



Executive Summary

PTC Storage

Summary

The immediate trade area shows contrasting short- and long-term trends: the 1-mile radius is essentially stable to slightly down since 2020 while 3–10 mile radii have experienced stronger growth and remain projected to expand through 2031. Household formation is family-heavy with average household sizes near 3.0 and a high share of households with children (43.2% at 1 mile). Incomes are moderate—estimated median household income around \$71k in the core mile and average household incomes near \$90–107k across rings—while per-capita incomes are lower (~\$29k–\$35k). The population is majority Hispanic/Latino at the immediate scale, with a sizeable blue-collar employment base locally and higher white-collar share out to 10 miles.

Live Insights

Recent local planning and infrastructure activity is observable around Cypress Parkway and the broader southern Kissimmee corridor: county and regional roadway programs include the Poinciana Parkway connection and related arterial improvements that tie into Cypress Parkway, and Cross Prairie Parkway corridor planning is active, both supporting north–south mobility; a preliminary subdivision concept for “Cypress” area parcels has appeared in municipal filings; and city/county complete-streets and trail projects (Connect Kissimmee, Shingle Creek trail segments) and downtown streetscape work indicate municipal investment in multimodal access and pedestrian amenities near the trade area.

Key Takeaways

- 1-mile population is nearly flat with a small decline since 2020 (estimated 6,153 in 2026 vs 6,477 in 2020) but projects to modestly increase to 6,330 by 2031.
- Households are family-oriented—1,996 total households in the 1-mile radius with 43.2% containing children and average household size 3.08.
- Median household income in the core mile is \$71,328 (2026) while average household income is higher at \$90,291, indicating income skew from higher-earning households.
- Housing stock is predominantly detached single-family (81.0% at 1 mile) with owner-occupancy 63.0% and renter median rent \$1,649.
- Local labor mix skews blue-collar in the 1-mile area (58.4% blue-collar) with a 4.7% local unemployment rate versus lower rates in larger radii.

Expanded Profile

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



Lat/Lon: 28.1452/-81.4493

PTC Storage										
870 Cypress Pkwy, Kissimmee, FL 34759			1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Population										
Estimated Population (2026)			6,153		48,146		76,815		205,580	
Projected Population (2031)			6,330		52,488		83,488		239,942	
Census Population (2020)			6,477		46,203		72,822		161,845	
Census Population (2010)			5,496		35,551		53,925		113,120	
Projected Annual Growth (2026 to 2031)			177	0.6%	4,342	1.8%	6,673	1.7%	34,362	3.3%
Historical Annual Growth (2020 to 2026)			-324	-0.8%	1,943	0.7%	3,993	0.9%	43,735	4.5%
Historical Annual Growth (2010 to 2020)			981	1.8%	10,652	3.0%	18,897	3.5%	48,725	4.3%
Estimated Population Density (2026)			1,960	psm	1,703	psm	978	psm	655	psm
Trade Area Size			3.1	sq mi	28.3	sq mi	78.5	sq mi	314.0	sq mi
Households										
Estimated Households (2026)			1,996		16,211		25,901		67,993	
Projected Households (2031)			2,069		17,769		28,236		79,632	
Census Households (2020)			2,071		14,921		23,822		52,590	
Census Households (2010)			1,789		11,355		17,356		36,881	
Estimated Households with Children (2026)			863	43.2%	6,621	40.8%	10,049	38.8%	27,765	40.8%
Estimated Average Household Size (2026)			3.08		2.96		2.96		3.02	
Average Household Income										
Estimated Average Household Income (2026)			\$90,291		\$99,660		\$103,482		\$107,267	
Projected Average Household Income (2031)			\$90,072		\$99,376		\$102,928		\$107,524	
Estimated Average Family Income (2026)			\$95,430		\$104,296		\$111,927		\$117,419	
Median Household Income										
Estimated Median Household Income (2026)			\$71,328		\$71,481		\$74,454		\$78,523	
Projected Median Household Income (2031)			\$70,055		\$70,374		\$73,342		\$78,222	
Estimated Median Family Income (2026)			\$76,615		\$73,016		\$77,796		\$84,518	
Per Capita Income										
Estimated Per Capita Income (2026)			\$29,301		\$33,630		\$34,941		\$35,503	
Projected Per Capita Income (2031)			\$29,449		\$33,711		\$34,856		\$35,707	
Estimated Per Capita Income 5 Year Growth			\$148	0.5%	\$81	0.2%	-\$85	-0.2%	\$204	0.6%
Estimated Average Household Net Worth (2026)			\$753,052		\$788,940		\$898,924		\$876,520	
Daytime Demos (2026)										
Total Businesses			393		1,718		2,486		6,246	
Total Employees			1,731		7,310		9,893		27,711	
Company Headquarter Businesses			4	1.1%	14	0.8%	24	1.0%	74	1.2%
Company Headquarter Employees			57	3.3%	231	3.2%	266	2.7%	664	2.4%
Employee Population per Business			4.4		4.3		4.0		4.4	
Residential Population per Business			15.7		28.0		30.9		32.9	

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Expanded Profile

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Race & Ethnicity

White (2026)	1,683	27.3%	15,107	31.4%	25,112	32.7%	78,604	38.2%
Black or African American (2026)	1,640	26.7%	12,123	25.2%	18,756	24.4%	41,337	20.1%
American Indian or Alaska Native (2026)	29	0.5%	226	0.5%	372	0.5%	1,310	0.6%
Asian (2026)	160	2.6%	1,505	3.1%	2,536	3.3%	6,156	3.0%
Hawaiian or Pacific Islander (2026)	8	0.1%	35	-	52	-	163	-
Other Race (2026)	1,200	19.5%	8,853	18.4%	13,763	17.9%	35,706	17.4%
Two or More Races (2026)	1,433	23.3%	10,296	21.4%	16,224	21.1%	42,304	20.6%
Not Hispanic or Latino Population (2026)	2,739	44.5%	23,345	48.5%	37,611	49.0%	103,582	50.4%
Hispanic or Latino Population (2026)	3,414	55.5%	24,801	51.5%	39,204	51.0%	101,998	49.6%
Not Hispanic or Latino Population (2031)	3,034	47.9%	27,182	51.8%	43,232	51.8%	130,695	54.5%
Hispanic or Latino Population (2031)	3,296	52.1%	25,306	48.2%	40,255	48.2%	109,247	45.5%
Not Hispanic or Latino Population (2020)	2,467	38.1%	19,142	41.4%	31,034	42.6%	74,352	45.9%
Hispanic or Latino Population (2020)	4,010	61.9%	27,061	58.6%	41,788	57.4%	87,493	54.1%
Not Hispanic or Latino Population (2010)	2,658	48.4%	17,173	48.3%	26,595	49.3%	61,800	54.6%
Hispanic or Latino Population (2010)	2,838	51.6%	18,378	51.7%	27,330	50.7%	51,320	45.4%
Projected Hispanic Annual Growth (2026 to 2031)	-117	-0.7%	505	0.4%	1,051	0.5%	7,249	1.4%
Historic Hispanic Annual Growth (2010 to 2026)	575	1.3%	6,423	2.2%	11,874	2.7%	50,678	6.2%

Age Distribution (2026)

Age Under 5	353	5.7%	2,604	5.4%	4,119	5.4%	11,711	5.7%
Age 5 to 9 Years	390	6.3%	3,010	6.3%	4,762	6.2%	13,429	6.5%
Age 10 to 14 Years	448	7.3%	3,328	6.9%	5,254	6.8%	14,464	7.0%
Age 15 to 19 Years	486	7.9%	3,875	8.0%	5,950	7.7%	15,638	7.6%
Age 20 to 24 Years	442	7.2%	3,103	6.4%	4,854	6.3%	12,992	6.3%
Age 25 to 29 Years	365	5.9%	2,752	5.7%	4,288	5.6%	12,198	5.9%
Age 30 to 34 Years	405	6.6%	3,040	6.3%	4,781	6.2%	14,197	6.9%
Age 35 to 39 Years	411	6.7%	3,169	6.6%	5,072	6.6%	15,094	7.3%
Age 40 to 44 Years	419	6.8%	3,432	7.1%	5,485	7.1%	15,753	7.7%
Age 45 to 49 Years	414	6.7%	3,267	6.8%	5,161	6.7%	14,166	6.9%
Age 50 to 54 Years	377	6.1%	2,931	6.1%	4,656	6.1%	12,869	6.3%
Age 55 to 59 Years	315	5.1%	2,518	5.2%	3,916	5.1%	10,962	5.3%
Age 60 to 64 Years	314	5.1%	2,510	5.2%	4,061	5.3%	10,535	5.1%
Age 65 to 74 Years	564	9.2%	4,939	10.3%	8,530	11.1%	18,602	9.0%
Age 75 to 84 Years	358	5.8%	2,924	6.1%	4,828	6.3%	10,304	5.0%
Age 85 Years or Over	91	1.5%	747	1.6%	1,098	1.4%	2,666	1.3%
Median Age	36.6		38.7		39.3		37.5	

Gender Age Distribution (2026)

Female Population	3,231	52.5%	25,004	51.9%	39,883	51.9%	105,709	51.4%
Age 0 to 19 Years	814	25.2%	6,239	25.0%	9,764	24.5%	27,080	25.6%
Age 20 to 64 Years	1,842	57.0%	14,001	56.0%	22,158	55.6%	61,410	58.1%
Age 65 Years or Over	575	17.8%	4,764	19.1%	7,961	20.0%	17,219	16.3%
Female Median Age	38.4		40.1		40.7		38.5	
Male Population	2,922	47.5%	23,142	48.1%	36,932	48.1%	99,871	48.6%
Age 0 to 19 Years	862	29.5%	6,577	28.4%	10,321	27.9%	28,162	28.2%
Age 20 to 64 Years	1,622	55.5%	12,718	55.0%	20,116	54.5%	57,356	57.4%
Age 65 Years or Over	438	15.0%	3,846	16.6%	6,495	17.6%	14,353	14.4%
Male Median Age	34.5		37.0		37.8		36.4	

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Household Income Distribution (2026)

HH Income \$200,000 or More	56	2.8%	827	5.1%	1,542	6.0%	5,028	7.4%
HH Income \$150,000 to \$199,999	140	7.0%	1,113	6.9%	1,944	7.5%	5,577	8.2%
HH Income \$100,000 to \$149,999	376	18.9%	2,846	17.6%	4,819	18.6%	12,970	19.1%
HH Income \$75,000 to \$99,999	311	15.6%	2,941	18.1%	4,377	16.9%	11,222	16.5%
HH Income \$50,000 to \$74,999	344	17.3%	2,833	17.5%	4,631	17.9%	12,272	18.0%
HH Income \$35,000 to \$49,999	352	17.7%	2,058	12.7%	3,435	13.3%	8,219	12.1%
HH Income \$25,000 to \$34,999	112	5.6%	1,423	8.8%	1,794	6.9%	4,666	6.9%
HH Income \$15,000 to \$24,999	185	9.3%	1,133	7.0%	1,781	6.9%	3,419	5.0%
HH Income Under \$15,000	118	5.9%	1,038	6.4%	1,578	6.1%	4,619	6.8%
HH Income \$35,000 or More	1,580	79.2%	12,617	77.8%	20,747	80.1%	55,288	81.3%
HH Income \$75,000 or More	884	44.3%	7,726	47.7%	12,681	49.0%	34,798	51.2%

Housing (2026)

Total Housing Units	2,399		19,361		30,916		81,693	
Housing Units Occupied	1,996	83.2%	16,211	83.7%	25,901	83.8%	67,993	83.2%
Housing Units Owner-Occupied	1,258	63.0%	10,747	66.3%	18,148	70.1%	47,811	70.3%
Housing Units, Renter-Occupied	738	37.0%	5,464	33.7%	7,752	29.9%	20,182	29.7%
Housing Units, Vacant	403	16.8%	3,150	16.3%	5,015	16.2%	13,700	16.8%

Marital Status (2026)

Never Married	1,781	35.9%	13,309	33.9%	20,431	32.6%	54,124	32.6%
Currently Married	2,406	48.5%	18,554	47.3%	30,574	48.8%	81,767	49.3%
Separated	140	2.8%	1,782	4.5%	2,901	4.6%	7,687	4.6%
Widowed	203	4.1%	2,033	5.2%	3,096	4.9%	7,424	4.5%
Divorced	433	8.7%	3,527	9.0%	5,678	9.1%	14,975	9.0%

Household Type (2026)

Population Family	5,744	93.3%	43,619	90.6%	67,799	88.3%	182,231	88.6%
Population Non-Family	403	6.6%	4,310	9.0%	8,779	11.4%	22,917	11.1%
Population Group Quarters	6	-	216	0.4%	237	0.3%	432	0.2%
Family Households	1,716	86.0%	13,206	81.5%	19,992	77.2%	53,652	78.9%
Non-Family Households	279	14.0%	3,005	18.5%	5,909	22.8%	14,341	21.1%
Married Couple with Children	471	19.6%	3,910	21.1%	6,130	20.1%	17,837	21.8%
Average Family Household Size	3.3		3.3		3.4		3.4	

Household Size (2026)

1 Person Households	213	10.7%	2,262	14.0%	4,500	17.4%	10,129	14.9%
2 Person Households	704	35.3%	5,768	35.6%	8,370	32.3%	22,481	33.1%
3 Person Households	368	18.4%	3,021	18.6%	4,653	18.0%	12,642	18.6%
4 Person Households	356	17.9%	2,544	15.7%	4,148	16.0%	11,071	16.3%
5 Person Households	198	9.9%	1,481	9.1%	2,402	9.3%	6,587	9.7%
6 or More Person Households	156	7.8%	1,135	7.0%	1,828	7.1%	5,083	7.5%

Household Vehicles (2026)

Households with 0 Vehicles Available	84	4.2%	998	6.2%	1,212	4.7%	3,296	4.8%
Households with 1 Vehicles Available	717	35.9%	5,713	35.2%	9,448	36.5%	21,666	31.9%
Households with 2 or More Vehicles Available	1,194	59.9%	9,499	58.6%	15,240	58.8%	43,031	63.3%
Total Vehicles Available	3,754		29,296		47,026		127,908	
Average Vehicles Per Household	1.9		1.8		1.8		1.9	

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Labor Force (2026)

Estimated Labor Population Age 16 Years or Over	4,872		38,437		61,488		162,730	
Estimated Civilian Employed	2,804	57.6%	20,430	53.2%	32,819	53.4%	95,840	58.9%
Estimated Civilian Unemployed	230	4.7%	1,087	2.8%	1,917	3.1%	5,524	3.4%
Estimated in Armed Forces	-	-	21	-	39	-	127	-
Estimated Not in Labor Force	1,837	37.7%	16,900	44.0%	26,714	43.4%	61,239	37.6%
Unemployment Rate	4.7%		2.8%		3.1%		3.4%	

Occupation (2026)

Occupation: Population Age 16 Years or Over	2,804		20,427		32,815		95,834	
Management, Business, Financial Operations	352	12.6%	2,905	14.2%	4,812	14.7%	14,591	15.2%
Professional, Related	353	12.6%	3,548	17.4%	5,858	17.9%	17,515	18.3%
Service	684	24.4%	4,492	22.0%	7,471	22.8%	19,520	20.4%
Sales, Office	460	16.4%	4,492	22.0%	7,346	22.4%	20,522	21.4%
Farming, Fishing, Forestry	6	0.2%	18	-	20	-	264	0.3%
Construct, Extraction, Maintenance	338	12.0%	1,770	8.7%	2,503	7.6%	8,999	9.4%
Production, Transport Material Moving	611	21.8%	3,202	15.7%	4,804	14.6%	14,422	15.0%
White Collar Workers	1,165	41.6%	10,945	53.6%	18,017	54.9%	52,629	54.9%
Blue Collar Workers	1,639	58.4%	9,482	46.4%	14,798	45.1%	43,205	45.1%

Consumer Expenditure (2026)

Total Household Expenditure	\$170.08 M		\$1.42 B		\$2.31 B		\$6.29 B	
Total Non-Retail Expenditure	\$74.89 M	44.0%	\$642.83 M	45.4%	\$1.05 B	45.5%	\$2.9 B	46.0%
Total Retail Expenditure	\$95.19 M	56.0%	\$773.2 M	54.6%	\$1.26 B	54.5%	\$3.39 B	54.0%
Alcoholic Beverages	\$1.18 M	0.7%	\$9.87 M	0.7%	\$16.11 M	0.7%	\$44.08 M	0.7%
Apparel	\$3.97 M	2.3%	\$32.73 M	2.3%	\$52.91 M	2.3%	\$143.99 M	2.3%
Contributions	\$3.79 M	2.2%	\$32.36 M	2.3%	\$53.52 M	2.3%	\$147.52 M	2.3%
Education	\$2.71 M	1.6%	\$22.94 M	1.6%	\$37.72 M	1.6%	\$103.65 M	1.6%
Entertainment	\$8.97 M	5.3%	\$73.95 M	5.2%	\$119.52 M	5.2%	\$325.19 M	5.2%
Food Away From Home	\$8.39 M	4.9%	\$69.71 M	4.9%	\$113.3 M	4.9%	\$309.26 M	4.9%
Grocery	\$14.78 M	8.7%	\$118.28 M	8.4%	\$187.46 M	8.1%	\$504.38 M	8.0%
Health Care	\$13.24 M	7.8%	\$108.06 M	7.6%	\$173.95 M	7.5%	\$446.44 M	7.1%
Household Furnishings and Equipment	\$4.51 M	2.7%	\$37.51 M	2.6%	\$60.99 M	2.6%	\$166.48 M	2.6%
Household Operations	\$3.64 M	2.1%	\$29.98 M	2.1%	\$48.34 M	2.1%	\$131.51 M	2.1%
Miscellaneous Expenses	\$2.62 M	1.5%	\$21.81 M	1.5%	\$35.5 M	1.5%	\$96.8 M	1.5%
Personal Care	\$2.27 M	1.3%	\$18.29 M	1.3%	\$29.15 M	1.3%	\$78.72 M	1.3%
Shelter	\$32.93 M	19.4%	\$272.47 M	19.2%	\$436.98 M	19.0%	\$1.19 B	18.8%
Tax and Retirement	\$28.66 M	16.8%	\$259.93 M	18.4%	\$442.01 M	19.2%	\$1.25 B	19.9%
Tobacco and Related	\$1.09 M	0.6%	\$8.4 M	0.6%	\$12.94 M	0.6%	\$34.09 M	0.5%
Transportation	\$25.99 M	15.3%	\$209.27 M	14.8%	\$342.35 M	14.8%	\$936.99 M	14.9%
Utilities	\$11.33 M	6.7%	\$90.46 M	6.4%	\$143.08 M	6.2%	\$384.54 M	6.1%

Educational Attainment (2026)

Adult Population Age 25 Years or Over	4,035		32,227		51,876		137,346	
Elementary (Grade Level 0 to 8)	245	6.1%	1,820	5.6%	2,833	5.5%	7,536	5.5%
Some High School (Grade Level 9 to 11)	256	6.3%	2,566	8.0%	3,721	7.2%	7,529	5.5%
High School Graduate	1,392	34.5%	9,740	30.2%	15,400	29.7%	40,944	29.8%
Some College	985	24.4%	7,166	22.2%	11,025	21.3%	29,119	21.2%
Associate Degree Only	451	11.2%	3,645	11.3%	5,859	11.3%	16,019	11.7%
Bachelor Degree Only	505	12.5%	5,172	16.0%	8,856	17.1%	25,023	18.2%
Graduate Degree	201	5.0%	2,118	6.6%	4,181	8.1%	11,176	8.1%

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Units In Structure (2026)

1 Detached Unit	1,617	81.0%	12,867	79.4%	21,615	83.5%	51,903	76.3%
1 Attached Unit	98	4.9%	675	4.2%	922	3.6%	2,950	4.3%
2 to 4 Units	34	1.7%	484	3.0%	560	2.2%	2,209	3.2%
5 to 9 Units	22	1.1%	191	1.2%	286	1.1%	1,302	1.9%
10 to 19 Units	58	2.9%	409	2.5%	525	2.0%	1,105	1.6%
20 to 49 Units	18	0.9%	246	1.5%	296	1.1%	681	1.0%
50 or More Units	100	5.0%	793	4.9%	914	3.5%	1,600	2.4%
Mobile Home or Trailer	48	2.4%	464	2.9%	695	2.7%	6,035	8.9%
Other Structure	1	-	83	0.5%	88	0.3%	207	0.3%

Occupied Homes Built By Year (2026)

Homes Built 2020 or later	55	2.8%	1,463	9.0%	2,233	8.6%	10,996	16.2%
Homes Built 2010 to 2019	214	10.7%	2,745	16.9%	4,673	18.0%	13,437	19.8%
Homes Built 2000 to 2009	663	33.2%	5,761	35.5%	9,936	38.4%	19,641	28.9%
Homes Built 1990 to 1999	451	22.6%	2,746	16.9%	4,146	16.0%	9,595	14.1%
Homes Built 1980 to 1989	366	18.3%	2,142	13.2%	3,032	11.7%	7,989	11.8%
Homes Built 1970 to 1979	188	9.4%	841	5.2%	1,072	4.1%	3,566	5.2%
Homes Built 1960 to 1969	27	1.3%	201	1.2%	331	1.3%	1,316	1.9%
Homes Built Before 1959	31	1.6%	312	1.9%	478	1.8%	1,452	2.1%

Home Values (2026)

Home Values \$1,000,000 or More	20	1.6%	224	2.1%	304	1.7%	773	1.6%
Home Values \$500,000 to \$999,999	171	13.6%	1,202	11.2%	2,166	11.9%	6,003	12.6%
Home Values \$400,000 to \$499,999	221	17.5%	1,787	16.6%	3,566	19.6%	9,993	20.9%
Home Values \$300,000 to \$399,999	291	23.1%	3,648	33.9%	6,282	34.6%	16,735	35.0%
Home Values \$200,000 to \$299,999	405	32.2%	2,725	25.4%	4,041	22.3%	8,167	17.1%
Home Values \$150,000 to \$199,999	53	4.2%	473	4.4%	737	4.1%	1,659	3.5%
Home Values \$100,000 to \$149,999	14	1.1%	112	1.0%	197	1.1%	1,140	2.4%
Home Values \$70,000 to \$99,999	8	0.7%	99	0.9%	128	0.7%	844	1.8%
Home Values \$50,000 to \$69,999	9	0.7%	87	0.8%	122	0.7%	620	1.3%
Home Values \$25,000 to \$49,999	35	2.8%	202	1.9%	311	1.7%	947	2.0%
Home Values Under \$25,000	32	2.6%	187	1.7%	294	1.6%	931	1.9%
Owner-Occupied Median Home Value	\$323,813		\$342,761		\$355,694		\$355,755	
Renter-Occupied Median Rent	\$1,649		\$1,631		\$1,672		\$1,574	

Transportation To Work (2026)

Drive to Work Alone	2,096	74.8%	14,023	68.7%	22,718	69.2%	66,505	69.4%
Drive to Work in Carpool	249	8.9%	2,893	14.2%	4,363	13.3%	11,848	12.4%
Travel to Work by Public Transportation	53	1.9%	451	2.2%	687	2.1%	1,650	1.7%
Drive to Work on Motorcycle	-	-	28	0.1%	47	0.1%	159	0.2%
Walk or Bicycle to Work	61	2.2%	379	1.9%	479	1.5%	1,143	1.2%
Other Means	19	0.7%	125	0.6%	230	0.7%	683	0.7%
Work at Home	324	11.6%	2,528	12.4%	4,292	13.1%	13,846	14.4%

Travel Time (2026)

Travel to Work in 14 Minutes or Less	342	12.2%	2,349	11.5%	3,568	10.9%	8,618	9.0%
Travel to Work in 15 to 29 Minutes	422	15.1%	3,284	16.1%	4,644	14.2%	17,497	18.3%
Travel to Work in 30 to 59 Minutes	911	32.5%	6,677	32.7%	11,439	34.9%	36,163	37.7%
Travel to Work in 60 Minutes or More	804	28.7%	5,589	27.4%	8,873	27.0%	19,710	20.6%
Average Minutes Travel to Work	42.8		42.0		42.8		39.3	