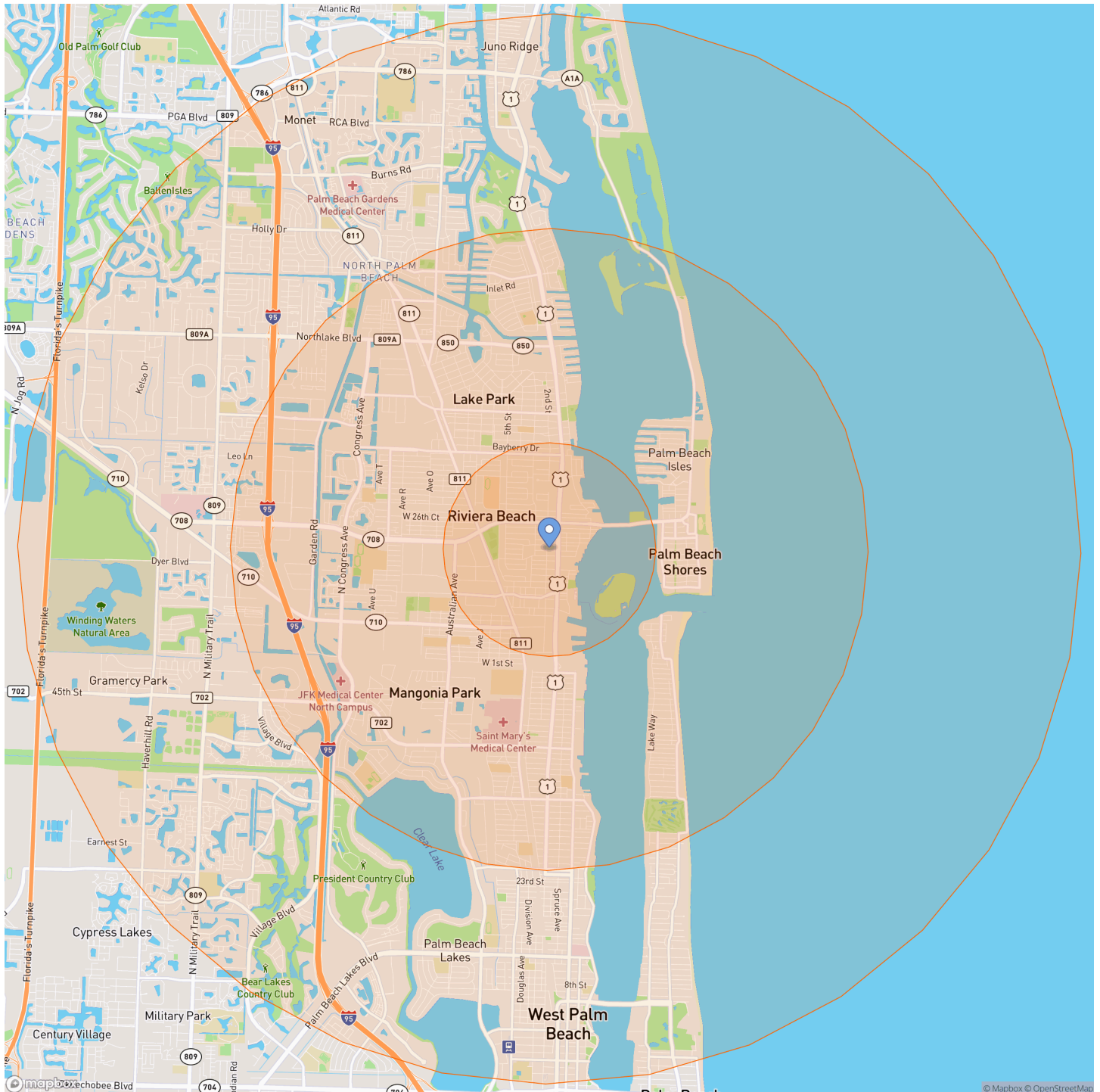


## RADIUS REPORT FOR 1, 3, and 5 miles around 64 w 21 st, Riviera Beach, FL 33404

PREPARED FOR: Ariel Yisraelian

DATE: June 19, 2023

### MAP



DEMOGRAPHICS

Population

	1 mile		3 miles		5 miles	
Population	10,043		70,473		169,121	

Source: U.S. Census Bureau, 2021 American Community Survey, Tables B01003

Income

	1 mile		3 miles		5 miles	
Median Household Income <small>(in 2021 inflation adjusted dollars)</small>	\$46,003		\$54,236		\$59,222	
Mean Household Income <small>(in 2021 inflation adjusted dollars)</small>	\$65,272		\$89,512		\$97,323	
Households	3,783		26,352		68,873	
Less than \$25,000	1,132	30%	5,866	22%	13,430	19%
\$25,000 to \$49,999	919	24%	6,421	24%	15,614	23%
\$50,000 to \$74,999	626	17%	4,990	19%	12,867	19%
\$75,000 to \$99,999	349	9%	2,769	11%	8,324	12%
\$100,000 to \$199,999	598	16%	4,411	17%	12,768	19%
\$200,000 or more	159	4%	1,894	7%	5,870	9%

Source: U.S. Census Bureau, 2021 American Community Survey, Tables B19001, B19013, B19025

Age

	1 mile		3 miles		5 miles	
Median Age	41		41		40	
Population	10,043		70,473		169,121	
9 & under	1,206	12%	9,138	13%	19,569	12%
10 to 19	925	9%	7,880	11%	17,133	10%
20 to 29	1,419	14%	8,569	12%	23,448	14%
30 to 39	1,367	14%	9,233	13%	23,619	14%
40 to 49	1,045	10%	7,611	11%	18,385	11%
50 to 59	1,337	13%	9,587	14%	21,660	13%
60 to 69	1,775	18%	9,130	13%	20,563	12%
70 & over	968	10%	9,325	13%	24,743	15%

Source: U.S. Census Bureau, 2021 American Community Survey, Tables B01001

## Race & Ethnicity

	1 mile		3 miles		5 miles	
Population	10,043		70,473		169,121	
White	1,929	19%	21,464	30%	68,334	40%
Black	7,016	70%	37,330	53%	67,950	40%
American Indian	5	0%	27	0%	46	0%
Asian	11	0%	526	1%	3,614	2%
Pacific Islander	0	0%	12	0%	29	0%
Other race	54	1%	129	0%	591	0%
Two or more races	310	3%	2,100	3%	6,035	4%
Hispanic	718	7%	8,886	13%	22,523	13%

Source: U.S. Census Bureau, 2021 American Community Survey, Tables B03002

## Educational Attainment

	1 mile		3 miles		5 miles	
Population 25 years & Over	7,140		49,323		122,038	
No high school diploma	914	13%	7,138	14%	13,472	11%
High school graduate or equal	2,894	41%	15,032	30%	31,150	26%
Some college	1,276	18%	8,790	18%	21,857	18%
Associate's degree	528	7%	4,599	9%	12,280	10%
Bachelor's degree	1,024	14%	8,893	18%	27,046	22%
Masters, doctorate, professional	505	7%	4,870	10%	16,234	13%

Source: U.S. Census Bureau, 2021 American Community Survey, Tables B15002

## Employment Status

	1 mile		3 miles		5 miles	
Population 16 years & Over	8,364		56,908		139,645	
In labor force	5,230	63%	35,595	63%	87,785	63%
Civilian labor force	5,225	62%	35,522	62%	87,700	63%
Employed	4,779	57%	32,686	57%	82,121	59%
Unemployed	447	5%	2,835	5%	5,579	4%
In armed forces	5	0%	73	0%	85	0%
Not in labor force	3,134	37%	21,313	37%	51,861	37%

Source: U.S. Census Bureau, 2021 American Community Survey, Tables B23025

## Households

	1 mile		3 miles		5 miles	
Households	3,783		26,352		68,873	
Family households	2,033	54%	15,648	59%	37,836	55%
Married couple family	963	25%	8,964	34%	23,208	34%
With own children under 18	246	7%	2,954	11%	7,739	11%
Other family	1,070	28%	6,684	25%	14,628	21%
Single male householder with own children under 18	118	3%	707	3%	1,582	2%
Single female householder with own children under 18	218	6%	1,881	7%	4,615	7%
Nonfamily households	1,750	46%	10,703	41%	31,038	45%

Source: U.S. Census Bureau, 2021 American Community Survey, Tables B11001, B11003

## Housing Units

	1 mile		3 miles		5 miles	
Housing Units	4,674		34,571		86,357	
Occupied Housing Units	3,783		26,352		68,873	
Owner occupied units	1,818	48%	14,987	57%	36,719	53%
Renter occupied units	1,965	52%	11,365	43%	32,154	47%

Source: U.S. Census Bureau, 2021 American Community Survey, Tables B25024, B25003

## Housing Unit Value

	1 mile		3 miles		5 miles	
Owner Occupied Housing Units	1,818		14,987		36,719	
Less than \$100,000	490	27%	2,686	18%	4,045	11%
\$100,000 to \$199,999	475	26%	3,074	21%	7,342	20%
\$200,000 to \$299,999	420	23%	3,364	22%	9,071	25%
\$300,000 to \$399,999	160	9%	2,234	15%	6,160	17%
\$400,000 to \$499,999	109	6%	951	6%	2,878	8%
\$500,000 or more	165	9%	2,678	18%	7,223	20%

Source: U.S. Census Bureau, 2021 American Community Survey, Tables B25075

## Detailed Age

	1 mile		3 miles		5 miles	
Population	10,043		70,473		169,121	
Male	5,094	51%	34,310	49%	80,820	48%
Under 5 years	326	3%	2,370	3%	5,336	3%
5 to 9 years	307	3%	2,505	4%	5,001	3%
10 to 14 years	210	2%	1,710	2%	3,625	2%
15 to 17 years	203	2%	1,536	2%	2,960	2%
18 and 19 years	53	1%	952	1%	1,691	1%
20 years	50	0%	304	0%	638	0%
21 years	30	0%	411	1%	809	0%
22 to 24 years	129	1%	1,101	2%	3,441	2%
25 to 29 years	300	3%	1,642	2%	5,941	4%
30 to 34 years	579	6%	2,695	4%	6,277	4%
35 to 39 years	303	3%	2,277	3%	5,997	4%
40 to 44 years	198	2%	1,366	2%	4,021	2%
45 to 49 years	340	3%	2,335	3%	4,995	3%
50 to 54 years	320	3%	2,133	3%	4,425	3%
55 to 59 years	354	4%	2,413	3%	5,272	3%
60 and 61 years	240	2%	1,036	1%	2,445	1%
62 to 64 years	368	4%	1,441	2%	3,100	2%
65 and 66 years	103	1%	502	1%	1,526	1%
67 to 69 years	263	3%	1,323	2%	2,572	2%
70 to 74 years	113	1%	1,208	2%	3,304	2%
75 to 79 years	144	1%	1,373	2%	2,970	2%
80 to 84 years	79	1%	732	1%	1,929	1%
85 years and over	83	1%	946	1%	2,546	2%
Female:	4,949	49%	36,163	51%	88,301	52%
Under 5 years	340	3%	2,040	3%	4,914	3%
5 to 9 years	233	2%	2,223	3%	4,319	3%
10 to 14 years	150	1%	1,794	3%	4,289	3%
15 to 17 years	178	2%	1,169	2%	2,853	2%
18 and 19 years	132	1%	719	1%	1,715	1%
20 years	125	1%	528	1%	1,060	1%
21 years	153	2%	353	1%	922	1%
22 to 24 years	285	3%	1,437	2%	3,510	2%
25 to 29 years	347	3%	2,794	4%	7,126	4%
30 to 34 years	270	3%	2,125	3%	6,335	4%
35 to 39 years	216	2%	2,136	3%	5,011	3%
40 to 44 years	168	2%	1,647	2%	4,628	3%
45 to 49 years	339	3%	2,263	3%	4,740	3%
50 to 54 years	184	2%	2,361	3%	5,727	3%
55 to 59 years	479	5%	2,680	4%	6,236	4%
60 and 61 years	156	2%	1,103	2%	2,579	2%
62 to 64 years	256	3%	1,725	2%	3,484	2%
65 and 66 years	183	2%	749	1%	1,907	1%
67 to 69 years	207	2%	1,252	2%	2,950	2%
70 to 74 years	132	1%	1,442	2%	4,417	3%
75 to 79 years	176	2%	1,597	2%	3,671	2%
80 to 84 years	143	1%	1,079	2%	2,586	2%
85 years and over	98	1%	949	1%	3,319	2%

Source: U.S. Census Bureau, 2021 American Community Survey, Tables B01001, B01003. The numbers in the above table may not total up due to rounding.

# POPULATION PROJECTIONS

State and county population projections.

	2000	2010	2020	2030	% Population Change			% Population Change 2020-2030
					2000-2010	2010-2020	2020-2030	
Florida	15,982,378	18,801,310	21,538,187	24,471,129				14%
Palm Beach County	1,131,184	1,320,134	1,492,191	1,643,893				10%

Source: Florida Demographic Estimating Conference, December 2021 and the University of Florida, Bureau of Economic and Business Research, Florida Population Studies, Volume 55, Bulletin 192, February 2022.  
U.S. Census Bureau, Decennial Censuses 2000, 2010, and 2020.

## METHODOLOGY

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First, we subtract the 2021 US Census Bureau's water areas from the 2021 block groups. Then we calculate the project's radiuses, the block groups minus water areas that intersect the radiuses, and the percent of each block group's area that's in the radiuses (overlap). Next, the overlap percent is multiplied by the Census demographics for each block group. Finally, we sum the overlap times the demographics for all block groups that intersect a radius to produce the demographic estimate for the radius.

The benefits of this methodology are that it allows for:

1. the use of the **most current data** for small area geographies from the US Census Bureau;
2. the estimation of demographics for radius distances using dissimilar shaped Census block groups;
3. **data comparability** (because estimates for small radiuses and large radiuses use the same methodology, geographies and datasets); and
4. improved estimates along coastlines and large water bodies by removing water areas.

This methodology assumes that the **population is equally distributed** throughout a block group. This assumption can result in unlikely estimates for small radiuses (i.e. 1 mile) in rural areas with low population densities and thus, large geographic area block groups.

If you have any questions, you can reach Cubit at 1.800.939.2130 or at [www.cubitplanning.com](http://www.cubitplanning.com).

### CUBIT

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