

## Community Profile

Shops At Skylake 4  
 Shops At Skylake  
 Rings: 1, 3, 5 mile radii

Prepared by Esri  
 Latitude: 25.94452  
 Longitude: -80.16661

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Total Population	23,762	201,612	446,233
2020 Total Population	24,795	219,999	480,791
2020 Group Quarters	101	1,688	6,429
2024 Total Population	24,065	221,537	487,308
2024 Group Quarters	113	1,823	6,907
2029 Total Population	23,720	228,419	499,184
2024-2029 Annual Rate	-0.29%	0.61%	0.48%
2024 Total Daytime Population	17,632	222,081	464,917
Workers	6,325	111,892	225,067
Residents	11,307	110,189	239,850
<b>Household Summary</b>			
2010 Households	8,886	78,062	171,282
2010 Average Household Size	2.66	2.57	2.58
2020 Total Households	9,433	84,569	183,966
2020 Average Household Size	2.62	2.58	2.58
2024 Households	9,352	86,071	188,616
2024 Average Household Size	2.56	2.55	2.55
2029 Households	9,396	90,530	196,942
2029 Average Household Size	2.51	2.50	2.50
2024-2029 Annual Rate	0.09%	1.02%	0.87%
2010 Families	5,847	49,532	107,276
2010 Average Family Size	3.26	3.21	3.24
2024 Families	6,007	55,644	120,477
2024 Average Family Size	3.20	3.22	3.22
2029 Families	6,129	58,970	126,346
2029 Average Family Size	3.11	3.13	3.14
2024-2029 Annual Rate	0.40%	1.17%	0.96%
<b>Housing Unit Summary</b>			
2000 Housing Units	9,729	87,943	197,903
Owner Occupied Housing Units	70.0%	53.3%	51.9%
Renter Occupied Housing Units	21.3%	28.8%	31.0%
Vacant Housing Units	8.7%	17.9%	17.1%
2010 Housing Units	10,155	99,632	218,898
Owner Occupied Housing Units	61.2%	46.3%	46.1%
Renter Occupied Housing Units	26.3%	32.1%	32.2%
Vacant Housing Units	12.5%	21.6%	21.8%
2020 Housing Units	10,150	104,761	227,657
Owner Occupied Housing Units	56.0%	42.0%	42.6%
Renter Occupied Housing Units	37.0%	38.7%	38.2%
Vacant Housing Units	7.8%	19.3%	19.2%
2024 Housing Units	10,010	106,903	232,903
Owner Occupied Housing Units	57.4%	42.8%	43.3%
Renter Occupied Housing Units	36.0%	37.7%	37.7%
Vacant Housing Units	6.6%	19.5%	19.0%
2029 Housing Units	10,181	111,902	241,868
Owner Occupied Housing Units	58.6%	43.7%	44.1%
Renter Occupied Housing Units	33.7%	37.2%	37.3%
Vacant Housing Units	7.7%	19.1%	18.6%

**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:** Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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<b>2024 Households by Income</b>			
Household Income Base	9,352	86,068	188,613
<\$15,000	10.4%	10.4%	10.0%
\$15,000 - \$24,999	11.7%	10.1%	9.5%
\$25,000 - \$34,999	13.3%	10.4%	9.7%
\$35,000 - \$49,999	14.6%	12.8%	13.9%
\$50,000 - \$74,999	12.7%	12.5%	14.5%
\$75,000 - \$99,999	12.2%	13.3%	13.5%
\$100,000 - \$149,999	14.4%	13.5%	13.3%
\$150,000 - \$199,999	4.5%	6.9%	6.2%
\$200,000+	6.1%	10.0%	9.3%
Average Household Income	\$79,233	\$95,461	\$93,450
<b>2029 Households by Income</b>			
Household Income Base	9,396	90,527	196,939
<\$15,000	8.7%	8.5%	8.2%
\$15,000 - \$24,999	9.3%	7.3%	6.9%
\$25,000 - \$34,999	11.5%	8.6%	7.9%
\$35,000 - \$49,999	12.6%	10.7%	11.9%
\$50,000 - \$74,999	11.8%	11.9%	14.0%
\$75,000 - \$99,999	12.4%	14.0%	14.2%
\$100,000 - \$149,999	18.0%	16.6%	16.2%
\$150,000 - \$199,999	7.4%	10.0%	9.2%
\$200,000+	8.1%	12.4%	11.5%
Average Household Income	\$96,327	\$115,031	\$112,237
<b>2024 Owner Occupied Housing Units by Value</b>			
Total	5,746	45,773	100,882
<\$50,000	2.4%	2.6%	2.4%
\$50,000 - \$99,999	12.6%	3.8%	3.4%
\$100,000 - \$149,999	10.0%	4.8%	4.9%
\$150,000 - \$199,999	9.1%	5.0%	4.5%
\$200,000 - \$249,999	3.9%	5.3%	5.3%
\$250,000 - \$299,999	3.0%	5.0%	5.1%
\$300,000 - \$399,999	13.8%	17.4%	18.2%
\$400,000 - \$499,999	12.5%	17.7%	16.8%
\$500,000 - \$749,999	17.4%	18.4%	21.3%
\$750,000 - \$999,999	6.0%	8.4%	7.1%
\$1,000,000 - \$1,499,999	4.5%	5.9%	4.7%
\$1,500,000 - \$1,999,999	2.7%	2.1%	2.1%
\$2,000,000 +	2.1%	3.5%	4.1%
Average Home Value	\$472,363	\$563,172	\$566,089
<b>2029 Owner Occupied Housing Units by Value</b>			
Total	5,961	48,888	106,728
<\$50,000	0.5%	0.7%	0.8%
\$50,000 - \$99,999	2.8%	1.1%	1.2%
\$100,000 - \$149,999	1.8%	1.3%	1.7%
\$150,000 - \$199,999	2.8%	1.6%	1.6%
\$200,000 - \$249,999	1.7%	2.7%	2.6%
\$250,000 - \$299,999	9.1%	4.5%	3.7%
\$300,000 - \$399,999	18.8%	16.1%	16.2%
\$400,000 - \$499,999	16.0%	22.7%	20.7%
\$500,000 - \$749,999	24.3%	23.5%	28.2%
\$750,000 - \$999,999	9.7%	10.7%	9.5%
\$1,000,000 - \$1,499,999	5.3%	7.5%	5.9%
\$1,500,000 - \$1,999,999	3.8%	3.1%	2.7%
\$2,000,000 +	3.4%	4.8%	5.1%
Average Home Value	\$621,658	\$677,278	\$667,676

**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.

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<b>Median Household Income</b>			
2024	\$49,985	\$60,393	\$59,526
2029	\$64,617	\$79,248	\$76,551
<b>Median Home Value</b>			
2024	\$365,069	\$433,949	\$437,031
2029	\$477,836	\$497,812	\$512,828
<b>Per Capita Income</b>			
2024	\$31,240	\$37,137	\$36,318
2029	\$38,829	\$45,642	\$44,440
<b>Median Age</b>			
2010	39.6	38.7	38.5
2020	42.6	41.3	41.2
2024	43.3	42.2	42.1
2029	44.4	43.0	43.2
<b>2020 Population by Age</b>			
Total	24,795	219,999	480,791
0 - 4	4.5%	5.2%	5.2%
5 - 9	5.4%	5.7%	5.5%
10 - 14	5.8%	6.0%	5.9%
15 - 24	11.8%	11.5%	11.8%
25 - 34	12.8%	13.1%	13.3%
35 - 44	12.9%	13.3%	13.3%
45 - 54	14.0%	13.4%	13.3%
55 - 64	14.9%	13.3%	13.5%
65 - 74	10.7%	10.5%	10.5%
75 - 84	5.2%	5.6%	5.5%
85 +	2.1%	2.4%	2.3%
18 +	80.8%	79.7%	80.0%
<b>2024 Population by Age</b>			
Total	24,064	221,536	487,307
0 - 4	4.4%	5.1%	5.0%
5 - 9	4.9%	5.4%	5.2%
10 - 14	5.4%	5.5%	5.4%
15 - 24	11.6%	11.5%	11.9%
25 - 34	12.8%	13.0%	12.9%
35 - 44	13.2%	13.6%	13.6%
45 - 54	13.9%	13.1%	13.1%
55 - 64	14.2%	13.0%	13.2%
65 - 74	11.3%	11.0%	11.0%
75 - 84	6.1%	6.4%	6.3%
85 +	2.3%	2.6%	2.5%
18 +	82.0%	80.8%	81.1%
<b>2029 Population by Age</b>			
Total	23,720	228,421	499,184
0 - 4	4.3%	4.9%	4.9%
5 - 9	4.6%	5.0%	4.9%
10 - 14	5.0%	5.3%	5.2%
15 - 24	11.0%	11.2%	11.5%
25 - 34	12.8%	12.8%	12.6%
35 - 44	13.0%	13.2%	13.4%
45 - 54	13.7%	12.9%	12.9%
55 - 64	13.3%	12.4%	12.5%
65 - 74	12.1%	11.5%	11.7%
75 - 84	7.7%	7.6%	7.6%
85 +	2.5%	2.9%	2.8%
18 +	82.9%	81.5%	81.9%

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<b>2020 Population by Sex</b>			
Males	11,737	103,945	227,736
Females	13,058	116,054	253,055
<b>2024 Population by Sex</b>			
Males	11,567	106,070	233,960
Females	12,498	115,467	253,348
<b>2029 Population by Sex</b>			
Males	11,345	108,824	238,283
Females	12,375	119,595	260,900
<b>2010 Population by Race/Ethnicity</b>			
Total	23,761	201,612	446,233
White Alone	68.8%	54.3%	48.9%
Black Alone	19.4%	37.0%	43.0%
American Indian Alone	0.2%	0.2%	0.3%
Asian Alone	3.4%	2.3%	1.8%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	4.7%	3.1%	3.1%
Two or More Races	3.4%	3.0%	2.9%
Hispanic Origin	48.1%	31.9%	28.3%
Diversity Index	74.1	75.4	74.7
<b>2020 Population by Race/Ethnicity</b>			
Total	24,795	219,999	480,791
White Alone	36.0%	33.5%	30.7%
Black Alone	14.8%	32.8%	38.2%
American Indian Alone	0.6%	0.3%	0.4%
Asian Alone	3.6%	2.3%	1.9%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	13.8%	8.9%	8.6%
Two or More Races	31.2%	22.1%	20.1%
Hispanic Origin	54.7%	36.7%	33.9%
Diversity Index	86.4	85.2	84.1
<b>2024 Population by Race/Ethnicity</b>			
Total	24,065	221,537	487,308
White Alone	35.4%	33.4%	30.2%
Black Alone	13.6%	31.0%	36.9%
American Indian Alone	0.6%	0.4%	0.4%
Asian Alone	3.8%	2.5%	2.1%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	14.0%	9.2%	9.0%
Two or More Races	32.6%	23.5%	21.4%
Hispanic Origin	56.4%	38.5%	35.8%
Diversity Index	86.2	85.7	84.8
<b>2029 Population by Race/Ethnicity</b>			
Total	23,721	228,418	499,183
White Alone	33.9%	32.2%	29.2%
Black Alone	12.8%	29.6%	35.6%
American Indian Alone	0.6%	0.4%	0.4%
Asian Alone	3.8%	2.6%	2.2%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	14.3%	9.6%	9.4%
Two or More Races	34.5%	25.6%	23.2%
Hispanic Origin	59.2%	41.6%	38.6%
Diversity Index	85.9	86.3	85.5

**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 by Relationship and Household Type</b>			
Total	24,795	219,999	480,791
In Households	99.6%	99.2%	98.7%
Householder	38.4%	38.4%	38.3%
Opposite-Sex Spouse	15.5%	15.1%	14.4%
Same-Sex Spouse	0.3%	0.3%	0.3%
Opposite-Sex Unmarried Partner	2.2%	2.1%	2.3%
Same-Sex Unmarried Partner	0.2%	0.2%	0.2%
Biological Child	27.2%	27.3%	26.6%
Adopted Child	0.3%	0.3%	0.3%
Stepchild	1.0%	1.0%	1.1%
Grandchild	2.0%	2.5%	3.0%
Brother or Sister	1.9%	2.0%	2.1%
Parent	2.9%	2.7%	2.6%
Parent-in-law	0.5%	0.5%	0.5%
Son-in-law or Daughter-in-law	0.6%	0.5%	0.6%
Other Relatives	2.1%	2.7%	2.9%
Foster Child	0.0%	0.0%	0.0%
Other Nonrelatives	4.3%	3.6%	3.6%
In Group Quarters	0.4%	0.8%	1.3%
Institutionalized	0.3%	0.6%	0.5%
Noninstitutionalized	0.1%	0.2%	0.8%
<b>2024 Population 25+ by Educational Attainment</b>			
Total	17,752	160,898	353,451
Less than 9th Grade	4.8%	5.1%	5.3%
9th - 12th Grade, No Diploma	5.7%	5.0%	5.6%
High School Graduate	25.4%	24.6%	25.9%
GED/Alternative Credential	3.5%	2.6%	2.9%
Some College, No Degree	17.9%	15.0%	14.9%
Associate Degree	10.3%	10.8%	10.4%
Bachelor's Degree	20.0%	22.5%	21.2%
Graduate/Professional Degree	12.5%	14.3%	13.8%
<b>2024 Population 15+ by Marital Status</b>			
Total	20,538	186,359	411,234
Never Married	32.8%	34.9%	36.6%
Married	48.3%	47.3%	45.8%
Widowed	5.7%	5.9%	5.5%
Divorced	13.2%	11.9%	12.1%
<b>2024 Civilian Population 16+ in Labor Force</b>			
Civilian Population 16+	13,370	116,606	260,957
Population 16+ Employed	97.7%	97.8%	97.1%
Population 16+ Unemployment rate	2.3%	2.2%	2.9%
Population 16-24 Employed	8.4%	9.9%	9.9%
Population 16-24 Unemployment rate	3.0%	5.2%	6.1%
Population 25-54 Employed	63.2%	64.6%	63.8%
Population 25-54 Unemployment rate	2.6%	1.9%	2.5%
Population 55-64 Employed	19.6%	17.5%	17.6%
Population 55-64 Unemployment rate	0.8%	1.9%	2.2%
Population 65+ Employed	8.9%	8.0%	8.6%
Population 65+ Unemployment rate	2.3%	2.1%	3.5%

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<b>2024 Employed Population 16+ by Industry</b>			
Total	13,069	114,009	253,360
Agriculture/Mining	0.4%	0.3%	0.2%
Construction	6.4%	7.1%	6.7%
Manufacturing	3.1%	3.5%	3.5%
Wholesale Trade	1.9%	2.7%	2.5%
Retail Trade	9.8%	12.7%	12.2%
Transportation/Utilities	9.1%	8.2%	8.5%
Information	0.7%	1.2%	1.5%
Finance/Insurance/Real Estate	6.5%	7.7%	7.3%
Services	55.3%	52.5%	53.5%
Public Administration	6.7%	4.1%	4.2%
<b>2024 Employed Population 16+ by Occupation</b>			
Total	13,070	114,010	253,361
White Collar	60.1%	60.4%	57.5%
Management/Business/Financial	17.6%	18.4%	16.8%
Professional	19.2%	19.7%	19.0%
Sales	10.5%	11.7%	10.9%
Administrative Support	12.7%	10.6%	10.9%
Services	24.4%	21.4%	23.0%
Blue Collar	15.5%	18.2%	19.5%
Farming/Forestry/Fishing	0.0%	0.1%	0.1%
Construction/Extraction	6.1%	5.0%	5.0%
Installation/Maintenance/Repair	2.6%	2.2%	2.4%
Production	2.5%	2.4%	2.5%
Transportation/Material Moving	4.4%	8.6%	9.5%
<b>2020 Households by Type</b>			
Total	9,433	84,569	183,966
Married Couple Households	40.9%	40.0%	38.3%
With Own Children <18	15.6%	15.1%	13.8%
Without Own Children <18	25.3%	24.9%	24.4%
Cohabiting Couple Households	5.8%	5.9%	6.4%
With Own Children <18	2.1%	2.0%	2.2%
Without Own Children <18	3.7%	3.9%	4.3%
Male Householder, No Spouse/Partner	20.0%	20.1%	20.8%
Living Alone	12.7%	12.4%	12.9%
65 Years and over	3.8%	4.1%	4.1%
With Own Children <18	1.8%	2.0%	1.9%
Without Own Children <18, With Relatives	4.0%	4.1%	4.3%
No Relatives Present	1.5%	1.6%	1.7%
Female Householder, No Spouse/Partner	33.2%	34.0%	34.5%
Living Alone	16.2%	15.8%	15.7%
65 Years and over	8.1%	8.2%	7.8%
With Own Children <18	5.0%	6.7%	6.9%
Without Own Children <18, With Relatives	10.5%	10.1%	10.6%
No Relatives Present	1.5%	1.4%	1.3%
<b>2020 Households by Size</b>			
Total	9,433	84,569	183,966
1 Person Household	28.8%	28.2%	28.7%
2 Person Household	28.1%	30.2%	30.0%
3 Person Household	18.1%	16.7%	16.6%
4 Person Household	13.1%	12.9%	12.5%
5 Person Household	6.6%	6.5%	6.6%
6 Person Household	3.0%	3.2%	3.3%
7 + Person Household	2.2%	2.2%	2.3%

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<b>2020 Households by Tenure and Mortgage Status</b>			
Total	9,433	84,569	183,966
Owner Occupied	60.2%	52.0%	52.7%
Owned with a Mortgage/Loan	36.2%	31.7%	33.2%
Owned Free and Clear	24.0%	20.3%	19.5%
Renter Occupied	39.8%	48.0%	47.3%
<b>2024 Affordability, Mortgage and Wealth</b>			
Housing Affordability Index	54	55	53
Percent of Income for Mortgage	45.7%	45.0%	46.0%
Wealth Index	62	80	78
<b>2020 Housing Units By Urban/ Rural Status</b>			
Total	10,150	104,761	227,657
Urban Housing Units	100.0%	100.0%	100.0%
Rural Housing Units	0.0%	0.0%	0.0%
<b>2020 Population By Urban/ Rural Status</b>			
Total	24,795	219,999	480,791
Urban Population	100.0%	100.0%	100.0%
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.

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<b>Top 3 Tapestry Segments</b>			
1.	City Lights (8A)	Urban Edge Families (7C)	Retirement Communities (9E)
2.	Urban Villages (7B)	Retirement Communities	Family Foundations (12A)
3.	Urban Edge Families (7C)	City Strivers (11A)	Metro Fusion (11C)
<b>2024 Consumer Spending</b>			
Apparel & Services: Total \$	\$15,950,129	\$179,679,774	\$387,974,152
Average Spent	\$1,705.53	\$2,087.58	\$2,056.95
Spending Potential Index	72	88	86
Education: Total \$	\$10,899,794	\$126,590,006	\$270,999,920
Average Spent	\$1,165.50	\$1,470.76	\$1,436.78
Spending Potential Index	67	85	83
Entertainment/Recreation: Total \$	\$26,217,907	\$290,932,709	\$624,632,417
Average Spent	\$2,803.45	\$3,380.15	\$3,311.66
Spending Potential Index	69	83	81
Food at Home: Total \$	\$49,077,273	\$549,156,123	\$1,183,200,272
Average Spent	\$5,247.78	\$6,380.27	\$6,273.06
Spending Potential Index	72	87	86
Food Away from Home: Total \$	\$26,753,768	\$293,650,320	\$630,440,703
Average Spent	\$2,860.75	\$3,411.72	\$3,342.46
Spending Potential Index	74	88	86
Health Care: Total \$	\$48,283,004	\$533,647,777	\$1,152,731,285
Average Spent	\$5,162.85	\$6,200.09	\$6,111.52
Spending Potential Index	67	81	79
HH Furnishings & Equipment: Total \$	\$20,433,463	\$224,901,034	\$484,049,012
Average Spent	\$2,184.93	\$2,612.97	\$2,566.32
Spending Potential Index	69	83	81
Personal Care Products & Services: Total \$	\$6,798,927	\$75,496,187	\$161,765,764
Average Spent	\$727.00	\$877.14	\$857.65
Spending Potential Index	73	88	86
Shelter: Total \$	\$183,592,848	\$2,025,474,950	\$4,335,375,476
Average Spent	\$19,631.40	\$23,532.61	\$22,985.19
Spending Potential Index	74	88	86
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$21,083,832	\$233,400,469	\$503,545,104
Average Spent	\$2,254.47	\$2,711.72	\$2,669.68
Spending Potential Index	64	77	76
Travel: Total \$	\$19,562,991	\$218,563,685	\$467,614,107
Average Spent	\$2,091.85	\$2,539.34	\$2,479.19
Spending Potential Index	69	84	82
Vehicle Maintenance & Repairs: Total \$	\$9,748,287	\$106,465,252	\$229,446,135
Average Spent	\$1,042.37	\$1,236.95	\$1,216.47
Spending Potential Index	70	83	82

**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 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

**Source:** Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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