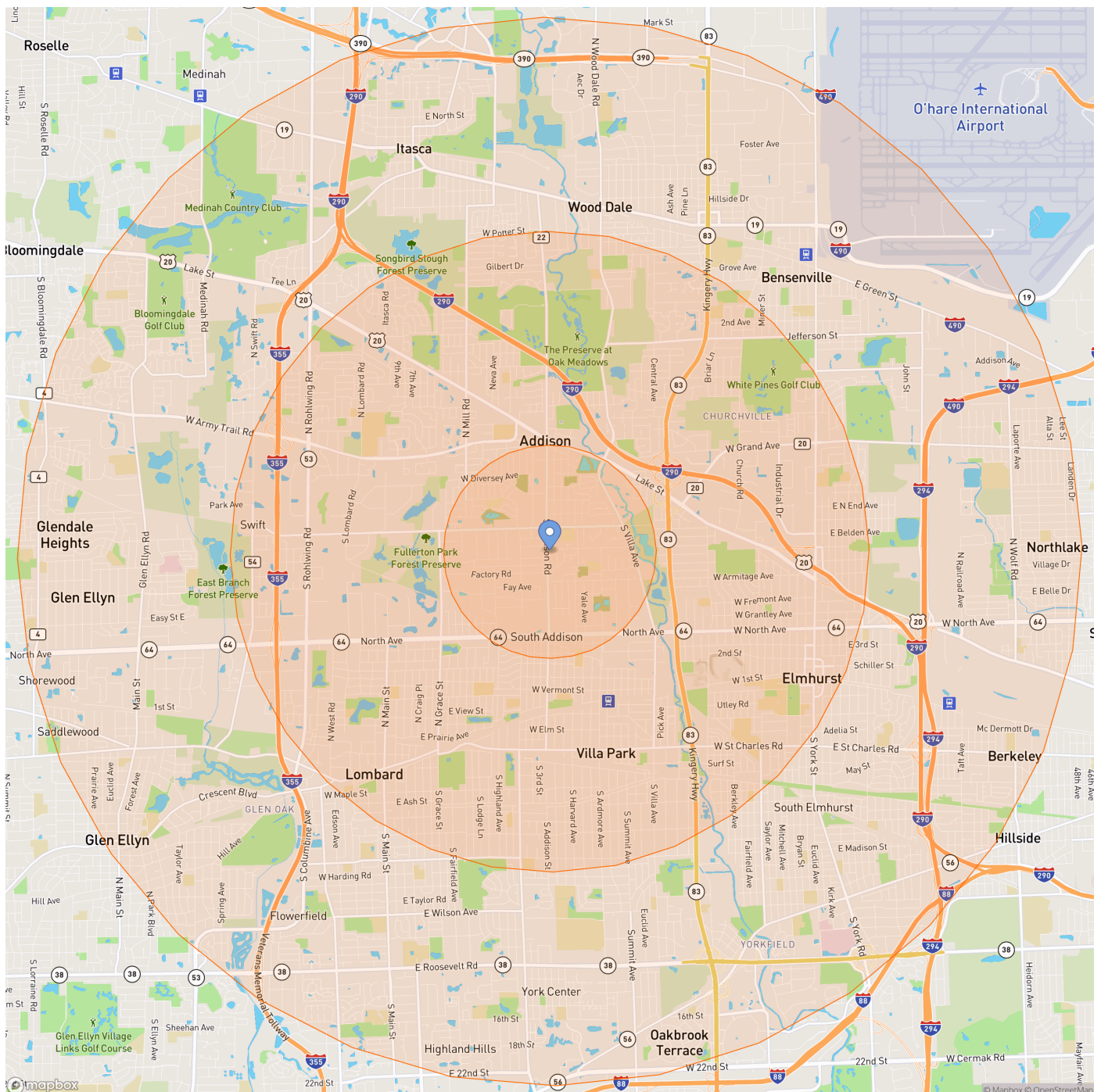


RADIUS REPORT FOR 1, 3, and 5 miles around 525 S Addison Rd., Addison, IL 60101

PREPARED FOR: Robert Frank

DATE: February 24, 2026

MAP



1, 3, and 5 miles around 525 S Addison Rd., Addison, IL 60101

CITY
Addison

COUNTY
DuPage County

How many **people**
live here?

1 MI	3 MI	5 MI
12K	103K	270K
CITY: 35K	COUNTY: 930K	

How much **money**
do they make?

1 MI	3 MI	5 MI
\$89K	\$97K	\$99K
CITY: \$90K	COUNTY: \$112K	
median household income		

How **old** are they?

1 MI	3 MI	5 MI
37	40	40
CITY: 41	COUNTY: 40	
median age in years		



SOURCE: U.S. Census Bureau, 2024 American Community Survey, Tables B01001, B01002, B01003, and B19013.

DEMOGRAPHICS

Population

	1 mile	3 miles	5 miles
Population	11,950	103,316	270,207
Population Density (people per sq mi)	3,885	3,725	3,519

Source: U.S. Census Bureau, 2024 American Community Survey, Tables B01003

Income

	1 mile		3 miles		5 miles	
Median Household Income (in 2024 inflation adjusted dollars)	\$88,750		\$97,018		\$99,233	
Average Household Income (in 2024 inflation adjusted dollars)	\$99,645		\$131,804		\$135,350	
Families in Poverty	348	12%	1,401	5%	3,487	5%
Households	4,062		38,446		99,127	
Less than \$25,000	273	7%	2,875	7%	8,488	9%
\$25,000 to \$49,999	889	22%	4,937	13%	12,038	12%
\$50,000 to \$74,999	460	11%	5,774	15%	14,460	15%
\$75,000 to \$99,999	743	18%	6,399	17%	15,037	15%
\$100,000 to \$199,999	1,353	33%	12,157	32%	32,021	32%
Over \$200,000	344	8%	6,303	16%	17,082	17%

Source: U.S. Census Bureau, 2024 American Community Survey, Tables B19001, B19013, B19025, B17010

Age

	1 mile		3 miles		5 miles	
Median Age	37		40		40	
Population	11,950		103,316		270,207	
Ages 9 & under	1,113	9%	11,384	11%	30,820	11%
Ages 10 to 19	1,773	15%	13,572	13%	35,471	13%
Ages 20 to 29	1,998	17%	12,359	12%	32,890	12%
Ages 30 to 39	1,559	13%	13,702	13%	36,271	13%
Ages 40 to 49	1,420	12%	13,623	13%	35,777	13%
Ages 50 to 59	1,465	12%	13,904	13%	34,707	13%
Ages 60 to 69	1,540	13%	13,359	13%	34,154	13%
Ages 70 & over	1,083	9%	11,413	11%	30,117	11%

Source: U.S. Census Bureau, 2024 American Community Survey, Tables B01001

Race & Ethnicity

	1 mile		3 miles		5 miles	
Population	11,950		103,316		270,207	
White	3,859	32%	61,491	60%	151,911	56%
Black	484	4%	3,199	3%	13,274	5%
American Indian	0	0%	6	0%	74	0%
Asian	661	6%	5,897	6%	23,908	9%
Pacific Islander	0	0%	16	0%	61	0%
Other race	40	0%	238	0%	566	0%
Two or more races	99	1%	2,919	3%	7,575	3%
Hispanic or Latino	6,807	57%	29,551	29%	72,837	27%

Source: U.S. Census Bureau, 2024 American Community Survey, Tables B03002

Educational Attainment

	1 mile		3 miles		5 miles	
Population Aged 25 & Over	8,049		71,775		187,308	
No high school diploma	1,876	23%	9,287	13%	21,031	11%
High school graduate or equal	2,767	34%	18,317	26%	47,029	25%
Some college	1,322	16%	11,883	17%	30,979	17%
Associate's degree	474	6%	5,187	7%	13,319	7%
Bachelor's degree	1,219	15%	17,357	24%	47,609	25%
Advanced degree	392	5%	9,743	14%	27,341	15%

Source: U.S. Census Bureau, 2024 American Community Survey, Tables B15002

Employment Status

	1 mile		3 miles		5 miles	
Population Aged 16 & Over	9,769		84,344		217,847	
In labor force	7,155	73%	59,168	70%	149,254	69%
Civilian labor force	7,155	73%	59,094	70%	149,154	68%
Employed	6,716	69%	55,971	66%	141,644	65%
Unemployed	439	4%	3,122	4%	7,509	3%
In armed forces	0	0%	74	0%	100	0%
Not in labor force	2,614	27%	25,176	30%	68,594	31%

Source: U.S. Census Bureau, 2024 American Community Survey, Tables B23025

Households

	1 mile		3 miles		5 miles	
Households	4,062		38,446		99,127	
Family households	3,001	74%	26,641	69%	69,751	70%
Married couples	2,235	55%	20,816	54%	53,824	54%
With kids under 18	923	23%	8,521	22%	21,856	22%
Other family types	766	19%	5,825	15%	15,926	16%
Single dad households with kids	108	3%	899	2%	2,072	2%
Single mom households with kids	175	4%	1,547	4%	4,356	4%
Non-family households	1,061	26%	11,805	31%	29,376	30%

Source: U.S. Census Bureau, 2024 American Community Survey, Tables B11001, B11003

Homes

	1 mile		3 miles		5 miles	
Homes	4,208		40,280		104,170	
Occupied Homes	4,062		38,446		99,127	
Owner occupied units	2,477	61%	28,177	73%	71,862	72%
Renter occupied units	1,585	39%	10,268	27%	27,265	28%

Source: U.S. Census Bureau, 2024 American Community Survey, Tables B25024, B25003

Housing Unit Value

	1 mile		3 miles		5 miles	
Median Home Value	\$306,183		\$355,244		\$351,536	
Owner Occupied Homes	2,477		28,177		71,862	
Under \$100,000	27	1%	931	3%	2,498	3%
\$100,000 to \$199,999	225	9%	1,690	6%	6,089	8%
\$200,000 to \$299,999	922	37%	6,172	22%	17,469	24%
\$300,000 to \$399,999	1,053	43%	9,585	34%	19,161	27%
\$400,000 to \$499,999	162	7%	4,711	17%	10,691	15%
\$500,000 to \$749,999	74	3%	3,225	11%	9,588	13%
\$750,000 to \$999,999	10	0%	908	3%	3,590	5%
\$1,000,000 to \$1,499,999	0	0%	706	3%	2,035	3%
\$1,500,000 to \$1,999,999	0	0%	114	0%	371	1%
Over \$2,000,000	5	0%	134	0%	370	1%

Source: U.S. Census Bureau, 2024 American Community Survey, Tables B25075

Detailed Age

	1 mile		3 miles		5 miles	
Population	11,950		103,316		270,207	
Male:	5,939	50%	51,711	50%	134,815	50%
Under 5 years	299	3%	2,807	3%	7,731	3%
5 to 9 years	147	1%	2,686	3%	8,557	3%
10 to 14 years	401	3%	3,437	3%	9,473	4%
15 to 17 years	311	3%	2,059	2%	5,544	2%
18 and 19 years	226	2%	1,696	2%	3,789	1%
20 years	70	1%	484	0%	1,388	1%
21 years	121	1%	493	0%	1,344	0%
22 to 24 years	286	2%	2,107	2%	5,166	2%
25 to 29 years	606	5%	3,021	3%	8,349	3%
30 to 34 years	444	4%	3,424	3%	8,808	3%
35 to 39 years	304	3%	3,361	3%	9,274	3%
40 to 44 years	339	3%	3,644	4%	9,630	4%
45 to 49 years	401	3%	3,355	3%	8,098	3%
50 to 54 years	384	3%	3,877	4%	8,955	3%
55 to 59 years	374	3%	3,423	3%	8,832	3%
60 and 61 years	162	1%	1,787	2%	3,943	1%
62 to 64 years	228	2%	1,903	2%	4,939	2%
65 and 66 years	157	1%	1,407	1%	3,688	1%
67 to 69 years	186	2%	1,497	1%	3,917	1%
70 to 74 years	138	1%	2,336	2%	5,521	2%
75 to 79 years	240	2%	1,459	1%	3,602	1%
80 to 84 years	56	0%	834	1%	2,297	1%
85 years and over	59	0%	612	1%	1,969	1%
Female:	6,011	50%	51,605	50%	135,392	50%
Under 5 years	322	3%	2,655	3%	6,925	3%
5 to 9 years	345	3%	3,236	3%	7,608	3%
10 to 14 years	472	4%	2,862	3%	8,597	3%
15 to 17 years	250	2%	2,283	2%	5,270	2%
18 and 19 years	113	1%	1,234	1%	2,798	1%
20 years	172	1%	877	1%	1,663	1%
21 years	132	1%	900	1%	2,143	1%
22 to 24 years	236	2%	1,723	2%	4,903	2%
25 to 29 years	376	3%	2,753	3%	7,933	3%
30 to 34 years	374	3%	3,199	3%	8,710	3%
35 to 39 years	437	4%	3,719	4%	9,479	4%
40 to 44 years	424	4%	3,433	3%	9,092	3%
45 to 49 years	256	2%	3,191	3%	8,958	3%
50 to 54 years	383	3%	3,142	3%	8,038	3%
55 to 59 years	323	3%	3,461	3%	8,882	3%
60 and 61 years	356	3%	1,644	2%	4,058	2%
62 to 64 years	250	2%	2,107	2%	5,194	2%
65 and 66 years	112	1%	1,192	1%	3,897	1%
67 to 69 years	89	1%	1,821	2%	4,517	2%
70 to 74 years	259	2%	2,253	2%	5,656	2%
75 to 79 years	104	1%	1,535	1%	4,433	2%
80 to 84 years	101	1%	1,150	1%	2,949	1%
85 years and over	126	1%	1,235	1%	3,689	1%

Source: U.S. Census Bureau, 2024 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
DuPage County	2% 916,924 - 932,877	0% 932,877 - 935,451	Remain Stable
Cook County	2% 5,194,675 - 5,275,541	-5% 5,275,541 - 5,033,346	Decline

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 2024 US Census Bureau's water areas from the 2024 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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