under \$15,000	152	5.0%	595	4.1%	1,460	4.8%	4,350	4.3%
HH Income \$35,000 or More	2,383	79.0%	12,787	88.2%	26,369	86.0%	88,250	87.7%
HH Income \$75,000 or More	1,630	54.0%	9,418	65.0%	19,453	63.4%	67,774	67.3%

Housing (2026)

Total Housing Units	3,285		15,805		33,363		108,692	
Housing Units Occupied	3,017	91.8%	14,499	91.7%	30,675	91.9%	100,647	92.6%
Housing Units Owner-Occupied	2,514	83.3%	10,697	73.8%	21,833	71.2%	72,405	71.9%
Housing Units, Renter-Occupied	503	16.7%	3,802	26.2%	8,842	28.8%	28,242	28.1%
Housing Units, Vacant	268	8.2%	1,306	8.3%	2,688	8.1%	8,045	7.4%

Marital Status (2026)

Never Married	1,210	20.3%	8,008	26.3%	18,369	28.2%	62,762	28.4%
Currently Married	3,394	56.9%	16,700	54.8%	33,837	52.0%	120,135	54.3%
Separated	274	4.6%	1,085	3.6%	2,494	3.8%	8,175	3.7%
Widowed	692	11.6%	2,135	7.0%	4,356	6.7%	10,042	4.5%
Divorced	389	6.5%	2,570	8.4%	5,985	9.2%	20,241	9.1%

Household Type (2026)

Population Family	5,710	83.8%	30,771	84.7%	65,893	84.5%	226,606	83.6%
Population Non-Family	1,105	16.2%	5,445	15.0%	11,606	14.9%	42,506	15.7%
Population Group Quarters	-	-	130	0.4%	506	0.6%	1,961	0.7%
Family Households	2,133	70.7%	11,002	75.9%	23,203	75.6%	74,905	74.4%
Non-Family Households	884	29.3%	3,497	24.1%	7,472	24.4%	25,741	25.6%
Married Couple with Children	553	16.3%	3,260	19.5%	6,986	20.6%	28,101	23.4%
Average Family Household Size	2.7		2.8		2.8		3.0	

Household Size (2026)

1 Person Households	754	25.0%	2,454	16.9%	5,190	16.9%	15,918	15.8%
2 Person Households	1,425	47.2%	6,774	46.7%	13,989	45.6%	41,797	41.5%
3 Person Households	379	12.6%	2,310	15.9%	4,925	16.1%	17,714	17.6%
4 Person Households	240	7.9%	1,593	11.0%	3,523	11.5%	13,506	13.4%
5 Person Households	128	4.2%	804	5.5%	1,784	5.8%	6,847	6.8%
6 or More Person Households	92	3.1%	564	3.9%	1,264	4.1%	4,864	4.8%

Household Vehicles (2026)

Households with 0 Vehicles Available	89	3.0%	318	2.2%	996	3.2%	3,074	3.1%
Households with 1 Vehicles Available	1,392	46.1%	4,309	29.7%	9,575	31.2%	29,075	28.9%
Households with 2 or More Vehicles Available	1,535	50.9%	9,871	68.1%	20,104	65.5%	68,498	68.1%
Total Vehicles Available	5,083		28,210		59,470		198,263	
Average Vehicles Per Household	1.7		1.9		1.9		2.0	

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Labor Force (2026)

Estimated Labor Population Age 16 Years or Over	5,875		30,041		64,067		217,951	
Estimated Civilian Employed	2,419	41.2%	16,733	55.7%	37,168	58.0%	139,391	64.0%
Estimated Civilian Unemployed	38	0.6%	659	2.2%	1,480	2.3%	5,222	2.4%
Estimated in Armed Forces	-	-	84	0.3%	112	0.2%	444	0.2%
Estimated Not in Labor Force	3,418	58.2%	12,566	41.8%	25,306	39.5%	72,895	33.4%
Unemployment Rate	0.6%		2.2%		2.3%		2.4%	

Occupation (2026)

Occupation: Population Age 16 Years or Over	2,419		16,732		37,165		139,386	
Management, Business, Financial Operations	562	23.2%	3,213	19.2%	7,336	19.7%	30,840	22.1%
Professional, Related	525	21.7%	4,149	24.8%	9,369	25.2%	34,631	24.8%
Service	226	9.3%	2,607	15.6%	5,719	15.4%	22,790	16.4%
Sales, Office	686	28.4%	4,063	24.3%	8,508	22.9%	30,362	21.8%
Farming, Fishing, Forestry	5	0.2%	50	0.3%	189	0.5%	588	0.4%
Construct, Extraction, Maintenance	306	12.6%	1,581	9.4%	3,304	8.9%	9,254	6.6%
Production, Transport Material Moving	109	4.5%	1,069	6.4%	2,741	7.4%	10,920	7.8%
White Collar Workers	1,773	73.3%	11,425	68.3%	25,213	67.8%	95,834	68.8%
Blue Collar Workers	646	26.7%	5,308	31.7%	11,952	32.2%	43,552	31.2%

Consumer Expenditure (2026)

Total Household Expenditure	\$278.27 M		\$1.5 B		\$3.2 B		\$11.28 B	
Total Non-Retail Expenditure	\$129.72 M	46.6%	\$724.86 M	48.2%	\$1.55 B	48.6%	\$5.59 B	49.6%
Total Retail Expenditure	\$148.55 M	53.4%	\$779.56 M	51.8%	\$1.64 B	51.4%	\$5.69 B	50.4%
Alcoholic Beverages	\$1.94 M	0.7%	\$10.61 M	0.7%	\$22.54 M	0.7%	\$79.98 M	0.7%
Apparel	\$6.04 M	2.2%	\$32.83 M	2.2%	\$69.8 M	2.2%	\$246.15 M	2.2%
Contributions	\$6.96 M	2.5%	\$38.19 M	2.5%	\$81.04 M	2.5%	\$289.77 M	2.6%
Education	\$4.76 M	1.7%	\$26.06 M	1.7%	\$55.31 M	1.7%	\$197.17 M	1.7%
Entertainment	\$13.66 M	4.9%	\$74.16 M	4.9%	\$157.65 M	4.9%	\$555.61 M	4.9%
Food Away From Home	\$13.37 M	4.8%	\$72.82 M	4.8%	\$154.73 M	4.8%	\$547.54 M	4.9%
Grocery	\$18.84 M	6.8%	\$101.07 M	6.7%	\$215.36 M	6.7%	\$746.77 M	6.6%
Health Care	\$22.78 M	8.2%	\$101.34 M	6.7%	\$209.43 M	6.6%	\$661.89 M	5.9%
Household Furnishings and Equipment	\$7.21 M	2.6%	\$39.27 M	2.6%	\$83.44 M	2.6%	\$295.24 M	2.6%
Household Operations	\$5.44 M	2.0%	\$29.57 M	2.0%	\$62.99 M	2.0%	\$222.44 M	2.0%
Miscellaneous Expenses	\$4.22 M	1.5%	\$22.97 M	1.5%	\$48.72 M	1.5%	\$171.88 M	1.5%
Personal Care	\$3.04 M	1.1%	\$16.38 M	1.1%	\$34.88 M	1.1%	\$121.63 M	1.1%
Shelter	\$48.32 M	17.4%	\$263.99 M	17.5%	\$562.8 M	17.6%	\$1.98 B	17.5%
Tax and Retirement	\$65.3 M	23.5%	\$367.35 M	24.4%	\$786.5 M	24.6%	\$2.91 B	25.8%
Tobacco and Related	\$1.01 M	0.4%	\$5.31 M	0.4%	\$11.41 M	0.4%	\$38.26 M	0.3%
Transportation	\$41.22 M	14.8%	\$226.55 M	15.1%	\$477.43 M	14.9%	\$1.65 B	14.7%
Utilities	\$14.18 M	5.1%	\$75.96 M	5.0%	\$161.91 M	5.1%	\$560.3 M	5.0%

Educational Attainment (2026)

Adult Population Age 25 Years or Over	5,347		26,349		55,963		190,412	
Elementary (Grade Level 0 to 8)	173	3.2%	620	2.4%	1,092	2.0%	4,055	2.1%
Some High School (Grade Level 9 to 11)	162	3.0%	811	3.1%	1,893	3.4%	6,579	3.5%
High School Graduate	1,169	21.9%	5,995	22.8%	13,610	24.3%	41,415	21.8%
Some College	1,187	22.2%	5,000	19.0%	10,508	18.8%	32,286	17.0%
Associate Degree Only	589	11.0%	2,994	11.4%	6,604	11.8%	21,471	11.3%
Bachelor Degree Only	1,402	26.2%	7,199	27.3%	14,713	26.3%	54,975	28.9%
Graduate Degree	666	12.5%	3,731	14.2%	7,542	13.5%	29,630	15.6%

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Units In Structure (2026)										
1 Detached Unit	2,625	87.0%	11,129	76.8%	23,171	75.5%	74,217	73.7%		
1 Attached Unit	61	2.0%	361	2.5%	897	2.9%	5,207	5.2%		
2 to 4 Units	33	1.1%	255	1.8%	1,006	3.3%	2,891	2.9%		
5 to 9 Units	20	0.7%	209	1.4%	623	2.0%	2,498	2.5%		
10 to 19 Units	22	0.7%	364	2.5%	1,013	3.3%	3,402	3.4%		
20 to 49 Units	48	1.6%	1,291	8.9%	2,182	7.1%	5,474	5.4%		
50 or More Units	66	2.2%	337	2.3%	677	2.2%	2,608	2.6%		
Mobile Home or Trailer	137	4.5%	540	3.7%	1,090	3.6%	4,123	4.1%		
Other Structure	6	0.2%	13	-	18	-	225	0.2%		
Occupied Homes Built By Year (2026)										
Homes Built 2020 or later	141	4.7%	1,735	12.0%	3,684	12.0%	14,528	14.4%		
Homes Built 2010 to 2019	586	19.4%	3,521	24.3%	6,805	22.2%	27,971	27.8%		
Homes Built 2000 to 2009	1,457	48.3%	5,350	36.9%	9,677	31.5%	28,405	28.2%		
Homes Built 1990 to 1999	435	14.4%	1,897	13.1%	4,499	14.7%	12,006	11.9%		
Homes Built 1980 to 1989	176	5.8%	870	6.0%	2,368	7.7%	7,932	7.9%		
Homes Built 1970 to 1979	93	3.1%	459	3.2%	1,422	4.6%	4,094	4.1%		
Homes Built 1960 to 1969	41	1.3%	238	1.6%	686	2.2%	2,077	2.1%		
Homes Built Before 1959	89	2.9%	431	3.0%	1,534	5.0%	3,633	3.6%		
Home Values (2026)										
Home Values \$1,000,000 or More	30	1.2%	298	2.8%	718	3.3%	4,139	5.7%		
Home Values \$500,000 to \$999,999	565	22.5%	3,489	32.6%	7,122	32.6%	26,971	37.2%		
Home Values \$400,000 to \$499,999	742	29.5%	2,934	27.4%	5,530	25.3%	16,673	23.0%		
Home Values \$300,000 to \$399,999	750	29.8%	2,331	21.8%	4,832	22.1%	13,253	18.3%		
Home Values \$200,000 to \$299,999	246	9.8%	1,010	9.4%	2,227	10.2%	5,864	8.1%		
Home Values \$150,000 to \$199,999	13	0.5%	42	0.4%	157	0.7%	1,153	1.6%		
Home Values \$100,000 to \$149,999	28	1.1%	134	1.3%	405	1.9%	1,016	1.4%		
Home Values \$70,000 to \$99,999	10	0.4%	26	0.2%	71	0.3%	542	0.7%		
Home Values \$50,000 to \$69,999	4	0.2%	137	1.3%	294	1.3%	891	1.2%		
Home Values \$25,000 to \$49,999	24	0.9%	109	1.0%	190	0.9%	793	1.1%		
Home Values Under \$25,000	101	4.0%	188	1.8%	289	1.3%	1,110	1.5%		
Owner-Occupied Median Home Value	\$419,223		\$453,357		\$455,644		\$488,540			
Renter-Occupied Median Rent	\$1,926		\$1,924		\$1,810		\$1,883			
Transportation To Work (2026)										
Drive to Work Alone	1,926	79.6%	12,162	72.7%	26,027	70.0%	93,658	67.2%		
Drive to Work in Carpool	110	4.5%	1,210	7.2%	2,652	7.1%	10,342	7.4%		
Travel to Work by Public Transportation	-	-	10	-	44	0.1%	813	0.6%		
Drive to Work on Motorcycle	-	-	2	-	7	-	69	-		
Walk or Bicycle to Work	10	0.4%	179	1.1%	473	1.3%	1,676	1.2%		
Other Means	10	0.4%	110	0.7%	175	0.5%	1,209	0.9%		
Work at Home	363	15.0%	3,059	18.3%	7,787	21.0%	31,619	22.7%		
Travel Time (2026)										
Travel to Work in 14 Minutes or Less	295	12.2%	2,414	14.4%	6,236	16.8%	22,428	16.1%		
Travel to Work in 15 to 29 Minutes	390	16.1%	2,883	17.2%	6,057	16.3%	27,219	19.5%		
Travel to Work in 30 to 59 Minutes	1,212	50.1%	6,787	40.6%	14,188	38.2%	49,822	35.7%		
Travel to Work in 60 Minutes or More	159	6.6%	1,590	9.5%	2,897	7.8%	8,298	6.0%		
Average Minutes Travel to Work	31.7		33.0		30.6		29.3			