



Demographic and Income Profile

Edgewater FL 5-10-15 Minute Drivetime
Retail Market Analysis
Drive Time: 5 minutes

Prepared by Decision Data Resources

Latitude: 28.972892
Longitude: -80.895872

Summary	Census 2010	2013	2018
Population	13,377	13,465	13,669
Households	5,918	5,961	6,051
Families	3,762	3,769	3,804
Average Household Size	2.26	2.26	2.26
Owner Occupied Housing Units	4,566	4,429	4,566
Renter Occupied Housing Units	1,352	1,531	1,485
Median Age	48.8	50.1	52.0
Trends: 2013 - 2018 Annual Rate	Area	State	National
Population	0.30%	0.99%	0.71%
Households	0.30%	0.98%	0.74%
Families	0.19%	0.87%	0.63%
Owner HHs	0.61%	1.32%	0.94%
Median Household Income	3.42%	3.47%	3.03%

Households by Income	2013		2018	
	Number	Percent	Number	Percent
<\$15,000	1,002	16.8%	959	15.8%
\$15,000 - \$24,999	738	12.4%	529	8.7%
\$25,000 - \$34,999	928	15.6%	818	13.5%
\$35,000 - \$49,999	1,007	16.9%	933	15.4%
\$50,000 - \$74,999	1,251	21.0%	1,304	21.6%
\$75,000 - \$99,999	657	11.0%	955	15.8%
\$100,000 - \$149,999	295	4.9%	431	7.1%
\$150,000 - \$199,999	38	0.6%	57	0.9%
\$200,000+	46	0.8%	66	1.1%
Median Household Income	\$38,588		\$45,656	
Average Household Income	\$48,416		\$56,026	
Per Capita Income	\$21,486		\$24,863	

Population by Age	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	627	4.7%	611	4.5%	604	4.4%
5 - 9	634	4.7%	630	4.7%	610	4.5%
10 - 14	675	5.0%	650	4.8%	638	4.7%
15 - 19	737	5.5%	651	4.8%	611	4.5%
20 - 24	599	4.5%	651	4.8%	564	4.1%
25 - 34	1,257	9.4%	1,289	9.6%	1,366	10.0%
35 - 44	1,439	10.8%	1,384	10.3%	1,297	9.5%
45 - 54	1,964	14.7%	1,843	13.7%	1,676	12.3%
55 - 64	2,087	15.6%	2,182	16.2%	2,245	16.4%
65 - 74	1,791	13.4%	1,925	14.3%	2,230	16.3%
75 - 84	1,161	8.7%	1,188	8.8%	1,327	9.7%
85+	406	3.0%	461	3.4%	500	3.7%

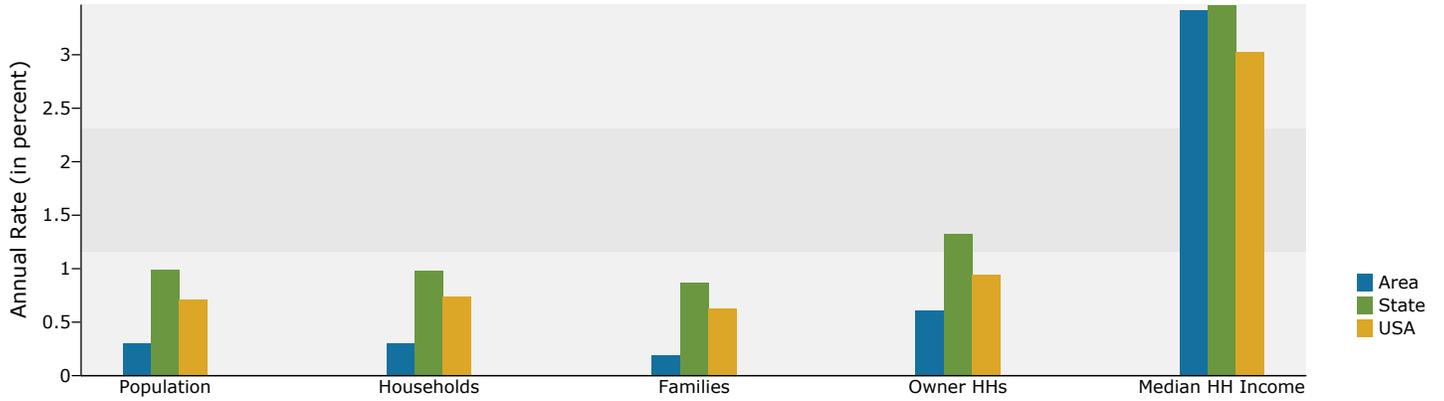
Race and Ethnicity	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	12,620	94.3%	12,653	94.0%	12,735	93.2%
Black Alone	320	2.4%	341	2.5%	382	2.8%
American Indian Alone	41	0.3%	42	0.3%	44	0.3%
Asian Alone	137	1.0%	146	1.1%	165	1.2%
Pacific Islander Alone	1	0.0%	1	0.0%	1	0.0%
Some Other Race Alone	73	0.5%	81	0.6%	102	0.7%
Two or More Races	185	1.4%	202	1.5%	238	1.7%
Hispanic Origin (Any Race)	439	3.3%	507	3.8%	655	4.8%

Data Note: Income is expressed in current dollars.

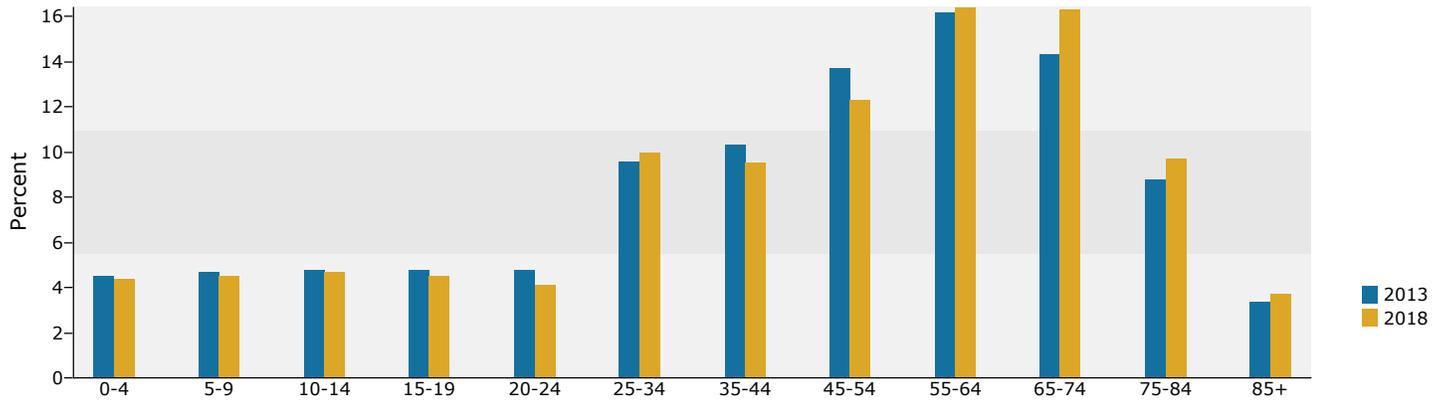
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

March 05, 2014

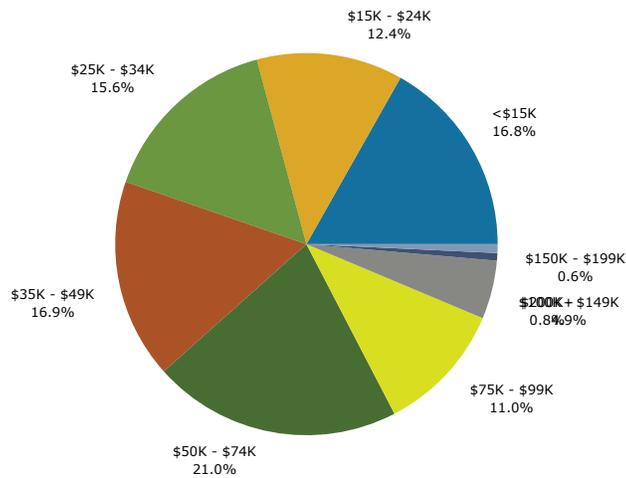
Trends 2013-2018



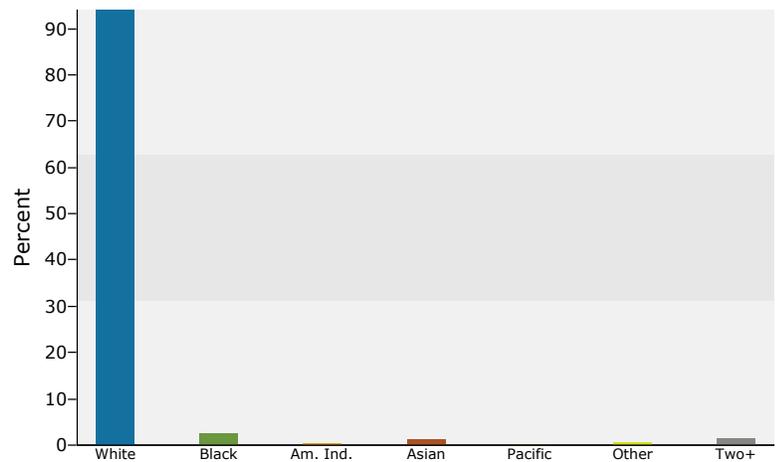
Population by Age



2013 Household Income



2013 Population by Race



2013 Percent Hispanic Origin: 3.8%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.



Demographic and Income Profile

Edgewater FL 5-10-15 Minute Drivetime
Retail Market Analysis
Drive Time: 10 minutes

Prepared by Decision Data Resources

Latitude: 28.972892
Longitude: -80.895872

Summary	Census 2010	2013	2018
Population	33,906	33,903	34,157
Households	15,066	15,075	15,200
Families	9,495	9,455	9,480
Average Household Size	2.24	2.24	2.24
Owner Occupied Housing Units	11,537	11,168	11,462
Renter Occupied Housing Units	3,529	3,907	3,738
Median Age	49.0	50.4	52.3
Trends: 2013 - 2018 Annual Rate	Area	State	National
Population	0.15%	0.99%	0.71%
Households	0.17%	0.98%	0.74%
Families	0.05%	0.87%	0.63%
Owner HHs	0.52%	1.32%	0.94%
Median Household Income	3.57%	3.47%	3.03%

Households by Income	2013		2018	
	Number	Percent	Number	Percent
<\$15,000	2,605	17.3%	2,465	16.2%
\$15,000 - \$24,999	2,050	13.6%	1,457	9.6%
\$25,000 - \$34,999	1,984	13.2%	1,739	11.4%
\$35,000 - \$49,999	2,544	16.9%	2,346	15.4%
\$50,000 - \$74,999	3,086	20.5%	3,181	20.9%
\$75,000 - \$99,999	1,546	10.3%	2,205	14.5%
\$100,000 - \$149,999	914	6.1%	1,320	8.7%
\$150,000 - \$199,999	156	1.0%	245	1.6%
\$200,000+	189	1.3%	243	1.6%
Median Household Income	\$39,142		\$46,645	
Average Household Income	\$50,794		\$59,433	
Per Capita Income	\$22,521		\$26,352	

Population by Age	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,524	4.5%	1,466	4.3%	1,450	4.2%
5 - 9	1,567	4.6%	1,520	4.5%	1,444	4.2%
10 - 14	1,727	5.1%	1,607	4.7%	1,525	4.5%
15 - 19	1,899	5.6%	1,695	5.0%	1,541	4.5%
20 - 24	1,531	4.5%	1,677	4.9%	1,489	4.4%
25 - 34	3,112	9.2%	3,211	9.5%	3,441	10.1%
35 - 44	3,613	10.7%	3,400	10.0%	3,153	9.2%
45 - 54	5,211	15.4%	4,852	14.3%	4,297	12.6%
55 - 64	5,335	15.7%	5,588	16.5%	5,742	16.8%
65 - 74	4,517	13.3%	4,788	14.1%	5,518	16.2%
75 - 84	2,893	8.5%	2,994	8.8%	3,333	9.8%
85+	977	2.9%	1,104	3.3%	1,223	3.6%

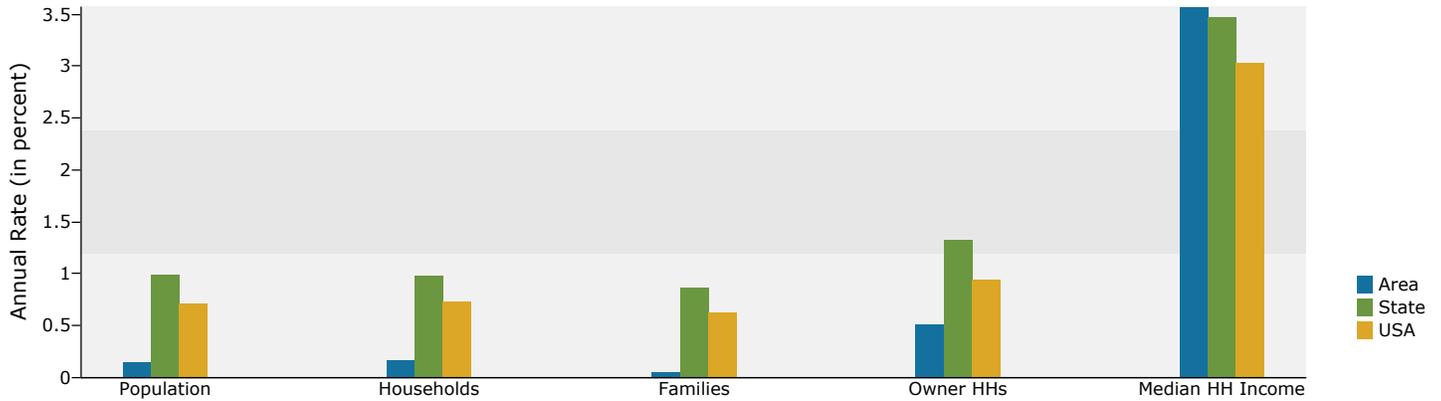
Race and Ethnicity	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	31,007	91.4%	30,890	91.1%	30,848	90.3%
Black Alone	1,819	5.4%	1,855	5.5%	1,961	5.7%
American Indian Alone	109	0.3%	112	0.3%	120	0.4%
Asian Alone	266	0.8%	282	0.8%	322	0.9%
Pacific Islander Alone	2	0.0%	2	0.0%	3	0.0%
Some Other Race Alone	177	0.5%	196	0.6%	248	0.7%
Two or More Races	526	1.6%	565	1.7%	655	1.9%
Hispanic Origin (Any Race)	1,052	3.1%	1,205	3.6%	1,540	4.5%

Data Note: Income is expressed in current dollars.

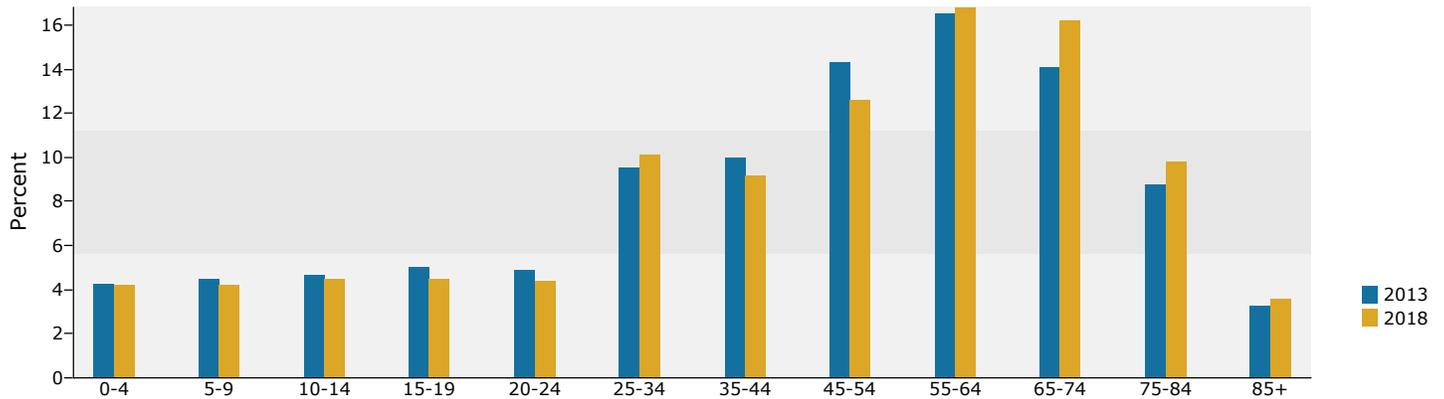
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

March 05, 2014

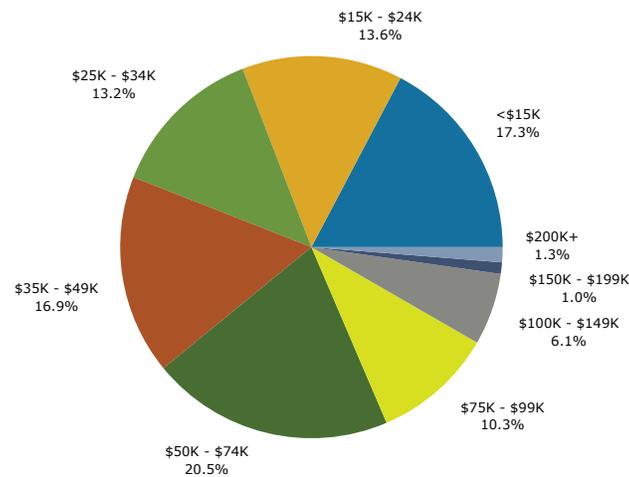
Trends 2013-2018



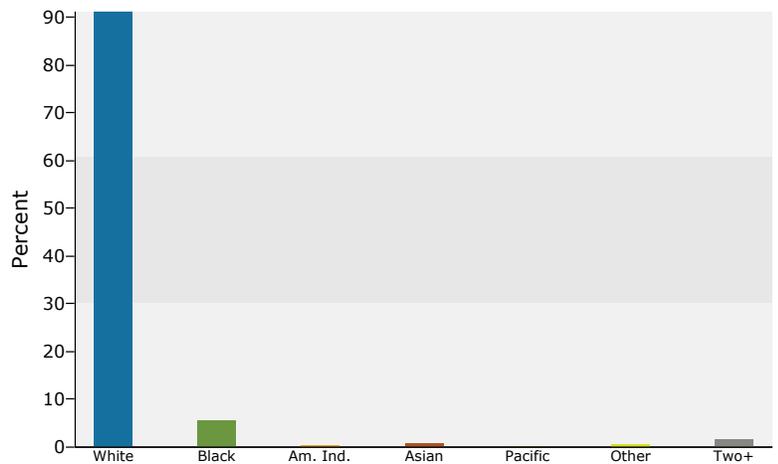
Population by Age



2013 Household Income



2013 Population by Race



2013 Percent Hispanic Origin: 3.6%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.



Demographic and Income Profile

Edgewater FL 5-10-15 Minute Drivetime
Retail Market Analysis
Drive Time: 15 minutes

Prepared by Decision Data Resources
Latitude: 28.972892
Longitude: -80.895872

Summary	Census 2010	2013	2018
Population	51,259	51,506	52,126
Households	23,349	23,480	23,788
Families	14,407	14,404	14,495
Average Household Size	2.19	2.18	2.18
Owner Occupied Housing Units	18,021	17,514	18,032
Renter Occupied Housing Units	5,328	5,967	5,756
Median Age	51.0	52.3	54.5
Trends: 2013 - 2018 Annual Rate	Area	State	National
Population	0.24%	0.99%	0.71%
Households	0.26%	0.98%	0.74%
Families	0.13%	0.87%	0.63%
Owner HHs	0.58%	1.32%	0.94%
Median Household Income	3.99%	3.47%	3.03%

Households by Income	2013		2018	
	Number	Percent	Number	Percent
<\$15,000	3,891	16.6%	3,655	15.4%
\$15,000 - \$24,999	3,258	13.9%	2,301	9.7%
\$25,000 - \$34,999	2,850	12.1%	2,511	10.6%
\$35,000 - \$49,999	3,785	16.1%	3,525	14.8%
\$50,000 - \$74,999	4,796	20.4%	4,919	20.7%
\$75,000 - \$99,999	2,427	10.3%	3,408	14.3%
\$100,000 - \$149,999	1,704	7.3%	2,416	10.2%
\$150,000 - \$199,999	348	1.5%	525	2.2%
\$200,000+	422	1.8%	527	2.2%
Median Household Income	\$40,652		\$49,436	
Average Household Income	\$54,418		\$64,075	
Per Capita Income	\$24,945		\$29,397	

Population by Age	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,150	4.2%	2,074	4.0%	2,058	3.9%
5 - 9	2,172	4.2%	2,122	4.1%	2,038	3.9%
10 - 14	2,371	4.6%	2,211	4.3%	2,126	4.1%
15 - 19	2,626	5.1%	2,350	4.6%	2,133	4.1%
20 - 24	2,171	4.2%	2,325	4.5%	2,039	3.9%
25 - 34	4,461	8.7%	4,624	9.0%	4,873	9.3%
35 - 44	5,217	10.2%	4,946	9.6%	4,651	8.9%
45 - 54	7,766	15.2%	7,245	14.1%	6,469	12.4%
55 - 64	8,398	16.4%	8,850	17.2%	9,202	17.7%
65 - 74	7,251	14.1%	7,766	15.1%	9,086	17.4%
75 - 84	4,940	9.6%	5,043	9.8%	5,358	10.3%
85+	1,736	3.4%	1,948	3.8%	2,092	4.0%

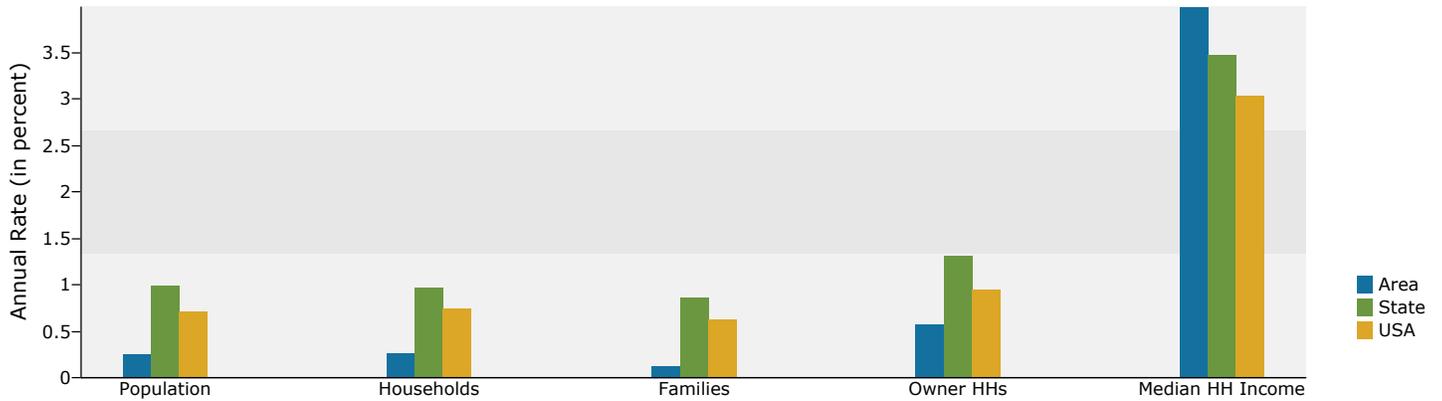
Race and Ethnicity	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	47,305	92.3%	47,363	92.0%	47,539	91.2%
Black Alone	2,412	4.7%	2,474	4.8%	2,631	5.0%
American Indian Alone	159	0.3%	163	0.3%	173	0.3%
Asian Alone	387	0.8%	414	0.8%	479	0.9%
Pacific Islander Alone	3	0.0%	3	0.0%	4	0.0%
Some Other Race Alone	250	0.5%	284	0.6%	361	0.7%
Two or More Races	743	1.4%	804	1.6%	939	1.8%
Hispanic Origin (Any Race)	1,460	2.8%	1,683	3.3%	2,166	4.2%

Data Note: Income is expressed in current dollars.

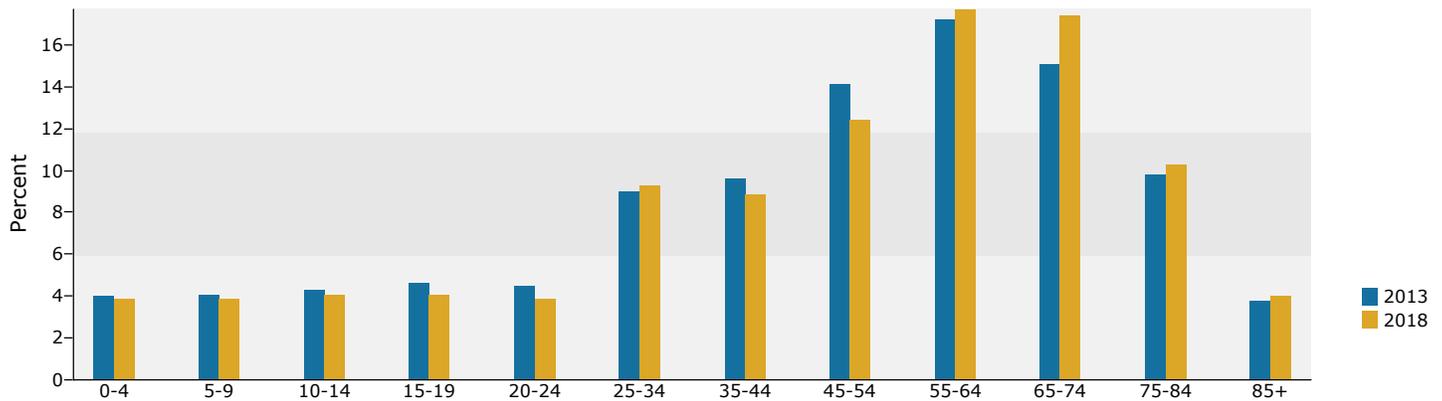
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

March 05, 2014

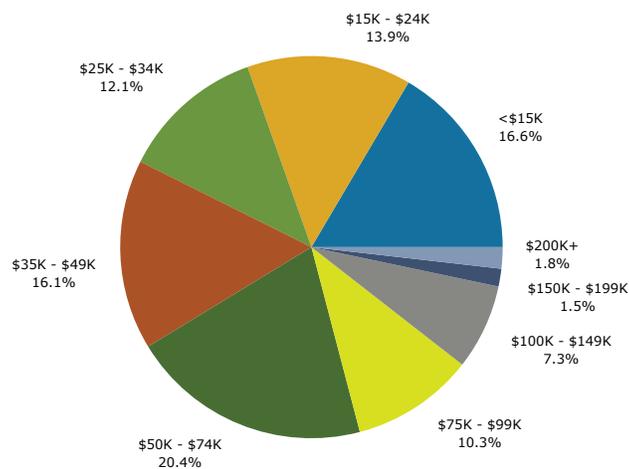
Trends 2013-2018



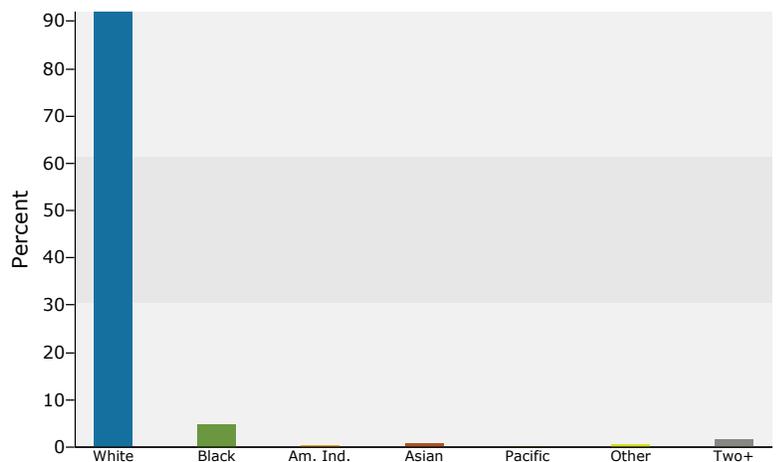
Population by Age



2013 Household Income



2013 Population by Race



2013 Percent Hispanic Origin: 3.3%