

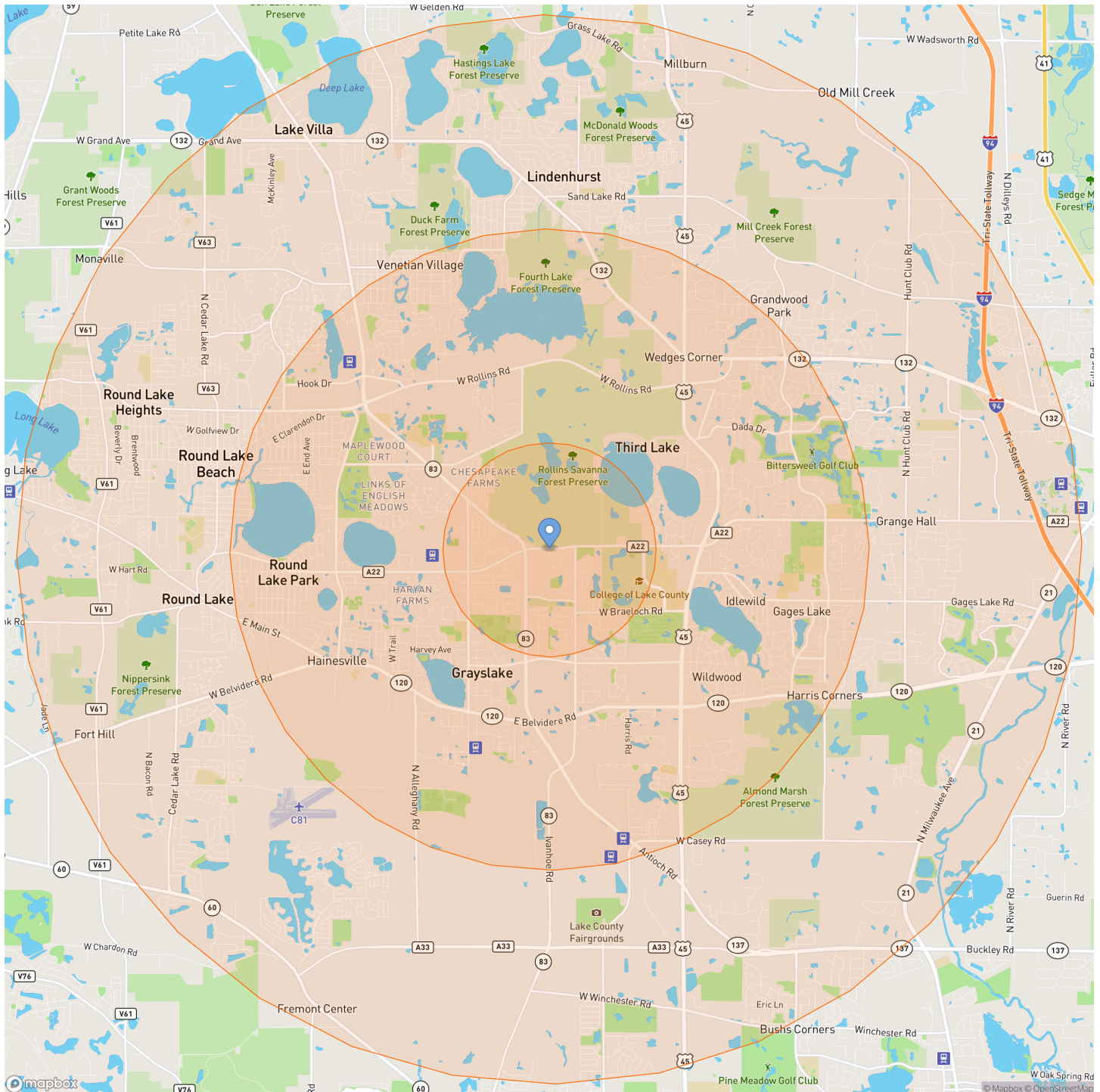
RADIUS REPORT FOR

1, 3, and 5 miles around 20295 W Washington St., Grayslake, IL 60030

PREPARED FOR: Robert Frank

DATE: October 09, 2025

MAP



1, 3, and 5 miles around 20295 W Washington St.,
Grayslake, IL 60030

CITY
Grayslake

COUNTY
Lake County

How many
people live
here?

1 MI
7K

3 MI
60K

5 MI
138K

CITY: **21K**

COUNTY: **712K**

How much
money do
they make?

1 MI
\$113K

3 MI
\$107K

5 MI
\$107K

CITY: **\$114K**

COUNTY: **\$109K**

median household income

How **old** are they?

1 MI
34

3 MI
37

5 MI
38

CITY: **36**

COUNTY: **39**

median age in years



DEMOGRAPHICS

Population

	1 mile	3 miles	5 miles
Population	7,188	60,163	138,054
Population Density (people per sq mi)	2,415	2,311	1,866

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)	\$113,242		\$106,909		\$107,319	
Average Household Income (in 2023 inflation adjusted dollars)	\$132,865		\$131,638		\$131,934	
Families in Poverty	59	3%	824	5%	1,580	4%
Households	2,687		21,492		49,234	
Less than \$25,000	194	7%	1,476	7%	3,921	8%
\$25,000 to \$49,999	142	5%	2,395	11%	5,668	12%
\$50,000 to \$74,999	437	16%	3,389	16%	7,142	15%
\$75,000 to \$99,999	362	13%	2,746	13%	6,054	12%
\$100,000 to \$199,999	986	37%	7,358	34%	17,413	35%
Over \$200,000	566	21%	4,129	19%	9,035	18%

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

Age

	1 mile		3 miles		5 miles	
Median Age	34		37		38	
Population	7,188		60,163		138,054	
Ages 9 & under	777	11%	7,656	13%	16,903	12%
Ages 10 to 19	1,121	16%	8,607	14%	20,438	15%
Ages 20 to 29	1,275	18%	8,067	13%	17,758	13%
Ages 30 to 39	1,142	16%	8,452	14%	18,247	13%
Ages 40 to 49	871	12%	7,677	13%	18,031	13%
Ages 50 to 59	943	13%	8,438	14%	19,900	14%
Ages 60 to 69	609	8%	6,530	11%	15,188	11%
Ages 70 & over	450	6%	4,736	8%	11,589	8%

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

Race & Ethnicity

	1 mile		3 miles		5 miles	
Population	7,188		60,163		138,054	
White	4,722	66%	35,688	59%	79,893	58%
Black	469	7%	3,332	6%	7,216	5%
American Indian	7	0%	26	0%	87	0%
Asian	312	4%	3,745	6%	10,125	7%
Pacific Islander	0	0%	16	0%	41	0%
Other race	0	0%	154	0%	572	0%
Two or more races	427	6%	2,682	4%	4,768	3%
Hispanic or Latino	1,251	17%	14,521	24%	35,351	26%

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

Educational Attainment

	1 mile		3 miles		5 miles	
Population Aged 25 & Over	4,542		39,651		91,451	
No high school diploma	112	2%	3,455	9%	9,052	10%
High school graduate or equal	418	9%	7,787	20%	19,564	21%
Some college	730	16%	7,697	19%	17,966	20%
Associate's degree	596	13%	3,287	8%	6,924	8%
Bachelor's degree	1,715	38%	11,052	28%	24,357	27%
Advanced degree	972	21%	6,373	16%	13,589	15%

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

Employment Status

	1 mile		3 miles		5 miles	
Population Aged 16 & Over	5,878		47,426		109,262	
In labor force	4,548	77%	34,184	72%	77,691	71%
Civilian labor force	4,461	76%	33,853	71%	77,148	71%
Employed	4,273	73%	31,634	67%	72,321	66%
Unemployed	189	3%	2,219	5%	4,827	4%
In armed forces	87	1%	331	1%	544	0%
Not in labor force	1,329	23%	13,242	28%	31,571	29%

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

Households

	1 mile		3 miles		5 miles	
Households	2,687		21,492		49,234	
Family households	1,825	68%	15,681	73%	35,616	72%
Married couples	1,520	57%	12,697	59%	28,766	58%
With kids under 18	789	29%	5,765	27%	13,023	26%
Other family types	305	11%	2,984	14%	6,850	14%
Single dad households with kids	1	0%	405	2%	1,209	2%
Single mom households with kids	197	7%	1,166	5%	2,322	5%
Non-family households	862	32%	5,811	27%	13,618	28%

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

Homes

	1 mile		3 miles		5 miles	
Homes	2,740		22,483		51,571	
Occupied Homes	2,687		21,492		49,234	
Owner occupied units	2,042	76%	17,395	81%	40,038	81%
Renter occupied units	646	24%	4,097	19%	9,196	19%

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

Housing Unit Value

	1 mile		3 miles		5 miles	
Median Home Value	\$258,783		\$267,164		\$262,166	
Owner Occupied Homes	2,042		17,395		40,038	
Under \$100,000	54	3%	794	5%	2,024	5%
\$100,000 to \$199,999	346	17%	3,504	20%	9,143	23%
\$200,000 to \$299,999	935	46%	6,290	36%	13,553	34%
\$300,000 to \$399,999	523	26%	4,046	23%	8,519	21%
\$400,000 to \$499,999	124	6%	1,806	10%	4,056	10%
\$500,000 to \$749,999	44	2%	784	5%	2,183	5%
\$750,000 to \$999,999	15	1%	118	1%	264	1%
\$1,000,000 to \$1,499,999	0	0%	27	0%	189	0%
\$1,500,000 to \$1,999,999	0	0%	3	0%	27	0%
Over \$2,000,000	0	0%	24	0%	80	0%

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

Detailed Age

	1 mile		3 miles		5 miles	
Population	7,188		60,163		138,054	
Male:	3,592	50%	30,852	51%	70,028	51%
Under 5 years	328	5%	2,067	3%	3,967	3%
5 to 9 years	108	2%	2,150	4%	4,890	4%
10 to 14 years	185	3%	2,153	4%	4,814	3%
15 to 17 years	161	2%	1,412	2%	3,679	3%
18 and 19 years	260	4%	961	2%	2,042	1%
20 years	113	2%	369	1%	1,014	1%
21 years	37	1%	353	1%	903	1%
22 to 24 years	327	5%	1,414	2%	2,939	2%
25 to 29 years	132	2%	1,911	3%	4,317	3%
30 to 34 years	201	3%	1,888	3%	4,270	3%
35 to 39 years	348	5%	2,484	4%	5,187	4%
40 to 44 years	170	2%	1,937	3%	4,118	3%
45 to 49 years	165	2%	1,756	3%	4,337	3%
50 to 54 years	244	3%	2,287	4%	5,730	4%
55 to 59 years	279	4%	2,175	4%	5,043	4%
60 and 61 years	40	1%	1,044	2%	2,131	2%
62 to 64 years	67	1%	859	1%	2,042	1%
65 and 66 years	27	0%	487	1%	1,314	1%
67 to 69 years	147	2%	934	2%	2,103	2%
70 to 74 years	139	2%	1,000	2%	2,270	2%
75 to 79 years	71	1%	513	1%	1,216	1%
80 to 84 years	19	0%	331	1%	895	1%
85 years and over	22	0%	366	1%	809	1%
Female:	3,596	50%	29,311	49%	68,025	49%
Under 5 years	190	3%	1,513	3%	3,826	3%
5 to 9 years	151	2%	1,925	3%	4,220	3%
10 to 14 years	284	4%	2,074	3%	5,006	4%
15 to 17 years	120	2%	1,323	2%	2,949	2%
18 and 19 years	111	2%	685	1%	1,948	1%
20 years	31	0%	314	1%	685	0%
21 years	32	0%	406	1%	692	1%
22 to 24 years	208	3%	1,392	2%	3,029	2%
25 to 29 years	395	5%	1,907	3%	4,178	3%
30 to 34 years	308	4%	1,830	3%	3,943	3%
35 to 39 years	285	4%	2,249	4%	4,847	4%
40 to 44 years	214	3%	1,801	3%	4,403	3%
45 to 49 years	322	4%	2,183	4%	5,173	4%
50 to 54 years	163	2%	1,783	3%	4,319	3%
55 to 59 years	257	4%	2,193	4%	4,808	3%
60 and 61 years	103	1%	763	1%	1,720	1%
62 to 64 years	134	2%	1,109	2%	2,415	2%
65 and 66 years	39	1%	578	1%	1,478	1%
67 to 69 years	52	1%	756	1%	1,985	1%
70 to 74 years	99	1%	950	2%	2,520	2%
75 to 79 years	78	1%	769	1%	1,896	1%
80 to 84 years	17	0%	491	1%	1,073	1%
85 years and over	4	0%	317	1%	910	1%

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.

POPULATION PROJECTIONS & HISTORICAL ESTIMATES

Radius	2018 - 2023	2025 - 2030 Projected	Your Radius is Projected To:
1 mile	-2% 7,311 - 7,188	-3% 7,189 - 6,998	Decline
3 miles	-4% 62,838 - 60,163	-2% 61,318 - 59,897	Decline
5 miles	0% 138,110 - 138,054	-2% 138,407 - 135,762	Decline

Source: US Census Bureau. 2018 American Community Survey 5-Year Estimates. B01003 TOTAL POPULATION. US Census Bureau. 2023 American Community Survey 5-Year Estimates. B01003 TOTAL POPULATION. Applied Geographic Solutions. Estimates and Projections. 2025A.

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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