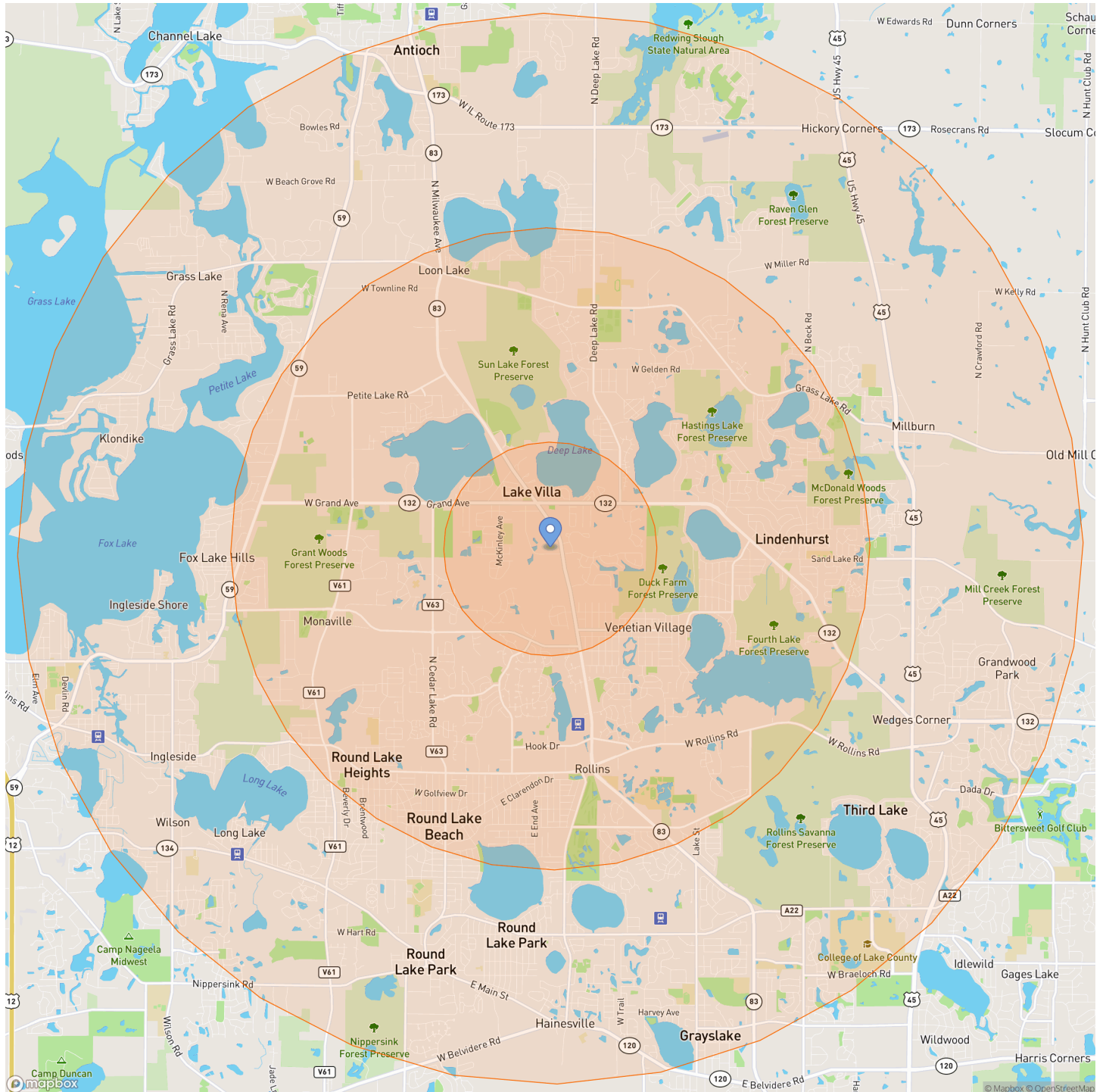RADIUS REPORT FOR

1, 3, and 5 miles around
473 Park Ave., Unit 500, Lake Villa, IL 60046

PREPARED FOR: Robert Frank
DATE: November 05, 2024

MAP

1, 3, and 5 miles around 473 Park Ave., Unit 500, Lake Villa, IL 60046

CITY	COUNTY
Lake Villa village, Illinois	Lake County, Illinois

How many people live here?

1 MI	3 MI	5 MI
6K	53K	125K

CITY: **9K**   COUNTY: **713K**

How much money do they make?

1 MI	3 MI	5 MI
$112K	$103K	$103K

CITY: **$127K**   COUNTY: **$105K**

median household income

How old are they?

1 MI	3 MI	5 MI
43	36	37

CITY: **41**   COUNTY: **39**

median age in years

SOURCE: U.S. Census Bureau, 2022 American Community Survey, Tables B01001, B01002, B01003, and B19013.

DEMOGRAPHICS

Population

	1 mile	3 miles	5 miles
Population	5,507	52,860	125,191
Population Density (people per sq mi)	1,923	2,086	1,846

Source: U.S. Census Bureau, 2022 American Community Survey, Tables B01003

Income

	1 mile		3 miles		5 miles	
Median Household Income (in 2022 inflation adjusted dollars)	$112,128		$102,615		$102,662	
Average Household Income (in 2022 inflation adjusted dollars)	$120,853		$116,904		$121,864	
Families in Poverty	40	3%	775	6%	1,901	6%
Households	1,987		17,487		42,950	
Less than $25,000	146	7%	1,429	8%	4,091	10%
$25,000 to $49,999	231	12%	2,284	13%	5,262	12%
$50,000 to $74,999	229	12%	2,447	14%	5,982	14%
$75,000 to $99,999	259	13%	2,321	13%	5,549	13%
$100,000 to $199,999	838	42%	6,878	39%	15,635	36%
Over $200,000	284	14%	2,130	12%	6,432	15%

Source: U.S. Census Bureau, 2022 American Community Survey, Tables B19001, B19013, B19025, B17010

Age

	1 mile		3 miles		5 miles	
Median Age	43		36		37	
Population	5,507		52,860		125,191	
Ages 9 & under	565	10%	6,627	13%	15,400	12%
Ages 10 to 19	933	17%	9,026	17%	20,236	16%
Ages 20 to 29	579	11%	6,723	13%	16,484	13%
Ages 30 to 39	538	10%	7,052	13%	16,019	13%
Ages 40 to 49	639	12%	6,846	13%	17,277	14%
Ages 50 to 59	1,060	19%	7,567	14%	18,370	15%
Ages 60 to 69	612	11%	4,849	9%	12,328	10%
Ages 70 & over	581	11%	4,171	8%	9,077	7%

Source: U.S. Census Bureau, 2022 American Community Survey, Tables B01001

Race & Ethnicity

	1 mile		3 miles		5 miles	
Population	5,507		52,860		125,191	
White	3,883	71%	30,802	58%	75,398	60%
Black	315	6%	2,227	4%	5,363	4%
American Indian	2	0%	46	0%	96	0%
Asian	211	4%	1,884	4%	5,842	5%
Pacific Islander	0	0%	0	0%	87	0%
Other race	2	0%	185	0%	519	0%
Two or more races	208	4%	1,187	2%	3,812	3%
Hispanic or Latino	886	16%	16,528	31%	34,074	27%

Source: U.S. Census Bureau, 2022 American Community Survey, Tables B03002

Educational Attainment

	1 mile		3 miles		5 miles	
Population Aged 25 & Over	3,636		33,736		80,606	
No high school diploma	176	5%	4,022	12%	8,813	11%
High school graduate or equal	1,102	30%	9,937	29%	20,280	25%
Some college	700	19%	7,061	21%	16,638	21%
Associate's degree	282	8%	2,483	7%	5,836	7%
Bachelor's degree	718	20%	6,601	20%	18,615	23%
Advanced degree	656	18%	3,633	11%	10,424	13%

Source: U.S. Census Bureau, 2022 American Community Survey, Tables B15002

Employment Status

	1 mile		3 miles		5 miles	
Population Aged 16 & Over	4,429		40,683		97,503	
In labor force	3,026	68%	28,916	71%	70,142	72%
Civilian labor force	3,022	68%	28,821	71%	69,760	72%
Employed	2,808	63%	26,947	66%	65,380	67%
Unemployed	213	5%	1,874	5%	4,380	4%
In armed forces	4	0%	95	0%	382	0%
Not in labor force	1,403	32%	11,768	29%	27,361	28%

Source: U.S. Census Bureau, 2022 American Community Survey, Tables B23025

Households

	1 mile		3 miles		5 miles	
Households	1,987		17,487		42,950	
Family households	1,526	77%	13,557	78%	32,004	75%
Married couples	1,201	60%	10,503	60%	25,442	59%
With kids under 18	495	25%	4,738	27%	11,480	27%
Other family types	325	16%	3,054	17%	6,563	15%
Single dad households with kids	27	1%	576	3%	1,070	2%
Single mom households with kids	171	9%	1,248	7%	2,547	6%
Non-family households	461	23%	3,931	22%	10,946	25%

Source: U.S. Census Bureau, 2022 American Community Survey, Tables B11001, B11003

Homes

	1 mile		3 miles		5 miles	
Homes	2,037		18,344		45,621	
Occupied Homes	1,987		17,487		42,950	
Owner occupied units	1,574	79%	14,297	82%	34,468	80%
Renter occupied units	412	21%	3,191	18%	8,482	20%

Source: U.S. Census Bureau, 2022 American Community Survey, Tables B25024, B25003

Housing Unit Value

	1 mile		3 miles		5 miles	
Median Home Value	$249,679		$230,794		$236,751	
Owner Occupied Homes	1,574		14,297		34,468	
Under $100,000	40	3%	567	4%	1,962	6%
$100,000 to $199,999	228	14%	4,510	32%	10,179	30%
$200,000 to $299,999	923	59%	5,822	41%	12,386	36%
$300,000 to $399,999	261	17%	2,189	15%	6,082	18%
$400,000 to $499,999	110	7%	823	6%	2,469	7%
$500,000 to $749,999	10	1%	269	2%	1,065	3%
$750,000 to $999,999	2	0%	83	1%	257	1%
$1,000,000 to $1,499,999	1	0%	23	0%	28	0%
$1,500,000 to $1,999,999	0	0%	0	0%	14	0%
Over $2,000,000	0	0%	10	0%	26	0%

Source: U.S. Census Bureau, 2022 American Community Survey, Tables B25075

Detailed Age

	1 mile		3 miles		5 miles	
Population	5,507		52,860		125,191	
Male:	2,544	46%	27,114	51%	64,570	52%
Under 5 years	66	1%	1,552	3%	3,761	3%
5 to 9 years	151	3%	1,926	4%	4,462	4%
10 to 14 years	165	3%	2,210	4%	5,201	4%
15 to 17 years	222	4%	1,876	4%	3,695	3%
18 and 19 years	87	2%	706	1%	1,738	1%
20 years	56	1%	442	1%	1,071	1%
21 years	20	0%	378	1%	947	1%
22 to 24 years	103	2%	1,095	2%	2,925	2%
25 to 29 years	140	3%	1,759	3%	4,000	3%
30 to 34 years	63	1%	1,648	3%	3,497	3%
35 to 39 years	157	3%	2,015	4%	4,685	4%
40 to 44 years	126	2%	1,623	3%	4,178	3%
45 to 49 years	155	3%	1,761	3%	4,379	3%
50 to 54 years	283	5%	2,012	4%	4,776	4%
55 to 59 years	215	4%	1,906	4%	4,904	4%
60 and 61 years	58	1%	771	1%	2,092	2%
62 to 64 years	135	2%	669	1%	1,693	1%
65 and 66 years	66	1%	494	1%	1,110	1%
67 to 69 years	51	1%	533	1%	1,546	1%
70 to 74 years	105	2%	723	1%	1,690	1%
75 to 79 years	52	1%	577	1%	1,224	1%
80 to 84 years	40	1%	303	1%	546	0%
85 years and over	27	0%	136	0%	452	0%
Female:	2,963	54%	25,746	49%	60,622	48%
Under 5 years	183	3%	1,632	3%	3,549	3%
5 to 9 years	165	3%	1,518	3%	3,628	3%
10 to 14 years	235	4%	2,316	4%	4,962	4%
15 to 17 years	133	2%	1,079	2%	2,756	2%
18 and 19 years	89	2%	839	2%	1,884	2%
20 years	34	1%	218	0%	616	0%
21 years	22	0%	259	0%	696	1%
22 to 24 years	138	3%	1,079	2%	2,695	2%
25 to 29 years	66	1%	1,493	3%	3,534	3%
30 to 34 years	158	3%	1,692	3%	3,609	3%
35 to 39 years	160	3%	1,697	3%	4,229	3%
40 to 44 years	130	2%	1,514	3%	3,971	3%
45 to 49 years	229	4%	1,948	4%	4,749	4%
50 to 54 years	269	5%	1,761	3%	4,346	3%
55 to 59 years	293	5%	1,888	4%	4,344	3%
60 and 61 years	133	2%	592	1%	1,488	1%
62 to 64 years	79	1%	801	2%	1,925	2%
65 and 66 years	44	1%	411	1%	1,076	1%
67 to 69 years	45	1%	577	1%	1,400	1%
70 to 74 years	119	2%	971	2%	2,050	2%
75 to 79 years	105	2%	703	1%	1,522	1%
80 to 84 years	40	1%	353	1%	890	1%
85 years and over	92	2%	407	1%	701	1%

Source: U.S. Census Bureau, 2022 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.

Geography	2010 - 2020	2020 - 2030 Projected	Is Projected To:
Illinois	**0%** 12,830,632 - 12,812,508	**0%** 12,812,508 - 12,790,000	Remain Stable
Lake County	**2%** 703,462 - 714,342	**11%** 714,342 - 795,649	Grow

Source: Illinois Department of Public Health, Office of Policy, Planning and Statistics, Population Projections for Illinois Counties: 2010 to 2030. April 2021.
U.S. Census Bureau, Decennial Censuses 2010, and 2020.

Methodology
RADIUS ESTIMATES

First, we subtract the 2022 US Census Bureau's water areas from the 2022 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.

MEDIAN ESTIMATES

To estimate median values, we use a simple method explained in the book "Beginning Statistics: An Introduction for Social Scientists" by Diamond I and Jefferies J. Here's how it works:

1. We pull grouped data for your area of interest and order the groups from smallest to largest. This helps us see which group the middle value, or median, is in.
2. We figure out exactly where the middle value sits within its group. We look at how far into the group it is, as a percentage, starting from the bottom end.
3. Then, we check how big the gap is between the smallest and largest numbers in that group.
4. We use the percentage to find a part of that gap. This percentage tells us how much to add to the smallest number in the group to get the median.

If you have any questions, you can reach Cubit at 1.800.939.2130 or at www.cubitplanning.com.

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