



## Market Profile

Montclair Rd, Leesburg, Florida, 34748  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 28.81863  
Longitude: -81.91224

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	3,200	20,083	35,066
2010 Total Population	3,361	22,170	39,633
2021 Total Population	3,731	27,261	57,992
2021 Group Quarters	3	292	551
2026 Total Population	4,010	29,904	66,055
2021-2026 Annual Rate	1.45%	1.87%	2.64%
2021 Total Daytime Population	4,171	32,322	59,362
Workers	1,775	13,855	19,519
Residents	2,396	18,467	39,843
<b>Household Summary</b>			
2000 Households	1,218	8,423	15,274
2000 Average Household Size	2.62	2.33	2.25
2010 Households	1,282	9,342	17,441
2010 Average Household Size	2.62	2.34	2.24
2021 Households	1,435	11,571	25,199
2021 Average Household Size	2.60	2.33	2.28
2026 Households	1,538	12,686	28,661
2026 Average Household Size	2.61	2.33	2.29
2021-2026 Annual Rate	1.40%	1.86%	2.61%
2010 Families	837	5,850	11,080
2010 Average Family Size	3.16	2.88	2.74
2021 Families	910	7,142	15,975
2021 Average Family Size	3.16	2.88	2.79
2026 Families	970	7,803	18,150
2026 Average Family Size	3.17	2.89	2.79
2021-2026 Annual Rate	1.29%	1.79%	2.59%
<b>Housing Unit Summary</b>			
2000 Housing Units	1,418	9,771	17,779
Owner Occupied Housing Units	56.2%	58.4%	64.1%
Renter Occupied Housing Units	29.8%	27.8%	21.8%
Vacant Housing Units	14.0%	13.8%	14.1%
2010 Housing Units	1,605	11,516	21,307
Owner Occupied Housing Units	48.0%	51.7%	58.2%
Renter Occupied Housing Units	31.8%	29.5%	23.7%
Vacant Housing Units	20.1%	18.9%	18.1%
2021 Housing Units	1,797	13,974	30,801
Owner Occupied Housing Units	45.6%	54.7%	62.7%
Renter Occupied Housing Units	34.2%	28.1%	19.1%
Vacant Housing Units	20.1%	17.2%	18.2%
2026 Housing Units	1,927	15,302	34,992
Owner Occupied Housing Units	47.3%	56.4%	64.4%
Renter Occupied Housing Units	32.5%	26.5%	17.5%
Vacant Housing Units	20.2%	17.1%	18.1%
<b>Median Household Income</b>			
2021	\$41,897	\$44,527	\$51,145
2026	\$49,860	\$51,136	\$57,841
<b>Median Home Value</b>			
2021	\$152,321	\$177,887	\$228,024
2026	\$207,874	\$221,414	\$267,663
<b>Per Capita Income</b>			
2021	\$20,066	\$25,628	\$30,573
2026	\$22,776	\$28,947	\$35,527
<b>Median Age</b>			
2010	40.5	44.2	49.8
2021	40.3	50.2	51.2
2026	41.2	52.4	51.8

**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 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

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<b>2021 Households by Income</b>			
Household Income Base	1,435	11,571	25,199
<\$15,000	16.9%	13.4%	10.8%
\$15,000 - \$24,999	12.5%	11.8%	10.1%
\$25,000 - \$34,999	13.0%	14.7%	13.4%
\$35,000 - \$49,999	14.1%	14.4%	14.3%
\$50,000 - \$74,999	27.0%	20.7%	19.6%
\$75,000 - \$99,999	9.2%	11.3%	12.5%
\$100,000 - \$149,999	5.2%	7.8%	10.0%
\$150,000 - \$199,999	1.7%	3.9%	5.6%
\$200,000+	0.4%	2.0%	3.6%
Average Household Income	\$49,196	\$59,745	\$70,124
<b>2026 Households by Income</b>			
Household Income Base	1,538	12,686	28,661
<\$15,000	14.4%	11.3%	8.7%
\$15,000 - \$24,999	10.3%	10.1%	8.4%
\$25,000 - \$34,999	11.4%	13.3%	11.6%
\$35,000 - \$49,999	14.0%	13.7%	12.9%
\$50,000 - \$74,999	29.9%	22.4%	20.2%
\$75,000 - \$99,999	10.8%	12.9%	13.9%
\$100,000 - \$149,999	6.4%	9.1%	12.3%
\$150,000 - \$199,999	2.3%	4.9%	7.4%
\$200,000+	0.5%	2.3%	4.5%
Average Household Income	\$55,928	\$67,501	\$81,629
<b>2021 Owner Occupied Housing Units by Value</b>			
Total	820	7,639	19,305
<\$50,000	13.3%	12.1%	11.9%
\$50,000 - \$99,999	19.9%	12.7%	9.1%
\$100,000 - \$149,999	16.0%	14.4%	8.9%
\$150,000 - \$199,999	17.1%	19.4%	12.7%
\$200,000 - \$249,999	11.0%	14.7%	13.4%
\$250,000 - \$299,999	9.4%	11.1%	15.1%
\$300,000 - \$399,999	3.0%	4.6%	12.7%
\$400,000 - \$499,999	2.0%	3.4%	6.4%
\$500,000 - \$749,999	7.6%	6.2%	8.6%
\$750,000 - \$999,999	0.4%	0.5%	0.7%
\$1,000,000 - \$1,499,999	0.2%	0.3%	0.4%
\$1,500,000 - \$1,999,999	0.1%	0.5%	0.3%
\$2,000,000 +	0.0%	0.1%	0.1%
Average Home Value	\$193,926	\$216,932	\$258,086
<b>2026 Owner Occupied Housing Units by Value</b>			
Total	911	8,626	22,534
<\$50,000	6.3%	6.8%	5.7%
\$50,000 - \$99,999	12.8%	7.5%	4.9%
\$100,000 - \$149,999	11.5%	10.5%	7.7%
\$150,000 - \$199,999	17.2%	18.0%	11.2%
\$200,000 - \$249,999	13.9%	16.8%	13.8%
\$250,000 - \$299,999	14.5%	16.6%	19.1%
\$300,000 - \$399,999	5.0%	6.8%	15.5%
\$400,000 - \$499,999	3.1%	5.1%	8.5%
\$500,000 - \$749,999	14.6%	10.0%	12.0%
\$750,000 - \$999,999	0.5%	0.8%	0.7%
\$1,000,000 - \$1,499,999	0.3%	0.3%	0.4%
\$1,500,000 - \$1,999,999	0.2%	0.6%	0.4%
\$2,000,000 +	0.0%	0.2%	0.1%
Average Home Value	\$262,198	\$270,458	\$305,900

**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 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

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<b>2010 Population by Age</b>			
Total	3,360	22,172	39,633
0 - 4	7.9%	7.0%	5.9%
5 - 9	6.7%	5.8%	5.1%
10 - 14	5.9%	5.4%	4.9%
15 - 24	13.2%	11.6%	9.9%
25 - 34	10.8%	11.0%	9.4%
35 - 44	10.6%	10.0%	9.6%
45 - 54	11.1%	11.1%	11.2%
55 - 64	11.1%	12.3%	14.0%
65 - 74	12.1%	13.2%	15.4%
75 - 84	8.0%	8.7%	10.2%
85 +	2.6%	3.7%	4.3%
18 +	75.2%	78.2%	80.9%
<b>2021 Population by Age</b>			
Total	3,733	27,260	57,991
0 - 4	7.3%	5.8%	5.3%
5 - 9	7.0%	5.6%	5.2%
10 - 14	6.0%	5.1%	5.0%
15 - 24	11.2%	9.1%	8.9%
25 - 34	12.8%	10.6%	10.4%
35 - 44	10.3%	9.5%	9.5%
45 - 54	10.0%	9.0%	9.5%
55 - 64	11.5%	12.1%	13.2%
65 - 74	11.9%	15.6%	16.3%
75 - 84	8.9%	12.4%	11.5%
85 +	3.3%	5.3%	5.1%
18 +	76.4%	80.8%	81.8%
<b>2026 Population by Age</b>			
Total	4,009	29,904	66,055
0 - 4	7.0%	5.4%	5.2%
5 - 9	6.9%	5.3%	5.1%
10 - 14	6.6%	5.2%	5.1%
15 - 24	10.7%	8.8%	8.8%
25 - 34	12.1%	9.4%	9.7%
35 - 44	10.7%	9.3%	9.9%
45 - 54	9.4%	8.7%	9.2%
55 - 64	11.8%	11.9%	12.6%
65 - 74	12.2%	15.9%	16.4%
75 - 84	9.2%	14.1%	12.8%
85 +	3.4%	5.9%	5.3%
18 +	76.2%	81.4%	81.8%
<b>2010 Population by Sex</b>			
Males	1,555	10,290	18,555
Females	1,806	11,880	21,078
<b>2021 Population by Sex</b>			
Males	1,743	12,697	27,485
Females	1,988	14,563	30,507
<b>2026 Population by Sex</b>			
Males	1,894	13,991	31,485
Females	2,116	15,913	34,570

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<b>2010 Population by Race/Ethnicity</b>			
Total	3,361	22,170	39,633
White Alone	55.9%	70.1%	77.3%
Black Alone	38.7%	22.9%	17.0%
American Indian Alone	0.3%	0.3%	0.3%
Asian Alone	0.4%	1.2%	1.2%
Pacific Islander Alone	0.2%	0.2%	0.1%
Some Other Race Alone	2.2%	2.9%	2.1%
Two or More Races	2.3%	2.3%	2.0%
Hispanic Origin	6.4%	7.9%	6.3%
Diversity Index	59.3	53.5	44.8
<b>2021 Population by Race/Ethnicity</b>			
Total	3,730	27,259	57,992
White Alone	51.2%	67.5%	74.1%
Black Alone	41.8%	24.0%	18.6%
American Indian Alone	0.3%	0.3%	0.3%
Asian Alone	0.5%	1.4%	1.5%
Pacific Islander Alone	0.3%	0.2%	0.1%
Some Other Race Alone	3.1%	3.9%	2.8%
Two or More Races	2.8%	2.7%	2.6%
Hispanic Origin	9.2%	11.0%	9.8%
Diversity Index	63.7	58.7	52.0
<b>2026 Population by Race/Ethnicity</b>			
Total	4,010	29,903	66,055
White Alone	49.6%	65.9%	72.6%
Black Alone	43.0%	24.9%	19.4%
American Indian Alone	0.3%	0.3%	0.4%
Asian Alone	0.5%	1.6%	1.7%
Pacific Islander Alone	0.3%	0.3%	0.1%
Some Other Race Alone	3.3%	4.2%	3.0%
Two or More Races	3.0%	2.9%	2.8%
Hispanic Origin	10.4%	12.4%	11.2%
Diversity Index	65.0	61.1	54.7
<b>2010 Population by Relationship and Household Type</b>			
Total	3,361	22,170	39,633
In Households	99.9%	98.7%	98.7%
In Family Households	82.5%	79.0%	79.3%
Householder	26.9%	26.6%	28.0%
Spouse	15.9%	18.0%	20.8%
Child	31.3%	27.4%	24.5%
Other relative	4.6%	3.8%	3.4%
Nonrelative	3.9%	3.2%	2.7%
In Nonfamily Households	17.5%	19.6%	19.4%
In Group Quarters	0.1%	1.3%	1.3%
Institutionalized Population	0.0%	0.7%	0.9%
Noninstitutionalized Population	0.1%	0.6%	0.4%

**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>2021 Population 25+ by Educational Attainment</b>			
Total	2,557	20,281	43,846
Less than 9th Grade	5.9%	3.6%	2.5%
9th - 12th Grade, No Diploma	9.0%	8.6%	7.8%
High School Graduate	42.2%	31.9%	30.3%
GED/Alternative Credential	4.8%	6.4%	5.2%
Some College, No Degree	20.5%	21.1%	21.2%
Associate Degree	7.3%	9.0%	9.2%
Bachelor's Degree	7.5%	12.1%	14.4%
Graduate/Professional Degree	2.9%	7.2%	9.4%
<b>2021 Population 15+ by Marital Status</b>			
Total	2,974	22,751	48,996
Never Married	37.6%	29.8%	23.4%
Married	42.6%	46.3%	51.9%
Widowed	7.5%	9.9%	10.6%
Divorced	12.3%	14.0%	14.0%
<b>2021 Civilian Population 16+ in Labor Force</b>			
Civilian Population 16+	1,467	9,461	19,501
Population 16+ Employed	91.7%	93.8%	94.0%
Population 16+ Unemployment rate	8.3%	6.2%	6.0%
Population 16-24 Employed	11.5%	11.0%	11.2%
Population 16-24 Unemployment rate	20.9%	14.5%	12.4%
Population 25-54 Employed	67.5%	63.3%	59.6%
Population 25-54 Unemployment rate	6.8%	5.8%	5.7%
Population 55-64 Employed	13.7%	16.1%	18.6%
Population 55-64 Unemployment rate	1.6%	1.4%	1.4%
Population 65+ Employed	7.2%	9.6%	10.5%
Population 65+ Unemployment rate	11.0%	6.2%	8.0%
<b>2021 Employed Population 16+ by Industry</b>			
Total	1,345	8,873	18,330
Agriculture/Mining	0.0%	0.1%	0.4%
Construction	8.6%	10.5%	9.7%
Manufacturing	5.7%	6.6%	6.0%
Wholesale Trade	5.6%	2.9%	2.5%
Retail Trade	8.6%	12.4%	13.3%
Transportation/Utilities	7.6%	4.0%	4.7%
Information	3.2%	2.3%	1.9%
Finance/Insurance/Real Estate	3.7%	7.2%	6.3%
Services	48.6%	47.7%	50.1%
Public Administration	8.5%	6.4%	5.1%
<b>2021 Employed Population 16+ by Occupation</b>			
Total	1,343	8,872	18,329
White Collar	47.1%	53.4%	53.9%
Management/Business/Financial	7.9%	11.3%	12.6%
Professional	11.5%	16.2%	16.0%
Sales	7.5%	9.4%	10.6%
Administrative Support	20.2%	16.4%	14.7%
Services	25.3%	21.7%	23.1%
Blue Collar	27.4%	24.9%	23.0%
Farming/Forestry/Fishing	0.0%	0.1%	0.2%
Construction/Extraction	6.5%	7.3%	6.4%
Installation/Maintenance/Repair	1.6%	1.4%	3.0%
Production	5.7%	6.4%	4.8%
Transportation/Material Moving	13.7%	9.6%	8.6%

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<b>2010 Households by Type</b>			
Total	1,282	9,342	17,441
Households with 1 Person	29.3%	31.1%	30.5%
Households with 2+ People	70.7%	68.9%	69.5%
Family Households	65.3%	62.6%	63.5%
Husband-wife Families	38.0%	42.3%	47.1%
With Related Children	11.7%	12.4%	11.7%
Other Family (No Spouse Present)	27.4%	20.3%	16.5%
Other Family with Male Householder	5.2%	4.7%	3.9%
With Related Children	3.0%	3.1%	2.5%
Other Family with Female Householder	22.2%	15.6%	12.5%
With Related Children	16.0%	10.6%	8.2%
Nonfamily Households	5.4%	6.3%	5.9%
All Households with Children	31.4%	26.7%	22.9%
Multigenerational Households	4.5%	3.9%	3.3%
Unmarried Partner Households	8.9%	7.6%	6.9%
Male-female	8.0%	6.8%	6.2%
Same-sex	0.9%	0.8%	0.7%
<b>2010 Households by Size</b>			
Total	1,281	9,341	17,440
1 Person Household	29.4%	31.1%	30.6%
2 Person Household	35.1%	38.2%	42.3%
3 Person Household	15.2%	13.0%	11.8%
4 Person Household	10.3%	9.0%	8.2%
5 Person Household	5.9%	5.1%	4.4%
6 Person Household	2.7%	2.1%	1.6%
7 + Person Household	1.5%	1.4%	1.1%
<b>2010 Households by Tenure and Mortgage Status</b>			
Total	1,282	9,342	17,441
Owner Occupied	60.1%	63.7%	71.1%
Owned with a Mortgage/Loan	31.4%	34.0%	35.5%
Owned Free and Clear	28.7%	29.7%	35.5%
Renter Occupied	39.9%	36.3%	28.9%
<b>2021 Affordability, Mortgage and Wealth</b>			
Housing Affordability Index	155	139	124
Percent of Income for Mortgage	15.3%	16.8%	18.7%
Wealth Index	42	66	82
<b>2010 Housing Units By Urban/ Rural Status</b>			
Total Housing Units	1,605	11,516	21,307
Housing Units Inside Urbanized Area	97.2%	96.5%	92.5%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	2.8%	3.5%	7.5%
<b>2010 Population By Urban/ Rural Status</b>			
Total Population	3,361	22,170	39,633
Population Inside Urbanized Area	96.8%	95.8%	91.8%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	3.2%	4.2%	8.2%

**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.	Senior Escapes (9D)	The Elders (9C)	The Elders (9C)
2.	Hometown Heritage (8G)	Senior Escapes (9D)	Traditional Living (12B)
3.	Small Town Simplicity (12C)	Small Town Simplicity (12C)	Senior Escapes (9D)
<b>2021 Consumer Spending</b>			
Apparel & Services: Total \$	\$1,642,882	\$15,790,115	\$40,159,044
Average Spent	\$1,144.87	\$1,364.63	\$1,593.68
Spending Potential Index	54	64	75
Education: Total \$	\$1,124,543	\$11,016,068	\$27,846,558
Average Spent	\$783.65	\$952.04	\$1,105.07
Spending Potential Index	45	55	64
Entertainment/Recreation: Total \$	\$2,596,436	\$25,197,395	\$64,680,318
Average Spent	\$1,809.36	\$2,177.63	\$2,566.78
Spending Potential Index	56	67	79
Food at Home: Total \$	\$4,457,318	\$43,288,367	\$109,772,777
Average Spent	\$3,106.14	\$3,741.11	\$4,356.24
Spending Potential Index	57	69	80
Food Away from Home: Total \$	\$2,934,114	\$28,504,995	\$72,274,705
Average Spent	\$2,044.68	\$2,463.49	\$2,868.16
Spending Potential Index	54	65	76
Health Care: Total \$	\$5,353,043	\$53,029,800	\$136,052,754
Average Spent	\$3,730.34	\$4,582.99	\$5,399.13
Spending Potential Index	60	73	87
HH Furnishings & Equipment: Total \$	\$1,761,043	\$17,300,795	\$44,215,052
Average Spent	\$1,227.21	\$1,495.19	\$1,754.64
Spending Potential Index	54	66	78
Personal Care Products & Services: Total \$	\$718,885	\$7,167,726	\$18,195,040
Average Spent	\$500.97	\$619.46	\$722.05
Spending Potential Index	56	69	80
Shelter: Total \$	\$15,131,478	\$149,284,181	\$377,882,999
Average Spent	\$10,544.58	\$12,901.58	\$14,995.95
Spending Potential Index	52	64	74
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$2,009,686	\$20,420,743	\$51,894,152
Average Spent	\$1,400.48	\$1,764.82	\$2,059.37
Spending Potential Index	59	74	86
Travel: Total \$	\$1,895,838	\$19,043,809	\$48,808,212
Average Spent	\$1,321.14	\$1,645.82	\$1,936.91
Spending Potential Index	52	65	77
Vehicle Maintenance & Repairs: Total \$	\$933,693	\$9,039,676	\$23,065,293
Average Spent	\$650.66	\$781.24	\$915.33
Spending Potential Index	59	70	83

**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 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

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