Extended Demographic Report - PopStats

2020 Census, 2023 Estimates & 2028 Projections
Calculated using TAS Retrieval

Dec 5, 2023

BRIXMOR®

Latitude: 28.0403   Longitude: -82.5047

Carrollwood Center Tampa, FL	5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Population			
Current Year Estimated Population	56,206	247,423	781,037
Population Est 23Q1	56,266	247,553	781,006
Population Est 22Q4	56,283	247,855	779,750
Population Est 22Q3	56,389	248,320	779,252
Population Est 22Q2	56,229	247,926	777,001
Population Est 22Q1	56,137	247,274	774,168
Population Est 21Q4	56,135	247,627	773,603
Population Est 21Q3	56,165	247,333	771,727
Population Est 21Q2	56,219	247,250	770,430
Population Fcst	51,843	231,568	780,419
2010 Census Population	32,197	173,049	552,493
2000 Census Population	32,459	170,540	511,512
1990 Census Population	28,294	153,357	460,897
Current Year Daytime Population	58,310	308,655	1,038,922
Average Seasonal Population	494	2,364	11,791
Historical Annual Growth, 1990 – 2000	1.38%	1.07%	1.05%
Historical Annual Growth, 2000 – 2010	-0.08%	0.15%	0.77%
Estimated Annual Growth, 2010 – CY	4.29%	2.74%	2.65%
Projected Annual Growth, CY to Y5	-1.60%	-1.32%	-0.02%
Group Qtrs Est	131	2,863	21,789
Transient Est Average Last 4 Qtrs	96	19,919	75,972
Households			
Current Year Estimated Households	23,296	99,492	315,284
Households Est 23Q1	23,308	99,495	315,189
Households Est 22Q4	23,316	99,620	314,569
Households Est 22Q3	23,356	99,819	314,376
Households Est 22Q2	23,292	99,645	313,423
Households Est 22Q1	23,255	99,362	312,285
Households Est 21Q4	23,254	99,503	312,013
Households Est 21Q3	23,265	99,364	311,152
Households Est 21Q2	23,294	99,331	310,634
Households Fcst	21,475	93,152	315,233
2010 Census Households	12,885	69,084	219,690
2000 Census Households	13,067	68,778	204,956
1990 Census Households	11,419	62,042	184,157
Historical Annual Growth, 1990 – 2000	1.36%	1.04%	1.08%
Historical Annual Growth, 2000 – 2010	-0.14%	0.04%	0.70%
Estimated Annual Growth, 2010 – CY	4.57%	2.79%	2.76%
Projected Annual Growth, CY to Y5	-1.61%	-1.31%	0.00%
Population per Household	2.41	2.46	2.41

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Carrollwood Center Tampa, FL	5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Income			
HH Income $500,000 or more	0.6%	0.7%	1.3%
HH Income $250,000 to $499,999	0.8%	0.8%	1.6%
HH Income $200,000 to $249,999	1.8%	2.0%	3.7%
HH Income $175,000 to $199,999	2.0%	2.1%	3.6%
HH Income $150,000 to $174,999	3.1%	3.0%	3.8%
HH Income $100,000 to 149,999	12.8%	12.1%	13.1%
HH Income $75,000 to 99,999	12.2%	11.3%	11.8%
HH Income $50,000 to 74,999	22.2%	19.7%	17.5%
HH Income $35,000 to 49,999	15.3%	15.3%	13.7%
HH Income $25,000 to 34,999	10.6%	10.6%	9.8%
HH Income $15,000 to 24,999	10.7%	10.9%	9.1%
HH Income $0 to 14,999	7.9%	11.5%	11.0%
Average Household Income	$73,004	$70,776	$86,857
Median Household Income	$55,107	$51,803	$57,969
Per Capita Income	$30,318	$28,736	$35,525
2000 Average HH Income	$58,099	$49,829	$54,922
2000 Median HH Income	$42,324	$38,026	$38,929
Average Disposable Income	61,025	59,139	68,556
Median Disposable Income	49,250	46,500	51,975
Discretionary HH Income Over $150,000	1.4%	1.2%	3.0%
Discretionary HH Income $125,000 to $149,999	1.9%	2.1%	4.4%
Discretionary HH Income $100,000 to $124,999	2.8%	3.2%	4.8%
Discretionary HH Income $75,000 to $99,999	6.8%	6.7%	7.9%
Discretionary HH Income $50,000 to $74,999	14.5%	13.3%	14.1%
Discretionary HH Income $25,000 to $49,999	34.9%	30.3%	26.8%
Discretionary HH Income Under $25,000	37.7%	43.2%	39.0%
Average Discretionary HH Income	40,415	38,568	46,282
Median Discretionary HH Income	31,851	28,985	33,446
Householder White – Count	8,820	38,519	147,383
Median HH Income	$64,595	$63,893	$74,730
Average HH Income	$79,477	$77,539	$88,445
Householder Black or African-American – Count	2,171	14,862	51,034
Median HH Income	$54,805	$39,784	$38,715
Average HH Income	$62,865	$49,009	$49,453
Householder Hispanic – Count	10,060	36,689	85,026
Median HH Income	$49,723	$47,370	$49,693
Average HH Income	$56,930	$57,104	$61,676
Householder Asian or Pacific Islander – Count	632	2,367	10,869
Median HH Income	$57,698	$53,770	$73,495
Average HH Income	$71,285	$68,638	$88,453
Householder Other or Pacific Islander – Count	1,613	7,056	20,972
Median HH Income	$51,906	$51,751	$53,145
Average HH Income	$60,293	$61,132	$67,113
Gender			
Male Population	26,985	120,487	379,793
Female Population	29,221	126,936	401,244

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Carrollwood Center Tampa, FL	5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Total Population by Age			
Count of Pop 0 to 4 years	3,241	14,295	44,682
Count of Pop 0 to 7 years	4,323	19,336	60,488
Count of Pop 5 - 13	5,253	24,087	76,767
Count of Pop 14 - 18	2,362	11,009	40,406
Count of Pop 19 - 22	2,468	11,387	44,725
Count of Pop 22 - 25	1,929	8,762	35,447
Count of Pop 25 - 29	3,908	16,956	54,518
Count of Pop 30 - 34	4,296	19,066	59,969
Count of Pop 35 - 39	4,187	18,404	56,274
Count of Pop 40 - 44	3,729	16,450	50,729
Count of Pop 45 - 59	11,052	47,591	144,556
Count of Pop 60 - 74	9,509	41,174	120,494
Count of Pop 75 - 84	3,229	13,427	38,609
Count of Pop 85+	1,043	4,816	13,861
% of Pop 0 to 4 years	5.8%	5.8%	5.7%
% of Pop 0 to 7 years	7.7%	7.8%	7.7%
% of Pop 5 - 13	9.3%	9.7%	9.8%
% of Pop 14 - 18	4.2%	4.4%	5.2%
% of Pop 19 - 22	4.4%	4.6%	5.7%
% of Pop 22 - 25	3.4%	3.5%	4.5%
% of Pop 25 - 29	7.0%	6.9%	7.0%
% of Pop 30 - 34	7.6%	7.7%	7.7%
% of Pop 35 - 39	7.4%	7.4%	7.2%
% of Pop 40 - 44	6.6%	6.6%	6.5%
% of Pop 45 - 59	19.7%	19.2%	18.5%
% of Pop 60 - 74	16.9%	16.6%	15.4%
% of Pop 75 - 84	5.7%	5.4%	4.9%
% of Pop 85+	1.9%	1.9%	1.8%
Median Age	40.6	39.9	38.0
Average Age	41.3	40.8	39.5
Male Population by Age			
% of Pop 0 to 4 years	6.1%	6.1%	6.0%
% of Pop 5 - 13	10.0%	10.3%	10.3%
% of Pop 14 - 18	4.4%	4.7%	5.3%
% of Pop 19 - 22	4.6%	4.8%	5.8%
% of Pop 22 - 25	3.6%	3.7%	4.6%
% of Pop 25 - 29	7.0%	6.9%	7.1%
% of Pop 30 - 34	7.7%	7.8%	7.8%
% of Pop 35 - 39	7.6%	7.5%	7.3%
% of Pop 40 - 44	6.7%	6.8%	6.6%
% of Pop 45 - 59	19.8%	19.5%	18.7%
% of Pop 75 - 84	5.1%	4.8%	4.4%
% of Pop 60 - 74	15.8%	15.9%	14.9%
% of Pop 85+	1.5%	1.4%	1.3%
Median Age	39.3	38.9	37.1
Average Age	40.0	39.7	38.6

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Carrollwood Center Tampa, FL	5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
% of Pop 0 to 4 years	5.4%	5.5%	5.4%
% of Pop 5 - 13	8.7%	9.2%	9.3%
% of Pop 14 - 18	4.0%	4.2%	5.0%
% of Pop 19 - 22	4.2%	4.4%	5.7%
% of Pop 22 - 25	3.3%	3.4%	4.5%
% of Pop 25 - 29	6.9%	6.8%	6.9%
% of Pop 30 - 34	7.5%	7.7%	7.6%
% of Pop 35 - 39	7.3%	7.4%	7.1%
% of Pop 40 - 44	6.6%	6.6%	6.4%
% of Pop 45 - 59	19.6%	19.0%	18.4%
% of Pop 60 - 74	17.9%	17.3%	15.9%
% of Pop 75 - 84	6.3%	6.0%	5.5%
% of Pop 85+	2.2%	2.5%	2.2%
Median Age	42.0	41.1	38.9
Average Age	42.4	41.9	40.4

Race

	5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Count of White	25,000	109,548	385,469
Count of Black or African-American	5,163	38,229	140,696
Count of Asian or Pacific Islander	2,439	8,932	35,960
Count of Other races	23,604	90,713	218,912
White	44.5%	44.3%	49.4%
Black or African American	9.2%	15.5%	18.0%
Asian	4.3%	3.6%	4.6%
Other Races	42.0%	36.7%	28.0%

Language Spoken

	5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Speak English at Home	52.1%	59.0%	67.6%
Speak Spanish at Home	43.5%	36.6%	25.6%
Speak French or French Creole at Home	0.6%	0.8%	1.1%
Speak German at Home	0.2%	0.2%	0.2%
Speak Other Indo-European Languages at Home	1.3%	1.1%	1.8%
Speak Russian and Other Slavic Languages at H	0.4%	0.3%	0.4%
Speak Chinese at Home	0.3%	0.3%	0.6%
Speak Korean at Home	0.1%	0.1%	0.1%
Speak Vietnamese at Home	1.0%	0.7%	0.5%
Speak Other Asian Languages at Home	0.3%	0.4%	0.8%
Speak Tagalog and Other Pacific Languages at H	0.1%	0.1%	0.2%
Speak Other Language at Home	0.2%	0.5%	1.1%

Hispanic

	5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Hispanic Population	28,934	110,644	250,428
Hispanic Population Percent	51.5%	44.7%	32.1%
Mexican	3.4%	6.9%	9.3%
Puerto Rican	23.3%	26.1%	28.0%
Cuban	38.4%	34.9%	30.7%
Dominican	5.8%	5.3%	4.8%
Central American	4.9%	5.8%	5.9%
South American	16.7%	12.2%	12.2%
Other Hispanic	7.4%	8.8%	9.1%
2000 Hispanic Population Percent	28%	26%	20%
1990 Hispanic Population Percent	18%	18%	14%

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Carrollwood Center Tampa, FL	5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Ancestry			
American (percent of total population)	2.8%	2.7%	4.0%
American	2.7%	2.5%	3.8%
Native American (ie. Indian/Eskimo)	0.1%	0.1%	0.2%
Hawaiian/Pacific Islander	0.0%	0.0%	0.1%
Asian (percent of total population)	4.3%	3.5%	4.5%
Chinese	0.3%	0.4%	0.6%
Japanese	0.1%	0.1%	0.1%
Korean	0.2%	0.2%	0.2%
South Central Asian (ie. Indian)	1.1%	1.1%	1.9%
South East Asian (ie. Vietnamese)	2.4%	1.6%	1.4%
Other Asian	0.1%	0.2%	0.3%
European (percent of total population)	14.7%	15.0%	20.4%
British	2.6%	2.9%	3.8%
Dutch	0.2%	0.2%	0.3%
French	0.4%	0.6%	0.8%
German	3.1%	3.1%	4.2%
Italian	2.4%	2.3%	3.0%
Polish	0.8%	0.7%	0.9%
Scandinavian	0.5%	0.6%	0.8%
Scotch/Irish	3.0%	3.3%	4.5%
Other European (ie. Greek/Russian)	1.6%	1.4%	2.2%
Middle Eastern	0.4%	0.4%	0.8%
Other Ancestry	19.6%	24.7%	27.4%
Unclassified Ancestry	6.9%	9.0%	10.8%
Education (Age 25+)			
Adult Population (25 Years or Older)	40,953	177,883	539,011
Elementary (0 to 8)	7.0%	6.5%	4.7%
Some High School (9 to 11)	6.0%	7.7%	6.8%
High School Graduate (12)	30.5%	31.1%	27.0%
Some College (13 to 16)	17.3%	17.3%	16.8%
Associates Degree Only	9.3%	9.2%	9.0%
Bachelors Degree Only	20.1%	19.0%	22.3%
Graduate Degree	9.8%	9.2%	13.4%
% College (4+)	29.9%	28.3%	35.7%
Household Type			
Total Households – count	23,296	99,492	315,284
One Person HHs – count	6,838	29,569	98,304
Family HHs – count	14,416	60,504	184,133
Married Couple – count	8,555	37,976	120,168
w/own children – count	3,096	13,447	45,986
w/out own children – count	5,460	24,529	74,181
Male Householder – count	1,942	6,180	17,586
Female Householder – count	3,919	16,348	46,380
Non-Family Households – count	2,042	9,420	32,847
1 Person Household	29.4%	29.7%	31.2%
2 Person Household	33.1%	32.3%	31.9%
3 Person Household	17.3%	16.7%	16.1%
4 Person Household	11.9%	12.1%	12.3%
5 Person Household	5.1%	5.5%	5.1%
6 Person Household	2.1%	2.4%	2.1%
7+ Person Household	1.2%	1.4%	1.3%
% Households With Children	26.0%	25.2%	25.1%

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Carrollwood Center Tampa, FL		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Housing	Total Housing Units	24,553	106,727	340,915
	Owner Occupied Percent	47.3%	48.4%	46.7%
	Renter Occupied Percent	47.6%	44.8%	45.7%
	Vacant Housing Percent	5.1%	6.8%	7.5%
	Total Housing Units (Census 2000)	13,703	73,035	220,491
	For Rent (Census 2000)	44%	49%	48%
	For Sale (Census 2000)	18%	17%	17%
	Rented or Sold, (Census 2000)	13%	7%	8%
	Seasonal (Census 2014)	2%	6%	9%
	Other (Census 2000)	13%	18%	17%
Homes Built By Year	Homes Built 1990 to 2000	14%	11%	15%
	Homes Built 1980 to 1989	33%	29%	25%
	Homes Built 1970 to 1979	28%	23%	21%
	Homes Built 1960 to 1969	12%	13%	14%
	Homes Built 1950 to 1959	10%	13%	13%
	Homes Built 1940 to 1949	2%	5%	5%
	Homes Built Before 1939	2%	5%	6%
Units in Structure	1 Unit	69%	66%	62%
	2 - 9 Units	13%	13%	15%
	Greater than 10 Units	17%	18%	18%
	Mobilie Trailer	1%	3%	5%
	Other Units	0%	0%	0%
Home Value (Owner Occupied)	Property Value $1,000,000 or more	3.8%	2.9%	7.5%
	Property Value $750,000 to $999,999	3.9%	3.2%	6.4%
	Property Value $500,000 to $749,999	19.3%	16.8%	19.6%
	Property Value $400,000 to $499,999	14.4%	16.7%	14.5%
	Property Value $300,000, to $399,999	19.4%	22.3%	17.6%
	Property Value $200,000 to $299,999	22.9%	21.2%	16.2%
	Property Value $150,000 to $199,999	7.9%	6.6%	5.4%
	Property Value $100,000 to $149,999	4.1%	4.8%	4.2%
	Property Value $60,000 to $99,999	1.4%	1.5%	2.1%
	Property Value $40,000 to $59,999	0.6%	0.8%	1.0%
	Property Value $0 to $39,999	2.1%	2.1%	2.1%
	Median Home Value	$356,219	$355,910	$398,418
	Median Rent	$655	$606	$608
Wealth per Household	$0 and under - percent	19.2%	19.2%	19.0%
	$1 to $4999 - percent	10.0%	10.0%	9.8%
	$5k to $9999 - percent	5.2%	5.2%	5.1%
	$10k to $24999 - percent	6.9%	6.8%	6.7%
	$25k to $49999 - percent	6.9%	6.9%	6.9%
	$50k to $99999 - percent	10.1%	10.2%	10.0%
	$100k to $249999 - percent	17.1%	17.2%	17.2%
	$250k to $499999 - percent	11.9%	11.9%	12.2%
	$500k+ - percent	12.6%	12.6%	13.3%
	Median HH Wealth	$58,881	$59,395	$63,030
	Avg HH Wealth	$212,681	$212,986	$220,344

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Economic Viability			
Economic Viability Local	223	225	222
Economic Viability Indexed	223	225	222
Occupation (Employed Civilians Age 16+)			
Employed Civilian Pop 16+ by Occupation	31,339	131,463	411,540
Managerial/Executive	13.7%	13.5%	16.7%
Professional Specialty	17.3%	19.1%	22.6%
Healthcare Support	4.3%	3.7%	3.3%
Sales	11.3%	11.1%	11.2%
Office & Administrative Support	13.0%	13.1%	12.6%
Protective Service	2.5%	1.9%	1.7%
Food Preperation	6.4%	6.7%	6.4%
Building Maintenance & Cleaning	5.8%	5.8%	4.5%
Personal Care	3.2%	3.4%	3.0%
Farming, Fishing, & Forestry	0.1%	0.2%	0.3%
Construction	9.6%	9.5%	7.5%
Production & Transportation	12.9%	11.9%	10.1%
Percent White Collar Workers	59.5%	60.5%	66.5%
Percent Blue Collar Workers	40.5%	39.5%	33.5%
Employment by Industry (Employed Civilians Age 16+)			
Agriculture/Mining/Construction	8.6%	8.4%	7.5%
Manufacturing	5.8%	5.4%	5.0%
Transportation	7.3%	5.9%	5.1%
Information	1.4%	1.8%	1.8%
Wholesale/Retail	13.5%	14.0%	13.0%
Finance, Insurance, Real Estate	11.2%	10.0%	10.7%
Professional Services	6.7%	7.6%	9.5%
Management Services	0.2%	0.1%	0.2%
Administrative/Waste Services	6.1%	6.2%	5.7%
Educational Services	20.7%	21.4%	22.5%
Entertainment Services	9.7%	11.1%	11.2%
Other Professional Services	6.0%	5.6%	4.8%
Public Administration	2.9%	2.5%	2.9%
Transportation To Work			
Drive to Work Alone	81.3%	79.3%	79.3%
Drive to Work Carpool	12.8%	13.4%	12.9%
Travel to Work by Public Transportation	1.1%	1.8%	1.8%
Drive to Work on Motorcycle	0.1%	0.1%	0.2%
Drive to Work on Bicycle	0.3%	0.6%	0.7%
Walked to Work	1.3%	1.8%	1.8%
Other Means	0.7%	0.7%	0.7%
Work at Home	2.5%	2.3%	2.7%

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	Travel to Work in Less than 5 Minutes	1.8%	1.8%	2.1%
	Travel to Work in 5 to 9 Minutes	7.5%	7.7%	9.1%
	Travel to Work in 10 to 14 Minutes	14.0%	12.2%	13.9%
	Travel to Work in 15 to 19 Minutes	16.4%	16.6%	16.9%
	Travel to Work in 20 to 29 Minutes	24.5%	24.8%	23.1%
	Travel to Work in 30 to 44 Minutes	24.9%	24.6%	22.4%
	Travel to Work in 45 to 59 Minutes	7.0%	7.0%	7.2%
	Travel to Work in 60 Minutes or more	3.7%	5.3%	5.4%
	Average Travel Time to Work	24	25	24
Vehicles per HH	No Vehicles	5.3%	8.8%	8.2%
	1 Vehicle	43.6%	42.3%	41.6%
	2 Vehicles	38.4%	36.0%	36.9%
	3 or more vehicles	12.6%	12.9%	13.3%
	Average Number of Vehicles	1.62	1.57	1.60
Change	Births (last 12 months)	665	2,886	9,404
	Deaths (last 12 months)	529	2,251	6,598
	Migration (last 12 months)	-120	-1,023	1,483
Work place	Workplace Establishments	2,890	11,357	34,020
	Workplace Employees (FTE)	29,236	166,019	482,593