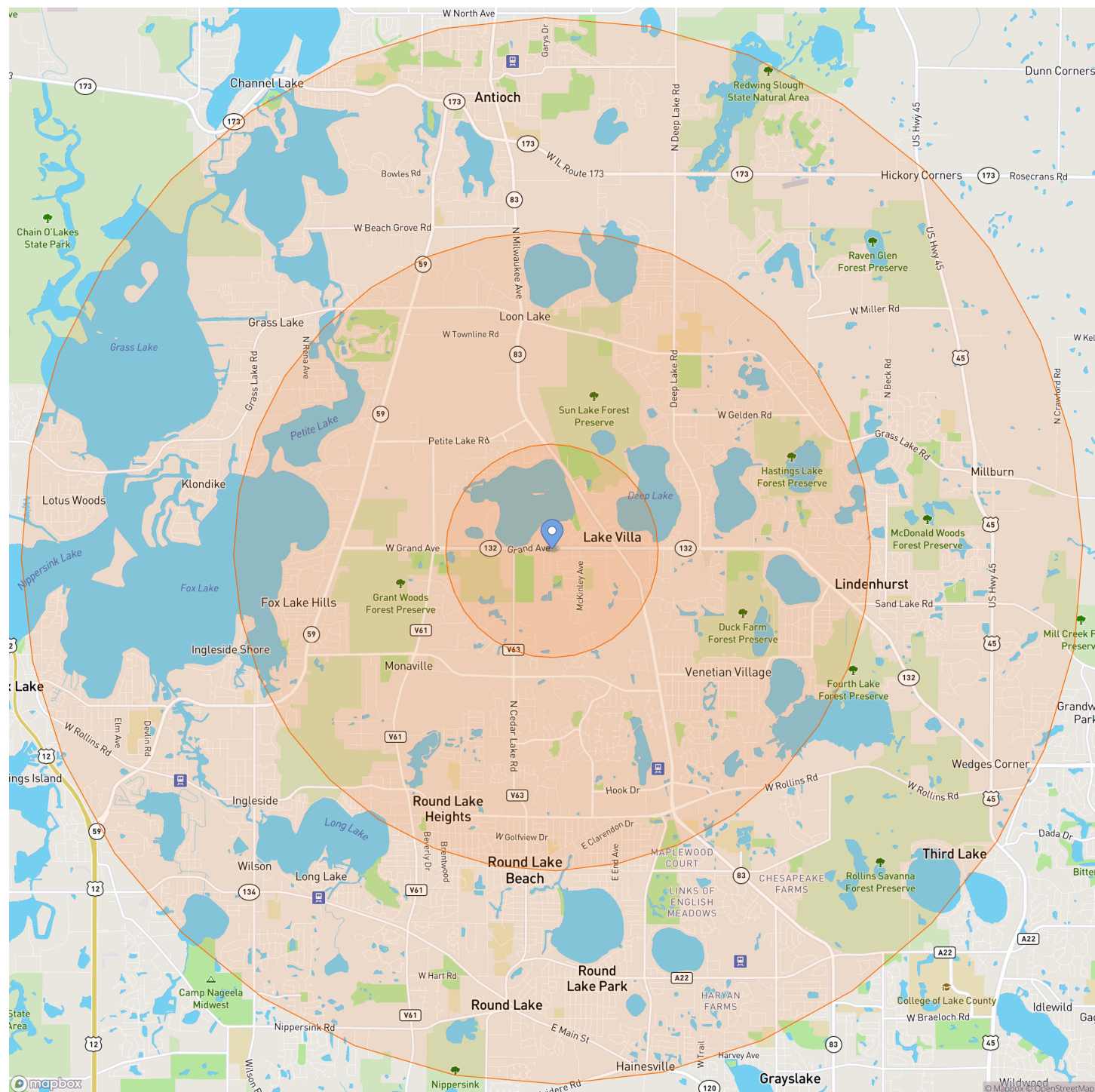


RADIUS REPORT FOR

PREPARED FOR: Robert Frank

DATE: November 14, 2025

MAP



1, 3, and 5 miles around 95 w grand ave, lake villa, il 60046

CITY
Lake Villa

COUNTY
Lake County

How many
people live
here?

1 MI	3 MI	5 MI
3K	47K	119K
CITY: 9K	COUNTY: 712K	

How much
money do
they make?

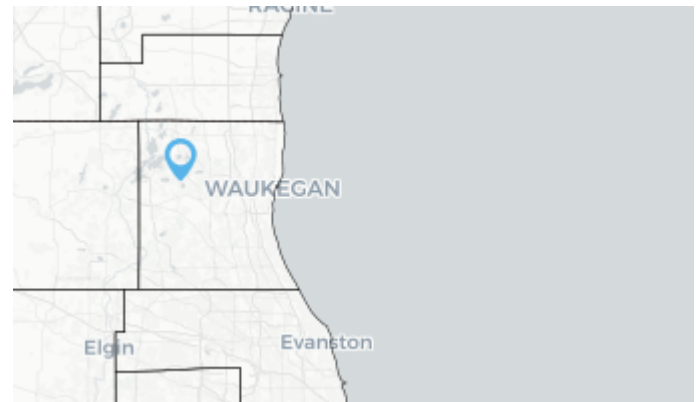
1 MI	3 MI	5 MI
\$115K	\$100K	\$102K
CITY: \$111K	COUNTY: \$109K	

median household income

How **old** are they?

1 MI	3 MI	5 MI
41	37	37
CITY: 40	COUNTY: 39	

median age in years



DEMOGRAPHICS

Population

	1 mile	3 miles	5 miles
Population	3,021	47,329	118,510
Population Density (people per sq mi)	1,186	1,947	1,823

Source: U.S. Census Bureau, 2023 American Community Survey, Tables B01003

Income

	1 mile	3 miles	5 miles
Median Household Income (in 2023 inflation adjusted dollars)	\$114,665	\$100,179	\$102,178
Average Household Income (in 2023 inflation adjusted dollars)	\$128,846	\$117,505	\$120,704
Families in Poverty	364%	6135%	1,8306%
Households	1,092	16,365	41,527
Less than \$25,000	918%	1,4449%	4,09310%
\$25,000 to \$49,999	10810%	2,11713%	5,05712%
\$50,000 to \$74,999	11611%	2,38615%	5,82414%
\$75,000 to \$99,999	16515%	2,21914%	5,31513%
\$100,000 to \$199,999	41338%	6,28438%	15,36937%
Over \$200,000	19918%	1,91612%	5,86814%

Source: U.S. Census Bureau, 2023 American Community Survey, Tables B19001, B19013, B19025, B17010

Age

	1 mile	3 miles	5 miles
Median Age	41	37	37
Population	3,021	47,329	118,510
Ages 9 & under	32311%	5,65612%	14,42212%
Ages 10 to 19	57819%	7,83417%	18,75716%
Ages 20 to 29	2458%	6,16213%	15,56013%
Ages 30 to 39	31710%	6,18213%	15,69113%
Ages 40 to 49	41614%	5,92613%	15,65913%
Ages 50 to 59	43814%	7,04415%	17,14114%
Ages 60 to 69	34411%	4,69510%	12,09310%
Ages 70 & over	36012%	3,8308%	9,1868%

Source: U.S. Census Bureau, 2023 American Community Survey, Tables B01001

Race & Ethnicity

	1 mile		3 miles		5 miles	
Population	3,021		47,329		118,510	
White	2,082	69%	26,761	57%	69,404	59%
Black	208	7%	2,164	5%	4,958	4%
American Indian	4	0%	49	0%	84	0%
Asian	149	5%	1,652	3%	4,603	4%
Pacific Islander	0	0%	0	0%	46	0%
Other race	0	0%	249	1%	645	1%
Two or more races	147	5%	1,268	3%	3,987	3%
Hispanic or Latino	431	14%	15,186	32%	34,783	29%

Source: U.S. Census Bureau, 2023 American Community Survey, Tables B03002

Educational Attainment

	1 mile		3 miles		5 miles	
Population Aged 25 & Over	2,002		30,934		77,492	
No high school diploma	83	4%	3,773	12%	9,461	12%
High school graduate or equal	522	26%	9,231	30%	20,621	27%
Some college	420	21%	6,725	22%	16,287	21%
Associate's degree	114	6%	2,254	7%	5,655	7%
Bachelor's degree	484	24%	5,863	19%	16,590	21%
Advanced degree	378	19%	3,088	10%	8,878	11%

Source: U.S. Census Bureau, 2023 American Community Survey, Tables B15002

Employment Status

	1 mile		3 miles		5 miles	
Population Aged 16 & Over	2,479		36,683		92,541	
In labor force	1,625	66%	25,825	70%	66,277	72%
Civilian labor force	1,618	65%	25,779	70%	65,964	71%
Employed	1,489	60%	23,945	65%	61,370	66%
Unemployed	129	5%	1,834	5%	4,593	5%
In armed forces	6	0%	46	0%	313	0%
Not in labor force	854	34%	10,857	30%	26,264	28%

Source: U.S. Census Bureau, 2023 American Community Survey, Tables B23025

Households

	1 mile		3 miles		5 miles	
Households	1,092		16,365		41,527	
Family households	825	76%	12,155	74%	30,390	73%
Married couples	680	62%	9,412	58%	23,568	57%
With kids under 18	302	28%	4,123	25%	10,404	25%
Other family types	145	13%	2,743	17%	6,822	16%
Single dad households with kids	30	3%	557	3%	1,363	3%
Single mom households with kids	46	4%	1,056	6%	2,344	6%
Non-family households	267	24%	4,210	26%	11,137	27%

Source: U.S. Census Bureau, 2023 American Community Survey, Tables B11001, B11003

Homes

	1 mile		3 miles		5 miles	
Homes	1,133		17,156		44,209	
Occupied Homes	1,092		16,365		41,527	
Owner occupied units	866	79%	13,059	80%	33,087	80%
Renter occupied units	226	21%	3,306	20%	8,439	20%

Source: U.S. Census Bureau, 2023 American Community Survey, Tables B25024, B25003

Housing Unit Value

	1 mile		3 miles		5 miles	
Median Home Value	\$298,013		\$241,998		\$244,422	
Owner Occupied Homes	866		13,059		33,087	
Under \$100,000	24	3%	478	4%	1,765	5%
\$100,000 to \$199,999	68	8%	3,479	27%	8,947	27%
\$200,000 to \$299,999	348	40%	5,632	43%	12,271	37%
\$300,000 to \$399,999	295	34%	2,191	17%	6,576	20%
\$400,000 to \$499,999	90	10%	739	6%	2,140	6%
\$500,000 to \$749,999	35	4%	429	3%	1,096	3%
\$750,000 to \$999,999	1	0%	54	0%	213	1%
\$1,000,000 to \$1,499,999	3	0%	44	0%	52	0%
\$1,500,000 to \$1,999,999	0	0%	0	0%	14	0%
Over \$2,000,000	2	0%	13	0%	15	0%

Source: U.S. Census Bureau, 2023 American Community Survey, Tables B25075

Detailed Age

	1 mile		3 miles		5 miles	
Population	3,021		47,329		118,510	
Male:	1,492	49%	24,056	51%	60,579	51%
Under 5 years	40	1%	1,117	2%	3,460	3%
5 to 9 years	90	3%	1,662	4%	4,231	4%
10 to 14 years	96	3%	2,146	5%	4,672	4%
15 to 17 years	172	6%	1,545	3%	3,318	3%
18 and 19 years	77	3%	549	1%	1,483	1%
20 years	8	0%	349	1%	864	1%
21 years	4	0%	192	0%	674	1%
22 to 24 years	38	1%	953	2%	2,394	2%
25 to 29 years	88	3%	1,762	4%	4,132	3%
30 to 34 years	45	1%	1,398	3%	3,611	3%
35 to 39 years	90	3%	1,766	4%	4,521	4%
40 to 44 years	72	2%	1,330	3%	3,744	3%
45 to 49 years	94	3%	1,557	3%	4,063	3%
50 to 54 years	113	4%	1,803	4%	4,444	4%
55 to 59 years	127	4%	1,908	4%	4,608	4%
60 and 61 years	47	2%	745	2%	1,917	2%
62 to 64 years	41	1%	633	1%	1,703	1%
65 and 66 years	50	2%	478	1%	1,154	1%
67 to 69 years	10	0%	480	1%	1,444	1%
70 to 74 years	116	4%	694	1%	1,680	1%
75 to 79 years	43	1%	582	1%	1,380	1%
80 to 84 years	26	1%	268	1%	634	1%
85 years and over	7	0%	139	0%	448	0%
Female:	1,529	51%	23,273	49%	57,931	49%
Under 5 years	63	2%	1,490	3%	3,488	3%
5 to 9 years	130	4%	1,387	3%	3,243	3%
10 to 14 years	78	3%	2,045	4%	4,865	4%
15 to 17 years	74	2%	943	2%	2,805	2%
18 and 19 years	82	3%	605	1%	1,614	1%
20 years	17	1%	178	0%	576	0%
21 years	8	0%	230	0%	796	1%
22 to 24 years	42	1%	1,004	2%	2,534	2%
25 to 29 years	40	1%	1,495	3%	3,589	3%
30 to 34 years	76	3%	1,402	3%	3,176	3%
35 to 39 years	106	4%	1,616	3%	4,384	4%
40 to 44 years	104	3%	1,355	3%	3,596	3%
45 to 49 years	147	5%	1,684	4%	4,257	4%
50 to 54 years	103	3%	1,684	4%	3,910	3%
55 to 59 years	95	3%	1,650	3%	4,179	4%
60 and 61 years	88	3%	650	1%	1,427	1%
62 to 64 years	52	2%	733	2%	1,968	2%
65 and 66 years	15	0%	425	1%	1,117	1%
67 to 69 years	42	1%	551	1%	1,363	1%
70 to 74 years	91	3%	780	2%	2,005	2%
75 to 79 years	35	1%	659	1%	1,511	1%
80 to 84 years	27	1%	339	1%	951	1%
85 years and over	15	0%	367	1%	577	0%

Source: U.S. Census Bureau, 2023 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 - 12,775,248	Remain Stable
Lake County	2% 703,462 - 714,342	6% 714,342 - 755,333	Grow

Source: Illinois Department of Public Health, Office of Policy, Planning and Statistics, Population Projections for Illinois Counties: 2020 to 2035. May 2024.
U.S. Census Bureau, Decennial Censuses 2010, and 2020.

Methodology

RADIUS ESTIMATES

First, we subtract the 2023 US Census Bureau's water areas from the 2023 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.

CUBIT

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