



# Demographic and Income Profile

Island Crossings Shopping Center Phase 2  
 11686 SE Federal Hwy, Hobe Sound, Florida, 33455  
 Drive Time: 5 minute radius

Prepared by Esri  
 Latitude: 27.06193  
 Longitude: -80.13779

Summary	Census 2010	2021	2026
Population	10,279	10,813	11,121
Households	4,566	4,823	4,973
Families	2,815	2,916	2,986
Average Household Size	2.21	2.20	2.19
Owner Occupied Housing Units	3,467	3,719	3,873
Renter Occupied Housing Units	1,099	1,104	1,101
Median Age	50.4	54.7	55.2
Trends: 2021-2026 Annual Rate	Area	State	National
Population	0.56%	1.31%	0.71%
Households	0.61%	1.27%	0.71%
Families	0.48%	1.22%	0.64%
Owner HHs	0.81%	1.45%	0.91%
Median Household Income	2.95%	2.38%	2.41%

Households by Income	2021		2026	
	Number	Percent	Number	Percent
<\$15,000	515	10.7%	457	9.2%
\$15,000 - \$24,999	453	9.4%	398	8.0%
\$25,000 - \$34,999	461	9.6%	451	9.1%
\$35,000 - \$49,999	652	13.5%	662	13.3%
\$50,000 - \$74,999	715	14.8%	646	13.0%
\$75,000 - \$99,999	631	13.1%	662	13.3%
\$100,000 - \$149,999	601	12.5%	736	14.8%
\$150,000 - \$199,999	281	5.8%	342	6.9%
\$200,000+	513	10.6%	619	12.4%
Median Household Income	\$59,389		\$68,670	
Average Household Income	\$94,628		\$107,800	
Per Capita Income	\$42,968		\$49,061	

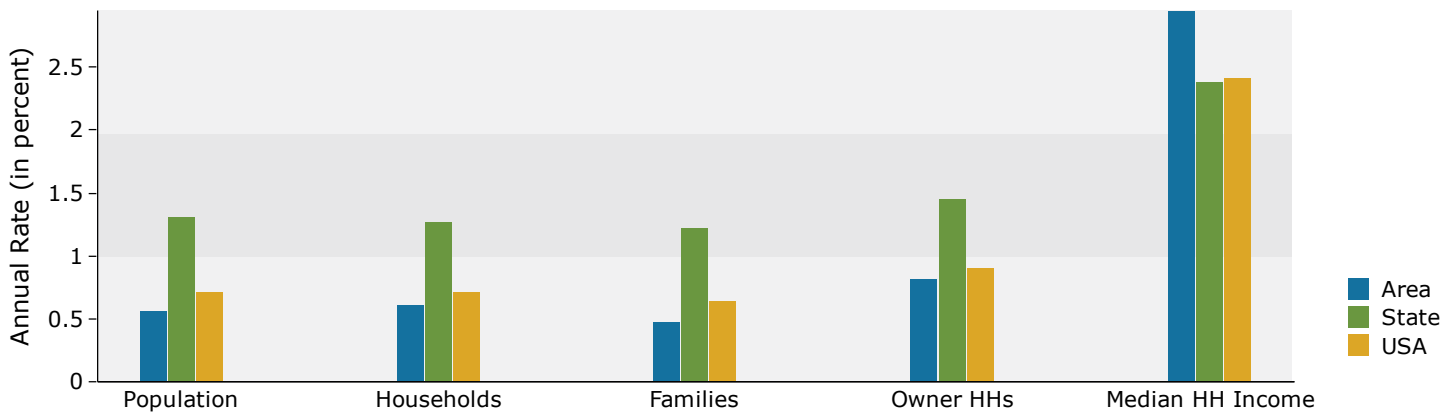
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	417	4.1%	392	3.6%	410	3.7%
5 - 9	476	4.6%	422	3.9%	444	4.0%
10 - 14	503	4.9%	453	4.2%	459	4.1%
15 - 19	567	5.5%	472	4.4%	470	4.2%
20 - 24	493	4.8%	484	4.5%	467	4.2%
25 - 34	853	8.3%	1,114	10.3%	1,061	9.5%
35 - 44	978	9.5%	990	9.2%	1,152	10.4%
45 - 54	1,676	16.3%	1,121	10.4%	1,075	9.7%
55 - 64	1,620	15.8%	1,900	17.6%	1,645	14.8%
65 - 74	1,295	12.6%	1,810	16.7%	2,058	18.5%
75 - 84	965	9.4%	1,100	10.2%	1,306	11.7%
85+	436	4.2%	557	5.2%	572	5.1%

Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	9,069	88.2%	9,330	86.3%	9,458	85.0%
Black Alone	770	7.5%	864	8.0%	926	8.3%
American Indian Alone	29	0.3%	37	0.3%	40	0.4%
Asian Alone	90	0.9%	136	1.3%	167	1.5%
Pacific Islander Alone	7	0.1%	11	0.1%	14	0.1%
Some Other Race Alone	179	1.7%	237	2.2%	281	2.5%
Two or More Races	135	1.3%	197	1.8%	235	2.1%
Hispanic Origin (Any Race)	796	7.7%	1,047	9.7%	1,240	11.2%

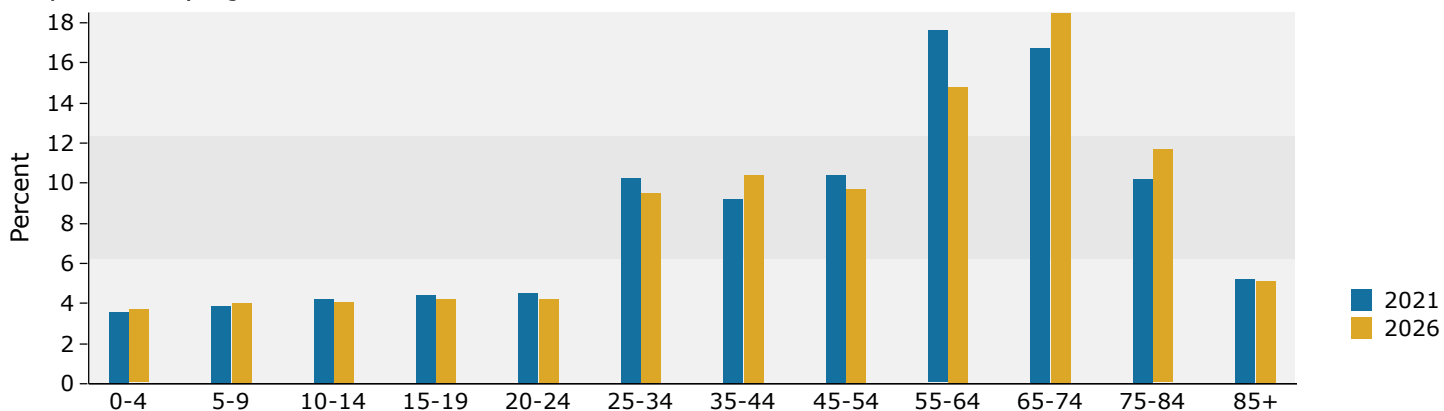
**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

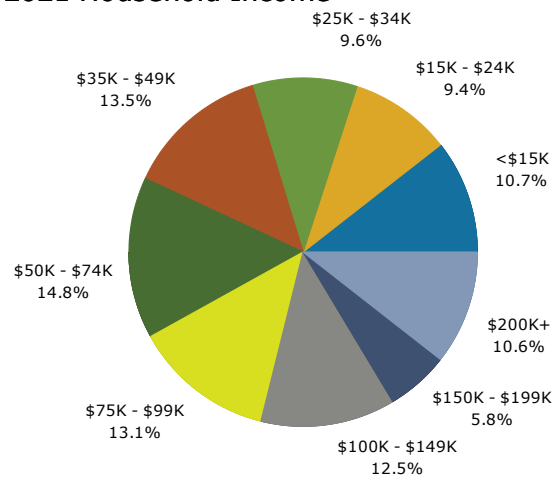
## Trends 2021-2026



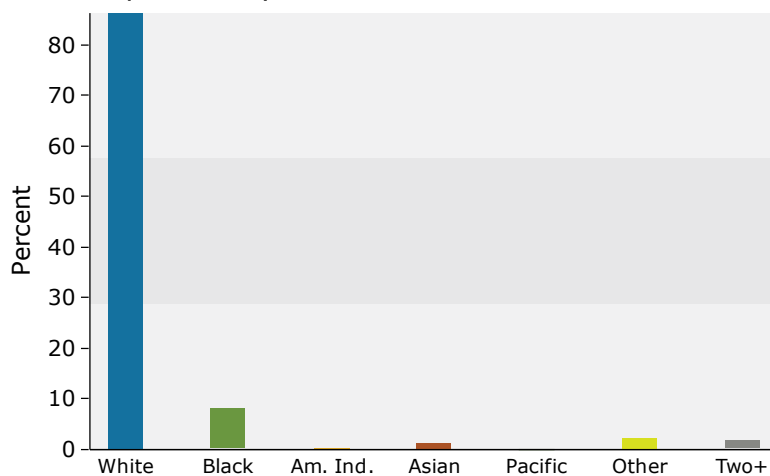
## Population by Age



## 2021 Household Income



## 2021 Population by Race



2021 Percent Hispanic Origin: 9.7%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.



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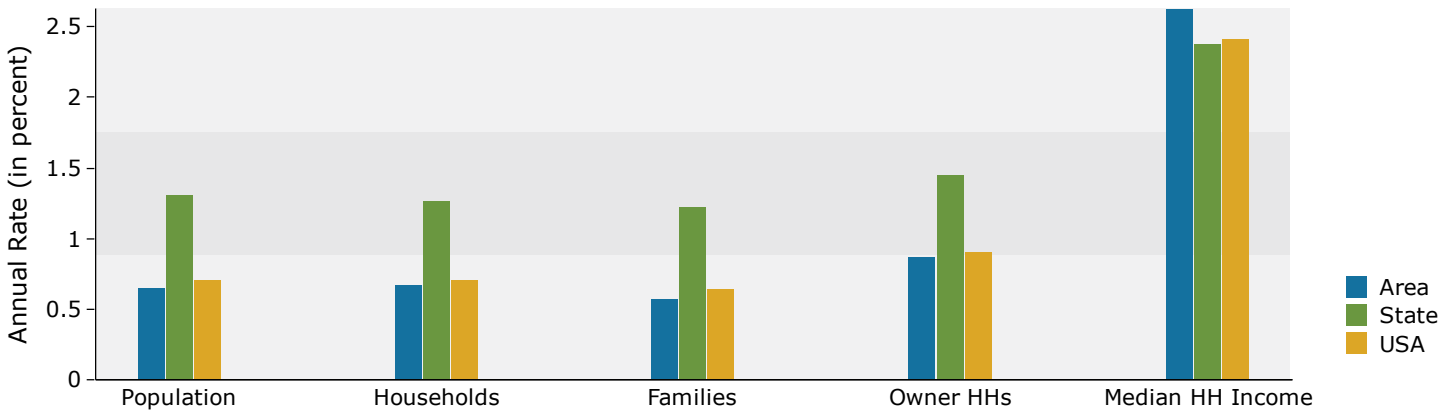
Prepared by Esri  
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Summary	Census 2010		2021		2026	
Population	25,491		27,047		27,937	
Households	11,919		12,672		13,100	
Families	7,370		7,709		7,930	
Average Household Size	2.11		2.11		2.10	
Owner Occupied Housing Units	9,613		10,286		10,742	
Renter Occupied Housing Units	2,306		2,386		2,358	
Median Age	54.2		58.9		60.7	
Trends: 2021-2026 Annual Rate	Area		State		National	
Population	0.65%		1.31%		0.71%	
Households	0.67%		1.27%		0.71%	
Families	0.57%		1.22%		0.64%	
Owner HHs	0.87%		1.45%		0.91%	
Median Household Income	2.63%		2.38%		2.41%	
Households by Income			2021		2026	
			Number	Percent	Number	Percent
<\$15,000			1,168	9.2%	1,026	7.8%
\$15,000 - \$24,999			1,071	8.5%	897	6.8%
\$25,000 - \$34,999			1,159	9.1%	1,047	8.0%
\$35,000 - \$49,999			1,467	11.6%	1,468	11.2%
\$50,000 - \$74,999			1,969	15.5%	1,991	15.2%
\$75,000 - \$99,999			1,848	14.6%	1,913	14.6%
\$100,000 - \$149,999			1,691	13.3%	1,961	15.0%
\$150,000 - \$199,999			915	7.2%	1,152	8.8%
\$200,000+			1,384	10.9%	1,645	12.6%
Median Household Income			\$66,906		\$76,178	
Average Household Income			\$100,181		\$113,661	
Per Capita Income			\$47,367		\$53,798	
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	918	3.6%	834	3.1%	865	3.1%
5 - 9	1,005	3.9%	921	3.4%	943	3.4%
10 - 14	1,121	4.4%	1,052	3.9%	1,042	3.7%
15 - 19	1,205	4.7%	1,062	3.9%	1,085	3.9%
20 - 24	941	3.7%	969	3.6%	917	3.3%
25 - 34	1,886	7.4%	2,228	8.2%	2,160	7.7%
35 - 44	2,290	9.0%	2,209	8.2%	2,416	8.6%
45 - 54	3,703	14.5%	2,632	9.7%	2,522	9.0%
55 - 64	4,171	16.4%	4,590	17.0%	4,097	14.7%
65 - 74	4,105	16.1%	5,431	20.1%	5,962	21.3%
75 - 84	2,995	11.8%	3,563	13.2%	4,275	15.3%
85+	1,148	4.5%	1,557	5.8%	1,652	5.9%
Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	23,325	91.5%	24,306	89.9%	24,810	88.8%
Black Alone	1,203	4.7%	1,357	5.0%	1,458	5.2%
American Indian Alone	54	0.2%	66	0.2%	72	0.3%
Asian Alone	248	1.0%	378	1.4%	468	1.7%
Pacific Islander Alone	11	0.0%	19	0.1%	24	0.1%
Some Other Race Alone	352	1.4%	482	1.8%	581	2.1%
Two or More Races	298	1.2%	439	1.6%	525	1.9%
Hispanic Origin (Any Race)	1,570	6.2%	2,164	8.0%	2,609	9.3%

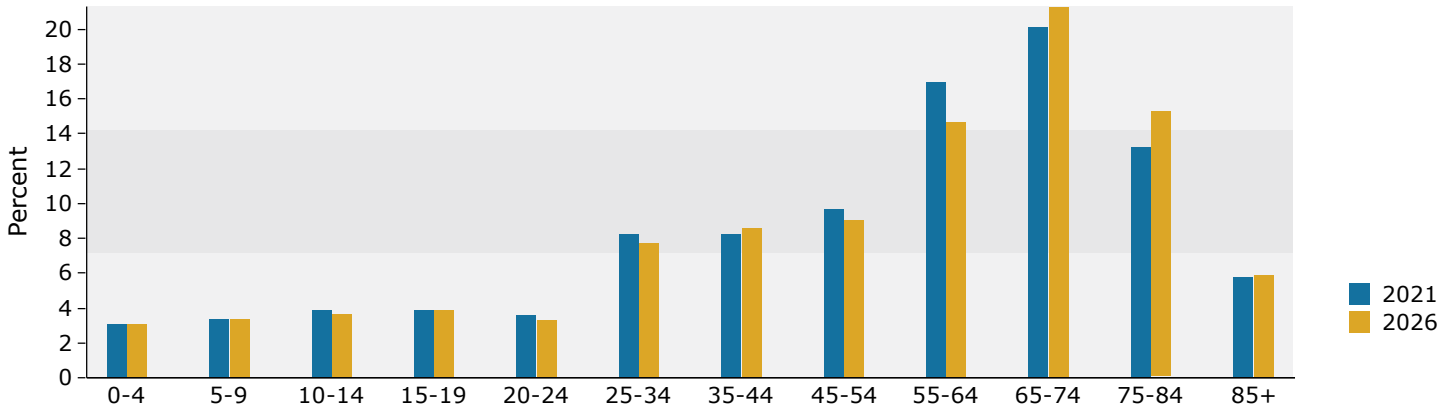
**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

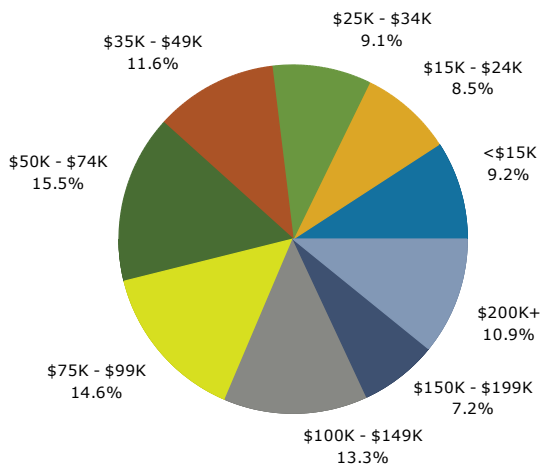
## Trends 2021-2026



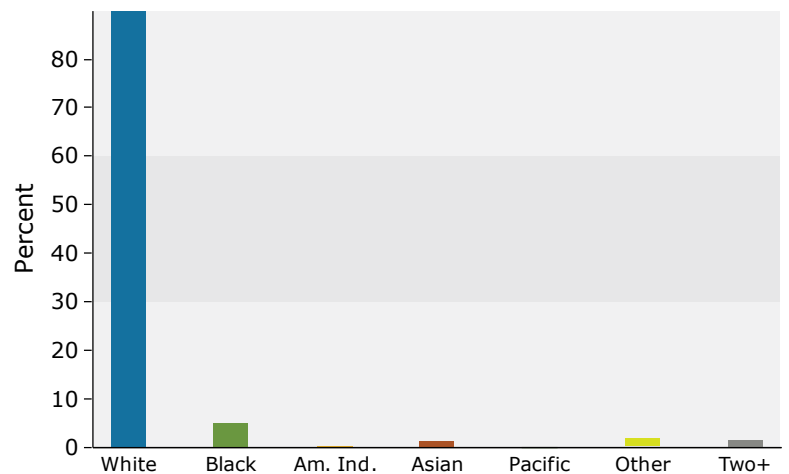
## Population by Age



## 2021 Household Income



## 2021 Population by Race



2021 Percent Hispanic Origin: 8.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.



# Demographic and Income Profile

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Summary	Census 2010	2021	2026
Population	67,893	72,316	74,941
Households	30,339	32,306	33,464
Families	19,339	20,304	20,964
Average Household Size	2.22	2.22	2.22
Owner Occupied Housing Units	24,767	26,317	27,530
Renter Occupied Housing Units	5,572	5,989	5,934
Median Age	51.8	56.6	58.4
Trends: 2021-2026 Annual Rate	Area	State	National
Population	0.72%	1.31%	0.71%
Households	0.71%	1.27%	0.71%
Families	0.64%	1.22%	0.64%
Owner HHs	0.91%	1.45%	0.91%
Median Household Income	2.32%	2.38%	2.41%

Households by Income	2021		2026	
	Number	Percent	Number	Percent
<\$15,000	2,487	7.7%	2,103	6.3%
\$15,000 - \$24,999	2,375	7.4%	1,977	5.9%
\$25,000 - \$34,999	2,580	8.0%	2,186	6.5%
\$35,000 - \$49,999	3,643	11.3%	3,313	9.9%
\$50,000 - \$74,999	4,903	15.2%	5,058	15.1%
\$75,000 - \$99,999	4,239	13.1%	4,486	13.4%
\$100,000 - \$149,999	5,336	16.5%	6,134	18.3%
\$150,000 - \$199,999	2,639	8.2%	3,373	10.1%
\$200,000+	4,104	12.7%	4,832	14.4%
Median Household Income	\$75,733		\$84,955	
Average Household Income	\$109,791		\$124,799	
Per Capita Income	\$49,297		\$56,007	

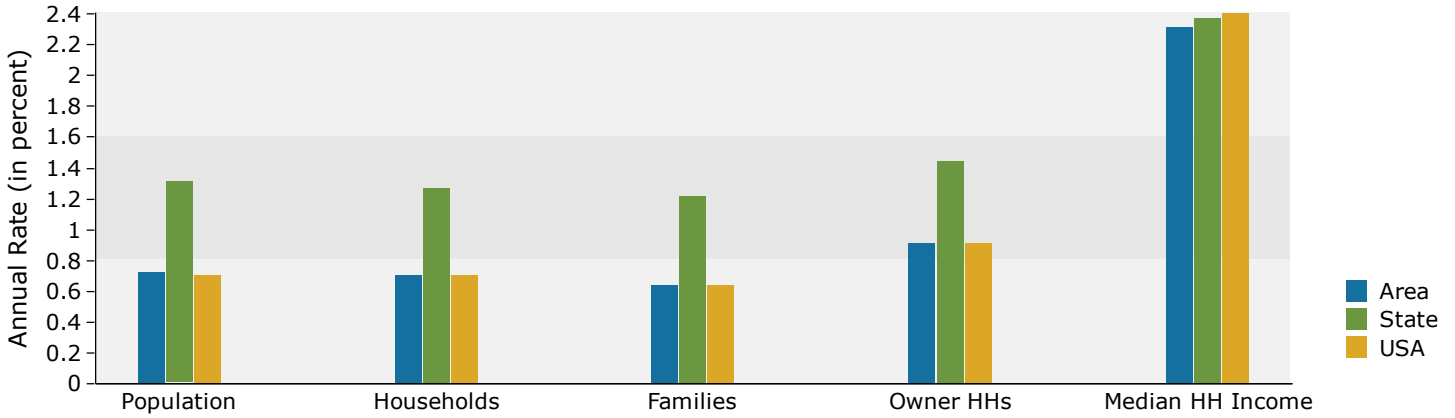
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,624	3.9%	2,373	3.3%	2,444	3.3%
5 - 9	2,825	4.2%	2,708	3.7%	2,723	3.6%
10 - 14	3,311	4.9%	3,175	4.4%	3,166	4.2%
15 - 19	3,519	5.2%	3,021	4.2%	3,133	4.2%
20 - 24	2,709	4.0%	2,571	3.6%	2,380	3.2%
25 - 34	5,363	7.9%	6,111	8.5%	5,712	7.6%
35 - 44	6,651	9.8%	6,366	8.8%	6,971	9.3%
45 - 54	10,533	15.5%	8,019	11.1%	7,665	10.2%
55 - 64	10,726	15.8%	12,459	17.2%	11,247	15.0%
65 - 74	9,888	14.6%	13,282	18.4%	15,145	20.2%
75 - 84	7,096	10.5%	8,597	11.9%	10,458	14.0%
85+	2,645	3.9%	3,633	5.0%	3,897	5.2%

Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	61,517	90.6%	64,014	88.5%	65,481	87.4%
Black Alone	2,300	3.4%	2,623	3.6%	2,829	3.8%
American Indian Alone	322	0.5%	341	0.5%	346	0.5%
Asian Alone	652	1.0%	963	1.3%	1,179	1.6%
Pacific Islander Alone	26	0.0%	43	0.1%	52	0.1%
Some Other Race Alone	2,133	3.1%	2,957	4.1%	3,438	4.6%
Two or More Races	942	1.4%	1,375	1.9%	1,614	2.2%
Hispanic Origin (Any Race)	6,875	10.1%	9,493	13.1%	11,194	14.9%

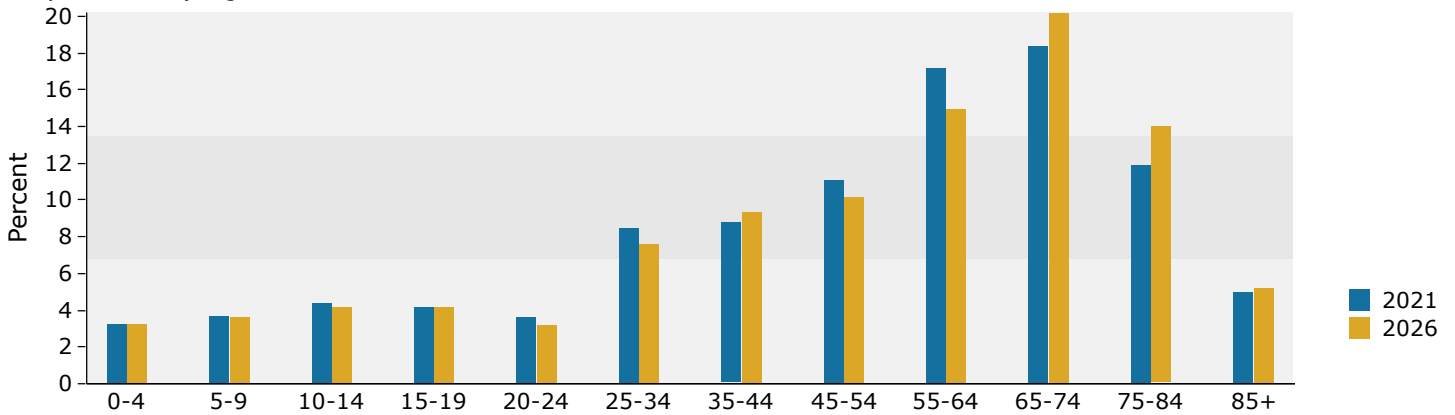
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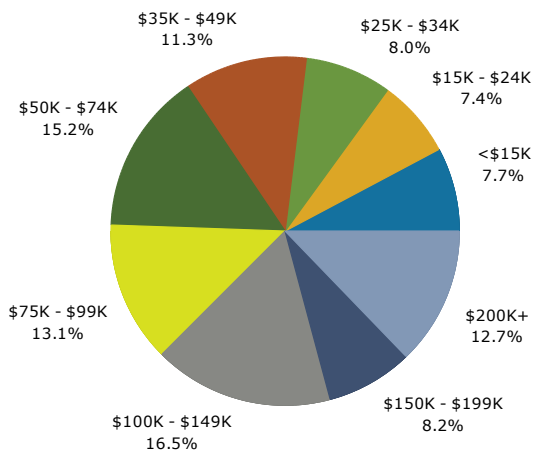
### Trends 2021-2026



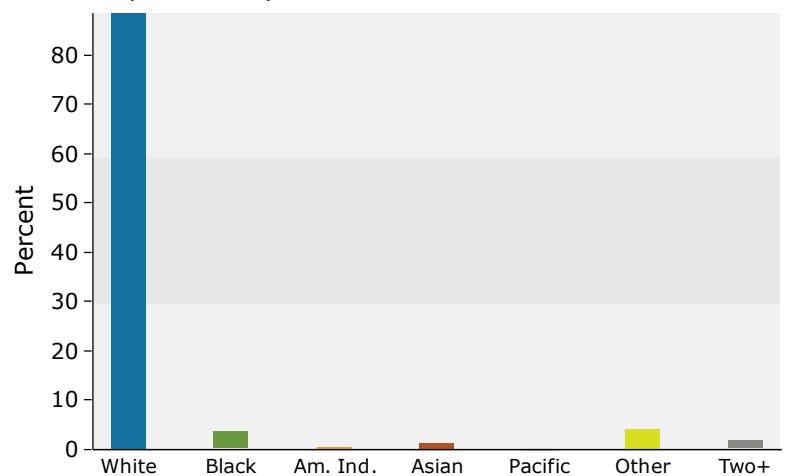
### Population by Age



### 2021 Household Income



### 2021 Population by Race



2021 Percent Hispanic Origin: 13.1%