



Executive Summary

Sebring Square

Summary

The Sebring Square trade area shows steady, modest growth with the 1-mile population rising from 4,733 in 2020 to an estimated 4,941 in 2026 and a projected 5,139 by 2031 (annual projected growth ~0.8%), while the 3–10 mile rings are growing slightly faster (~1.1% projected). The area skews substantially older—median age 54.8 at 1 mile with roughly 41% age 65+—and households are small (average HH size ~2.08) with a below-average share of households with children (17.4% at 1 mile). Income metrics are mixed: median household income is modest (\$58,601 at 1 mile) while average household income and net worth are higher, and per-capita income shows a small projected decline. Racial and ethnic diversity is increasing, with Hispanic share rising from 17.8% (2020) to 23.8% (2026) and projected to continue upward.

Live Insights

Recent local commercial materials and recent market listings identify Sebring Square as an established grocery-anchored center on the US-27/Sebring Parkway retail corridor with long-tenured grocery tenancy and active leasing/outparcel marketing, and advertising shows available outparcel opportunities and updated site flyers; separate local reports note a new limited-service retail opening on Sebring Parkway and a paused rezoning application for a nearby commercial parcel, indicating municipal review activity in the broader trade area—these signals point to ongoing leasing and modest transactional interest concentrated along the primary highway corridor (US-27).

Key Takeaways

- Population within 1 mile increased from 4,733 (2020) to 4,941 (2026) and is projected to reach 5,139 by 2031 (projected annual growth ~0.8%).
- The 1-mile trade area median age is 54.8 with roughly 41.2% of residents aged 65 or older, indicating a pronounced retiree skew.
- Estimated median household income at 1 mile is \$58,601 (average household income \$77,471) while per-capita income (\$37,158) is forecast to decline ~3% over five years.
- Housing stock is owner-dominant (78.9% owner-occupied at 1 mile) with a high share of mobile homes (27.5% of units within 1 mile).
- Daytime economy in the 1-mile ring includes 344 businesses and 2,444 employees with estimated retail household expenditure of \$98.6M (56.1% of total household expenditures).

Expanded Profile

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



Lat/Lon: 27.514/-81.4917

Sebring Square										
1000 Sebring Square, Sebring, FL			1 mi radius		3 mi radius		5 mi radius		10 mi radius	
Population										
Estimated Population (2026)			4,941		27,756		50,385		78,924	
Projected Population (2031)			5,139		29,229		53,070		83,404	
Census Population (2020)			4,733		25,018		45,939		73,028	
Census Population (2010)			4,691		24,146		44,263		71,003	
Projected Annual Growth (2026 to 2031)			198	0.8%	1,474	1.1%	2,685	1.1%	4,480	1.1%
Historical Annual Growth (2020 to 2026)			209	0.7%	2,738	1.8%	4,446	1.6%	5,896	1.3%
Historical Annual Growth (2010 to 2020)			41	-	872	0.4%	1,676	0.4%	2,024	0.3%
Estimated Population Density (2026)			1,574	psm	982	psm	642	psm	251	psm
Trade Area Size			3.1	sq mi	28.3	sq mi	78.5	sq mi	314.0	sq mi
Households										
Estimated Households (2026)			2,370		13,098		23,542		35,765	
Projected Households (2031)			2,378		13,299		23,943		36,487	
Census Households (2020)			2,233		11,572		20,925		32,074	
Census Households (2010)			2,141		11,141		19,893		30,684	
Estimated Households with Children (2026)			413	17.4%	2,320	17.7%	4,580	19.5%	7,763	21.7%
Estimated Average Household Size (2026)			2.08		2.10		2.11		2.18	
Average Household Income										
Estimated Average Household Income (2026)			\$77,471		\$90,210		\$85,753		\$82,942	
Projected Average Household Income (2031)			\$77,844		\$90,707		\$86,030		\$83,151	
Estimated Average Family Income (2026)			\$90,568		\$114,359		\$109,199		\$101,011	
Median Household Income										
Estimated Median Household Income (2026)			\$58,601		\$66,656		\$62,130		\$61,142	
Projected Median Household Income (2031)			\$58,717		\$66,859		\$62,185		\$61,139	
Estimated Median Family Income (2026)			\$69,040		\$85,628		\$79,955		\$75,409	
Per Capita Income										
Estimated Per Capita Income (2026)			\$37,158		\$42,620		\$40,144		\$37,665	
Projected Per Capita Income (2031)			\$36,034		\$41,316		\$38,886		\$36,451	
Estimated Per Capita Income 5 Year Growth			-\$1,124	-3.0%	-\$1,304	-3.1%	-\$1,258	-3.1%	-\$1,214	-3.2%
Estimated Average Household Net Worth (2026)			\$944,209		\$1,200,909		\$1,100,542		\$1,036,645	
Daytime Demos (2026)										
Total Businesses			344		1,228		2,540		3,953	
Total Employees			2,444		6,982		16,789		25,077	
Company Headquarter Businesses			6	1.8%	23	1.9%	56	2.2%	80	2.0%
Company Headquarter Employees			97	4.0%	267	3.8%	1,089	6.5%	1,704	6.8%
Employee Population per Business			7.1		5.7		6.6		6.3	
Residential Population per Business			14.4		22.6		19.8		20.0	

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Expanded Profile

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Sebring Square

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1 mi radius

3 mi radius

5 mi radius

10 mi radius

Race & Ethnicity

White (2026)	3,498	70.8%	19,647	70.8%	34,688	68.8%	54,054	68.5%
Black or African American (2026)	428	8.7%	2,692	9.7%	6,363	12.6%	9,869	12.5%
American Indian or Alaska Native (2026)	22	0.4%	97	0.3%	170	0.3%	335	0.4%
Asian (2026)	106	2.1%	822	3.0%	1,108	2.2%	1,628	2.1%
Hawaiian or Pacific Islander (2026)	6	0.1%	22	-	38	-	51	-
Other Race (2026)	280	5.7%	1,534	5.5%	2,801	5.6%	4,739	6.0%
Two or More Races (2026)	602	12.2%	2,942	10.6%	5,217	10.4%	8,248	10.5%
Not Hispanic or Latino Population (2026)	3,767	76.2%	21,679	78.1%	39,651	78.7%	61,123	77.4%
Hispanic or Latino Population (2026)	1,174	23.8%	6,077	21.9%	10,734	21.3%	17,801	22.6%
Not Hispanic or Latino Population (2031)	3,798	73.9%	21,889	74.9%	40,060	75.5%	62,677	75.1%
Hispanic or Latino Population (2031)	1,341	26.1%	7,341	25.1%	13,010	24.5%	20,727	24.9%
Not Hispanic or Latino Population (2020)	3,888	82.2%	20,657	82.6%	37,946	82.6%	58,515	80.1%
Hispanic or Latino Population (2020)	845	17.8%	4,360	17.4%	7,992	17.4%	14,512	19.9%
Not Hispanic or Latino Population (2010)	4,045	86.2%	20,862	86.4%	38,170	86.2%	59,337	83.6%
Hispanic or Latino Population (2010)	646	13.8%	3,284	13.6%	6,093	13.8%	11,666	16.4%
Projected Hispanic Annual Growth (2026 to 2031)	167	2.8%	1,264	4.2%	2,276	4.2%	2,926	3.3%
Historic Hispanic Annual Growth (2010 to 2026)	528	5.1%	2,793	5.3%	4,642	4.8%	6,134	3.3%

Age Distribution (2026)

Age Under 5	160	3.2%	1,045	3.8%	2,017	4.0%	3,277	4.2%
Age 5 to 9 Years	195	3.9%	1,188	4.3%	2,220	4.4%	3,601	4.6%
Age 10 to 14 Years	204	4.1%	1,197	4.3%	2,353	4.7%	3,848	4.9%
Age 15 to 19 Years	200	4.1%	1,174	4.2%	2,281	4.5%	3,845	4.9%
Age 20 to 24 Years	182	3.7%	1,030	3.7%	2,015	4.0%	3,410	4.3%
Age 25 to 29 Years	173	3.5%	1,059	3.8%	2,137	4.2%	3,544	4.5%
Age 30 to 34 Years	232	4.7%	1,282	4.6%	2,500	5.0%	4,096	5.2%
Age 35 to 39 Years	238	4.8%	1,263	4.5%	2,480	4.9%	4,017	5.1%
Age 40 to 44 Years	249	5.0%	1,274	4.6%	2,372	4.7%	3,902	4.9%
Age 45 to 49 Years	203	4.1%	1,232	4.4%	2,197	4.4%	3,617	4.6%
Age 50 to 54 Years	233	4.7%	1,307	4.7%	2,337	4.6%	3,870	4.9%
Age 55 to 59 Years	256	5.2%	1,485	5.4%	2,701	5.4%	4,342	5.5%
Age 60 to 64 Years	377	7.6%	1,987	7.2%	3,536	7.0%	5,561	7.0%
Age 65 to 74 Years	970	19.6%	5,158	18.6%	8,824	17.5%	13,000	16.5%
Age 75 to 84 Years	813	16.4%	4,442	16.0%	7,536	15.0%	10,826	13.7%
Age 85 Years or Over	256	5.2%	1,634	5.9%	2,881	5.7%	4,167	5.3%
Median Age	54.8		54.8		52.6		50.9	

Gender Age Distribution (2026)

Female Population	2,559	51.8%	14,455	52.1%	26,012	51.6%	40,459	51.3%
Age 0 to 19 Years	365	14.2%	2,284	15.8%	4,409	17.0%	7,173	17.7%
Age 20 to 64 Years	1,121	43.8%	6,288	43.5%	11,577	44.5%	18,775	46.4%
Age 65 Years or Over	1,073	41.9%	5,883	40.7%	10,026	38.5%	14,512	35.9%
Female Median Age	55.8		55.3		53.1		51.4	
Male Population	2,382	48.2%	13,301	47.9%	24,373	48.4%	38,465	48.7%
Age 0 to 19 Years	395	16.6%	2,320	17.4%	4,462	18.3%	7,398	19.2%
Age 20 to 64 Years	1,023	42.9%	5,631	42.3%	10,697	43.9%	17,585	45.7%
Age 65 Years or Over	965	40.5%	5,351	40.2%	9,215	37.8%	13,481	35.0%
Male Median Age	54.0		54.3		52.1		50.4	

Expanded Profile

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Sebring Square

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1 mi radius

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Household Income Distribution (2026)

HH Income \$200,000 or More	144	6.1%	848	6.5%	1,521	6.5%	2,169	6.1%
HH Income \$150,000 to \$199,999	75	3.2%	870	6.6%	1,232	5.2%	1,927	5.4%
HH Income \$100,000 to \$149,999	265	11.2%	1,781	13.6%	3,218	13.7%	4,488	12.5%
HH Income \$75,000 to \$99,999	343	14.5%	1,841	14.1%	3,000	12.7%	4,859	13.6%
HH Income \$50,000 to \$74,999	565	23.9%	2,959	22.6%	5,017	21.3%	7,347	20.5%
HH Income \$35,000 to \$49,999	339	14.3%	1,685	12.9%	3,111	13.2%	4,573	12.8%
HH Income \$25,000 to \$34,999	252	10.6%	1,150	8.8%	2,132	9.1%	3,219	9.0%
HH Income \$15,000 to \$24,999	257	10.9%	808	6.2%	1,814	7.7%	3,134	8.8%
HH Income Under \$15,000	129	5.4%	1,157	8.8%	2,496	10.6%	4,049	11.3%
HH Income \$35,000 or More	1,732	73.1%	9,984	76.2%	17,100	72.6%	25,363	70.9%
HH Income \$75,000 or More	827	34.9%	5,340	40.8%	8,971	38.1%	13,444	37.6%

Housing (2026)

Total Housing Units	2,803		15,617		28,409		43,200	
Housing Units Occupied	2,370	84.5%	13,098	83.9%	23,542	82.9%	35,765	82.8%
Housing Units Owner-Occupied	1,869	78.9%	10,173	77.7%	16,915	71.9%	25,763	72.0%
Housing Units, Renter-Occupied	501	21.1%	2,925	22.3%	6,626	28.1%	10,002	28.0%
Housing Units, Vacant	433	15.5%	2,518	16.1%	4,867	17.1%	7,435	17.2%

Marital Status (2026)

Never Married	929	21.2%	4,394	18.1%	9,122	20.8%	15,055	22.1%
Currently Married	2,246	51.3%	13,379	55.0%	21,952	50.1%	34,405	50.4%
Separated	160	3.7%	565	2.3%	1,616	3.7%	2,829	4.1%
Widowed	384	8.8%	2,620	10.8%	4,467	10.2%	6,233	9.1%
Divorced	663	15.1%	3,368	13.8%	6,639	15.2%	9,675	14.2%

Household Type (2026)

Population Family	3,657	74.0%	20,232	72.9%	36,548	72.5%	59,706	75.6%
Population Non-Family	1,283	26.0%	7,340	26.4%	13,024	25.8%	18,142	23.0%
Population Group Quarters	2	-	184	0.7%	813	1.6%	1,077	1.4%
Family Households	1,301	54.9%	7,262	55.4%	13,133	55.8%	21,447	60.0%
Non-Family Households	1,068	45.1%	5,837	44.6%	10,408	44.2%	14,319	40.0%
Married Couple with Children	261	11.6%	1,512	11.3%	2,690	12.3%	4,511	13.1%
Average Family Household Size	2.8		2.8		2.8		2.8	

Household Size (2026)

1 Person Households	924	39.0%	4,875	37.2%	8,702	37.0%	11,797	33.0%
2 Person Households	888	37.5%	5,161	39.4%	9,339	39.7%	15,060	42.1%
3 Person Households	217	9.2%	1,229	9.4%	2,258	9.6%	3,717	10.4%
4 Person Households	192	8.1%	993	7.6%	1,740	7.4%	2,726	7.6%
5 Person Households	88	3.7%	504	3.9%	886	3.8%	1,439	4.0%
6 or More Person Households	60	2.5%	337	2.6%	616	2.6%	1,026	2.9%

Household Vehicles (2026)

Households with 0 Vehicles Available	176	7.4%	943	7.2%	1,595	6.8%	2,438	6.8%
Households with 1 Vehicles Available	1,207	50.9%	6,093	46.5%	11,380	48.3%	16,278	45.5%
Households with 2 or More Vehicles Available	987	41.6%	6,063	46.3%	10,567	44.9%	17,050	47.7%
Total Vehicles Available	3,661		20,220		36,218		57,323	
Average Vehicles Per Household	1.5		1.5		1.5		1.6	

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Sebring Square

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1 mi radius

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Labor Force (2026)

Estimated Labor Population Age 16 Years or Over	4,339		24,064		43,293		67,380	
Estimated Civilian Employed	1,704	39.3%	9,384	39.0%	17,466	40.3%	28,068	41.7%
Estimated Civilian Unemployed	122	2.8%	672	2.8%	1,170	2.7%	1,784	2.6%
Estimated in Armed Forces	-	-	33	0.1%	68	0.2%	69	0.1%
Estimated Not in Labor Force	2,514	57.9%	13,976	58.1%	24,589	56.8%	37,461	55.6%
Unemployment Rate	2.8%		2.8%		2.7%		2.6%	

Occupation (2026)

Occupation: Population Age 16 Years or Over	1,704		9,384		17,466		28,067	
Management, Business, Financial Operations	225	13.2%	1,343	14.3%	2,284	13.1%	3,578	12.7%
Professional, Related	373	21.9%	2,058	21.9%	3,868	22.1%	5,910	21.1%
Service	422	24.8%	1,735	18.5%	3,263	18.7%	5,098	18.2%
Sales, Office	375	22.0%	2,459	26.2%	4,301	24.6%	6,933	24.7%
Farming, Fishing, Forestry	4	0.3%	48	0.5%	131	0.7%	262	0.9%
Construct, Extraction, Maintenance	129	7.6%	753	8.0%	1,698	9.7%	3,262	11.6%
Production, Transport Material Moving	175	10.3%	986	10.5%	1,920	11.0%	3,023	10.8%
White Collar Workers	974	57.2%	5,861	62.5%	10,454	59.9%	16,421	58.5%
Blue Collar Workers	730	42.8%	3,523	37.5%	7,011	40.1%	11,646	41.5%

Consumer Expenditure (2026)

Total Household Expenditure	\$175.69 M		\$1.03 B		\$1.8 B		\$2.72 B	
Total Non-Retail Expenditure	\$77.12 M	43.9%	\$457.33 M	44.5%	\$807.26 M	44.8%	\$1.22 B	44.7%
Total Retail Expenditure	\$98.57 M	56.1%	\$570.84 M	55.5%	\$995.83 M	55.2%	\$1.5 B	55.3%
Alcoholic Beverages	\$1.2 M	0.7%	\$7.07 M	0.7%	\$12.34 M	0.7%	\$18.58 M	0.7%
Apparel	\$3.84 M	2.2%	\$22.34 M	2.2%	\$39.26 M	2.2%	\$59.57 M	2.2%
Contributions	\$4.15 M	2.4%	\$24.77 M	2.4%	\$42.84 M	2.4%	\$63.81 M	2.3%
Education	\$2.88 M	1.6%	\$17.08 M	1.7%	\$29.66 M	1.6%	\$44.36 M	1.6%
Entertainment	\$8.68 M	4.9%	\$50.54 M	4.9%	\$88.8 M	4.9%	\$134.76 M	5.0%
Food Away From Home	\$8.36 M	4.8%	\$48.95 M	4.8%	\$85.67 M	4.8%	\$129.37 M	4.8%
Grocery	\$12.84 M	7.3%	\$72.59 M	7.1%	\$129.58 M	7.2%	\$200.24 M	7.4%
Health Care	\$17.85 M	10.2%	\$98.72 M	9.6%	\$175.11 M	9.7%	\$262.9 M	9.7%
Household Furnishings and Equipment	\$4.51 M	2.6%	\$26.4 M	2.6%	\$46.19 M	2.6%	\$69.73 M	2.6%
Household Operations	\$3.47 M	2.0%	\$20.13 M	2.0%	\$35.47 M	2.0%	\$53.98 M	2.0%
Miscellaneous Expenses	\$2.65 M	1.5%	\$15.53 M	1.5%	\$27.13 M	1.5%	\$40.9 M	1.5%
Personal Care	\$2.03 M	1.2%	\$11.55 M	1.1%	\$20.52 M	1.1%	\$31.54 M	1.2%
Shelter	\$31.09 M	17.7%	\$179.5 M	17.5%	\$318.93 M	17.7%	\$486.66 M	17.9%
Tax and Retirement	\$34.6 M	19.7%	\$215.01 M	20.9%	\$368.58 M	20.4%	\$541.98 M	19.9%
Tobacco and Related	\$804.96 K	0.5%	\$4.32 M	0.4%	\$7.97 M	0.4%	\$12.72 M	0.5%
Transportation	\$26.99 M	15.4%	\$158.75 M	15.4%	\$276.86 M	15.4%	\$416.88 M	15.3%
Utilities	\$9.74 M	5.5%	\$54.89 M	5.3%	\$98.17 M	5.4%	\$152.01 M	5.6%

Educational Attainment (2026)

Adult Population Age 25 Years or Over	4,000		22,122		39,500		60,943	
Elementary (Grade Level 0 to 8)	115	2.9%	749	3.4%	2,103	5.3%	3,426	5.6%
Some High School (Grade Level 9 to 11)	311	7.8%	1,454	6.6%	2,586	6.5%	4,481	7.4%
High School Graduate	1,362	34.1%	6,807	30.8%	12,548	31.8%	20,163	33.1%
Some College	931	23.3%	5,368	24.3%	8,970	22.7%	13,634	22.4%
Associate Degree Only	293	7.3%	1,826	8.3%	3,634	9.2%	5,685	9.3%
Bachelor Degree Only	728	18.2%	4,066	18.4%	6,291	15.9%	8,834	14.5%
Graduate Degree	260	6.5%	1,851	8.4%	3,367	8.5%	4,720	7.7%

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Sebring Square

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Units In Structure (2026)

1 Detached Unit	1,484	62.6%	8,455	64.5%	14,685	62.4%	22,871	63.9%
1 Attached Unit	19	0.8%	547	4.2%	961	4.1%	1,311	3.7%
2 to 4 Units	78	3.3%	657	5.0%	1,691	7.2%	2,476	6.9%
5 to 9 Units	53	2.2%	260	2.0%	452	1.9%	576	1.6%
10 to 19 Units	55	2.3%	455	3.5%	747	3.2%	921	2.6%
20 to 49 Units	17	0.7%	142	1.1%	428	1.8%	577	1.6%
50 or More Units	10	0.4%	304	2.3%	589	2.5%	918	2.6%
Mobile Home or Trailer	652	27.5%	2,245	17.1%	3,919	16.6%	6,004	16.8%
Other Structure	2	-	32	0.2%	69	0.3%	111	0.3%

Occupied Homes Built By Year (2026)

Homes Built 2020 or later	22	0.9%	414	3.2%	950	4.0%	1,694	4.7%
Homes Built 2010 to 2019	138	5.8%	704	5.4%	1,215	5.2%	1,725	4.8%
Homes Built 2000 to 2009	691	29.1%	2,622	20.0%	4,033	17.1%	5,443	15.2%
Homes Built 1990 to 1999	282	11.9%	1,891	14.4%	3,482	14.8%	5,643	15.8%
Homes Built 1980 to 1989	480	20.2%	3,906	29.8%	6,591	28.0%	9,710	27.1%
Homes Built 1970 to 1979	529	22.3%	2,308	17.6%	4,353	18.5%	6,434	18.0%
Homes Built 1960 to 1969	173	7.3%	792	6.0%	1,806	7.7%	2,896	8.1%
Homes Built Before 1959	54	2.3%	462	3.5%	1,113	4.7%	2,221	6.2%

Home Values (2026)

Home Values \$1,000,000 or More	5	0.3%	107	1.0%	169	1.0%	229	0.9%
Home Values \$500,000 to \$999,999	175	9.4%	752	7.4%	1,440	8.5%	2,491	9.7%
Home Values \$400,000 to \$499,999	115	6.2%	886	8.7%	1,394	8.2%	2,116	8.2%
Home Values \$300,000 to \$399,999	157	8.4%	1,481	14.6%	2,512	14.8%	4,002	15.5%
Home Values \$200,000 to \$299,999	473	25.3%	2,726	26.8%	4,171	24.7%	6,100	23.7%
Home Values \$150,000 to \$199,999	240	12.9%	1,238	12.2%	1,919	11.3%	2,858	11.1%
Home Values \$100,000 to \$149,999	192	10.3%	728	7.2%	1,213	7.2%	1,770	6.9%
Home Values \$70,000 to \$99,999	162	8.7%	763	7.5%	1,268	7.5%	1,938	7.5%
Home Values \$50,000 to \$69,999	73	3.9%	392	3.9%	818	4.8%	1,202	4.7%
Home Values \$25,000 to \$49,999	159	8.5%	704	6.9%	1,296	7.7%	1,893	7.3%
Home Values Under \$25,000	118	6.3%	395	3.9%	716	4.2%	1,164	4.5%
Owner-Occupied Median Home Value	\$201,315		\$227,605		\$222,367		\$227,991	
Renter-Occupied Median Rent	\$938		\$1,024		\$921		\$899	

Transportation To Work (2026)

Drive to Work Alone	1,217	71.4%	6,855	73.1%	12,994	74.4%	21,325	76.0%
Drive to Work in Carpool	293	17.2%	1,266	13.5%	2,218	12.7%	3,600	12.8%
Travel to Work by Public Transportation	-	-	42	0.5%	76	0.4%	97	0.3%
Drive to Work on Motorcycle	-	-	8	-	12	-	29	0.1%
Walk or Bicycle to Work	53	3.1%	195	2.1%	409	2.3%	590	2.1%
Other Means	9	0.5%	90	1.0%	198	1.1%	331	1.2%
Work at Home	132	7.7%	927	9.9%	1,559	8.9%	2,094	7.5%

Travel Time (2026)

Travel to Work in 14 Minutes or Less	623	36.6%	3,652	38.9%	6,745	38.6%	11,024	39.3%
Travel to Work in 15 to 29 Minutes	511	30.0%	2,597	27.7%	5,088	29.1%	8,289	29.5%
Travel to Work in 30 to 59 Minutes	125	7.3%	1,047	11.2%	1,883	10.8%	3,273	11.7%
Travel to Work in 60 Minutes or More	312	18.3%	1,161	12.4%	2,191	12.5%	3,386	12.1%
Average Minutes Travel to Work	16.4		15.9		16.2		16.4	