



Market Profile

40284 CR-25, Lady Lake, Florida, 32159
 Drive Time: 5, 10, 15 minute radii

Prepared by Esri
 Latitude: 28.93551
 Longitude: -81.92692

	5 minutes	10 minutes	15 minutes
Population Summary			
2000 Total Population	7,410	33,225	55,839
2010 Total Population	8,511	39,041	87,359
2021 Total Population	9,976	43,001	98,906
2021 Group Quarters	223	289	395
2026 Total Population	10,620	46,543	108,243
2021-2026 Annual Rate	1.26%	1.60%	1.82%
2021 Total Daytime Population	15,076	47,037	103,914
Workers	7,919	15,438	30,998
Residents	7,157	31,599	72,916
Household Summary			
2000 Households	3,843	16,180	25,973
2000 Average Household Size	1.90	2.04	2.14
2010 Households	4,534	19,818	43,585
2010 Average Household Size	1.83	1.96	2.00
2021 Households	5,265	22,020	49,487
2021 Average Household Size	1.85	1.94	1.99
2026 Households	5,585	23,854	54,276
2026 Average Household Size	1.86	1.94	1.99
2021-2026 Annual Rate	1.19%	1.61%	1.86%
2010 Families	2,619	12,652	29,327
2010 Average Family Size	2.30	2.37	2.35
2021 Families	3,007	13,670	32,699
2021 Average Family Size	2.34	2.38	2.37
2026 Families	3,183	14,729	35,619
2026 Average Family Size	2.36	2.39	2.38
2021-2026 Annual Rate	1.14%	1.50%	1.73%
Housing Unit Summary			
2000 Housing Units	4,539	18,482	30,088
Owner Occupied Housing Units	79.2%	80.9%	76.1%
Renter Occupied Housing Units	5.5%	6.7%	10.2%
Vacant Housing Units	15.3%	12.5%	13.7%
2010 Housing Units	5,971	23,867	53,030
Owner Occupied Housing Units	63.1%	71.3%	71.1%
Renter Occupied Housing Units	12.8%	11.7%	11.1%
Vacant Housing Units	24.1%	17.0%	17.8%
2021 Housing Units	6,870	26,809	61,075
Owner Occupied Housing Units	62.6%	69.5%	69.4%
Renter Occupied Housing Units	14.0%	12.6%	11.7%
Vacant Housing Units	23.4%	17.9%	19.0%
2026 Housing Units	7,322	28,996	67,075
Owner Occupied Housing Units	62.9%	69.3%	69.5%
Renter Occupied Housing Units	13.4%	13.0%	11.4%
Vacant Housing Units	23.7%	17.7%	19.1%
Median Household Income			
2021	\$45,269	\$48,839	\$52,897
2026	\$51,575	\$52,884	\$56,991
Median Home Value			
2021	\$174,898	\$227,390	\$244,966
2026	\$229,344	\$255,891	\$269,970
Per Capita Income			
2021	\$30,612	\$32,456	\$34,901
2026	\$34,274	\$36,430	\$39,345
Median Age			
2010	67.0	66.9	65.3
2021	69.3	68.5	67.3
2026	70.0	69.5	68.5

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.



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2021 Households by Income			
Household Income Base	5,265	22,020	49,487
<\$15,000	8.3%	7.8%	8.1%
\$15,000 - \$24,999	11.1%	10.5%	9.2%
\$25,000 - \$34,999	19.1%	16.2%	13.2%
\$35,000 - \$49,999	15.4%	16.5%	15.6%
\$50,000 - \$74,999	21.6%	21.7%	22.8%
\$75,000 - \$99,999	9.2%	11.6%	12.7%
\$100,000 - \$149,999	11.5%	10.6%	11.0%
\$150,000 - \$199,999	2.7%	3.3%	4.6%
\$200,000+	1.1%	1.8%	2.9%
Average Household Income	\$58,600	\$62,906	\$69,697
2026 Households by Income			
Household Income Base	5,585	23,854	54,276
<\$15,000	7.7%	7.0%	7.0%
\$15,000 - \$24,999	9.7%	9.2%	7.8%
\$25,000 - \$34,999	15.9%	14.3%	11.7%
\$35,000 - \$49,999	14.4%	15.7%	14.8%
\$50,000 - \$74,999	23.5%	22.2%	23.3%
\$75,000 - \$99,999	10.5%	12.6%	13.6%
\$100,000 - \$149,999	13.6%	12.5%	12.7%
\$150,000 - \$199,999	3.4%	4.3%	5.9%
\$200,000+	1.3%	2.2%	3.4%
Average Household Income	\$65,937	\$70,560	\$78,390
2021 Owner Occupied Housing Units by Value			
Total	4,303	18,642	42,370
<\$50,000	10.0%	5.3%	5.1%
\$50,000 - \$99,999	11.4%	6.1%	4.9%
\$100,000 - \$149,999	20.1%	12.7%	8.2%
\$150,000 - \$199,999	17.1%	14.1%	12.5%
\$200,000 - \$249,999	14.1%	21.6%	21.4%
\$250,000 - \$299,999	10.6%	15.4%	18.3%
\$300,000 - \$399,999	9.9%	16.5%	17.0%
\$400,000 - \$499,999	2.5%	4.3%	6.3%
\$500,000 - \$749,999	2.1%	2.7%	4.8%
\$750,000 - \$999,999	1.3%	0.5%	0.8%
\$1,000,000 - \$1,499,999	0.2%	0.3%	0.3%
\$1,500,000 - \$1,999,999	0.0%	0.2%	0.1%
\$2,000,000 +	0.7%	0.3%	0.2%
Average Home Value	\$215,824	\$249,095	\$271,472
2026 Owner Occupied Housing Units by Value			
Total	4,603	20,083	46,596
<\$50,000	4.2%	2.1%	2.3%
\$50,000 - \$99,999	5.6%	3.1%	2.6%
\$100,000 - \$149,999	13.3%	8.5%	5.8%
\$150,000 - \$199,999	16.6%	11.5%	10.1%
\$200,000 - \$249,999	17.4%	22.5%	20.6%
\$250,000 - \$299,999	14.8%	18.8%	21.3%
\$300,000 - \$399,999	16.2%	21.7%	21.0%
\$400,000 - \$499,999	4.6%	6.2%	8.3%
\$500,000 - \$749,999	3.7%	3.8%	6.2%
\$750,000 - \$999,999	2.2%	0.8%	0.9%
\$1,000,000 - \$1,499,999	0.3%	0.4%	0.3%
\$1,500,000 - \$1,999,999	0.0%	0.2%	0.1%
\$2,000,000 +	1.0%	0.4%	0.3%
Average Home Value	\$277,488	\$286,964	\$303,235

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.



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2010 Population by Age			
Total	8,511	39,042	87,356
0 - 4	2.5%	2.6%	2.9%
5 - 9	2.3%	2.6%	2.8%
10 - 14	2.5%	2.6%	2.7%
15 - 24	4.5%	4.9%	5.2%
25 - 34	4.9%	4.9%	5.0%
35 - 44	5.6%	5.6%	5.6%
45 - 54	8.5%	8.0%	8.0%
55 - 64	14.1%	13.8%	17.1%
65 - 74	24.9%	27.8%	29.9%
75 - 84	22.3%	21.9%	17.0%
85 +	7.8%	5.2%	3.9%
18 +	91.4%	90.6%	90.0%
2021 Population by Age			
Total	9,975	43,001	98,907
0 - 4	2.2%	2.4%	2.6%
5 - 9	2.2%	2.4%	2.7%
10 - 14	2.3%	2.5%	2.7%
15 - 24	4.1%	4.5%	4.7%
25 - 34	4.8%	5.1%	5.3%
35 - 44	4.8%	5.0%	5.2%
45 - 54	6.3%	6.0%	6.1%
55 - 64	13.4%	13.1%	14.1%
65 - 74	25.6%	28.8%	30.9%
75 - 84	23.1%	22.6%	20.2%
85 +	11.2%	7.5%	5.5%
18 +	92.1%	91.3%	90.6%
2026 Population by Age			
Total	10,619	46,545	108,242
0 - 4	2.1%	2.3%	2.5%
5 - 9	2.0%	2.3%	2.5%
10 - 14	2.2%	2.4%	2.6%
15 - 24	3.7%	4.2%	4.4%
25 - 34	4.4%	4.7%	4.8%
35 - 44	4.8%	5.1%	5.2%
45 - 54	5.6%	5.4%	5.5%
55 - 64	12.6%	12.1%	12.7%
65 - 74	26.3%	28.6%	29.0%
75 - 84	25.2%	25.2%	24.2%
85 +	11.2%	7.9%	6.5%
18 +	92.6%	91.7%	90.9%
2010 Population by Sex			
Males	3,866	18,203	41,110
Females	4,645	20,837	46,249
2021 Population by Sex			
Males	4,550	20,239	46,891
Females	5,426	22,762	52,015
2026 Population by Sex			
Males	4,857	22,023	51,352
Females	5,763	24,519	56,891

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.



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2010 Population by Race/Ethnicity			
Total	8,510	39,041	87,359
White Alone	94.2%	93.2%	91.0%
Black Alone	3.0%	3.6%	5.6%
American Indian Alone	0.2%	0.2%	0.2%
Asian Alone	0.9%	0.9%	1.0%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	0.7%	1.0%	1.0%
Two or More Races	1.0%	1.0%	1.0%
Hispanic Origin	3.1%	3.5%	3.8%
Diversity Index	16.5	18.9	23.0
2021 Population by Race/Ethnicity			
Total	9,976	43,000	98,907
White Alone	92.4%	90.9%	88.3%
Black Alone	3.8%	4.5%	6.9%
American Indian Alone	0.2%	0.3%	0.2%
Asian Alone	1.1%	1.3%	1.5%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	1.2%	1.5%	1.6%
Two or More Races	1.3%	1.4%	1.5%
Hispanic Origin	4.9%	5.5%	5.9%
Diversity Index	22.5	25.8	30.2
2026 Population by Race/Ethnicity			
Total	10,619	46,543	108,242
White Alone	91.4%	89.9%	87.3%
Black Alone	4.3%	4.9%	7.3%
American Indian Alone	0.2%	0.3%	0.2%
Asian Alone	1.2%	1.5%	1.7%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	1.3%	1.8%	1.8%
Two or More Races	1.5%	1.6%	1.6%
Hispanic Origin	6.0%	6.6%	6.8%
Diversity Index	25.6	28.8	33.0
2010 Population by Relationship and Household Type			
Total	8,511	39,041	87,359
In Households	97.4%	99.3%	99.5%
In Family Households	72.1%	78.0%	80.4%
Householder	30.3%	32.6%	33.5%
Spouse	25.9%	28.4%	29.3%
Child	12.5%	13.3%	13.8%
Other relative	2.2%	2.3%	2.3%
Nonrelative	1.2%	1.4%	1.5%
In Nonfamily Households	25.2%	21.2%	19.1%
In Group Quarters	2.6%	0.7%	0.5%
Institutionalized Population	2.4%	0.6%	0.3%
Noninstitutionalized Population	0.2%	0.2%	0.2%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.



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2021 Population 25+ by Educational Attainment			
Total	8,898	37,914	86,385
Less than 9th Grade	2.1%	2.1%	1.9%
9th - 12th Grade, No Diploma	6.8%	5.9%	5.5%
High School Graduate	32.2%	31.5%	29.2%
GED/Alternative Credential	4.3%	4.3%	4.0%
Some College, No Degree	21.7%	23.0%	21.7%
Associate Degree	10.8%	9.4%	9.0%
Bachelor's Degree	11.6%	13.1%	16.1%
Graduate/Professional Degree	10.5%	10.8%	12.5%
2021 Population 15+ by Marital Status			
Total	9,305	39,861	91,024
Never Married	13.6%	13.2%	14.2%
Married	57.6%	59.1%	60.6%
Widowed	14.1%	13.6%	12.3%
Divorced	14.6%	14.1%	12.9%
2021 Civilian Population 16+ in Labor Force			
Civilian Population 16+	2,959	11,980	27,353
Population 16+ Employed	95.9%	95.9%	95.7%
Population 16+ Unemployment rate	4.1%	4.1%	4.3%
Population 16-24 Employed	7.7%	7.8%	7.2%
Population 16-24 Unemployment rate	14.1%	13.5%	18.3%
Population 25-54 Employed	42.1%	43.7%	46.8%
Population 25-54 Unemployment rate	3.5%	4.5%	3.9%
Population 55-64 Employed	26.3%	25.6%	25.6%
Population 55-64 Unemployment rate	0.0%	0.3%	1.4%
Population 65+ Employed	23.9%	22.9%	20.5%
Population 65+ Unemployment rate	6.0%	3.8%	2.8%
2021 Employed Population 16+ by Industry			
Total	2,837	11,492	26,189
Agriculture/Mining	1.6%	0.7%	0.7%
Construction	10.1%	12.3%	10.4%
Manufacturing	3.4%	3.6%	3.8%
Wholesale Trade	0.8%	1.1%	1.7%
Retail Trade	17.2%	16.0%	16.8%
Transportation/Utilities	2.3%	3.9%	4.1%
Information	1.6%	1.7%	1.6%
Finance/Insurance/Real Estate	8.7%	6.4%	6.9%
Services	51.1%	50.7%	49.5%
Public Administration	3.2%	3.7%	4.5%
2021 Employed Population 16+ by Occupation			
Total	2,836	11,494	26,190
White Collar	64.0%	59.2%	61.0%
Management/Business/Financial	16.9%	15.0%	15.3%
Professional	17.4%	18.0%	18.0%
Sales	14.3%	12.1%	13.2%
Administrative Support	15.4%	14.1%	14.6%
Services	19.5%	22.1%	19.9%
Blue Collar	16.4%	18.7%	19.1%
Farming/Forestry/Fishing	0.0%	0.0%	0.1%
Construction/Extraction	6.5%	7.5%	6.3%
Installation/Maintenance/Repair	4.2%	3.5%	2.9%
Production	2.1%	2.6%	2.9%
Transportation/Material Moving	3.6%	5.1%	6.9%

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2010 Households by Type			
Total	4,533	19,818	43,584
Households with 1 Person	37.0%	31.3%	27.8%
Households with 2+ People	63.0%	68.7%	72.2%
Family Households	57.8%	63.8%	67.3%
Husband-wife Families	49.4%	55.5%	58.8%
With Related Children	5.4%	5.7%	6.0%
Other Family (No Spouse Present)	8.4%	8.3%	8.5%
Other Family with Male Householder	2.0%	2.1%	2.2%
With Related Children	1.0%	1.1%	1.2%
Other Family with Female Householder	6.4%	6.2%	6.3%
With Related Children	3.3%	3.2%	3.5%
Nonfamily Households	5.3%	4.8%	4.9%
All Households with Children	9.7%	10.2%	10.8%
Multigenerational Households	1.4%	1.5%	1.6%
Unmarried Partner Households	4.7%	4.8%	5.0%
Male-female	4.2%	4.2%	4.3%
Same-sex	0.6%	0.6%	0.7%
2010 Households by Size			
Total	4,536	19,819	43,584
1 Person Household	36.9%	31.3%	27.8%
2 Person Household	50.1%	54.8%	57.4%
3 Person Household	6.6%	6.9%	7.2%
4 Person Household	3.9%	4.0%	4.3%
5 Person Household	1.7%	1.9%	2.0%
6 Person Household	0.6%	0.7%	0.7%
7 + Person Household	0.2%	0.4%	0.5%
2010 Households by Tenure and Mortgage Status			
Total	4,534	19,818	43,585
Owner Occupied	83.1%	85.9%	86.5%
Owned with a Mortgage/Loan	32.0%	37.4%	41.2%
Owned Free and Clear	51.2%	48.5%	45.3%
Renter Occupied	16.9%	14.1%	13.5%
2021 Affordability, Mortgage and Wealth			
Housing Affordability Index	142	118	118
Percent of Income for Mortgage	16.2%	19.5%	19.4%
Wealth Index	69	80	96
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	5,971	23,867	53,030
Housing Units Inside Urbanized Area	91.9%	90.6%	90.8%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	8.1%	9.4%	9.2%
2010 Population By Urban/ Rural Status			
Total Population	8,511	39,041	87,359
Population Inside Urbanized Area	90.5%	88.3%	89.2%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	9.5%	11.7%	10.8%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

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Top 3 Tapestry Segments			
1.	The Elders (9C)	The Elders (9C)	The Elders (9C)
2.	Senior Escapes (9D)	Senior Escapes (9D)	Senior Escapes (9D)
3.	Front Porches (8E)	Front Porches (8E)	Small Town Simplicity (12C)
2021 Consumer Spending			
Apparel & Services: Total \$	\$6,704,209	\$30,044,998	\$74,985,185
Average Spent	\$1,273.35	\$1,364.44	\$1,515.25
Spending Potential Index	60	64	71
Education: Total \$	\$4,789,769	\$21,436,708	\$52,960,018
Average Spent	\$909.74	\$973.51	\$1,070.18
Spending Potential Index	53	56	62
Entertainment/Recreation: Total \$	\$11,145,958	\$49,817,162	\$124,816,898
Average Spent	\$2,116.99	\$2,262.36	\$2,522.22
Spending Potential Index	66	70	78
Food at Home: Total \$	\$19,198,297	\$85,449,811	\$213,555,393
Average Spent	\$3,646.40	\$3,880.55	\$4,315.38
Spending Potential Index	67	71	79
Food Away from Home: Total \$	\$12,456,930	\$55,728,692	\$138,811,220
Average Spent	\$2,365.99	\$2,530.82	\$2,805.00
Spending Potential Index	62	67	74
Health Care: Total \$	\$24,493,066	\$110,631,277	\$276,491,660
Average Spent	\$4,652.05	\$5,024.13	\$5,587.16
Spending Potential Index	75	81	90
HH Furnishings & Equipment: Total \$	\$7,769,697	\$34,986,775	\$87,147,420
Average Spent	\$1,475.73	\$1,588.86	\$1,761.02
Spending Potential Index	65	70	78
Personal Care Products & Services: Total \$	\$3,269,756	\$14,890,036	\$36,969,076
Average Spent	\$621.04	\$676.21	\$747.05
Spending Potential Index	69	75	83
Shelter: Total \$	\$67,167,317	\$301,192,810	\$746,186,869
Average Spent	\$12,757.33	\$13,678.15	\$15,078.44
Spending Potential Index	63	68	75
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$10,221,767	\$45,080,573	\$111,524,911
Average Spent	\$1,941.46	\$2,047.26	\$2,253.62
Spending Potential Index	81	86	94
Travel: Total \$	\$9,006,163	\$40,653,649	\$100,533,048
Average Spent	\$1,710.57	\$1,846.21	\$2,031.50
Spending Potential Index	68	73	80
Vehicle Maintenance & Repairs: Total \$	\$4,001,419	\$17,772,918	\$44,474,746
Average Spent	\$760.00	\$807.13	\$898.72
Spending Potential Index	69	73	81

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.