Community Profile

Northlake Commons
3950 Northlake Blvd, Palm Beach Gardens, Florida, 33403
Rings: 1, 3, 5 mile radii

Population Summary	1 mile	3 miles	5 miles
2010 Total Population	10,119	78,810	153,000
2020 Total Population	11,103	87,702	175,023
2020 Group Quarters	85	1,234	3,302
2026 Total Population	11,175	92,051	186,560
2026 Group Quarters	91	1,317	3,549
2031 Total Population	11,246	94,542	192,423
2026-2031 Annual Rate	0.13%	0.54%	0.62%
2026 Total Daytime Population	14,120	120,090	218,168
Workers	8,828	72,444	120,616
Residents	5,292	47,646	97,552

Household Summary			
2010 Total Households	4,098	33,608	66,291
2010 Average Household Size	2.45	2.33	2.29
2020 Total Households	4,284	36,350	73,879
2020 Average Household Size	2.57	2.38	2.32
2026 Total Households	4,349	38,709	79,947
2026 Average Household Size	2.55	2.34	2.29
2031 Total Households	4,413	40,132	83,265
2031 Average Household Size	2.53	2.32	2.27
2026-2031 Annual Rate	0.29%	0.72%	0.82%
2026 Families	2,848	23,422	48,214
2026 Average Family Size	3.06	3.00	2.92
2031 Families	2,898	24,341	50,324
2031 Average Family Size	3.03	2.96	2.88
2026-2031 Growth Rate	0.35%	0.77%	0.86%

Median Household Income			
2026	$86,524	$89,070	$93,897
2031	$101,523	$107,528	$112,356

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

Per Capita Income	1 mile	3 miles	5 miles
2026	$47,057	$56,013	$64,103
2031	$55,509	$66,041	$74,548

2026 Households by Income			
Household Income Base	4,350	38,710	79,949
<$10,000	3.0%	4.9%	4.6%
$10,000-14,999	1.8%	2.2%	2.2%
$15,000-19,999	3.1%	2.2%	2.6%
$20,000-24,999	4.9%	3.4%	3.0%
$25,000-29,999	1.9%	3.2%	2.8%
$30,000-34,999	3.5%	2.7%	2.8%
$35,000-39,999	3.2%	2.8%	2.7%
$40,000-44,999	2.0%	2.5%	2.4%
$45,000-49,999	2.0%	2.9%	2.7%
$50,000-59,999	4.8%	5.5%	5.5%
$60,000-74,999	11.9%	10.0%	9.2%
$75000-99999	14.7%	12.2%	11.9%
$100,000-124,999	13.3%	11.1%	10.4%
$125,000-149,999	9.2%	7.6%	7.3%
$150000-199999	7.8%	10.4%	10.4%
$200,000-249,999	4.5%	5.6%	6.6%
$250,000-299,999	1.7%	2.2%	2.9%
$300,000-399,999	2.0%	2.6%	3.1%
$400,000-499,999	1.6%	1.6%	1.9%
$500,000+	3.1%	4.3%	5.1%
Average Household Income	$121,776	$132,535	$149,079

2026 Affordability, Mortgage and Wealth			
Housing Affordability Index	70	71	65
Percent of Income for Mortgage	31.6%	31.6%	34.2%
Wealth Index	101	123	140

Median Home Value			
2026	$465,120	$477,759	$546,363
2031	$587,006	$580,300	$643,242

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2026 Home Value	1 mile	3 miles	5 miles
Total Owner Occupied Housing Units	2,786	24,933	50,801
<$50,000	10.9%	3.2%	2.1%
$50,000 - $99,999	0.7%	1.9%	1.3%
$100,000 - $149,999	0.4%	2.1%	2.3%
$150,000 - $199,999	1.0%	2.6%	2.9%
$200,000 - $249,999	2.8%	4.3%	4.2%
$250,000 - $299,999	5.0%	5.5%	5.0%
$300,000 - $399,999	15.7%	16.3%	14.1%
$400,000 - $499,999	20.9%	18.1%	13.8%
$500,000 - $749,999	27.1%	25.5%	23.5%
$750,000 - $999,999	12.3%	11.7%	13.9%
$1,000,000 - $1,499,999	2.3%	4.1%	7.4%
$1,500,000 - $1,999,999	0.6%	2.2%	3.6%
$2,000,000 +	0.4%	2.4%	6.0%
Average Home Value	$499,831	$578,596	$702,460

Housing Unit Summary			
2010 Total Housing Units	4,522	39,878	82,898
Owner Occupied Housing Units	65.1%	64.9%	64.2%
Renter Occupied Housing Units	34.9%	35.1%	35.8%
Vacant Housing Units	9.4%	15.7%	20.0%
2020 Housing Units	4,551	40,793	86,648
Owner Occupied Housing Units	61.9%	62.0%	62.1%
Renter Occupied Housing Units	38.1%	38.0%	37.9%
Vacant Housing Units	6.0%	10.8%	14.7%
2026 Housing Units	4,570	42,821	92,351
Owner Occupied Housing Units	64.1%	64.4%	63.5%
Renter Occupied Housing Units	35.9%	35.6%	36.5%
Vacant Housing Units	4.8%	9.6%	13.4%
2031 Total Housing Units	4,634	44,278	95,992
Owner Occupied Housing Units	66.0%	66.2%	65.0%
Renter Occupied Housing Units	34.0%	33.9%	35.0%
Vacant Housing Units	4.8%	9.4%	13.3%

2026 Population by Sex	1 mile	3 miles	5 miles
Males	5,550	44,469	89,920
Females	5,625	47,582	96,640

Median Age			
2010	39.6	42.3	42.7
2020	39.0	43.4	45.1
2026	40.2	44.4	45.6
2031	41.7	45.9	46.7

2026 Population by Age			
Total	11,176	92,051	186,559
0 - 4	5.5%	4.9%	4.7%
5 - 9	5.8%	5.2%	5.0%
10 - 14	6.2%	5.2%	5.0%
15 - 24	11.7%	10.8%	10.5%
25 - 34	12.9%	11.7%	11.6%
35 - 44	14.4%	13.2%	12.6%
45 - 54	13.2%	11.8%	11.5%
55 - 64	12.4%	12.9%	13.0%
65 - 74	11.2%	12.6%	12.9%
75 - 84	5.9%	8.7%	9.4%
85 +	2.2%	3.3%	4.0%
18 +	78.7%	81.4%	82.1%

2026 Population 15+ by Marital Status			
Total	9,223	78,062	159,214
Never Married	39.0%	34.2%	33.1%
Married	42.3%	43.8%	46.5%
Widowed	5.8%	8.0%	7.8%
Divorced	12.9%	14.0%	12.6%

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2026 Pop 25+ by Educational Attainment	1 mile	3 miles	5 miles
Total	7,920	68,132	139,542
Less than 9th Grade	6.4%	3.2%	3.5%
9th - 12th Grade, No Diploma	5.9%	5.0%	4.5%
High School Graduate	24.0%	22.0%	18.8%
GED/Alternative Credential	3.8%	3.5%	2.9%
Some College, No Degree	16.8%	14.2%	13.9%
Associate Degree	14.4%	10.8%	10.5%
Bachelor's Degree	21.9%	25.9%	27.8%
Graduate/Professional Degree	6.7%	15.5%	18.1%

2020 Population by Race/Ethnicity			
Total	11,103	87,702	175,023
White Alone	52.6%	51.8%	53.8%
Black Alone	20.0%	31.1%	28.7%
American Indian Alone	1.2%	0.3%	0.5%
Asian Alone	5.2%	3.9%	3.4%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	9.2%	4.0%	4.5%
Two or More Races	9.2%	4.0%	4.5%
Hispanic Origin	22.4%	13.0%	14.0%
Diversity Index	77.7	70.9	70.9

2026 Population by Race/Ethnicity			
Total	11,174	92,051	186,560
White Alone	49.9%	49.7%	51.5%
Black Alone	20.1%	31.3%	29.1%
American Indian Alone	1.4%	0.4%	0.5%
Asian Alone	5.5%	4.2%	3.6%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	10.0%	4.5%	5.0%
Two or More Races	13.0%	9.9%	10.2%
Hispanic Origin	24.9%	14.9%	16.0%
Diversity Index	80.0	73.3	73.4

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2026 Employed Pop 16+ by Occupation	1 mile	3 miles	5 miles
Total	6,281	47,772	95,214
White Collar	55.5%	63.0%	65.4%
Management/Business/Financial	15.3%	21.1%	22.2%
Professional	18.4%	21.6%	23.5%
Sales	10.8%	9.4%	9.8%
Administrative Support	11.1%	11.0%	9.9%
Services	27.2%	21.6%	19.4%

2026 Employed Pop 16+ by Occupation			
Total	6,281	47,772	95,214
Blue Collar	17.3%	15.3%	15.2%
Farming/Forestry/Fishing	1.4%	0.4%	0.3%
Construction/Extraction	3.6%	3.4%	3.8%
Installation/Maintenance/Repair	4.5%	3.2%	2.9%
Production	1.9%	2.8%	2.5%
Transportation/Material Moving	5.9%	5.5%	5.8%
White Collar	55.5%	63.0%	65.4%
Management/Business/Financial	15.3%	21.1%	22.2%
Professional	18.4%	21.6%	23.5%
Sales	10.8%	9.4%	9.8%
Administrative Support	11.1%	11.0%	9.9%
Services	27.2%	21.6%	19.4%

2026 Civilian Population 16+ in Labor Force			
Civilian Population 16+	6,281	47,772	95,214
Population 16+ Employed	95.9%	94.8%	95.2%
Population 16+ Unemployment rate	4.1%	5.2%	4.8%
Population 16-24 Employed	11.7%	10.8%	11.2%
Population 16-24 Unemployment rate	7.8%	12.1%	10.5%
Population 25-54 Employed	57.6%	56.2%	56.2%
Population 25-54 Unemployment rate	3.9%	4.4%	4.2%
Population 55-64 Employed	17%	17%	17%
Population 55-64 Unemployment rate	4.4%	4.5%	4.1%
Population 65+ Employed	10%	10%	10%
Population 65+ Unemployment rate	0.3%	3.2%	2.5%

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2026 Employed Population 16+ by Industry	1 mile	3 miles	5 miles
Total	6,022	45,265	90,662
Agriculture/Mining	1.6%	0.5%	0.4%
Construction	8.6%	6.2%	6.4%
Manufacturing	4.8%	4.3%	5.2%
Wholesale Trade	0.6%	1.5%	1.6%
Retail Trade	12.0%	10.8%	10.7%
Transportation/Utilities	5.3%	5.9%	6.2%
Information	0%	1%	1%
Finance/Insurance/Real Estate	6.4%	8.5%	8.9%
Services	58.5%	59.0%	56.3%
Public Administration	2.0%	2.6%	3.0%

2026 Consumer Spending			
Apparel & Services: Total $	$11,126,822	$106,681,780	$246,857,251
Average Spent	$2,558.48	$2,755.99	$3,087.76
Spending Potential Index	100	108	121
Education: Total $	$8,573,684	$83,718,702	$193,897,506
Average Spent	$1,971.42	$2,162.77	$2,425.33
Spending Potential Index	98	108	121
Entertainment/Recreation: Total $	$18,195,277	$178,702,909	$415,322,849
Average Spent	$4,183.78	$4,616.57	$5,194.98
Spending Potential Index	97	107	121
Food at Home: Total $	$34,018,116	$330,957,751	$764,635,020
Average Spent	$7,822.05	$8,549.89	$9,564.27
Spending Potential Index	99	108	121
Food Away from Home: Total $	$19,230,371	$184,075,409	$426,641,089
Average Spent	$4,421.79	$4,755.36	$5,336.55
Spending Potential Index	99	107	120
Health Care: Total $	$33,156,382	$336,924,735	$783,768,042
Average Spent	$7,623.91	$8,704.04	$9,803.60
Spending Potential Index	95	109	122
HH Furnishings & Equipment: Total $	$12,170,834	$119,439,463	$277,909,298
Average Spent	$2,798.54	$3,085.57	$3,476.17
Spending Potential Index	98	109	122
Personal Care Products & Services: Total $	$4,972,677	$48,394,552	$112,575,560
Average Spent	$1,143.41	$1,250.21	$1,408.13
Spending Potential Index	100	110	123

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2026 Consumer Spending	1 mile	3 miles	5 miles
Shelter: Total $	$124,466,564	$1,183,034,154	$2,741,433,063
Average Spent	$28,619.58	$30,562.25	$34,290.63
Spending Potential Index	104	111	124
Support Payments/Gifts in Kind: Total $	$12,837,777	$132,294,413	$311,291,456
Average Spent	$2,951.89	$3,417.67	$3,893.72
Spending Potential Index	97	112	128
Travel: Total $	$15,962,356	$154,236,512	$359,995,045
Average Spent	$3,670.35	$3,984.51	$4,502.92
Spending Potential Index	100	109	123
Vehicle Maintenance & Repairs: Total $	$5,294,543	$51,559,650	$119,885,141
Average Spent	$1,217.42	$1,331.98	$1,499.56
Spending Potential Index	98	108	121

Top Tapestry Segment

1 mile	3 miles	5 miles
Diverse Horizons (C5):	**Retirement Communities (J3)**:	**Retirement Communities (J3)**:
This segment is characterized by large families in urban rental neighborhoods.	This segment is characterized by elderly professional suburbanites with high rental costs.	This segment is characterized by elderly professional suburbanites with high rental costs.
Learn more about this segment...	Learn more about this segment...	Learn more about this segment...

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.

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.

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.

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: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.