



# Community Profile

Pathstone Outparcel  
 Latitude : 30.534324 - -87.341249  
 Rings: 1, 3, 5 mile radii

Latitude: 30.5343  
 Longitude: -87.3413

	1 mile	3 mile	5 mile
<b>Population Summary</b>			
2000 Total Population	817	12,765	41,800
2010 Total Population	1,132	15,769	50,338
2020 Total Population	1,958	19,816	57,991
2020 Group Quarters	4	58	613
2025 Total Population	2,128	21,459	61,443
2020-2025 Annual Rate	1.68%	1.61%	1.16%
2020 Total Daytime Population	1,609	16,669	50,171
Workers	593	6,220	19,055
Residents	1,016	10,449	31,116
<b>Household Summary</b>			
2000 Households	307	4,843	15,477
2000 Average Household Size	2.66	2.62	2.66
2010 Households	441	6,217	19,117
2010 Average Household Size	2.56	2.53	2.60
2020 Households	775	7,754	21,913
2020 Average Household Size	2.52	2.55	2.62
2025 Households	840	8,381	23,182
2025 Average Household Size	2.53	2.55	2.62
2020-2025 Annual Rate	1.62%	1.57%	1.13%
2010 Families	344	4,591	13,921
2010 Average Family Size	2.89	2.92	3.02
2020 Families	612	5,680	15,854
2020 Average Family Size	2.83	2.95	3.05
2025 Families	662	6,125	16,736
2025 Average Family Size	2.84	2.96	3.06
2020-2025 Annual Rate	1.58%	1.52%	1.09%
<b>Housing Unit Summary</b>			
2000 Housing Units	316	5,083	16,477
Owner Occupied Housing Units	88.0%	80.4%	76.8%
Renter Occupied Housing Units	9.2%	14.8%	17.2%
Vacant Housing Units	2.8%	4.7%	6.1%
2010 Housing Units	459	6,647	20,774
Owner Occupied Housing Units	81.0%	75.5%	72.4%
Renter Occupied Housing Units	15.0%	18.0%	19.6%
Vacant Housing Units	3.9%	6.5%	8.0%
2020 Housing Units	803	8,151	23,385
Owner Occupied Housing Units	77.7%	73.3%	71.2%
Renter Occupied Housing Units	18.8%	21.9%	22.5%
Vacant Housing Units	3.5%	4.9%	6.3%
2025 Housing Units	866	8,772	24,633
Owner Occupied Housing Units	78.2%	73.5%	71.5%
Renter Occupied Housing Units	18.7%	22.0%	22.6%
Vacant Housing Units	3.0%	4.5%	5.9%
<b>Median Household Income</b>			
2020	\$84,437	\$71,357	\$63,199
2025	\$95,956	\$78,166	\$69,875
<b>Median Home Value</b>			
2020	\$225,000	\$209,585	\$185,873
2025	\$249,045	\$237,831	\$211,463
<b>Per Capita Income</b>			
2020	\$39,027	\$35,794	\$31,709
2025	\$44,431	\$39,730	\$35,153
<b>Median Age</b>			
2010	41.9	42.6	40.7
2020	44.1	44.3	42.3
2025	45.1	45.0	43.1

**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.



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<b>2020 Households by Income</b>			
Household Income Base	775	7,754	21,913
<\$15,000	4.6%	5.2%	5.9%
\$15,000 - \$24,999	3.4%	5.9%	6.8%
\$25,000 - \$34,999	4.5%	6.8%	8.1%
\$35,000 - \$49,999	9.2%	14.5%	16.4%
\$50,000 - \$74,999	20.5%	19.6%	20.6%
\$75,000 - \$99,999	17.3%	16.7%	16.7%
\$100,000 - \$149,999	25.0%	19.0%	15.8%
\$150,000 - \$199,999	6.5%	5.3%	4.7%
\$200,000+	9.2%	6.9%	5.2%
Average Household Income	\$105,901	\$91,971	\$83,058
<b>2025 Households by Income</b>			
Household Income Base	840	8,381	23,182
<\$15,000	3.8%	4.5%	5.0%
\$15,000 - \$24,999	2.7%	5.2%	6.0%
\$25,000 - \$34,999	3.7%	6.0%	7.2%
\$35,000 - \$49,999	7.6%	13.3%	15.1%
\$50,000 - \$74,999	17.6%	18.1%	19.6%
\$75,000 - \$99,999	16.5%	16.7%	17.1%
\$100,000 - \$149,999	28.7%	21.8%	18.4%
\$150,000 - \$199,999	8.0%	6.4%	5.8%
\$200,000+	11.2%	7.9%	5.8%
Average Household Income	\$120,817	\$102,247	\$92,219
<b>2020 Owner Occupied Housing Units by Value</b>			
Total	624	5,974	16,644
<\$50,000	2.6%	2.8%	4.2%
\$50,000 - \$99,999	2.2%	5.7%	9.5%
\$100,000 - \$149,999	10.1%	12.2%	17.1%
\$150,000 - \$199,999	23.9%	25.5%	26.8%
\$200,000 - \$249,999	22.3%	20.0%	18.7%
\$250,000 - \$299,999	15.5%	13.4%	8.8%
\$300,000 - \$399,999	11.1%	8.3%	6.7%
\$400,000 - \$499,999	5.4%	5.7%	3.6%
\$500,000 - \$749,999	5.6%	5.2%	3.4%
\$750,000 - \$999,999	0.8%	0.6%	0.6%
\$1,000,000 - \$1,499,999	0.3%	0.1%	0.0%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.1%
\$2,000,000 +	0.0%	0.5%	0.5%
Average Home Value	\$259,310	\$251,122	\$222,536
<b>2025 Owner Occupied Housing Units by Value</b>			
Total	677	6,451	17,608
<\$50,000	1.3%	1.5%	2.7%
\$50,000 - \$99,999	1.2%	3.1%	6.0%
\$100,000 - \$149,999	5.9%	7.8%	12.3%
\$150,000 - \$199,999	18.9%	21.3%	24.1%
\$200,000 - \$249,999	23.2%	21.7%	21.5%
\$250,000 - \$299,999	18.8%	16.9%	11.7%
\$300,000 - \$399,999	14.5%	11.3%	9.6%
\$400,000 - \$499,999	7.4%	7.9%	5.4%
\$500,000 - \$749,999	7.5%	7.0%	4.8%
\$750,000 - \$999,999	1.0%	0.7%	0.9%
\$1,000,000 - \$1,499,999	0.4%	0.2%	0.1%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.1%
\$2,000,000 +	0.0%	0.8%	0.9%
Average Home Value	\$290,597	\$289,310	\$262,380

**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.



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<b>2010 Population by Age</b>			
Total	1,129	15,767	50,340
0 - 4	5.8%	5.8%	6.0%
5 - 9	6.1%	5.8%	6.2%
10 - 14	6.3%	6.1%	6.4%
15 - 24	12.5%	12.1%	12.7%
25 - 34	11.0%	10.9%	11.9%
35 - 44	12.6%	12.4%	12.4%
45 - 54	17.9%	16.6%	15.9%
55 - 64	14.3%	14.3%	13.5%
65 - 74	9.3%	9.7%	9.0%
75 - 84	3.4%	4.6%	4.5%
85 +	1.2%	1.8%	1.6%
18 +	77.9%	78.4%	77.3%
<b>2020 Population by Age</b>			
Total	1,958	19,816	57,993
0 - 4	5.1%	5.1%	5.4%
5 - 9	5.8%	5.6%	5.8%
10 - 14	6.5%	6.2%	6.2%
15 - 24	9.4%	9.7%	10.1%
25 - 34	11.8%	12.1%	13.2%
35 - 44	12.6%	12.1%	12.7%
45 - 54	12.9%	12.5%	12.2%
55 - 64	16.5%	15.6%	14.8%
65 - 74	12.1%	12.2%	11.5%
75 - 84	5.9%	6.7%	6.1%
85 +	1.5%	2.2%	2.1%
18 +	79.3%	79.8%	79.4%
<b>2025 Population by Age</b>			
Total	2,127	21,461	61,446
0 - 4	4.9%	5.0%	5.3%
5 - 9	5.6%	5.5%	5.7%
10 - 14	6.4%	6.1%	6.2%
15 - 24	9.4%	9.8%	10.0%
25 - 34	9.3%	9.9%	11.1%
35 - 44	14.2%	13.7%	14.3%
45 - 54	12.9%	12.2%	12.0%
55 - 64	14.7%	14.0%	13.2%
65 - 74	13.3%	13.2%	12.4%
75 - 84	7.3%	8.1%	7.4%
85 +	2.0%	2.6%	2.3%
18 +	79.5%	79.8%	79.3%
<b>2010 Population by Sex</b>			
Males	553	7,667	24,622
Females	579	8,102	25,716
<b>2020 Population by Sex</b>			
Males	957	9,617	28,287
Females	1,001	10,199	29,704
<b>2025 Population by Sex</b>			
Males	1,041	10,428	30,004
Females	1,086	11,030	31,440

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<b>2010 Population by Race/Ethnicity</b>			
Total	1,132	15,769	50,338
White Alone	82.8%	84.5%	75.7%
Black Alone	8.8%	8.7%	17.2%
American Indian Alone	1.1%	1.1%	1.0%
Asian Alone	3.2%	2.1%	2.2%
Pacific Islander Alone	0.2%	0.1%	0.1%
Some Other Race Alone	0.9%	0.8%	0.9%
Two or More Races	3.1%	2.7%	2.9%
Hispanic Origin	4.4%	3.6%	3.7%
Diversity Index	36.5	32.9	44.0
<b>2020 Population by Race/Ethnicity</b>			
Total	1,958	19,815	57,992
White Alone	82.7%	82.8%	74.5%
Black Alone	7.9%	8.9%	16.9%
American Indian Alone	1.0%	1.1%	1.0%
Asian Alone	3.6%	2.7%	2.8%
Pacific Islander Alone	0.2%	0.1%	0.1%
Some Other Race Alone	1.1%	1.0%	1.1%
Two or More Races	3.6%	3.4%	3.6%
Hispanic Origin	5.6%	4.9%	4.9%
Diversity Index	38.1	37.0	47.1
<b>2025 Population by Race/Ethnicity</b>			
Total	2,128	21,459	61,443
White Alone	81.6%	81.7%	73.5%
Black Alone	7.9%	9.0%	16.9%
American Indian Alone	1.0%	1.0%	1.0%
Asian Alone	4.0%	3.0%	3.1%
Pacific Islander Alone	0.2%	0.1%	0.1%
Some Other Race Alone	1.2%	1.2%	1.3%
Two or More Races	4.0%	3.9%	4.1%
Hispanic Origin	6.6%	5.8%	5.8%
Diversity Index	40.9	39.7	49.2
<b>2010 Population by Relationship and Household Type</b>			
Total	1,132	15,769	50,338
In Households	99.6%	99.6%	98.7%
In Family Households	89.7%	87.0%	85.7%
Householder	29.3%	29.0%	28.0%
Spouse	24.2%	23.1%	20.8%
Child	31.2%	29.8%	31.4%
Other relative	3.2%	3.2%	3.5%
Nonrelative	1.9%	1.9%	2.1%
In Nonfamily Households	10.0%	12.7%	13.0%
In Group Quarters	0.4%	0.4%	1.3%
Institutionalized Population	0.0%	0.2%	1.2%
Noninstitutionalized Population	0.4%	0.1%	0.1%

**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.

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<b>2020 Population 25+ by Educational Attainment</b>			
Total	1,434	14,548	42,108
Less than 9th Grade	1.0%	1.2%	1.8%
9th - 12th Grade, No Diploma	2.6%	2.7%	4.0%
High School Graduate	19.1%	20.5%	21.5%
GED/Alternative Credential	4.7%	5.3%	4.7%
Some College, No Degree	23.6%	21.0%	23.1%
Associate Degree	15.1%	14.5%	14.7%
Bachelor's Degree	20.6%	23.9%	20.6%
Graduate/Professional Degree	13.1%	10.9%	9.6%
<b>2020 Population 15+ by Marital Status</b>			
Total	1,618	16,462	47,947
Never Married	26.4%	24.2%	27.2%
Married	61.4%	57.2%	50.5%
Widowed	3.4%	6.3%	7.6%
Divorced	8.8%	12.3%	14.7%
<b>2020 Civilian Population 16+ in Labor Force</b>			
Civilian Population 16+	1,009	10,046	28,390
Population 16+ Employed	93.4%	93.3%	93.2%
Population 16+ Unemployment rate	6.6%	6.7%	6.8%
Population 16-24 Employed	9.8%	11.2%	11.1%
Population 16-24 Unemployment rate	14.0%	12.8%	14.1%
Population 25-54 Employed	62.1%	61.4%	64.1%
Population 25-54 Unemployment rate	5.3%	5.7%	5.7%
Population 55-64 Employed	22.0%	21.4%	19.7%
Population 55-64 Unemployment rate	7.2%	6.9%	6.5%
Population 65+ Employed	6.3%	6.0%	5.1%
Population 65+ Unemployment rate	4.8%	4.6%	4.7%
<b>2020 Employed Population 16+ by Industry</b>			
Total	942	9,369	26,448
Agriculture/Mining	0.8%	0.5%	0.6%
Construction	8.1%	6.8%	6.6%
Manufacturing	5.0%	6.3%	6.8%
Wholesale Trade	4.1%	3.0%	2.5%
Retail Trade	11.4%	12.6%	13.4%
Transportation/Utilities	7.1%	6.1%	6.1%
Information	1.7%	1.3%	1.2%
Finance/Insurance/Real Estate	17.5%	16.5%	13.0%
Services	39.3%	41.9%	44.4%
Public Administration	5.0%	5.0%	5.3%
<b>2020 Employed Population 16+ by Occupation</b>			
Total	943	9,366	26,448
White Collar	70.4%	70.6%	65.1%
Management/Business/Financial	14.9%	15.5%	14.4%
Professional	20.9%	21.8%	20.7%
Sales	17.7%	17.0%	15.0%
Administrative Support	16.9%	16.3%	15.1%
Services	10.6%	10.7%	14.8%
Blue Collar	19.1%	18.7%	20.1%
Farming/Forestry/Fishing	0.4%	0.3%	0.6%
Construction/Extraction	4.1%	4.5%	4.4%
Installation/Maintenance/Repair	6.4%	4.6%	4.3%
Production	2.2%	3.4%	4.4%
Transportation/Material Moving	5.9%	5.7%	6.4%

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<b>2010 Households by Type</b>			
Total	441	6,217	19,116
Households with 1 Person	18.1%	21.3%	22.1%
Households with 2+ People	81.9%	78.7%	77.9%
Family Households	78.0%	73.8%	72.8%
Husband-wife Families	64.6%	58.8%	54.1%
With Related Children	24.3%	21.0%	20.9%
Other Family (No Spouse Present)	13.4%	15.0%	18.7%
Other Family with Male Householder	4.1%	4.1%	4.7%
With Related Children	2.3%	2.3%	2.6%
Other Family with Female Householder	9.5%	11.0%	14.0%
With Related Children	5.9%	6.9%	8.8%
Nonfamily Households	3.9%	4.9%	5.0%
All Households with Children	32.7%	30.5%	32.9%
Multigenerational Households	4.5%	4.5%	5.0%
Unmarried Partner Households	4.5%	4.9%	5.5%
Male-female	4.1%	4.3%	4.9%
Same-sex	0.5%	0.6%	0.6%
<b>2010 Households by Size</b>			
Total	440	6,216	19,117
1 Person Household	18.2%	21.3%	22.1%
2 Person Household	39.1%	39.6%	36.8%
3 Person Household	18.0%	17.3%	18.1%
4 Person Household	14.5%	12.8%	13.4%
5 Person Household	6.8%	6.1%	6.2%
6 Person Household	2.0%	1.9%	2.2%
7 + Person Household	1.4%	1.1%	1.2%
<b>2010 Households by Tenure and Mortgage Status</b>			
Total	441	6,217	19,117
Owner Occupied	84.4%	80.7%	78.7%
Owned with a Mortgage/Loan	60.5%	55.1%	54.3%
Owned Free and Clear	23.8%	25.6%	24.4%
Renter Occupied	15.6%	19.3%	21.3%
<b>2020 Affordability, Mortgage and Wealth</b>			
Housing Affordability Index	211	191	191
Percent of Income for Mortgage	11.1%	12.3%	12.3%
Wealth Index	140	116	96
<b>2010 Housing Units By Urban/ Rural Status</b>			
Total Housing Units	459	6,647	20,774
Housing Units Inside Urbanized Area	90.8%	86.8%	88.9%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	9.2%	13.2%	11.1%
<b>2010 Population By Urban/ Rural Status</b>			
Total Population	1,132	15,769	50,338
Population Inside Urbanized Area	89.9%	85.6%	88.0%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	10.1%	14.4%	12.0%

**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.

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<b>Top 3 Tapestry Segments</b>			
1.	Green Acres (6A)	Green Acres (6A)	Green Acres (6A)
2.	Comfortable Empty Nesters (5A)	Comfortable Empty Nesters	Comfortable Empty Nesters (5A)
3.		Old and Newcomers (8F)	Middleburg (4C)
<b>2020 Consumer Spending</b>			
Apparel & Services: Total \$	\$1,892,532	\$16,644,350	\$42,694,408
Average Spent	\$2,441.98	\$2,146.55	\$1,948.36
Spending Potential Index	114	100	91
Education: Total \$	\$1,642,542	\$13,944,587	\$34,274,183
Average Spent	\$2,119.41	\$1,798.37	\$1,564.10
Spending Potential Index	118	101	87
Entertainment/Recreation: Total \$	\$2,979,295	\$26,040,809	\$67,212,175
Average Spent	\$3,844.25	\$3,358.37	\$3,067.23
Spending Potential Index	118	103	94
Food at Home: Total \$	\$4,674,910	\$41,516,108	\$108,280,612
Average Spent	\$6,032.14	\$5,354.15	\$4,941.39
Spending Potential Index	113	100	93
Food Away from Home: Total \$	\$3,295,126	\$29,085,490	\$75,286,300
Average Spent	\$4,251.78	\$3,751.03	\$3,435.69
Spending Potential Index	113	100	91
Health Care: Total \$	\$5,466,679	\$47,847,420	\$123,640,877
Average Spent	\$7,053.78	\$6,170.68	\$5,642.35
Spending Potential Index	123	107	98
HH Furnishings & Equipment: Total \$	\$2,052,759	\$17,785,423	\$45,439,929
Average Spent	\$2,648.72	\$2,293.71	\$2,073.65
Spending Potential Index	121	105	95
Personal Care Products & Services: Total \$	\$841,418	\$7,383,808	\$18,789,058
Average Spent	\$1,085.70	\$952.26	\$857.44
Spending Potential Index	118	104	93
Shelter: Total \$	\$16,756,600	\$147,640,847	\$373,012,015
Average Spent	\$21,621.42	\$19,040.60	\$17,022.41
Spending Potential Index	112	98	88
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$2,234,931	\$19,618,785	\$50,476,058
Average Spent	\$2,883.78	\$2,530.15	\$2,303.48
Spending Potential Index	123	108	98
Travel: Total \$	\$2,268,792	\$19,480,488	\$48,651,032
Average Spent	\$2,927.47	\$2,512.31	\$2,220.19
Spending Potential Index	121	104	92
Vehicle Maintenance & Repairs: Total \$	\$1,046,002	\$9,389,572	\$24,300,742
Average Spent	\$1,349.68	\$1,210.93	\$1,108.96
Spending Potential Index	116	104	96

**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.