



Executive Summary

Publix at Cape Haze

Summary

The trade area shows sustained, above-average growth since 2010 with particularly strong gains from 2020–2026 (1- to 5-mile rings growing 3.1%–4.4% annually), and continued but lower projected growth to 2031. Demographics are heavily skewed toward older households (median age 62.7–66.7; large 65+ cohorts), with low household formation by families and only 7.0% of 1-mile households having children. Income and wealth measures are high (2026 average household income ~\$107k–\$118k; 1-mile average household net worth ~\$1.82M; owner-occupied median home value \$585,907), while per-capita income shows modest projected declines. The area is majority white with a rising Hispanic share projected through 2031.

Live Insights

Southeast Centers lists the property as “Publix at Cape Haze” (8725 Placida Rd) and its leasing materials note active adjacent residential development including multiple waterfront townhomes to the south and approximately 100 luxury homes to the north. Charlotte County capital plans and recent paving program materials identify Placida Road (CR-775) corridor improvements and safety/paving projects that directly affect access to the center, indicating near-term infrastructure investment on the primary trade-area arterial.

Key Takeaways

- 2026 estimated population at the site: 1,760 (1-mile), up from 1,396 in 2020 (≈4.4% annual growth 2020–2026).
- Median age is very high across rings (1-mile 66.7; 10-mile 62.7), with 30.6% of 1-mile residents aged 65–74.
- Owner occupancy dominates (1-mile 84.5%) and vacancy rates are elevated (1-mile 31.1%), consistent with seasonal/second-home inventory.
- Affluent economic profile: 1-mile average household income \$113,375 and average household net worth ~\$1.82M; owner-occupied median home value \$585,907.
- Labor profile shows low participation and high retirement: 63.7% not in labor force (1-mile) and a 37.4% work-at-home rate among households.

Expanded Profile

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



Lat/Lon: 26.8531/-82.2894

Publix at Cape Haze										
8725 Placida Rd, Placida, FL 33946			1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Population										
Estimated Population (2026)			1,760		8,854		25,940		67,801	
Projected Population (2031)			1,831		9,219		27,931		72,922	
Census Population (2020)			1,396		7,067		20,837		57,045	
Census Population (2010)			1,183		6,300		17,576		48,464	
Projected Annual Growth (2026 to 2031)			71	0.8%	365	0.8%	1,991	1.5%	5,121	1.5%
Historical Annual Growth (2020 to 2026)			364	4.4%	1,787	4.2%	5,104	4.1%	10,756	3.1%
Historical Annual Growth (2010 to 2020)			213	1.8%	767	1.2%	3,260	1.9%	8,581	1.8%
Estimated Population Density (2026)			561	psm	313	psm	330	psm	216	psm
Trade Area Size			3.1	sq mi	28.3	sq mi	78.5	sq mi	314.0	sq mi
Households										
Estimated Households (2026)			933		4,701		13,211		34,320	
Projected Households (2031)			934		4,714		13,710		35,551	
Census Households (2020)			734		3,731		10,350		28,216	
Census Households (2010)			601		3,275		8,673		23,814	
Estimated Households with Children (2026)			65	7.0%	341	7.2%	1,146	8.7%	3,385	9.9%
Estimated Average Household Size (2026)			1.89		1.88		1.95		1.96	
Average Household Income										
Estimated Average Household Income (2026)			\$113,375		\$107,665		\$111,971		\$118,062	
Projected Average Household Income (2031)			\$112,075		\$107,017		\$111,520		\$117,737	
Estimated Average Family Income (2026)			\$154,596		\$137,094		\$139,507		\$143,841	
Median Household Income										
Estimated Median Household Income (2026)			\$83,598		\$78,163		\$80,627		\$83,400	
Projected Median Household Income (2031)			\$82,772		\$76,948		\$79,642		\$82,543	
Estimated Median Family Income (2026)			\$111,224		\$96,029		\$99,690		\$101,093	
Per Capita Income										
Estimated Per Capita Income (2026)			\$60,128		\$57,170		\$57,062		\$59,800	
Projected Per Capita Income (2031)			\$57,201		\$54,727		\$54,771		\$57,434	
Estimated Per Capita Income 5 Year Growth			-\$2,927	-4.9%	-\$2,443	-4.3%	-\$2,291	-4.0%	-\$2,366	-4.0%
Estimated Average Household Net Worth (2026)			\$1,820,195		\$1,571,966		\$1,555,659		\$1,606,301	
Daytime Demos (2026)										
Total Businesses			91		343		932		3,224	
Total Employees			482		1,476		4,996		16,886	
Company Headquarter Businesses			2	2.1%	3	1.0%	11	1.2%	56	1.7%
Company Headquarter Employees			15	3.1%	33	2.2%	151	3.0%	931	5.5%
Employee Population per Business			5.3		4.3		5.4		5.2	
Residential Population per Business			19.3		25.8		27.8		21.0	

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1 mi radius

3 mi radius

5 mi radius

10 mi radius

Race & Ethnicity

White (2026)	1,643	93.4%	8,056	91.0%	23,662	91.2%	61,775	91.1%
Black or African American (2026)	30	1.7%	221	2.5%	529	2.0%	1,396	2.1%
American Indian or Alaska Native (2026)	-	-	4	-	37	0.1%	131	0.2%
Asian (2026)	7	0.4%	92	1.0%	282	1.1%	768	1.1%
Hawaiian or Pacific Islander (2026)	-	-	-	-	4	-	15	-
Other Race (2026)	14	0.8%	84	0.9%	264	1.0%	745	1.1%
Two or More Races (2026)	66	3.7%	396	4.5%	1,162	4.5%	2,972	4.4%
Not Hispanic or Latino Population (2026)	1,671	95.0%	8,297	93.7%	24,337	93.8%	63,387	93.5%
Hispanic or Latino Population (2026)	89	5.0%	557	6.3%	1,603	6.2%	4,414	6.5%
Not Hispanic or Latino Population (2031)	1,633	89.2%	8,062	87.4%	24,658	88.3%	64,872	89.0%
Hispanic or Latino Population (2031)	198	10.8%	1,158	12.6%	3,273	11.7%	8,050	11.0%
Not Hispanic or Latino Population (2020)	1,362	97.6%	6,842	96.8%	20,168	96.8%	54,813	96.1%
Hispanic or Latino Population (2020)	34	2.4%	225	3.2%	668	3.2%	2,232	3.9%
Not Hispanic or Latino Population (2010)	1,162	98.2%	6,168	97.9%	17,189	97.8%	47,131	97.2%
Hispanic or Latino Population (2010)	21	1.8%	132	2.1%	387	2.2%	1,333	2.8%
Projected Hispanic Annual Growth (2026 to 2031)	109	24.5%	601	21.6%	1,670	20.8%	3,637	16.5%
Historic Hispanic Annual Growth (2010 to 2026)	68	20.1%	425	20.1%	1,216	19.6%	3,081	14.4%

Age Distribution (2026)

Age Under 5	26	1.5%	140	1.6%	455	1.8%	1,412	2.1%
Age 5 to 9 Years	36	2.0%	210	2.4%	658	2.5%	1,744	2.6%
Age 10 to 14 Years	53	3.0%	254	2.9%	756	2.9%	2,033	3.0%
Age 15 to 19 Years	49	2.8%	251	2.8%	731	2.8%	1,895	2.8%
Age 20 to 24 Years	25	1.4%	201	2.3%	633	2.4%	1,841	2.7%
Age 25 to 29 Years	19	1.1%	164	1.9%	561	2.2%	1,808	2.7%
Age 30 to 34 Years	25	1.4%	191	2.2%	628	2.4%	1,917	2.8%
Age 35 to 39 Years	35	2.0%	183	2.1%	641	2.5%	1,985	2.9%
Age 40 to 44 Years	43	2.4%	244	2.8%	732	2.8%	2,102	3.1%
Age 45 to 49 Years	46	2.6%	267	3.0%	822	3.2%	2,394	3.5%
Age 50 to 54 Years	58	3.3%	374	4.2%	1,249	4.8%	3,389	5.0%
Age 55 to 59 Years	120	6.8%	622	7.0%	1,859	7.2%	4,911	7.2%
Age 60 to 64 Years	205	11.7%	983	11.1%	2,978	11.5%	7,578	11.2%
Age 65 to 74 Years	538	30.6%	2,582	29.2%	7,143	27.5%	17,326	25.6%
Age 75 to 84 Years	365	20.7%	1,705	19.3%	4,680	18.0%	11,806	17.4%
Age 85 Years or Over	117	6.6%	484	5.5%	1,416	5.5%	3,660	5.4%
Median Age	66.7		65.1		64.0		62.7	

Gender Age Distribution (2026)

Female Population	896	50.9%	4,594	51.9%	13,275	51.2%	34,480	50.9%
Age 0 to 19 Years	70	7.8%	421	9.2%	1,268	9.6%	3,367	9.8%
Age 20 to 64 Years	306	34.1%	1,676	36.5%	5,293	39.9%	14,511	42.1%
Age 65 Years or Over	521	58.1%	2,496	54.3%	6,715	50.6%	16,602	48.2%
Female Median Age	66.6		65.2		63.9		62.7	
Male Population	864	49.1%	4,260	48.1%	12,665	48.8%	33,321	49.1%
Age 0 to 19 Years	95	10.9%	434	10.2%	1,331	10.5%	3,716	11.2%
Age 20 to 64 Years	271	31.3%	1,551	36.4%	4,809	38.0%	13,414	40.3%
Age 65 Years or Over	498	57.7%	2,274	53.4%	6,524	51.5%	16,191	48.6%
Male Median Age	66.9		65.1		64.1		62.6	

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Household Income Distribution (2026)

HH Income \$200,000 or More	115	12.3%	465	9.9%	1,181	8.9%	3,602	10.5%
HH Income \$150,000 to \$199,999	69	7.4%	279	5.9%	1,271	9.6%	2,770	8.1%
HH Income \$100,000 to \$149,999	182	19.5%	886	18.9%	2,629	19.9%	6,153	17.9%
HH Income \$75,000 to \$99,999	159	17.0%	831	17.7%	1,807	13.7%	4,790	14.0%
HH Income \$50,000 to \$74,999	132	14.2%	818	17.4%	2,317	17.5%	6,083	17.7%
HH Income \$35,000 to \$49,999	59	6.4%	389	8.3%	1,206	9.1%	3,671	10.7%
HH Income \$25,000 to \$34,999	43	4.6%	202	4.3%	892	6.8%	2,381	6.9%
HH Income \$15,000 to \$24,999	135	14.5%	483	10.3%	1,056	8.0%	2,353	6.9%
HH Income Under \$15,000	38	4.1%	348	7.4%	853	6.5%	2,518	7.3%
HH Income \$35,000 or More	717	76.8%	3,668	78.0%	10,411	78.8%	27,068	78.9%
HH Income \$75,000 or More	525	56.3%	2,461	52.4%	6,888	52.1%	17,315	50.5%

Housing (2026)

Total Housing Units	1,355		6,689		18,309		46,934	
Housing Units Occupied	933	68.9%	4,701	70.3%	13,211	72.2%	34,320	73.1%
Housing Units Owner-Occupied	788	84.5%	3,703	78.8%	10,877	82.3%	28,034	81.7%
Housing Units, Renter-Occupied	145	15.5%	998	21.2%	2,334	17.7%	6,287	18.3%
Housing Units, Vacant	421	31.1%	1,988	29.7%	5,097	27.8%	12,614	26.9%

Marital Status (2026)

Never Married	223	13.6%	943	11.4%	3,054	12.7%	8,813	14.1%
Currently Married	855	52.0%	4,614	55.9%	14,144	58.8%	35,862	57.3%
Separated	198	12.1%	446	5.4%	1,236	5.1%	2,999	4.8%
Widowed	187	11.4%	851	10.3%	2,350	9.8%	5,875	9.4%
Divorced	181	11.0%	1,395	16.9%	3,287	13.7%	9,065	14.5%

Household Type (2026)

Population Family	1,175	66.8%	5,891	66.5%	18,132	69.9%	47,346	69.8%
Population Non-Family	585	33.2%	2,959	33.4%	7,682	29.6%	20,092	29.6%
Population Group Quarters	-	-	4	-	126	0.5%	363	0.5%
Family Households	451	48.3%	2,290	48.7%	7,070	53.5%	18,585	54.2%
Non-Family Households	483	51.7%	2,411	51.3%	6,141	46.5%	15,735	45.8%
Married Couple with Children	51	5.9%	257	5.6%	847	6.0%	2,399	6.7%
Average Family Household Size	2.6		2.6		2.6		2.5	

Household Size (2026)

1 Person Households	421	45.1%	2,093	44.5%	5,146	39.0%	12,792	37.3%
2 Person Households	352	37.7%	1,824	38.8%	5,695	43.1%	15,445	45.0%
3 Person Households	65	7.0%	322	6.9%	1,026	7.8%	2,717	7.9%
4 Person Households	57	6.1%	278	5.9%	820	6.2%	2,031	5.9%
5 Person Households	24	2.6%	119	2.5%	323	2.4%	821	2.4%
6 or More Person Households	14	1.5%	66	1.4%	201	1.5%	515	1.5%

Household Vehicles (2026)

Households with 0 Vehicles Available	48	5.2%	397	8.4%	813	6.2%	1,616	4.7%
Households with 1 Vehicles Available	360	38.5%	1,923	40.9%	5,141	38.9%	13,971	40.7%
Households with 2 or More Vehicles Available	526	56.3%	2,381	50.6%	7,257	54.9%	18,733	54.6%
Total Vehicles Available	1,551		7,290		21,478		57,089	
Average Vehicles Per Household	1.7		1.6		1.6		1.7	

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Labor Force (2026)

Estimated Labor Population Age 16 Years or Over	1,629		8,198		23,863		62,134	
Estimated Civilian Employed	580	35.6%	2,761	33.7%	8,793	36.8%	23,469	37.8%
Estimated Civilian Unemployed	11	0.7%	92	1.1%	240	1.0%	845	1.4%
Estimated in Armed Forces	-	-	-	-	-	-	-	-
Estimated Not in Labor Force	1,038	63.7%	5,346	65.2%	14,830	62.1%	37,820	60.9%
Unemployment Rate	0.7%		1.1%		1.0%		1.4%	

Occupation (2026)

Occupation: Population Age 16 Years or Over	580		2,761		8,793		23,469	
Management, Business, Financial Operations	100	17.2%	486	17.6%	1,721	19.6%	4,294	18.3%
Professional, Related	106	18.3%	627	22.7%	1,643	18.7%	4,503	19.2%
Service	97	16.7%	477	17.3%	1,620	18.4%	4,489	19.1%
Sales, Office	226	39.0%	853	30.9%	2,514	28.6%	6,117	26.1%
Farming, Fishing, Forestry	-	-	-	-	1	-	36	0.2%
Construct, Extraction, Maintenance	14	2.4%	131	4.7%	442	5.0%	1,504	6.4%
Production, Transport Material Moving	36	6.2%	185	6.7%	852	9.7%	2,526	10.8%
White Collar Workers	433	74.5%	1,967	71.3%	5,878	66.9%	14,914	63.5%
Blue Collar Workers	148	25.5%	794	28.7%	2,915	33.1%	8,555	36.5%

Consumer Expenditure (2026)

Total Household Expenditure	\$82.99 M		\$393.31 M		\$1.13 B		\$2.97 B	
Total Non-Retail Expenditure	\$38.46 M	46.3%	\$180.5 M	45.9%	\$521.77 M	46.0%	\$1.37 B	46.3%
Total Retail Expenditure	\$44.52 M	53.7%	\$212.81 M	54.1%	\$612.8 M	54.0%	\$1.59 B	53.7%
Alcoholic Beverages	\$571.65 K	0.7%	\$2.72 M	0.7%	\$7.87 M	0.7%	\$20.49 M	0.7%
Apparel	\$1.73 M	2.1%	\$8.33 M	2.1%	\$24.07 M	2.1%	\$62.7 M	2.1%
Contributions	\$2.11 M	2.5%	\$9.91 M	2.5%	\$28.67 M	2.5%	\$74.75 M	2.5%
Education	\$1.43 M	1.7%	\$6.73 M	1.7%	\$19.46 M	1.7%	\$50.73 M	1.7%
Entertainment	\$3.91 M	4.7%	\$18.84 M	4.8%	\$54.48 M	4.8%	\$141.84 M	4.8%
Food Away From Home	\$3.89 M	4.7%	\$18.59 M	4.7%	\$53.75 M	4.7%	\$140.01 M	4.7%
Grocery	\$5.03 M	6.1%	\$24.96 M	6.3%	\$72.16 M	6.4%	\$187.58 M	6.3%
Health Care	\$7.53 M	9.1%	\$37.19 M	9.5%	\$103.9 M	9.2%	\$267.37 M	9.0%
Household Furnishings and Equipment	\$2.1 M	2.5%	\$10.04 M	2.6%	\$29.02 M	2.6%	\$75.58 M	2.5%
Household Operations	\$1.55 M	1.9%	\$7.45 M	1.9%	\$21.53 M	1.9%	\$56.17 M	1.9%
Miscellaneous Expenses	\$1.24 M	1.5%	\$5.92 M	1.5%	\$17.12 M	1.5%	\$44.52 M	1.5%
Personal Care	\$828.17 K	1.0%	\$4.07 M	1.0%	\$11.76 M	1.0%	\$30.58 M	1.0%
Shelter	\$13.58 M	16.4%	\$66.14 M	16.8%	\$191.22 M	16.9%	\$497.71 M	16.8%
Tax and Retirement	\$20.55 M	24.8%	\$92.59 M	23.5%	\$268.29 M	23.6%	\$708.84 M	23.9%
Tobacco and Related	\$241.12 K	0.3%	\$1.26 M	0.3%	\$3.62 M	0.3%	\$9.51 M	0.3%
Transportation	\$12.93 M	15.6%	\$59.87 M	15.2%	\$173.58 M	15.3%	\$457.28 M	15.4%
Utilities	\$3.76 M	4.5%	\$18.7 M	4.8%	\$54.06 M	4.8%	\$140.51 M	4.7%

Educational Attainment (2026)

Adult Population Age 25 Years or Over	1,571		7,798		22,707		58,877	
Elementary (Grade Level 0 to 8)	36	2.3%	110	1.4%	432	1.9%	1,162	2.0%
Some High School (Grade Level 9 to 11)	22	1.4%	141	1.8%	538	2.4%	1,972	3.4%
High School Graduate	408	25.9%	2,219	28.5%	6,361	28.0%	18,030	30.6%
Some College	274	17.4%	1,523	19.5%	4,967	21.9%	12,708	21.6%
Associate Degree Only	143	9.1%	823	10.6%	2,643	11.6%	6,157	10.5%
Bachelor Degree Only	363	23.1%	1,688	21.7%	4,564	20.1%	11,078	18.8%
Graduate Degree	325	20.7%	1,292	16.6%	3,202	14.1%	7,769	13.2%

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Units In Structure (2026)

1 Detached Unit	553	59.2%	2,751	58.5%	9,419	71.3%	24,409	71.1%
1 Attached Unit	97	10.4%	308	6.5%	578	4.4%	1,523	4.4%
2 to 4 Units	47	5.0%	355	7.6%	783	5.9%	2,069	6.0%
5 to 9 Units	110	11.7%	519	11.0%	711	5.4%	1,219	3.6%
10 to 19 Units	63	6.8%	244	5.2%	431	3.3%	879	2.6%
20 to 49 Units	20	2.1%	211	4.5%	368	2.8%	826	2.4%
50 or More Units	18	2.0%	148	3.1%	240	1.8%	555	1.6%
Mobile Home or Trailer	25	2.7%	166	3.5%	682	5.2%	2,838	8.3%
Other Structure	-	-	-	-	-	-	3	-

Occupied Homes Built By Year (2026)

Homes Built 2020 or later	32	3.4%	95	2.0%	796	6.0%	2,079	6.1%
Homes Built 2010 to 2019	118	12.7%	492	10.5%	1,501	11.4%	3,796	11.1%
Homes Built 2000 to 2009	224	24.0%	1,087	23.1%	3,229	24.4%	7,089	20.7%
Homes Built 1990 to 1999	188	20.2%	741	15.8%	2,518	19.1%	5,783	16.9%
Homes Built 1980 to 1989	179	19.1%	1,025	21.8%	2,596	19.6%	7,310	21.3%
Homes Built 1970 to 1979	116	12.4%	890	18.9%	1,686	12.8%	4,835	14.1%
Homes Built 1960 to 1969	31	3.3%	220	4.7%	554	4.2%	2,019	5.9%
Homes Built Before 1959	46	4.9%	151	3.2%	332	2.5%	1,408	4.1%

Home Values (2026)

Home Values \$1,000,000 or More	52	6.6%	204	5.5%	468	4.3%	1,712	6.1%
Home Values \$500,000 to \$999,999	388	49.2%	1,158	31.3%	2,992	27.5%	6,838	24.4%
Home Values \$400,000 to \$499,999	97	12.3%	412	11.1%	2,103	19.3%	4,170	14.9%
Home Values \$300,000 to \$399,999	79	10.0%	725	19.6%	2,452	22.5%	7,144	25.5%
Home Values \$200,000 to \$299,999	102	12.9%	606	16.4%	1,566	14.4%	4,600	16.4%
Home Values \$150,000 to \$199,999	45	5.7%	418	11.3%	674	6.2%	1,702	6.1%
Home Values \$100,000 to \$149,999	2	0.3%	56	1.5%	220	2.0%	806	2.9%
Home Values \$70,000 to \$99,999	7	0.9%	12	0.3%	22	0.2%	167	0.6%
Home Values \$50,000 to \$69,999	2	0.3%	8	0.2%	39	0.4%	86	0.3%
Home Values \$25,000 to \$49,999	4	0.5%	63	1.7%	186	1.7%	447	1.6%
Home Values Under \$25,000	9	1.2%	40	1.1%	156	1.4%	361	1.3%
Owner-Occupied Median Home Value	\$585,907		\$467,707		\$445,913		\$453,076	
Renter-Occupied Median Rent	\$1,058		\$1,177		\$1,299		\$1,351	

Transportation To Work (2026)

Drive to Work Alone	314	54.1%	1,822	66.0%	5,852	66.5%	15,827	67.4%
Drive to Work in Carpool	14	2.4%	143	5.2%	665	7.6%	1,953	8.3%
Travel to Work by Public Transportation	1	0.2%	13	0.5%	37	0.4%	117	0.5%
Drive to Work on Motorcycle	1	0.2%	5	0.2%	19	0.2%	50	0.2%
Walk or Bicycle to Work	2	0.3%	30	1.1%	179	2.0%	523	2.2%
Other Means	31	5.4%	120	4.4%	258	2.9%	652	2.8%
Work at Home	217	37.4%	627	22.7%	1,785	20.3%	4,349	18.5%

Travel Time (2026)

Travel to Work in 14 Minutes or Less	81	13.9%	429	15.5%	1,782	20.3%	5,402	23.0%
Travel to Work in 15 to 29 Minutes	199	34.3%	898	32.5%	2,631	29.9%	6,615	28.2%
Travel to Work in 30 to 59 Minutes	75	12.9%	640	23.2%	1,939	22.1%	5,491	23.4%
Travel to Work in 60 Minutes or More	9	1.5%	167	6.1%	656	7.5%	1,612	6.9%
Average Minutes Travel to Work	16.8		23.8		22.7		22.2	

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