

# Extended Demographic Report - PopStats

2020 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval

Dec 5, 2023



Latitude: 27.299925 Longitude: -80.303493

East Port Plaza Port St. Lucie, FL		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
<b>Population</b>	Current Year Estimated Population	24,041	83,821	331,830
	Population Est 23Q1	24,037	83,795	331,034
	Population Est 22Q4	23,966	83,528	330,090
	Population Est 22Q3	23,877	82,646	324,257
	Population Est 22Q2	23,730	81,885	321,269
	Population Est 22Q1	23,595	81,346	318,078
	Population Est 21Q4	23,615	81,178	316,803
	Population Est 21Q3	23,561	80,977	315,245
	Population Est 21Q2	23,550	80,832	313,574
	Population Fcst	22,057	85,486	361,856
	2010 Census Population	19,217	41,769	139,703
	2000 Census Population	15,387	34,042	115,038
	1990 Census Population	11,343	26,128	96,567
	Current Year Daytime Population	27,972	73,910	317,048
	Average Seasonal Population	4,446	9,305	30,578
	Historical Annual Growth, 1990 – 2000	3.10%	2.68%	1.77%
	Historical Annual Growth, 2000 – 2010	2.25%	2.07%	1.96%
	Estimated Annual Growth, 2010 – CY	1.70%	5.40%	6.75%
	Projected Annual Growth, CY to Y5	-1.71%	0.39%	1.75%
	Group Qtrs Est	483	691	3,065
Transient Est Average Last 4 Qtrs	1,476	1,497	8,618	
<b>Households</b>	Current Year Estimated Households	11,083	34,951	130,199
	Households Est 23Q1	11,078	34,923	129,836
	Households Est 22Q4	11,045	34,811	129,454
	Households Est 22Q3	11,009	34,472	127,339
	Households Est 22Q2	10,942	34,174	126,261
	Households Est 22Q1	10,876	33,952	125,048
	Households Est 21Q4	10,887	33,890	124,556
	Households Est 21Q3	10,861	33,800	123,971
	Households Est 21Q2	10,852	33,737	123,346
	Households Fcst	10,147	35,298	141,009
	2010 Census Households	9,134	18,677	57,016
	2000 Census Households	7,074	15,072	47,413
	1990 Census Households	5,158	11,395	39,255
	Historical Annual Growth, 1990 – 2000	3.21%	2.84%	1.91%
	Historical Annual Growth, 2000 – 2010	2.59%	2.17%	1.86%
	Estimated Annual Growth, 2010 – CY	1.47%	4.84%	6.43%
	Projected Annual Growth, CY to Y5	-1.75%	0.20%	1.61%
Population per Household	2.13	2.38	2.53	

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East Port Plaza Port St. Lucie, FL		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Income	HH Income \$500,000 or more	0.4%	0.5%	0.7%
	HH Income \$250,000 to \$499,999	0.5%	0.6%	0.8%
	HH Income \$200,000 to \$249,999	1.1%	1.5%	2.0%
	HH Income \$175,000 to \$199,999	0.9%	2.2%	2.3%
	HH Income \$150,000 to \$174,999	1.4%	2.6%	3.4%
	HH Income \$100,000 to 149,999	7.9%	13.2%	14.6%
	HH Income \$75,000 to 99,999	12.4%	14.0%	13.4%
	HH Income \$50,000 to 74,999	20.4%	19.6%	20.0%
	HH Income \$35,000 to 49,999	18.2%	15.0%	14.4%
	HH Income \$25,000 to 34,999	14.0%	11.9%	10.4%
	HH Income \$15,000 to 24,999	11.8%	9.4%	8.9%
	HH Income \$0 to 14,999	11.0%	9.6%	9.2%
	Average Household Income	\$58,175	\$70,152	\$76,037
	Median Household Income	\$45,292	\$54,955	\$57,845
	Per Capita Income	\$27,277	\$29,461	\$30,079
	2000 Average HH Income	\$38,516	\$43,878	\$44,999
	2000 Median HH Income	\$31,530	\$35,375	\$33,526
	Average Disposable Income	50,717	59,694	63,248
	Median Disposable Income	41,349	49,125	51,792
	Discretionary HH Income Over \$150,000	0.0%	0.3%	1.0%
	Discretionary HH Income \$125,000 to \$149,999	1.2%	1.8%	2.2%
	Discretionary HH Income \$100,000 to \$124,999	1.6%	3.1%	3.4%
	Discretionary HH Income \$75,000 to \$99,999	3.3%	6.4%	7.3%
	Discretionary HH Income \$50,000 to \$74,999	11.1%	16.7%	17.6%
	Discretionary HH Income \$25,000 to \$49,999	35.2%	34.2%	32.5%
	Discretionary HH Income Under \$25,000	47.7%	37.6%	35.9%
	Average Discretionary HH Income	32,180	39,715	42,210
	Median Discretionary HH Income	26,209	32,583	34,384
	Householder White – Count	8,294	25,869	83,972
	Median HH Income	\$44,178	\$55,514	\$62,107
	Average HH Income	\$54,675	\$67,147	\$73,331
	Householder Black or African-American – Count	918	3,090	19,444
	Median HH Income	\$43,866	\$48,015	\$47,006
	Average HH Income	\$56,330	\$55,497	\$57,801
Householder Hispanic – Count	1,307	4,291	19,432	
Median HH Income	\$50,445	\$56,056	\$54,971	
Average HH Income	\$56,756	\$62,513	\$61,676	
Householder Asian or Pacific Islander – Count	154	501	1,407	
Median HH Income	\$88,005	\$60,950	\$67,186	
Average HH Income	\$85,328	\$67,515	\$74,880	
Householder Other or Pacific Islander – Count	410	1,200	5,944	
Median HH Income	\$54,102	\$64,460	\$62,400	
Average HH Income	\$53,082	\$64,268	\$70,896	
Gender	Male Population	11,276	40,332	160,355
	Female Population	12,764	43,489	171,474

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Total Population by Age	Count of Pop 0 to 4 years	1,024	3,735	15,752
	Count of Pop 0 to 7 years	1,382	5,192	22,702
	Count of Pop 5 - 13	1,808	7,055	32,300
	Count of Pop 14 - 18	833	3,477	16,006
	Count of Pop 19 - 22	836	3,471	15,610
	Count of Pop 22 - 25	627	2,573	11,308
	Count of Pop 25 - 29	1,224	4,282	17,320
	Count of Pop 30 - 34	1,345	4,591	18,028
	Count of Pop 35 - 39	1,206	4,651	18,849
	Count of Pop 40 - 44	1,041	4,360	18,471
	Count of Pop 45 - 59	3,707	14,768	61,268
	Count of Pop 60 - 74	6,084	19,367	68,112
	Count of Pop 75 - 84	3,052	8,452	28,607
	Count of Pop 85+	1,254	3,039	10,200
	% of Pop 0 to 4 years	4.3%	4.5%	4.7%
	% of Pop 0 to 7 years	5.8%	6.2%	6.8%
	% of Pop 5 - 13	7.5%	8.4%	9.7%
	% of Pop 14 - 18	3.5%	4.1%	4.8%
	% of Pop 19 - 22	3.5%	4.1%	4.7%
	% of Pop 22 - 25	2.6%	3.1%	3.4%
	% of Pop 25 - 29	5.1%	5.1%	5.2%
	% of Pop 30 - 34	5.6%	5.5%	5.4%
	% of Pop 35 - 39	5.0%	5.5%	5.7%
	% of Pop 40 - 44	4.3%	5.2%	5.6%
% of Pop 45 - 59	15.4%	17.6%	18.5%	
% of Pop 60 - 74	25.3%	23.1%	20.5%	
% of Pop 75 - 84	12.7%	10.1%	8.6%	
% of Pop 85+	5.2%	3.6%	3.1%	
Median Age	54.5	49.4	45.6	
Average Age	49.6	46.7	44.4	
Male Population by Age	% of Pop 0 to 4 years	4.7%	4.8%	5.0%
	% of Pop 5 - 13	8.1%	9.1%	10.3%
	% of Pop 14 - 18	3.8%	4.4%	5.1%
	% of Pop 19 - 22	3.8%	4.4%	5.0%
	% of Pop 22 - 25	2.9%	3.3%	3.7%
	% of Pop 25 - 29	5.5%	5.4%	5.5%
	% of Pop 30 - 34	6.1%	5.8%	5.6%
	% of Pop 35 - 39	5.2%	5.6%	5.7%
	% of Pop 40 - 44	4.4%	5.2%	5.5%
	% of Pop 45 - 59	15.0%	17.3%	18.2%
	% of Pop 75 - 84	11.7%	9.5%	8.1%
	% of Pop 60 - 74	24.5%	22.2%	19.7%
	% of Pop 85+	4.3%	3.0%	2.6%
	Median Age	51.2	46.9	43.7
Average Age	47.9	45.3	43.1	

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	% of Pop 45 - 59	15.8%	17.9%	18.7%
	% of Pop 60 - 74	26.0%	24.0%	21.3%
	% of Pop 75 - 84	13.6%	10.6%	9.1%
	% of Pop 85+	6.0%	4.2%	3.6%
	Median Age	56.7	51.4	47.4
Average Age	51.1	48.0	45.5	
Race	Count of White	16,346	56,163	197,564
	Count of Black or African-American	3,095	10,690	60,978
	Count of Asian or Pacific Islander	478	1,607	5,902
	Count of Other races	4,121	15,361	67,386
	White	68.0%	67.0%	59.5%
	Black or African American	12.9%	12.8%	18.4%
	Asian	2.0%	1.9%	1.8%
	Other Races	17.1%	18.3%	20.3%
Language Spoken	Speak English at Home	78.7%	80.8%	77.4%
	Speak Spanish at Home	12.3%	12.3%	14.4%
	Speak French or French Creole at Home	3.5%	2.7%	4.0%
	Speak German at Home	0.7%	0.5%	0.4%
	Speak Other Indo-European Languages at Home	2.2%	1.5%	1.8%
	Speak Russian and Other Slavic Languages at H	0.4%	0.4%	0.3%
	Speak Chinese at Home	0.0%	0.0%	0.1%
	Speak Korean at Home	0.0%	0.0%	0.1%
	Speak Vietnamese at Home	0.4%	0.2%	0.2%
	Speak Other Asian Languages at Home	0.4%	0.2%	0.1%
	Speak Tagalog and Other Pacific Languages at H	1.2%	1.0%	0.4%
	Speak Other Language at Home	0.4%	0.3%	0.8%
Hispanic	Hispanic Population	4,089	15,138	69,096
	Hispanic Population Percent	17.0%	18.1%	20.8%
	Mexican	17.8%	20.7%	23.1%
	Puerto Rican	25.4%	29.2%	27.5%
	Cuban	16.2%	15.7%	12.4%
	Dominican	6.4%	5.0%	6.5%
	Central American	11.6%	10.8%	12.3%
	South American	15.1%	12.9%	14.1%
	Other Hispanic	7.5%	5.7%	4.1%
	2000 Hispanic Population Percent	8%	7%	10%
	1990 Hispanic Population Percent	3%	3%	4%

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<b>Ancestry</b>	American (percent of total population)	8.6%	10.5%	11.1%
	American	8.4%	10.3%	10.9%
	Native American (ie. Indian/Eskimo)	0.2%	0.2%	0.2%
	Hawaiian/Pacific Islander	0.0%	0.0%	0.0%
	Asian (percent of total population)	1.9%	1.9%	1.7%
	Chinese	0.1%	0.1%	0.1%
	Japanese	0.0%	0.0%	0.0%
	Korean	0.1%	0.1%	0.1%
	South Central Asian (ie. Indian)	0.1%	0.4%	0.6%
	South East Asian (ie. Vietnamese)	1.5%	1.1%	0.8%
	Other Asian	0.1%	0.1%	0.1%
	European (percent of total population)	36.3%	36.1%	30.6%
	British	5.6%	5.3%	4.6%
	Dutch	0.6%	0.6%	0.4%
	French	1.2%	1.2%	1.1%
	German	7.6%	6.8%	6.0%
	Italian	6.8%	6.4%	5.6%
	Polish	1.6%	1.9%	1.6%
	Scandinavian	1.4%	1.3%	1.1%
	Scotch/Irish	7.7%	8.3%	6.9%
Other European (ie. Greek/Russian)	3.9%	4.4%	3.4%	
Middle Eastern	0.5%	0.3%	0.4%	
Other Ancestry	22.2%	20.7%	22.5%	
Unclassified Ancestry	13.5%	12.4%	12.9%	
<b>Education (Age 25+)</b>	Adult Population (25 Years or Older)	18,912	63,511	240,854
	Elementary (0 to 8)	4.1%	3.4%	4.6%
	Some High School (9 to 11)	6.8%	6.8%	7.0%
	High School Graduate (12)	38.8%	36.1%	32.3%
	Some College (13 to 16)	23.5%	23.3%	22.5%
	Associates Degree Only	11.0%	10.3%	10.5%
	Bachelors Degree Only	11.1%	13.8%	15.5%
	Graduate Degree	4.7%	6.4%	7.7%
	% College (4+)	15.8%	20.2%	23.1%
<b>Household Type</b>	Total Households – count	11,083	34,951	130,199
	One Person HHs – count	3,890	9,576	33,903
	Family HHs – count	6,287	22,925	88,096
	Married Couple – count	4,567	16,638	64,668
	w/own children – count	1,220	4,878	21,204
	w/out own children – count	3,346	11,761	43,464
	Male Householder – count	490	1,805	6,337
	Female Householder – count	1,230	4,482	17,090
	Non-Family Households – count	906	2,449	8,200
	1 Person Household	35.1%	27.4%	26.0%
	2 Person Household	38.5%	38.8%	35.8%
	3 Person Household	12.5%	14.9%	15.6%
	4 Person Household	7.6%	10.6%	12.3%
	5 Person Household	3.8%	4.8%	6.0%
	6 Person Household	1.7%	2.2%	2.7%
7+ Person Household	0.8%	1.2%	1.6%	
% Households With Children	18.3%	21.8%	25.1%	

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East Port Plaza Port St. Lucie, FL		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
<b>Housing</b>	Total Housing Units	13,121	39,278	145,717
	Owner Occupied Percent	58.7%	67.2%	64.4%
	Renter Occupied Percent	25.8%	21.8%	25.0%
	Vacant Housing Percent	15.5%	11.0%	10.6%
	Total Housing Units (Census 2000)	8,511	17,466	54,785
	For Rent (Census 2000)	18%	16%	23%
	For Sale (Census 2000)	11%	13%	12%
	Rented or Sold, (Census 2000)	3%	4%	4%
	Seasonal (Census 2014)	68%	67%	50%
	Other (Census 2000)	3%	4%	6%
<b>Homes Built By Year</b>	Homes Built 1990 to 2000	25%	25%	21%
	Homes Built 1980 to 1989	45%	41%	31%
	Homes Built 1970 to 1979	25%	26%	25%
	Homes Built 1960 to 1969	2%	4%	11%
	Homes Built 1950 to 1959	1%	2%	7%
	Homes Built 1940 to 1949	0%	0%	2%
	Homes Built Before 1939	1%	1%	2%
<b>Units in Structure</b>	1 Unit	45%	61%	59%
	2 - 9 Units	14%	10%	18%
	Greater than 10 Units	10%	7%	11%
	Mobilie Trailer	31%	22%	13%
	Other Units	0%	0%	0%
<b>Home Value (Owner Occupied)</b>	Property Value \$1,000,000 or more	0.8%	0.6%	1.8%
	Property Value \$750,000 to \$999,999	1.3%	2.5%	3.1%
	Property Value \$500,000 to \$749,999	5.9%	10.3%	14.1%
	Property Value \$400,000 to \$499,999	8.2%	10.9%	14.7%
	Property Value \$300,000, to \$399,999	17.0%	22.7%	24.9%
	Property Value \$200,000 to \$299,999	25.3%	27.7%	21.9%
	Property Value \$150,000 to \$199,999	9.7%	8.1%	6.7%
	Property Value \$100,000 to \$149,999	10.9%	6.8%	5.6%
	Property Value \$60,000 to \$99,999	7.5%	3.4%	2.6%
	Property Value \$40,000 to \$59,999	4.3%	1.6%	1.0%
	Property Value \$0 to \$39,999	8.7%	4.4%	2.4%
Median Home Value	\$234,470	\$291,297	\$336,700	
Median Rent	\$686	\$701	\$600	
<b>Wealth per Household</b>	\$0 and under - percent	17.7%	17.1%	17.3%
	\$1 to \$4999 - percent	9.3%	8.7%	8.7%
	\$5k to \$9999 - percent	4.8%	4.6%	4.6%
	\$10k to \$24999 - percent	6.6%	6.4%	6.4%
	\$25k to \$49999 - percent	6.9%	6.9%	6.9%
	\$50k to \$99999 - percent	10.6%	10.6%	10.5%
	\$100k to \$249999 - percent	18.4%	18.7%	18.5%
	\$250k to \$499999 - percent	12.7%	13.2%	13.1%
	\$500k+ - percent	13.0%	13.9%	14.0%
	Median HH Wealth	\$72,255	\$79,833	\$79,153
	Avg HH Wealth	\$222,379	\$233,100	\$233,747

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<b>Economic Viability</b>	Economic Viability Local	228	229	227
	Economic Viability Indexed	228	229	227
<b>Occupation (Employed Civilians Age 16+)</b>	Employed Civilian Pop 16+ by Occupation	10,417	38,133	153,215
	Managerial/Executive	10.5%	12.3%	13.4%
	Professional Specialty	18.8%	17.6%	17.4%
	Healthcare Support	4.2%	4.2%	4.4%
	Sales	9.3%	12.5%	13.2%
	Office & Administrative Support	14.1%	14.2%	11.3%
	Protective Service	4.2%	2.7%	2.8%
	Food Preparation	8.4%	7.4%	7.0%
	Building Maintenance & Cleaning	6.4%	4.5%	3.9%
	Personal Care	2.4%	3.1%	3.2%
	Farming, Fishing, & Forestry	0.1%	0.1%	0.4%
	Construction	10.5%	10.4%	11.1%
	Production & Transportation	11.0%	11.0%	12.0%
	Percent White Collar Workers	57.0%	60.8%	59.6%
Percent Blue Collar Workers	43.0%	39.2%	40.4%	
<b>Employment by Industry (Employed Civilians Age 16+)</b>	Agriculture/Mining/Construction	9.1%	9.4%	10.6%
	Manufacturing	3.5%	5.2%	5.0%
	Transportation	3.7%	5.5%	5.8%
	Information	2.4%	1.6%	1.8%
	Wholesale/Retail	18.2%	17.8%	17.0%
	Finance, Insurance, Real Estate	5.0%	5.4%	6.1%
	Professional Services	2.6%	4.2%	4.3%
	Management Services	0.3%	0.2%	0.1%
	Administrative/Waste Services	7.6%	6.2%	6.0%
	Educational Services	21.6%	20.8%	22.3%
	Entertainment Services	11.5%	11.3%	10.9%
	Other Professional Services	7.5%	7.4%	6.0%
	Public Administration	7.1%	4.8%	4.1%
<b>Transportation To Work</b>	Drive to Work Alone	80.4%	82.9%	77.9%
	Drive to Work Carpool	13.9%	11.5%	15.2%
	Travel to Work by Public Transportation	0.5%	0.5%	1.4%
	Drive to Work on Motorcycle	0.2%	0.2%	0.3%
	Drive to Work on Bicycle	1.1%	0.8%	0.6%
	Walked to Work	1.5%	1.3%	1.4%
	Other Means	0.2%	0.4%	0.6%
	Work at Home	2.1%	2.4%	2.5%

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	Travel to Work in Less than 5 Minutes	2.2%	2.4%	2.8%
	Travel to Work in 5 to 9 Minutes	8.3%	8.0%	10.1%
	Travel to Work in 10 to 14 Minutes	17.0%	15.3%	16.4%
	Travel to Work in 15 to 19 Minutes	15.6%	16.4%	17.1%
	Travel to Work in 20 to 29 Minutes	23.5%	25.2%	20.2%
	Travel to Work in 30 to 44 Minutes	21.5%	20.1%	20.7%
	Travel to Work in 45 to 59 Minutes	5.9%	6.1%	5.7%
	Travel to Work in 60 Minutes or more	5.9%	6.6%	7.0%
	Average Travel Time to Work	24	24	24
Vehicles per HH	No Vehicles	5.6%	4.4%	4.5%
	1 Vehicle	51.1%	41.4%	38.7%
	2 Vehicles	32.4%	37.7%	39.3%
	3 or more vehicles	10.9%	16.5%	17.5%
	Average Number of Vehicles	1.51	1.72	1.76
Change	Births (last 12 months)	201	754	3,173
	Deaths (last 12 months)	412	1,201	4,200
	Migration (last 12 months)	526	2,408	11,711
Work place	Workplace Establishments	1,052	2,546	10,919
	Workplace Employees (FTE)	10,752	23,237	98,322