

Demographic Detail Report

Montessori Academy Of New Tampa

4001 Skipper Rd, Tampa, FL 33613

Building Type: **Specialty**
 Class: -
 RBA: **2,436 SF**
 Typical Floor: **2,436 SF**

Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Mo: -



Radius	1 Mile			3 Mile		5 Mile	
Population							
2030 Projection	25,042		125,224		266,475		
2025 Estimate	23,411		117,147		248,615		
2020 Census	22,301		109,814		232,079		
Growth 2025 - 2030	6.97%		6.89%		7.18%		
Growth 2020 - 2025	4.98%		6.68%		7.13%		
2025 Population by Age	23,411		117,147		248,615		
Age 0 - 4	2,151	9.19%	9,002	7.68%	17,053	6.86%	
Age 5 - 9	1,333	5.69%	7,186	6.13%	14,998	6.03%	
Age 10 - 14	872	3.72%	6,216	5.31%	14,099	5.67%	
Age 15 - 19	1,125	4.81%	7,616	6.50%	15,524	6.24%	
Age 20 - 24	2,925	12.49%	11,560	9.87%	19,513	7.85%	
Age 25 - 29	3,825	16.34%	13,223	11.29%	22,047	8.87%	
Age 30 - 34	3,165	13.52%	11,836	10.10%	21,671	8.72%	
Age 35 - 39	2,030	8.67%	9,328	7.96%	19,236	7.74%	
Age 40 - 44	1,224	5.23%	7,076	6.04%	16,085	6.47%	
Age 45 - 49	838	3.58%	5,663	4.83%	13,817	5.56%	
Age 50 - 54	685	2.93%	5,110	4.36%	13,120	5.28%	
Age 55 - 59	599	2.56%	4,879	4.16%	12,841	5.17%	
Age 60 - 64	563	2.40%	4,835	4.13%	12,808	5.15%	
Age 65 - 69	510	2.18%	4,356	3.72%	11,639	4.68%	
Age 70 - 74	414	1.77%	3,420	2.92%	9,263	3.73%	
Age 75 - 79	336	1.44%	2,437	2.08%	6,557	2.64%	
Age 80 - 84	293	1.25%	1,631	1.39%	4,228	1.70%	
Age 85+	524	2.24%	1,773	1.51%	4,116	1.66%	
Age 65+	2,077	8.87%	13,617	11.62%	35,803	14.40%	
Median Age	29.30		31.60		34.90		
Average Age	31.80		34.50		37.00		

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Radius	1 Mile	3 Mile	5 Mile
2025 Population By Race	23,411	117,147	248,615
White	9,919 42.37%	44,556 38.03%	99,517 40.03%
Black	5,605 23.94%	28,579 24.40%	63,276 25.45%
Am. Indian & Alaskan	91 0.39%	691 0.59%	1,095 0.44%
Asian	2,387 10.20%	8,036 6.86%	14,589 5.87%
Hawaiian & Pacific Island	50 0.21%	161 0.14%	247 0.10%
Other	5,359 22.89%	35,123 29.98%	69,890 28.11%
Population by Hispanic Origin	23,411	117,147	248,615
Non-Hispanic Origin	18,379 78.51%	81,324 69.42%	176,512 71.00%
Hispanic Origin	5,033 21.50%	35,823 30.58%	72,103 29.00%
2025 Median Age, Male	29.20	31.50	34.40
2025 Average Age, Male	30.80	33.80	36.20
2025 Median Age, Female	29.40	31.70	35.40
2025 Average Age, Female	32.70	35.10	37.80
2025 Population by Occupation Classification	18,829	93,218	199,363
Civilian Employed	12,209 64.84%	55,261 59.28%	121,715 61.05%
Civilian Unemployed	500 2.66%	2,575 2.76%	5,667 2.84%
Civilian Non-Labor Force	6,109 32.44%	35,251 37.82%	71,691 35.96%
Armed Forces	11 0.06%	131 0.14%	290 0.15%
Households by Marital Status			
Married	1,577	11,259	30,371
Married No Children	991	6,705	18,849
Married w/Children	586	4,553	11,522
2025 Population by Education	17,155	83,559	182,810
Some High School, No Diploma	1,584 9.23%	12,768 15.28%	23,710 12.97%
High School Grad (Incl Equivalency)	3,012 17.56%	19,979 23.91%	45,809 25.06%
Some College, No Degree	4,372 25.49%	21,334 25.53%	46,787 25.59%
Associate Degree	2,150 12.53%	7,992 9.56%	15,383 8.41%
Bachelor Degree	3,988 23.25%	12,918 15.46%	31,762 17.37%
Advanced Degree	2,049 11.94%	8,568 10.25%	19,359 10.59%

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Radius	1 Mile		3 Mile		5 Mile	
2025 Population by Occupation	21,652		99,554		221,325	
Real Estate & Finance	777	3.59%	3,829	3.85%	10,614	4.80%
Professional & Management	6,207	28.67%	26,106	26.22%	61,323	27.71%
Public Administration	296	1.37%	1,022	1.03%	2,645	1.20%
Education & Health	3,235	14.94%	13,708	13.77%	28,564	12.91%
Services	2,922	13.50%	13,626	13.69%	25,450	11.50%
Information	182	0.84%	1,039	1.04%	2,296	1.04%
Sales	2,761	12.75%	11,993	12.05%	27,434	12.40%
Transportation	411	1.90%	2,238	2.25%	3,987	1.80%
Retail	1,490	6.88%	6,151	6.18%	12,880	5.82%
Wholesale	99	0.46%	818	0.82%	3,171	1.43%
Manufacturing	591	2.73%	1,999	2.01%	5,939	2.68%
Production	1,166	5.39%	6,109	6.14%	13,694	6.19%
Construction	722	3.33%	5,433	5.46%	11,477	5.19%
Utilities	391	1.81%	2,627	2.64%	5,368	2.43%
Agriculture & Mining	12	0.06%	321	0.32%	632	0.29%
Farming, Fishing, Forestry	0	0.00%	140	0.14%	362	0.16%
Other Services	390	1.80%	2,395	2.41%	5,489	2.48%
2025 Worker Travel Time to Job	11,401		50,782		110,539	
<30 Minutes	6,976	61.19%	28,598	56.32%	61,068	55.25%
30-60 Minutes	3,917	34.36%	18,337	36.11%	40,885	36.99%
60+ Minutes	508	4.46%	3,847	7.58%	8,586	7.77%
2020 Households by HH Size	10,500		42,424		90,378	
1-Person Households	5,257	50.07%	15,393	36.28%	28,847	31.92%
2-Person Households	2,671	25.44%	12,029	28.35%	27,428	30.35%
3-Person Households	1,236	11.77%	6,488	15.29%	14,671	16.23%
4-Person Households	955	9.10%	5,034	11.87%	11,112	12.30%
5-Person Households	213	2.03%	2,047	4.83%	4,823	5.34%
6-Person Households	120	1.14%	930	2.19%	2,182	2.41%
7 or more Person Households	48	0.46%	503	1.19%	1,315	1.46%
2025 Average Household Size	1.90		2.30		2.40	
Households						
2030 Projection	11,407		47,926		103,423	
2025 Estimate	10,707		44,711		96,291	
2020 Census	10,500		42,423		90,376	
Growth 2025 - 2030	6.54%		7.19%		7.41%	
Growth 2020 - 2025	1.97%		5.39%		6.54%	

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Radius	1 Mile	3 Mile	5 Mile
2025 Households by HH Income	10,707	44,710	96,292
<\$25,000	3,681 34.38%	13,153 29.42%	23,214 24.11%
\$25,000 - \$50,000	2,689 25.11%	10,974 24.54%	20,572 21.36%
\$50,000 - \$75,000	2,038 19.03%	8,102 18.12%	17,821 18.51%
\$75,000 - \$100,000	1,146 10.70%	5,164 11.55%	12,119 12.59%
\$100,000 - \$125,000	458 4.28%	2,581 5.77%	7,257 7.54%
\$125,000 - \$150,000	281 2.62%	1,802 4.03%	4,474 4.65%
\$150,000 - \$200,000	207 1.93%	1,259 2.82%	4,926 5.12%
\$200,000+	207 1.93%	1,675 3.75%	5,909 6.14%
2025 Avg Household Income	\$52,582	\$62,658	\$76,353
2025 Med Household Income	\$40,512	\$44,383	\$55,697
2025 Occupied Housing	10,708	44,711	96,291
Owner Occupied	1,199 11.20%	11,327 25.33%	37,850 39.31%
Renter Occupied	9,509 88.80%	33,384 74.67%	58,441 60.69%
2020 Housing Units	11,926	47,255	101,220
1 Unit	1,727 14.48%	15,100 31.95%	49,306 48.71%
2 - 4 Units	1,636 13.72%	7,734 16.37%	14,060 13.89%
5 - 19 Units	4,433 37.17%	12,347 26.13%	20,613 20.36%
20+ Units	4,130 34.63%	12,074 25.55%	17,241 17.03%
2025 Housing Value	1,198	11,327	37,850
<\$100,000	61 5.09%	1,330 11.74%	3,366 8.89%
\$100,000 - \$200,000	270 22.54%	1,285 11.34%	3,667 9.69%
\$200,000 - \$300,000	208 17.36%	1,831 16.16%	6,741 17.81%
\$300,000 - \$400,000	191 15.94%	2,406 21.24%	8,769 23.17%
\$400,000 - \$500,000	293 24.46%	2,041 18.02%	5,847 15.45%
\$500,000 - \$1,000,000	172 14.36%	2,206 19.48%	7,954 21.01%
\$1,000,000+	3 0.25%	228 2.01%	1,506 3.98%
2025 Median Home Value	\$331,413	\$350,602	\$358,740
2025 Housing Units by Yr Built	11,979	49,408	105,172
Built 2010+	2,219 18.52%	6,178 12.50%	13,669 13.00%
Built 2000 - 2010	1,608 13.42%	5,918 11.98%	11,480 10.92%
Built 1990 - 1999	2,675 22.33%	8,346 16.89%	14,967 14.23%
Built 1980 - 1989	2,901 24.22%	12,524 25.35%	22,596 21.48%
Built 1970 - 1979	1,807 15.08%	9,012 18.24%	20,152 19.16%
Built 1960 - 1969	554 4.62%	4,166 8.43%	9,651 9.18%
Built 1950 - 1959	149 1.24%	2,330 4.72%	8,811 8.38%
Built <1949	66 0.55%	934 1.89%	3,846 3.66%
2025 Median Year Built	1991	1986	1983

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Typical Floor: **2,436 SF**

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Rent/SF/Mo: -



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Hawaiian & Pacific Island	50	0.21%	161	0.14%	247	0.10%
Other	5,359	22.89%	35,123	29.98%	69,890	28.11%
U.S. Armed Forces	11		140		311	
Households						
2030 Projection	11,407		47,926		103,423	
2025 Estimate	10,707		44,711		96,291	
2020 Census	10,500		42,423		90,376	
Growth 2025 - 2030	6.54%		7.19%		7.41%	
Growth 2020 - 2025	1.97%		5.39%		6.54%	
Owner Occupied	1,199	11.20%	11,327	25.33%	37,850	39.31%
Renter Occupied	9,509	88.81%	33,384	74.67%	58,441	60.69%
2025 Households by HH Income	10,707		44,710		96,292	
Income: <\$25,000	3,681	34.38%	13,153	29.42%	23,214	24.11%
Income: \$25,000 - \$50,000	2,689	25.11%	10,974	24.54%	20,572	21.36%
Income: \$50,000 - \$75,000	2,038	19.03%	8,102	18.12%	17,821	18.51%
Income: \$75,000 - \$100,000	1,146	10.70%	5,164	11.55%	12,119	12.59%
Income: \$100,000 - \$125,000	458	4.28%	2,581	5.77%	7,257	7.54%
Income: \$125,000 - \$150,000	281	2.62%	1,802	4.03%	4,474	4.65%
Income: \$150,000 - \$200,000	207	1.93%	1,259	2.82%	4,926	5.12%
Income: \$200,000+	207	1.93%	1,675	3.75%	5,909	6.14%
2025 Avg Household Income	\$52,582		\$62,658		\$76,353	
2025 Med Household Income	\$40,512		\$44,383		\$55,697	

Traffic Count Report

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Building Type: **Specialty**

Class: -

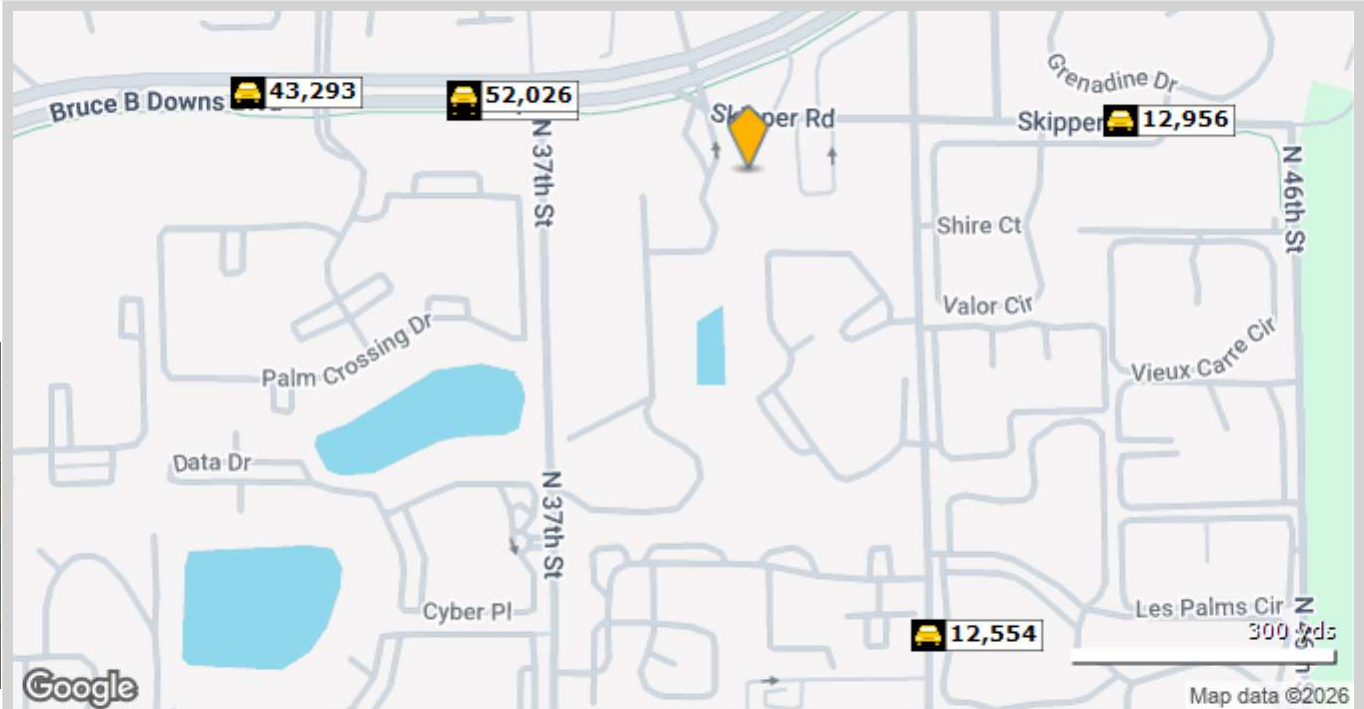
RBA: **2,436 SF**

Typical Floor: **2,436 SF**

Total Available: **0 SF**

% Leased: **100%**

Rent/SF/Mo: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	N 30th St	N 37th St	0.05 E	2025	51,834	MPSI	.19
2	N 30th St	N 37th St	0.05 E	2018	42,034	MPSI	.19
3	N 30th St	N 37th St	0.05 E	2024	52,026	MPSI	.19
4	Skipper Rd	Valor Cir	0.03 E	2025	12,943	MPSI	.25
5	Skipper Rd	Valor Cir	0.03 E	2024	12,913	MPSI	.25
6	Skipper Rd	Valor Cir	0.03 E	2024	12,956	MPSI	.25
7	N 42nd St	Cambridge Woods Dr	0.03 N	2024	12,551	MPSI	.32
8	N 42nd St	Cambridge Woods Dr	0.03 N	2025	12,554	MPSI	.32
9	N 30th St	Lake Forest Dr	0.05 E	2018	42,412	MPSI	.33
10	N 30th St	Lake Forest Dr	0.05 E	2024	43,293	MPSI	.33