



Executive Summary

Lincoln Road
Lincoln Galleria Road
Rings: 1, 3, 5 mile radii

Latitude: 25.79043
Longitude: -80.13784

	1 mile	3 miles	5 miles
Population			
2000 Population	33,294	54,043	202,685
2010 Population	32,204	54,895	231,386
2015 Population	32,346	55,576	251,738
2020 Population	33,390	57,609	273,931
2000-2010 Annual Rate	-0.33%	0.16%	1.33%
2010-2015 Annual Rate	0.08%	0.24%	1.62%
2015-2020 Annual Rate	0.64%	0.72%	1.70%
2015 Male Population	56.4%	54.2%	51.7%
2015 Female Population	43.6%	45.8%	48.3%
2015 Median Age	38.4	40.6	38.0

In the identified area, the current year population is 251,738. In 2010, the Census count in the area was 231,386. The rate of change since 2010 was 1.62% annually. The five-year projection for the population in the area is 273,931 representing a change of 1.70% annually from 2015 to 2020. Currently, the population is 51.7% male and 48.3% female.

Median Age

The median age in this area is 38.4, compared to U.S. median age of 37.9.

Race and Ethnicity

2015 White Alone	85.6%	87.7%	73.7%
2015 Black Alone	4.2%	3.6%	16.1%
2015 American Indian/Alaska Native Alone	0.4%	0.3%	0.4%
2015 Asian Alone	2.5%	2.4%	2.0%
2015 Pacific Islander Alone	0.1%	0.0%	0.0%
2015 Other Race	4.0%	3.2%	4.4%
2015 Two or More Races	3.2%	2.8%	3.3%
2015 Hispanic Origin (Any Race)	50.7%	47.2%	57.4%

Persons of Hispanic origin represent 57.4% of the population in the identified area compared to 17.6% 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 70.9 in the identified area, compared to 63.0 for the U.S. as a whole.

Households

2000 Households	20,281	30,783	90,960
2010 Households	19,535	31,230	109,892
2015 Total Households	19,533	31,455	120,539
2020 Total Households	20,139	32,582	132,040
2000-2010 Annual Rate	-0.37%	0.14%	1.91%
2010-2015 Annual Rate	0.00%	0.14%	1.78%
2015-2020 Annual Rate	0.61%	0.71%	1.84%
2015 Average Household Size	1.63	1.74	2.03

The household count in this area has changed from 109,892 in 2010 to 120,539 in the current year, a change of 1.78% annually. The five-year projection of households is 132,040, a change of 1.84% annually from the current year total. Average household size is currently 2.03, compared to 2.04 in the year 2010. The number of families in the current year is 51,526 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

May 12, 2015



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Median Household Income			
2015 Median Household Income	\$41,025	\$45,262	\$38,009
2020 Median Household Income	\$48,180	\$53,758	\$44,877
2015-2020 Annual Rate	3.27%	3.50%	3.38%
Average Household Income			
2015 Average Household Income	\$64,999	\$80,341	\$64,079
2020 Average Household Income	\$75,603	\$92,307	\$73,208
2015-2020 Annual Rate	3.07%	2.82%	2.70%
Per Capita Income			
2015 Per Capita Income	\$39,246	\$45,689	\$30,994
2020 Per Capita Income	\$45,565	\$52,425	\$35,591
2015-2020 Annual Rate	3.03%	2.79%	2.80%

Households by Income

Current median household income is \$38,009 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$44,877 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$64,079 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$73,208 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$30,994 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$35,591 in five years, compared to \$32,501 for all U.S. households

Housing			
2000 Total Housing Units	24,660	40,551	112,506
2000 Owner Occupied Housing Units	5,849	11,389	29,461
2000 Renter Occupied Housing Units	14,432	19,394	61,498
2000 Vacant Housing Units	4,379	9,768	21,547
2010 Total Housing Units	25,646	45,604	146,186
2010 Owner Occupied Housing Units	6,230	12,216	35,137
2010 Renter Occupied Housing Units	13,305	19,014	74,755
2010 Vacant Housing Units	6,111	14,374	36,294
2015 Total Housing Units	26,036	46,163	159,637
2015 Owner Occupied Housing Units	5,499	11,056	33,091
2015 Renter Occupied Housing Units	14,034	20,400	87,449
2015 Vacant Housing Units	6,503	14,708	39,098
2020 Total Housing Units	26,667	47,187	170,168
2020 Owner Occupied Housing Units	5,639	11,393	35,224
2020 Renter Occupied Housing Units	14,500	21,189	96,816
2020 Vacant Housing Units	6,528	14,605	38,128

Currently, 20.7% of the 159,637 housing units in the area are owner occupied; 54.8%, renter occupied; and 24.5% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 146,186 housing units in the area - 24.0% owner occupied, 51.1% renter occupied, and 24.8% vacant. The annual rate of change in housing units since 2010 is 3.99%. Median home value in the area is \$286,350, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 3.89% annually to \$346,568.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

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