



Market Profile

40284 CR-25, Lady Lake, Florida, 32159
Rings: 5, 10, 15 mile radii

Prepared by Esri
Latitude: 28.93551
Longitude: -81.92692

	5 miles	10 miles	15 miles
Population Summary			
2000 Total Population	39,631	98,232	174,392
2010 Total Population	66,066	156,969	253,353
2021 Total Population	69,805	204,250	324,844
2021 Group Quarters	314	1,006	7,112
2026 Total Population	76,995	231,389	364,681
2021-2026 Annual Rate	1.98%	2.53%	2.34%
2021 Total Daytime Population	73,398	206,606	309,917
Workers	20,049	55,533	83,765
Residents	53,349	151,073	226,152
Household Summary			
2000 Households	19,209	44,201	75,277
2000 Average Household Size	2.05	2.20	2.24
2010 Households	34,326	76,327	113,997
2010 Average Household Size	1.92	2.04	2.15
2021 Households	37,231	99,021	146,886
2021 Average Household Size	1.87	2.05	2.16
2026 Households	41,274	112,294	165,309
2026 Average Household Size	1.86	2.05	2.16
2021-2026 Annual Rate	2.08%	2.55%	2.39%
2010 Families	23,232	51,824	77,464
2010 Average Family Size	2.25	2.40	2.53
2021 Families	24,690	66,429	98,603
2021 Average Family Size	2.23	2.43	2.57
2026 Families	27,140	74,786	110,315
2026 Average Family Size	2.23	2.44	2.58
2021-2026 Annual Rate	1.91%	2.40%	2.27%
Housing Unit Summary			
2000 Housing Units	22,012	51,911	88,547
Owner Occupied Housing Units	80.8%	72.2%	71.9%
Renter Occupied Housing Units	6.4%	12.9%	13.1%
Vacant Housing Units	12.7%	14.9%	15.0%
2010 Housing Units	41,786	94,578	139,941
Owner Occupied Housing Units	74.0%	69.0%	67.9%
Renter Occupied Housing Units	8.2%	11.7%	13.6%
Vacant Housing Units	17.9%	19.3%	18.5%
2021 Housing Units	46,755	124,729	182,774
Owner Occupied Housing Units	71.1%	68.5%	67.6%
Renter Occupied Housing Units	8.5%	10.9%	12.8%
Vacant Housing Units	20.4%	20.6%	19.6%
2026 Housing Units	51,938	141,677	206,073
Owner Occupied Housing Units	70.9%	69.0%	68.3%
Renter Occupied Housing Units	8.6%	10.3%	11.9%
Vacant Housing Units	20.5%	20.7%	19.8%
Median Household Income			
2021	\$54,879	\$55,991	\$53,826
2026	\$59,063	\$61,427	\$59,014
Median Home Value			
2021	\$258,558	\$263,880	\$243,050
2026	\$282,031	\$287,607	\$275,628
Per Capita Income			
2021	\$39,022	\$36,277	\$32,548
2026	\$43,843	\$41,258	\$37,129
Median Age			
2010	66.8	63.4	58.4
2021	68.7	64.6	60.1
2026	69.6	65.4	61.0

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	37,231	99,021	146,876
<\$15,000	6.8%	7.8%	8.5%
\$15,000 - \$24,999	8.5%	9.1%	9.9%
\$25,000 - \$34,999	13.4%	11.3%	11.5%
\$35,000 - \$49,999	15.0%	14.4%	15.2%
\$50,000 - \$74,999	22.4%	22.4%	22.0%
\$75,000 - \$99,999	13.2%	14.3%	13.7%
\$100,000 - \$149,999	11.9%	11.3%	10.8%
\$150,000 - \$199,999	5.2%	5.4%	4.8%
\$200,000+	3.5%	3.9%	3.6%
Average Household Income	\$73,747	\$74,901	\$71,747
2026 Households by Income			
Household Income Base	41,274	112,294	165,299
<\$15,000	6.0%	6.6%	7.1%
\$15,000 - \$24,999	7.2%	7.4%	8.1%
\$25,000 - \$34,999	11.7%	9.7%	10.0%
\$35,000 - \$49,999	14.4%	13.4%	14.2%
\$50,000 - \$74,999	22.8%	22.9%	22.5%
\$75,000 - \$99,999	13.8%	15.3%	14.8%
\$100,000 - \$149,999	13.5%	13.0%	12.7%
\$150,000 - \$199,999	6.6%	7.0%	6.2%
\$200,000+	4.0%	4.6%	4.3%
Average Household Income	\$82,449	\$85,098	\$81,699
2021 Owner Occupied Housing Units by Value			
Total	33,235	85,462	123,501
<\$50,000	3.8%	5.7%	7.9%
\$50,000 - \$99,999	3.3%	5.2%	7.5%
\$100,000 - \$149,999	7.4%	6.4%	8.2%
\$150,000 - \$199,999	10.3%	9.3%	12.1%
\$200,000 - \$249,999	21.9%	18.3%	16.7%
\$250,000 - \$299,999	18.7%	18.7%	16.5%
\$300,000 - \$399,999	19.5%	19.7%	16.2%
\$400,000 - \$499,999	7.2%	7.7%	6.8%
\$500,000 - \$749,999	6.2%	7.6%	6.3%
\$750,000 - \$999,999	1.0%	1.0%	1.1%
\$1,000,000 - \$1,499,999	0.2%	0.2%	0.3%
\$1,500,000 - \$1,999,999	0.1%	0.1%	0.2%
\$2,000,000 +	0.3%	0.3%	0.3%
Average Home Value	\$290,508	\$292,319	\$271,563
2026 Owner Occupied Housing Units by Value			
Total	36,819	97,694	140,709
<\$50,000	1.5%	2.6%	4.0%
\$50,000 - \$99,999	1.6%	2.6%	3.9%
\$100,000 - \$149,999	5.2%	4.5%	5.4%
\$150,000 - \$199,999	7.4%	7.4%	10.0%
\$200,000 - \$249,999	20.9%	17.1%	16.7%
\$250,000 - \$299,999	21.0%	21.0%	19.7%
\$300,000 - \$399,999	23.7%	23.6%	20.3%
\$400,000 - \$499,999	9.3%	9.7%	9.3%
\$500,000 - \$749,999	7.8%	9.8%	8.6%
\$750,000 - \$999,999	1.1%	1.1%	1.3%
\$1,000,000 - \$1,499,999	0.3%	0.2%	0.3%
\$1,500,000 - \$1,999,999	0.1%	0.2%	0.3%
\$2,000,000 +	0.3%	0.3%	0.3%
Average Home Value	\$320,536	\$326,777	\$314,099

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	66,066	156,972	253,353
0 - 4	2.0%	3.2%	3.9%
5 - 9	1.9%	3.1%	3.8%
10 - 14	2.0%	3.0%	3.9%
15 - 24	3.7%	5.8%	7.4%
25 - 34	3.6%	5.5%	7.7%
35 - 44	4.6%	6.2%	8.5%
45 - 54	6.9%	8.6%	10.4%
55 - 64	18.8%	18.2%	16.4%
65 - 74	33.5%	28.3%	22.4%
75 - 84	18.8%	14.4%	12.2%
85 +	4.2%	3.6%	3.3%
18 +	92.8%	88.8%	85.9%
2021 Population by Age			
Total	69,806	204,250	324,842
0 - 4	1.7%	3.2%	3.8%
5 - 9	1.8%	3.3%	3.9%
10 - 14	1.9%	3.3%	3.9%
15 - 24	3.3%	5.9%	7.2%
25 - 34	3.8%	6.8%	8.7%
35 - 44	3.9%	6.3%	8.2%
45 - 54	4.9%	6.9%	8.4%
55 - 64	15.8%	15.1%	14.7%
65 - 74	35.6%	28.7%	23.6%
75 - 84	21.2%	16.0%	13.5%
85 +	6.0%	4.5%	4.1%
18 +	93.5%	88.5%	86.3%
2026 Population by Age			
Total	76,993	231,391	364,681
0 - 4	1.6%	3.2%	3.8%
5 - 9	1.7%	3.2%	3.8%
10 - 14	1.8%	3.3%	4.0%
15 - 24	3.1%	5.8%	7.0%
25 - 34	3.4%	6.5%	8.2%
35 - 44	3.9%	6.7%	8.4%
45 - 54	4.3%	6.5%	7.9%
55 - 64	14.2%	13.7%	13.5%
65 - 74	34.9%	27.1%	22.9%
75 - 84	24.5%	18.9%	15.9%
85 +	6.6%	5.1%	4.5%
18 +	93.8%	88.4%	86.2%
2010 Population by Sex			
Males	30,967	74,262	123,600
Females	35,099	82,707	129,753
2021 Population by Sex			
Males	33,163	97,864	158,736
Females	36,641	106,386	166,108
2026 Population by Sex			
Males	36,795	111,235	178,584
Females	40,199	120,155	186,098

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

August 03, 2021



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2010 Population by Race/Ethnicity			
Total	66,065	156,970	253,354
White Alone	94.7%	89.3%	85.7%
Black Alone	2.6%	7.1%	9.5%
American Indian Alone	0.2%	0.3%	0.3%
Asian Alone	0.9%	0.9%	1.0%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	0.7%	1.2%	1.8%
Two or More Races	0.8%	1.1%	1.5%
Hispanic Origin	2.9%	4.4%	7.2%
Diversity Index	15.3	26.4	35.5
2021 Population by Race/Ethnicity			
Total	69,804	204,249	324,842
White Alone	92.7%	85.4%	83.0%
Black Alone	3.3%	9.2%	10.4%
American Indian Alone	0.2%	0.3%	0.4%
Asian Alone	1.5%	1.4%	1.4%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	1.1%	1.9%	2.6%
Two or More Races	1.2%	1.8%	2.2%
Hispanic Origin	4.5%	7.3%	10.1%
Diversity Index	21.3	36.2	42.7
2026 Population by Race/Ethnicity			
Total	76,995	231,390	364,682
White Alone	92.0%	84.1%	81.9%
Black Alone	3.5%	9.8%	10.8%
American Indian Alone	0.2%	0.3%	0.4%
Asian Alone	1.7%	1.6%	1.6%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	1.2%	2.1%	2.9%
Two or More Races	1.3%	2.0%	2.4%
Hispanic Origin	5.3%	8.5%	11.5%
Diversity Index	23.7	39.5	45.7
2010 Population by Relationship and Household Type			
Total	66,066	156,969	253,353
In Households	99.5%	99.4%	96.7%
In Family Households	80.3%	80.9%	79.4%
Householder	35.0%	33.0%	30.5%
Spouse	31.8%	28.4%	25.3%
Child	10.5%	15.2%	18.7%
Other relative	2.0%	2.6%	2.9%
Nonrelative	1.1%	1.7%	2.0%
In Nonfamily Households	19.3%	18.5%	17.3%
In Group Quarters	0.5%	0.6%	3.3%
Institutionalized Population	0.3%	0.5%	3.1%
Noninstitutionalized Population	0.1%	0.2%	0.1%

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	63,633	172,358	263,936
Less than 9th Grade	1.5%	1.7%	2.3%
9th - 12th Grade, No Diploma	4.7%	5.8%	7.3%
High School Graduate	27.6%	27.7%	28.0%
GED/Alternative Credential	3.4%	4.3%	5.5%
Some College, No Degree	21.9%	21.5%	21.6%
Associate Degree	9.2%	8.8%	8.8%
Bachelor's Degree	17.8%	17.5%	15.7%
Graduate/Professional Degree	13.9%	12.7%	10.8%
2021 Population 15+ by Marital Status			
Total	65,959	184,345	287,289
Never Married	10.6%	14.3%	17.6%
Married	63.9%	61.2%	58.4%
Widowed	13.3%	11.9%	10.8%
Divorced	12.3%	12.6%	13.2%
2021 Civilian Population 16+ in Labor Force			
Civilian Population 16+	17,186	55,998	97,972
Population 16+ Employed	96.7%	95.9%	95.7%
Population 16+ Unemployment rate	3.3%	4.1%	4.3%
Population 16-24 Employed	6.2%	8.6%	10.3%
Population 16-24 Unemployment rate	13.6%	13.3%	10.4%
Population 25-54 Employed	39.5%	49.0%	54.4%
Population 25-54 Unemployment rate	3.4%	3.9%	3.7%
Population 55-64 Employed	30.3%	25.2%	22.4%
Population 55-64 Unemployment rate	1.1%	1.5%	2.7%
Population 65+ Employed	23.9%	17.2%	13.0%
Population 65+ Unemployment rate	3.2%	3.4%	4.7%
2021 Employed Population 16+ by Industry			
Total	16,611	53,700	93,758
Agriculture/Mining	0.6%	0.9%	1.1%
Construction	10.7%	10.0%	9.7%
Manufacturing	3.6%	4.5%	5.3%
Wholesale Trade	1.6%	1.9%	1.8%
Retail Trade	16.6%	16.1%	16.2%
Transportation/Utilities	3.8%	4.5%	4.6%
Information	1.7%	1.5%	1.5%
Finance/Insurance/Real Estate	6.8%	6.6%	6.1%
Services	50.5%	49.4%	48.8%
Public Administration	4.1%	4.6%	5.0%
2021 Employed Population 16+ by Occupation			
Total	16,609	53,701	93,756
White Collar	64.0%	57.8%	56.9%
Management/Business/Financial	17.0%	14.6%	13.2%
Professional	19.9%	16.8%	17.5%
Sales	12.9%	13.0%	12.8%
Administrative Support	14.2%	13.3%	13.4%
Services	19.6%	21.6%	21.9%
Blue Collar	16.4%	20.6%	21.2%
Farming/Forestry/Fishing	0.0%	0.2%	0.2%
Construction/Extraction	6.2%	6.1%	6.2%
Installation/Maintenance/Repair	2.8%	3.2%	3.4%
Production	2.0%	3.3%	3.8%
Transportation/Material Moving	5.4%	7.8%	7.5%

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2010 Households by Type			
Total	34,327	76,326	113,997
Households with 1 Person	27.8%	27.0%	26.7%
Households with 2+ People	72.2%	73.0%	73.3%
Family Households	67.7%	67.9%	68.0%
Husband-wife Families	61.4%	58.5%	56.3%
With Related Children	4.6%	6.8%	9.5%
Other Family (No Spouse Present)	6.2%	9.4%	11.7%
Other Family with Male Householder	1.6%	2.5%	3.1%
With Related Children	0.8%	1.4%	1.8%
Other Family with Female Householder	4.6%	6.9%	8.6%
With Related Children	2.2%	4.0%	5.2%
Nonfamily Households	4.5%	5.1%	5.4%
All Households with Children	7.7%	12.4%	16.8%
Multigenerational Households	1.1%	1.9%	2.5%
Unmarried Partner Households	4.3%	5.3%	5.9%
Male-female	3.7%	4.6%	5.3%
Same-sex	0.6%	0.7%	0.7%
2010 Households by Size			
Total	34,325	76,325	113,997
1 Person Household	27.8%	27.0%	26.7%
2 Person Household	60.9%	56.4%	51.9%
3 Person Household	5.9%	7.9%	9.7%
4 Person Household	3.2%	4.8%	6.5%
5 Person Household	1.4%	2.4%	3.2%
6 Person Household	0.5%	0.9%	1.2%
7 + Person Household	0.3%	0.6%	0.8%
2010 Households by Tenure and Mortgage Status			
Total	34,326	76,327	113,997
Owner Occupied	90.1%	85.5%	83.4%
Owned with a Mortgage/Loan	42.2%	41.7%	42.1%
Owned Free and Clear	47.9%	43.8%	41.3%
Renter Occupied	9.9%	14.5%	16.6%
2021 Affordability, Mortgage and Wealth			
Housing Affordability Index	116	116	120
Percent of Income for Mortgage	19.8%	19.8%	18.9%
Wealth Index	107	100	91
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	41,786	94,578	139,941
Housing Units Inside Urbanized Area	89.9%	87.3%	83.3%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	1.0%
Rural Housing Units	10.1%	12.7%	15.7%
2010 Population By Urban/ Rural Status			
Total Population	66,066	156,969	253,353
Population Inside Urbanized Area	88.1%	85.5%	79.5%
Population Inside Urbanized Cluster	0.0%	0.0%	1.0%
Rural Population	11.9%	14.5%	19.5%

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)	Traditional Living (12B)	Senior Escapes (9D)
3.	Comfortable Empty Nesters (5A)	Senior Escapes (9D)	Traditional Living (12B)
2021 Consumer Spending			
Apparel & Services: Total \$	\$59,162,994	\$163,414,834	\$233,716,022
Average Spent	\$1,589.08	\$1,650.30	\$1,591.14
Spending Potential Index	75	78	75
Education: Total \$	\$42,174,019	\$114,580,684	\$163,940,357
Average Spent	\$1,132.77	\$1,157.14	\$1,116.11
Spending Potential Index	66	67	65
Entertainment/Recreation: Total \$	\$98,493,526	\$268,148,837	\$381,164,582
Average Spent	\$2,645.47	\$2,708.00	\$2,594.97
Spending Potential Index	82	84	80
Food at Home: Total \$	\$168,865,262	\$457,877,074	\$651,144,151
Average Spent	\$4,535.61	\$4,624.04	\$4,432.99
Spending Potential Index	83	85	81
Food Away from Home: Total \$	\$110,040,481	\$300,143,498	\$429,123,054
Average Spent	\$2,955.61	\$3,031.11	\$2,921.47
Spending Potential Index	78	80	77
Health Care: Total \$	\$221,002,163	\$586,723,766	\$821,545,324
Average Spent	\$5,935.97	\$5,925.25	\$5,593.08
Spending Potential Index	95	95	90
HH Furnishings & Equipment: Total \$	\$69,557,687	\$187,131,769	\$265,746,003
Average Spent	\$1,868.27	\$1,889.82	\$1,809.20
Spending Potential Index	83	84	80
Personal Care Products & Services: Total \$	\$29,752,869	\$78,862,013	\$110,389,933
Average Spent	\$799.14	\$796.42	\$751.53
Spending Potential Index	89	89	84
Shelter: Total \$	\$597,041,622	\$1,600,604,664	\$2,265,063,125
Average Spent	\$16,036.14	\$16,164.30	\$15,420.55
Spending Potential Index	80	80	77
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$90,438,946	\$233,006,422	\$327,236,375
Average Spent	\$2,429.13	\$2,353.10	\$2,227.83
Spending Potential Index	102	98	93
Travel: Total \$	\$81,334,968	\$213,557,307	\$300,408,544
Average Spent	\$2,184.60	\$2,156.69	\$2,045.18
Spending Potential Index	86	85	81
Vehicle Maintenance & Repairs: Total \$	\$35,107,553	\$95,680,046	\$136,274,673
Average Spent	\$942.97	\$966.26	\$927.76
Spending Potential Index	85	87	84

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.