

# Community Profile

Pine Island Plaza  
Pine Island Ridge Plaza  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 26.10136  
Longitude: -80.26781

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	10,986	92,522	298,455
2010 Total Population	11,685	99,479	306,753
2020 Total Population	12,837	107,116	338,069
2020 Group Quarters	0	1,417	2,746
2025 Total Population	14,037	112,878	355,621
2020-2025 Annual Rate	1.80%	1.05%	1.02%
2020 Total Daytime Population	14,241	108,794	318,593
Workers	7,704	57,098	147,277
Residents	6,537	51,696	171,316
<b>Household Summary</b>			
2000 Households	5,597	39,220	114,635
2000 Average Household Size	1.96	2.35	2.59
2010 Households	5,870	40,962	115,982
2010 Average Household Size	1.99	2.39	2.62
2020 Households	6,330	43,717	126,308
2020 Average Household Size	2.03	2.42	2.65
2025 Households	6,855	45,867	132,160
2025 Average Household Size	2.05	2.43	2.67
2020-2025 Annual Rate	1.61%	0.96%	0.91%
2010 Families	3,110	26,138	78,405
2010 Average Family Size	2.66	2.96	3.15
2020 Families	3,309	27,546	84,476
2020 Average Family Size	2.72	3.00	3.20
2025 Families	3,608	28,830	88,298
2025 Average Family Size	2.74	3.02	3.22
2020-2025 Annual Rate	1.75%	0.92%	0.89%
<b>Housing Unit Summary</b>			
2000 Housing Units	6,376	42,758	123,393
Owner Occupied Housing Units	73.3%	67.0%	67.8%
Renter Occupied Housing Units	14.5%	24.7%	25.1%
Vacant Housing Units	12.2%	8.3%	7.1%
2010 Housing Units	6,879	44,972	129,624
Owner Occupied Housing Units	66.0%	65.0%	62.9%
Renter Occupied Housing Units	19.3%	26.1%	26.5%
Vacant Housing Units	14.7%	8.9%	10.5%
2020 Housing Units	7,403	46,988	137,664
Owner Occupied Housing Units	57.5%	60.3%	59.0%
Renter Occupied Housing Units	28.0%	32.7%	32.7%
Vacant Housing Units	14.5%	7.0%	8.2%
2025 Housing Units	7,917	49,018	143,250
Owner Occupied Housing Units	54.3%	58.8%	58.7%
Renter Occupied Housing Units	32.3%	34.8%	33.6%
Vacant Housing Units	13.4%	6.4%	7.7%
<b>Median Household Income</b>			
2020	\$51,746	\$74,835	\$61,374
2025	\$56,356	\$79,599	\$67,058
<b>Median Home Value</b>			
2020	\$187,520	\$328,376	\$287,570
2025	\$240,764	\$355,147	\$321,816
<b>Per Capita Income</b>			
2020	\$38,361	\$41,106	\$32,628
2025	\$41,971	\$45,004	\$36,077
<b>Median Age</b>			
2010	47.1	39.8	38.3
2020	48.8	41.4	39.6
2025	49.5	42.1	40.2

**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 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

# Community Profile

Pine Island Plaza  
Pine Island Ridge Plaza  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 26.10136  
Longitude: -80.26781

	1 mile	3 miles	5 miles
<b>2020 Households by Income</b>			
Household Income Base	6,330	43,717	126,308
<\$15,000	13.3%	8.4%	10.1%
\$15,000 - \$24,999	9.6%	6.3%	8.7%
\$25,000 - \$34,999	9.6%	6.8%	8.6%
\$35,000 - \$49,999	16.0%	11.8%	13.1%
\$50,000 - \$74,999	15.9%	16.8%	17.3%
\$75,000 - \$99,999	13.5%	13.7%	12.5%
\$100,000 - \$149,999	11.9%	18.7%	15.9%
\$150,000 - \$199,999	3.8%	7.4%	6.2%
\$200,000+	6.4%	10.1%	7.6%
Average Household Income	\$77,451	\$100,817	\$87,422
<b>2025 Households by Income</b>			
Household Income Base	6,855	45,867	132,160
<\$15,000	11.9%	7.5%	9.0%
\$15,000 - \$24,999	8.6%	5.6%	7.8%
\$25,000 - \$34,999	8.9%	6.2%	7.9%
\$35,000 - \$49,999	15.2%	11.1%	12.4%
\$50,000 - \$74,999	16.3%	16.4%	17.0%
\$75,000 - \$99,999	14.2%	13.9%	12.7%
\$100,000 - \$149,999	13.3%	19.7%	17.1%
\$150,000 - \$199,999	4.7%	8.3%	7.1%
\$200,000+	7.0%	11.3%	8.9%
Average Household Income	\$85,355	\$110,864	\$97,307
<b>2020 Owner Occupied Housing Units by Value</b>			
Total	4,259	28,344	81,241
<\$50,000	5.3%	3.3%	6.7%
\$50,000 - \$99,999	7.5%	4.2%	6.2%
\$100,000 - \$149,999	15.0%	6.5%	6.6%
\$150,000 - \$199,999	29.6%	10.6%	10.9%
\$200,000 - \$249,999	12.0%	8.6%	11.3%
\$250,000 - \$299,999	6.8%	10.8%	11.1%
\$300,000 - \$399,999	8.4%	21.4%	20.9%
\$400,000 - \$499,999	9.4%	16.5%	11.7%
\$500,000 - \$749,999	3.8%	11.1%	9.2%
\$750,000 - \$999,999	1.5%	3.6%	3.2%
\$1,000,000 - \$1,499,999	0.4%	2.5%	1.7%
\$1,500,000 - \$1,999,999	0.0%	0.3%	0.2%
\$2,000,000 +	0.3%	0.6%	0.3%
Average Home Value	\$244,337	\$379,898	\$333,225
<b>2025 Owner Occupied Housing Units by Value</b>			
Total	4,298	28,823	84,055
<\$50,000	3.2%	2.2%	4.3%
\$50,000 - \$99,999	6.6%	3.2%	4.8%
\$100,000 - \$149,999	5.9%	3.4%	4.1%
\$150,000 - \$199,999	21.5%	7.2%	7.5%
\$200,000 - \$249,999	15.7%	8.2%	11.0%
\$250,000 - \$299,999	22.9%	12.8%	12.7%
\$300,000 - \$399,999	9.6%	23.6%	24.8%
\$400,000 - \$499,999	5.9%	18.2%	13.6%
\$500,000 - \$749,999	5.7%	13.6%	10.9%
\$750,000 - \$999,999	1.9%	4.2%	3.6%
\$1,000,000 - \$1,499,999	0.5%	2.5%	2.0%
\$1,500,000 - \$1,999,999	0.0%	0.3%	0.2%
\$2,000,000 +	0.6%	0.6%	0.4%
Average Home Value	\$280,859	\$410,004	\$366,644

**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 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

# Community Profile

Pine Island Plaza  
Pine Island Ridge Plaza  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 26.10136  
Longitude: -80.26781

	1 mile	3 miles	5 miles
<b>2010 Population by Age</b>			
Total	11,682	99,481	306,755
0 - 4	4.6%	5.4%	6.1%
5 - 9	3.7%	5.4%	6.0%
10 - 14	4.3%	6.0%	6.7%
15 - 24	9.0%	12.8%	13.6%
25 - 34	14.0%	13.9%	13.2%
35 - 44	11.7%	13.9%	13.9%
45 - 54	13.6%	15.7%	15.8%
55 - 64	13.7%	12.8%	12.0%
65 - 74	11.4%	7.4%	6.7%
75 - 84	9.5%	4.6%	4.1%
85 +	4.6%	2.1%	2.0%
18 +	84.6%	79.4%	76.9%
<b>2020 Population by Age</b>			
Total	12,839	107,117	338,070
0 - 4	4.0%	4.7%	5.4%
5 - 9	4.3%	5.0%	5.7%
10 - 14	4.5%	5.5%	6.0%
15 - 24	8.7%	12.0%	12.1%
25 - 34	10.9%	14.0%	14.7%
35 - 44	13.1%	13.1%	12.6%
45 - 54	11.3%	12.8%	12.8%
55 - 64	13.9%	13.9%	13.7%
65 - 74	14.1%	10.6%	9.9%
75 - 84	9.4%	5.6%	4.9%
85 +	5.8%	2.7%	2.4%
18 +	85.0%	81.6%	79.5%
<b>2025 Population by Age</b>			
Total	14,037	112,877	355,622
0 - 4	4.0%	4.8%	5.5%
5 - 9	4.0%	4.8%	5.5%
10 - 14	4.3%	5.2%	5.8%
15 - 24	8.8%	11.5%	11.5%
25 - 34	11.6%	13.9%	14.2%
35 - 44	12.1%	13.8%	13.8%
45 - 54	11.3%	11.9%	11.7%
55 - 64	12.0%	12.7%	12.6%
65 - 74	14.5%	11.4%	10.9%
75 - 84	11.5%	7.2%	6.2%
85 +	5.8%	2.9%	2.4%
18 +	85.0%	82.1%	79.8%
<b>2010 Population by Sex</b>			
Males	5,366	47,032	146,212
Females	6,319	52,447	160,541
<b>2020 Population by Sex</b>			
Males	6,005	50,793	161,440
Females	6,833	56,322	176,629
<b>2025 Population by Sex</b>			
Males	6,568	53,522	169,785
Females	7,469	59,356	185,836

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

# Community Profile

Pine Island Plaza  
Pine Island Ridge Plaza  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 26.10136  
Longitude: -80.26781

	1 mile	3 miles	5 miles
<b>2010 Population by Race/Ethnicity</b>			
Total	11,685	99,480	306,753
White Alone	86.5%	79.3%	63.5%
Black Alone	5.8%	10.7%	26.4%
American Indian Alone	0.2%	0.3%	0.3%
Asian Alone	3.2%	4.4%	3.6%
Pacific Islander Alone	0.0%	0.0%	0.1%
Some Other Race Alone	2.3%	2.7%	3.3%
Two or More Races	2.0%	2.6%	2.9%
Hispanic Origin	22.4%	21.9%	23.2%
Diversity Index	50.9	57.8	69.5
<b>2020 Population by Race/Ethnicity</b>			
Total	12,837	107,115	338,069
White Alone	80.9%	73.0%	58.2%
Black Alone	8.4%	14.1%	29.2%
American Indian Alone	0.2%	0.3%	0.4%
Asian Alone	4.1%	5.4%	4.3%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	3.5%	3.7%	4.2%
Two or More Races	2.8%	3.5%	3.6%
Hispanic Origin	32.5%	30.9%	30.9%
Diversity Index	62.7	68.2	75.6
<b>2025 Population by Race/Ethnicity</b>			
Total	14,037	112,878	355,623
White Alone	77.8%	69.9%	56.0%
Black Alone	10.0%	15.9%	30.4%
American Indian Alone	0.3%	0.4%	0.4%
Asian Alone	4.7%	5.9%	4.7%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	4.1%	4.2%	4.6%
Two or More Races	3.0%	3.7%	3.8%
Hispanic Origin	38.2%	35.8%	35.1%
Diversity Index	67.4	72.1	77.8
<b>2010 Population by Relationship and Household Type</b>			
Total	11,685	99,479	306,753
In Households	100.0%	98.6%	99.1%
In Family Households	72.3%	79.7%	83.3%
Householder	26.5%	26.2%	25.5%
Spouse	18.5%	19.2%	17.2%
Child	21.9%	28.0%	31.9%
Other relative	3.9%	4.4%	6.0%
Nonrelative	1.6%	1.9%	2.8%
In Nonfamily Households	27.7%	18.9%	15.8%
In Group Quarters	0.0%	1.4%	0.9%
Institutionalized Population	0.0%	0.1%	0.3%
Noninstitutionalized Population	0.0%	1.3%	0.6%

**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 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

# Community Profile

Pine Island Plaza  
Pine Island Ridge Plaza  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 26.10136  
Longitude: -80.26781

	1 mile	3 miles	5 miles
<b>2020 Population 25+ by Educational Attainment</b>			
Total	10,077	77,936	239,497
Less than 9th Grade	1.5%	2.4%	4.4%
9th - 12th Grade, No Diploma	3.7%	3.2%	5.8%
High School Graduate	21.0%	18.0%	22.9%
GED/Alternative Credential	2.4%	2.6%	3.4%
Some College, No Degree	19.9%	17.6%	18.8%
Associate Degree	10.7%	10.4%	9.8%
Bachelor's Degree	22.1%	27.2%	21.6%
Graduate/Professional Degree	18.7%	18.5%	13.3%
<b>2020 Population 15+ by Marital Status</b>			
Total	11,193	90,804	280,305
Never Married	33.7%	34.7%	36.7%
Married	37.6%	46.4%	43.9%
Widowed	7.0%	5.5%	5.6%
Divorced	21.6%	13.4%	13.9%
<b>2020 Civilian Population 16+ in Labor Force</b>			
Civilian Population 16+	6,895	60,237	184,040
Population 16+ Employed	92.3%	92.8%	91.6%
Population 16+ Unemployment rate	7.7%	7.2%	8.4%
Population 16-24 Employed	7.8%	10.1%	10.5%
Population 16-24 Unemployment rate	12.1%	12.7%	15.4%
Population 25-54 Employed	57.1%	61.3%	63.1%
Population 25-54 Unemployment rate	7.2%	6.7%	7.7%
Population 55-64 Employed	21.4%	19.3%	18.4%
Population 55-64 Unemployment rate	7.7%	6.4%	7.2%
Population 65+ Employed	13.7%	9.4%	8.0%
Population 65+ Unemployment rate	7.6%	6.0%	6.8%
<b>2020 Employed Population 16+ by Industry</b>			
Total	6,363	55,889	168,506
Agriculture/Mining	0.0%	0.1%	0.4%
Construction	4.9%	7.0%	7.8%
Manufacturing	5.4%	4.6%	4.1%
Wholesale Trade	3.6%	4.1%	3.4%
Retail Trade	14.6%	10.8%	11.4%
Transportation/Utilities	4.7%	5.2%	6.6%
Information	3.4%	1.8%	1.9%
Finance/Insurance/Real Estate	7.2%	8.9%	8.4%
Services	50.4%	52.4%	51.6%
Public Administration	5.8%	5.0%	4.5%
<b>2020 Employed Population 16+ by Occupation</b>			
Total	6,361	55,888	168,506
White Collar	74.8%	73.5%	63.7%
Management/Business/Financial	19.8%	20.8%	16.0%
Professional	28.6%	25.7%	20.3%
Sales	13.0%	12.7%	12.0%
Administrative Support	13.3%	14.3%	15.5%
Services	14.4%	14.4%	18.5%
Blue Collar	10.8%	12.2%	17.8%
Farming/Forestry/Fishing	0.0%	0.1%	0.3%
Construction/Extraction	2.3%	3.2%	4.8%
Installation/Maintenance/Repair	1.5%	3.4%	3.8%
Production	1.9%	1.7%	2.9%
Transportation/Material Moving	5.1%	3.8%	6.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

# Community Profile

Pine Island Plaza  
Pine Island Ridge Plaza  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 26.10136  
Longitude: -80.26781

	1 mile	3 miles	5 miles
<b>2010 Households by Type</b>			
Total	5,869	40,962	115,982
Households with 1 Person	39.6%	28.0%	25.0%
Households with 2+ People	60.4%	72.0%	75.0%
Family Households	53.0%	63.8%	67.6%
Husband-wife Families	36.9%	46.7%	45.5%
With Related Children	12.2%	20.4%	21.1%
Other Family (No Spouse Present)	16.1%	17.1%	22.1%
Other Family with Male Householder	4.0%	4.5%	5.6%
With Related Children	1.8%	2.2%	2.9%
Other Family with Female Householder	12.0%	12.6%	16.5%
With Related Children	5.7%	7.1%	10.2%
Nonfamily Households	7.4%	8.2%	7.4%
All Households with Children	20.0%	30.0%	34.8%
Multigenerational Households	2.0%	3.5%	5.5%
Unmarried Partner Households	5.5%	6.6%	7.2%
Male-female	5.0%	5.7%	6.3%
Same-sex	0.6%	0.8%	0.9%
<b>2010 Households by Size</b>			
Total	5,870	40,963	115,983
1 Person Household	39.6%	28.0%	25.0%
2 Person Household	36.0%	34.7%	31.4%
3 Person Household	13.3%	16.9%	18.0%
4 Person Household	7.9%	13.3%	14.7%
5 Person Household	2.4%	5.1%	6.6%
6 Person Household	0.7%	1.4%	2.5%
7 + Person Household	0.1%	0.6%	1.7%
<b>2010 Households by Tenure and Mortgage Status</b>			
Total	5,870	40,962	115,982
Owner Occupied	77.4%	71.3%	70.3%
Owned with a Mortgage/Loan	48.3%	52.4%	52.7%
Owned Free and Clear	29.0%	18.9%	17.6%
Renter Occupied	22.6%	28.7%	29.7%
<b>2020 Affordability, Mortgage and Wealth</b>			
Housing Affordability Index	154	123	113
Percent of Income for Mortgage	15.1%	18.3%	19.6%
Wealth Index	90	122	99
<b>2010 Housing Units By Urban/ Rural Status</b>			
Total Housing Units	6,879	44,972	129,624
Housing Units Inside Urbanized Area	100.0%	100.0%	100.0%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.0%	0.0%
<b>2010 Population By Urban/ Rural Status</b>			
Total Population	11,685	99,479	306,753
Population Inside Urbanized Area	100.0%	100.0%	100.0%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.0%	0.0%

**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.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

# Community Profile

Pine Island Plaza  
Pine Island Ridge Plaza  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 26.10136  
Longitude: -80.26781

	1 mile	3 miles	5 miles
<b>Top 3 Tapestry Segments</b>			
1.	Retirement Communities (9E)	Bright Young Professionals	Bright Young Professionals (8C)
2.	Golden Years (9B)	Savvy Suburbanites (1D)	American Dreamers (7C)
3.	The Elders (9C)	Young and Restless (11B)	Savvy Suburbanites (1D)
<b>2020 Consumer Spending</b>			
Apparel & Services: Total \$	\$11,679,243	\$106,461,032	\$268,072,358
Average Spent	\$1,845.06	\$2,435.23	\$2,122.37
Spending Potential Index	86	114	99
Education: Total \$	\$9,282,113	\$88,398,863	\$217,045,357
Average Spent	\$1,466.37	\$2,022.07	\$1,718.38
Spending Potential Index	82	113	96
Entertainment/Recreation: Total \$	\$17,475,305	\$156,415,801	\$391,246,067
Average Spent	\$2,760.71	\$3,577.92	\$3,097.56
Spending Potential Index	85	110	95
Food at Home: Total \$	\$29,534,119	\$259,598,661	\$657,182,431
Average Spent	\$4,665.74	\$5,938.16	\$5,203.02
Spending Potential Index	87	111	97
Food Away from Home: Total \$	\$20,679,695	\$186,244,703	\$469,554,134
Average Spent	\$3,266.93	\$4,260.24	\$3,717.53
Spending Potential Index	87	113	99
Health Care: Total \$	\$32,174,477	\$276,280,934	\$696,747,283
Average Spent	\$5,082.86	\$6,319.76	\$5,516.26
Spending Potential Index	88	110	96
HH Furnishings & Equipment: Total \$	\$11,877,989	\$107,494,708	\$269,581,151
Average Spent	\$1,876.46	\$2,458.88	\$2,134.32
Spending Potential Index	86	113	98
Personal Care Products & Services: Total \$	\$5,230,787	\$46,038,767	\$115,850,576
Average Spent	\$826.35	\$1,053.11	\$917.21
Spending Potential Index	90	115	100
Shelter: Total \$	\$108,592,410	\$962,200,772	\$2,419,093,548
Average Spent	\$17,155.20	\$22,009.76	\$19,152.34
Spending Potential Index	89	114	99
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$13,281,470	\$114,788,238	\$285,966,897
Average Spent	\$2,098.18	\$2,625.71	\$2,264.04
Spending Potential Index	90	112	97
Travel: Total \$	\$13,282,807	\$118,429,431	\$294,896,589
Average Spent	\$2,098.39	\$2,709.00	\$2,334.74
Spending Potential Index	87	112	97
Vehicle Maintenance & Repairs: Total \$	\$6,810,426	\$58,083,161	\$143,941,151
Average Spent	\$1,075.90	\$1,328.62	\$1,139.60
Spending Potential Index	93	115	98

**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 2017 and 2018 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.