



Executive Summary

1315 State Road 44, Leesburg, Florida, 34748
 Drive Time: 10, 20, 30 minute radii

Prepared by Esri
 Latitude: 28.81432
 Longitude: -81.93189

	10 minutes	20 minutes	30 minutes
Population			
2000 Population	23,383	69,646	177,432
2010 Population	25,165	103,668	260,381
2021 Population	35,300	157,354	336,588
2026 Population	40,398	183,666	381,310
2000-2010 Annual Rate	0.74%	4.06%	3.91%
2010-2021 Annual Rate	3.05%	3.78%	2.31%
2021-2026 Annual Rate	2.73%	3.14%	2.53%
2021 Male Population	47.2%	49.6%	49.0%
2021 Female Population	52.8%	50.4%	51.0%
2021 Median Age	44.5	58.5	60.1

In the identified area, the current year population is 336,588. In 2010, the Census count in the area was 260,381. The rate of change since 2010 was 2.31% annually. The five-year projection for the population in the area is 381,310 representing a change of 2.53% annually from 2021 to 2026. Currently, the population is 49.0% male and 51.0% female.

Median Age

The median age in this area is 44.5, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	70.2%	80.4%	82.6%
2021 Black Alone	21.5%	13.2%	10.1%
2021 American Indian/Alaska Native Alone	0.4%	0.4%	0.4%
2021 Asian Alone	1.2%	1.5%	1.5%
2021 Pacific Islander Alone	0.2%	0.1%	0.1%
2021 Other Race	3.6%	2.4%	3.3%
2021 Two or More Races	2.8%	2.1%	2.1%
2021 Hispanic Origin (Any Race)	10.5%	8.9%	11.3%

Persons of Hispanic origin represent 11.3% of the population in the identified area compared to 18.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 44.6 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	68	100	91
2000 Households	10,169	29,419	76,905
2010 Households	10,979	46,130	116,711
2021 Total Households	15,859	71,202	152,213
2026 Total Households	18,253	83,433	172,675
2000-2010 Annual Rate	0.77%	4.60%	4.26%
2010-2021 Annual Rate	3.32%	3.93%	2.39%
2021-2026 Annual Rate	2.85%	3.22%	2.55%
2021 Average Household Size	2.20	2.12	2.15

The household count in this area has changed from 116,711 in 2010 to 152,213 in the current year, a change of 2.39% annually. The five-year projection of households is 172,675, a change of 2.55% annually from the current year total. Average household size is currently 2.15, compared to 2.14 in the year 2010. The number of families in the current year is 101,744 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

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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Mortgage Income			
2021 Percent of Income for Mortgage	18.1%	19.6%	18.9%
Median Household Income			
2021 Median Household Income	\$46,563	\$56,363	\$54,173
2026 Median Household Income	\$52,880	\$62,595	\$59,348
2021-2026 Annual Rate	2.58%	2.12%	1.84%
Average Household Income			
2021 Average Household Income	\$63,662	\$77,171	\$72,256
2026 Average Household Income	\$73,522	\$87,894	\$82,099
2021-2026 Annual Rate	2.92%	2.64%	2.59%
Per Capita Income			
2021 Per Capita Income	\$27,269	\$35,062	\$32,850
2026 Per Capita Income	\$31,623	\$40,033	\$37,333
2021-2026 Annual Rate	3.01%	2.69%	2.59%

Households by Income

Current median household income is \$54,173 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$59,348 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$72,256 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$82,099 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$32,850 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$37,333 in five years, compared to \$39,378 for all U.S. households

Housing			
2021 Housing Affordability Index	130	117	121
2000 Total Housing Units	11,921	34,501	91,161
2000 Owner Occupied Housing Units	7,072	23,846	64,445
2000 Renter Occupied Housing Units	3,097	5,573	12,459
2000 Vacant Housing Units	1,752	5,082	14,257
2010 Total Housing Units	13,652	58,011	143,595
2010 Owner Occupied Housing Units	6,970	37,215	96,554
2010 Renter Occupied Housing Units	4,009	8,915	20,157
2010 Vacant Housing Units	2,673	11,881	26,884
2021 Total Housing Units	19,774	90,373	189,527
2021 Owner Occupied Housing Units	11,195	60,604	128,042
2021 Renter Occupied Housing Units	4,664	10,597	24,171
2021 Vacant Housing Units	3,915	19,171	37,314
2026 Total Housing Units	22,704	106,098	215,334
2026 Owner Occupied Housing Units	13,397	72,114	146,985
2026 Renter Occupied Housing Units	4,856	11,319	25,690
2026 Vacant Housing Units	4,451	22,665	42,659

Currently, 67.6% of the 189,527 housing units in the area are owner occupied; 12.8%, renter occupied; and 19.7% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 143,595 housing units in the area - 67.2% owner occupied, 14.0% renter occupied, and 18.7% vacant. The annual rate of change in housing units since 2010 is 13.13%. Median home value in the area is \$243,883, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 2.41% annually to \$274,779.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

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