

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		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Current Year Estimated Population	6,012	61,508	135,733
	Population Est 23Q1	6,014	61,334	135,548
	Population Est 22Q4	5,973	61,118	135,186
	Population Est 22Q3	5,973	60,627	132,963
	Population Est 22Q2	5,945	60,101	131,352
	Population Est 22Q1	5,918	59,740	130,364
	Population Est 21Q4	5,924	59,654	129,877
	Population Est 21Q3	5,912	59,524	129,506
	Population Est 21Q2	5,907	59,432	129,169
	Population Fcst	5,453	61,625	145,875
	2010 Census Population	5,793	30,142	53,899
	2000 Census Population	4,968	24,074	44,287
	1990 Census Population	3,588	17,703	34,188
	Current Year Daytime Population	7,743	48,094	98,633
	Average Seasonal Population	1,286	6,732	13,939
	Historical Annual Growth, 1990 – 2000	3.31%	3.12%	2.62%
	Historical Annual Growth, 2000 – 2010	1.55%	2.27%	1.98%
	Estimated Annual Growth, 2010 – CY	0.28%	5.53%	7.22%
	Projected Annual Growth, CY to Y5	-1.93%	0.04%	1.45%
	Group Qtrs Est	76	564	808
Transient Est Average Last 4 Qtrs	23	1,479	1,683	
Households	Current Year Estimated Households	2,968	25,609	53,992
	Households Est 23Q1	2,966	25,532	53,898
	Households Est 22Q4	2,947	25,445	53,752
	Households Est 22Q3	2,948	25,259	52,939
	Households Est 22Q2	2,934	25,048	52,325
	Households Est 22Q1	2,919	24,897	51,941
	Households Est 21Q4	2,922	24,869	51,765
	Households Est 21Q3	2,917	24,810	51,611
	Households Est 21Q2	2,915	24,771	51,476
	Households Fcst	2,687	25,376	57,348
	2010 Census Households	2,776	13,929	23,652
	2000 Census Households	2,255	10,921	19,594
	1990 Census Households	1,519	7,897	14,789
	Historical Annual Growth, 1990 – 2000	4.03%	3.30%	2.85%
	Historical Annual Growth, 2000 – 2010	2.10%	2.46%	1.90%
	Estimated Annual Growth, 2010 – CY	0.51%	4.70%	6.43%
	Projected Annual Growth, CY to Y5	-1.97%	-0.18%	1.21%
Population per Household	2.00	2.38	2.50	

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East Port Plaza Port St. Lucie, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Income	HH Income \$500,000 or more	0.5%	0.4%	0.6%
	HH Income \$250,000 to \$499,999	0.6%	0.5%	0.7%
	HH Income \$200,000 to \$249,999	1.5%	1.3%	1.6%
	HH Income \$175,000 to \$199,999	0.4%	2.0%	2.3%
	HH Income \$150,000 to \$174,999	0.6%	2.1%	3.2%
	HH Income \$100,000 to 149,999	5.7%	11.4%	14.4%
	HH Income \$75,000 to 99,999	9.6%	14.8%	14.5%
	HH Income \$50,000 to 74,999	19.7%	20.2%	20.7%
	HH Income \$35,000 to 49,999	20.1%	15.9%	14.6%
	HH Income \$25,000 to 34,999	15.7%	12.6%	10.7%
	HH Income \$15,000 to 24,999	14.2%	9.2%	8.2%
	HH Income \$0 to 14,999	11.3%	9.5%	8.4%
	Average Household Income	\$54,573	\$67,363	\$74,992
	Median Household Income	\$40,743	\$53,261	\$59,067
	Per Capita Income	\$27,226	\$28,265	\$29,989
	2000 Average HH Income	\$38,064	\$41,786	\$46,236
	2000 Median HH Income	\$30,953	\$33,926	\$36,427
	Average Disposable Income	47,069	57,580	62,959
	Median Disposable Income	37,622	47,717	52,967
	Discretionary HH Income Over \$150,000	0.0%	0.4%	0.6%
	Discretionary HH Income \$125,000 to \$149,999	1.6%	1.3%	2.0%
	Discretionary HH Income \$100,000 to \$124,999	1.2%	2.8%	3.5%
	Discretionary HH Income \$75,000 to \$99,999	2.0%	5.1%	7.1%
	Discretionary HH Income \$50,000 to \$74,999	7.9%	15.9%	17.8%
	Discretionary HH Income \$25,000 to \$49,999	34.0%	35.7%	35.4%
	Discretionary HH Income Under \$25,000	53.4%	38.9%	33.6%
	Average Discretionary HH Income	29,112	38,088	42,278
	Median Discretionary HH Income	23,441	31,664	35,165
	Householder White – Count	2,225	18,611	37,438
	Median HH Income	\$38,488	\$53,176	\$59,796
	Average HH Income	\$48,025	\$64,431	\$70,242
	Householder Black or African-American – Count	271	2,479	5,734
	Median HH Income	\$43,582	\$45,110	\$52,485
	Average HH Income	\$62,152	\$52,832	\$63,019
Householder Hispanic – Count	333	3,215	7,978	
Median HH Income	\$45,708	\$55,708	\$59,111	
Average HH Income	\$56,195	\$61,732	\$68,059	
Householder Asian or Pacific Islander – Count	25	366	695	
Median HH Income	\$102,894	\$75,164	\$56,689	
Average HH Income	\$99,851	\$75,162	\$67,781	
Householder Other or Pacific Islander – Count	116	938	2,147	
Median HH Income	\$54,858	\$66,164	\$66,189	
Average HH Income	\$52,555	\$64,980	\$69,908	
Gender	Male Population	2,813	29,520	65,423
	Female Population	3,199	31,989	70,310

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East Port Plaza Port St. Lucie, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Total Population by Age	Count of Pop 0 to 4 years	256	2,793	6,197
	Count of Pop 0 to 7 years	357	3,842	8,725
	Count of Pop 5 - 13	434	5,181	12,202
	Count of Pop 14 - 18	189	2,555	6,081
	Count of Pop 19 - 22	194	2,547	6,002
	Count of Pop 22 - 25	152	1,884	4,405
	Count of Pop 25 - 29	321	3,192	6,999
	Count of Pop 30 - 34	380	3,456	7,453
	Count of Pop 35 - 39	318	3,470	7,682
	Count of Pop 40 - 44	254	3,214	7,384
	Count of Pop 45 - 59	916	10,748	24,942
	Count of Pop 60 - 74	1,493	14,113	29,576
	Count of Pop 75 - 84	793	6,114	12,465
	Count of Pop 85+	312	2,242	4,345
	% of Pop 0 to 4 years	4.3%	4.5%	4.6%
	% of Pop 0 to 7 years	5.9%	6.2%	6.4%
	% of Pop 5 - 13	7.2%	8.4%	9.0%
	% of Pop 14 - 18	3.1%	4.2%	4.5%
	% of Pop 19 - 22	3.2%	4.1%	4.4%
	% of Pop 22 - 25	2.5%	3.1%	3.2%
	% of Pop 25 - 29	5.3%	5.2%	5.2%
	% of Pop 30 - 34	6.3%	5.6%	5.5%
	% of Pop 35 - 39	5.3%	5.6%	5.7%
% of Pop 40 - 44	4.2%	5.2%	5.4%	
% of Pop 45 - 59	15.2%	17.5%	18.4%	
% of Pop 60 - 74	24.8%	22.9%	21.8%	
% of Pop 75 - 84	13.2%	9.9%	9.2%	
% of Pop 85+	5.2%	3.6%	3.2%	
Median Age	54.4	48.9	47.3	
Average Age	49.8	46.5	45.5	
Male Population by Age	% of Pop 0 to 4 years	4.8%	4.9%	4.9%
	% of Pop 5 - 13	8.0%	9.0%	9.6%
	% of Pop 14 - 18	3.6%	4.4%	4.7%
	% of Pop 19 - 22	3.7%	4.4%	4.7%
	% of Pop 22 - 25	2.9%	3.3%	3.5%
	% of Pop 25 - 29	5.8%	5.5%	5.5%
	% of Pop 30 - 34	6.9%	5.9%	5.8%
	% of Pop 35 - 39	5.7%	5.7%	5.7%
	% of Pop 40 - 44	4.5%	5.2%	5.4%
	% of Pop 45 - 59	15.1%	17.2%	18.0%
	% of Pop 75 - 84	11.6%	9.3%	8.7%
	% of Pop 60 - 74	23.3%	22.0%	20.8%
	% of Pop 85+	4.1%	3.0%	2.7%
Median Age	49.5	46.5	45.1	
Average Age	47.3	45.1	44.1	

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	% of Pop 0 to 4 years	3.7%	4.2%	4.3%
	% of Pop 5 - 13	6.6%	7.8%	8.4%
	% of Pop 14 - 18	2.8%	3.9%	4.2%
	% of Pop 19 - 22	2.8%	3.9%	4.2%
	% of Pop 22 - 25	2.2%	2.9%	3.0%
	% of Pop 25 - 29	5.0%	4.9%	4.8%
	% of Pop 30 - 34	5.8%	5.3%	5.2%
	% of Pop 35 - 39	4.9%	5.5%	5.6%
	% of Pop 40 - 44	4.0%	5.2%	5.5%
	% of Pop 45 - 59	15.3%	17.7%	18.7%
	% of Pop 60 - 74	26.2%	23.8%	22.7%
	% of Pop 75 - 84	14.6%	10.5%	9.7%
	% of Pop 85+	6.2%	4.2%	3.7%
	Median Age	57.7	51.1	49.3
Average Age	51.9	47.8	46.7	
Race	Count of White	4,039	40,088	86,296
	Count of Black or African-American	748	8,517	20,351
	Count of Asian or Pacific Islander	110	1,145	2,679
	Count of Other races	1,115	11,759	26,407
	White	67.2%	65.2%	63.6%
	Black or African American	12.4%	13.8%	15.0%
	Asian	1.8%	1.9%	2.0%
	Other Races	18.6%	19.1%	19.5%
Language Spoken	Speak English at Home	78.0%	80.1%	78.8%
	Speak Spanish at Home	12.5%	12.4%	14.0%
	Speak French or French Creole at Home	4.1%	2.8%	3.1%
	Speak German at Home	0.4%	0.6%	0.4%
	Speak Other Indo-European Languages at Home	2.6%	1.8%	1.4%
	Speak Russian and Other Slavic Languages at H	0.1%	0.3%	0.4%
	Speak Chinese at Home	0.0%	0.0%	0.0%
	Speak Korean at Home	0.0%	0.0%	0.1%
	Speak Vietnamese at Home	0.0%	0.3%	0.2%
	Speak Other Asian Languages at Home	0.5%	0.3%	0.1%
	Speak Tagalog and Other Pacific Languages at H	1.4%	1.1%	0.7%
	Speak Other Language at Home	0.3%	0.4%	0.7%
Hispanic	Hispanic Population	1,116	11,617	26,335
	Hispanic Population Percent	18.6%	18.9%	19.4%
	Mexican	19.2%	19.0%	15.3%
	Puerto Rican	24.9%	28.4%	30.7%
	Cuban	15.4%	17.4%	16.6%
	Dominican	9.0%	4.7%	5.7%
	Central American	11.1%	10.4%	12.6%
	South American	12.5%	14.0%	14.5%
	Other Hispanic	8.0%	6.2%	4.6%
	2000 Hispanic Population Percent	10%	8%	7%
	1990 Hispanic Population Percent	4%	3%	3%

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East Port Plaza Port St. Lucie, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Ancestry	American (percent of total population)	7.9%	9.3%	11.7%
	American	7.5%	9.1%	11.5%
	Native American (ie. Indian/Eskimo)	0.2%	0.2%	0.2%
	Hawaiian/Pacific Islander	0.1%	0.0%	0.0%
	Asian (percent of total population)	1.7%	1.8%	1.9%
	Chinese	0.1%	0.1%	0.1%
	Japanese	0.0%	0.0%	0.0%
	Korean	0.0%	0.1%	0.2%
	South Central Asian (ie. Indian)	0.0%	0.2%	0.4%
	South East Asian (ie. Vietnamese)	1.5%	1.2%	1.1%
	Other Asian	0.0%	0.2%	0.1%
	European (percent of total population)	36.1%	35.7%	33.8%
	British	5.7%	5.1%	4.9%
	Dutch	0.6%	0.6%	0.5%
	French	1.2%	1.2%	1.3%
	German	7.3%	6.8%	6.4%
	Italian	7.2%	6.6%	6.1%
	Polish	1.4%	1.8%	1.7%
	Scandinavian	1.5%	1.3%	1.3%
	Scotch/Irish	8.1%	8.1%	7.4%
Other European (ie. Greek/Russian)	3.3%	4.1%	4.1%	
Middle Eastern	0.4%	0.3%	0.4%	
Other Ancestry	22.1%	21.3%	20.8%	
Unclassified Ancestry	13.2%	12.7%	12.0%	
Education (Age 25+)	Adult Population (25 Years or Older)	4,787	46,548	100,847
	Elementary (0 to 8)	5.1%	3.3%	4.0%
	Some High School (9 to 11)	7.2%	5.9%	7.1%
	High School Graduate (12)	42.4%	38.1%	33.9%
	Some College (13 to 16)	21.0%	23.5%	22.5%
	Associates Degree Only	9.9%	10.2%	11.1%
	Bachelors Degree Only	10.6%	13.3%	14.4%
	Graduate Degree	3.8%	5.7%	7.0%
	% College (4+)	14.4%	18.9%	21.4%
Household Type	Total Households – count	2,968	25,609	53,992
	One Person HHs – count	1,193	7,097	13,213
	Family HHs – count	1,615	16,545	36,834
	Married Couple – count	1,157	12,041	26,857
	w/own children – count	353	3,577	8,293
	w/out own children – count	804	8,464	18,564
	Male Householder – count	149	1,489	2,789
	Female Householder – count	309	3,015	7,188
	Non-Family Households – count	159	1,967	3,946
	1 Person Household	40.2%	27.7%	24.5%
	2 Person Household	35.8%	38.2%	38.2%
	3 Person Household	11.5%	15.1%	16.1%
	4 Person Household	6.5%	10.6%	11.8%
	5 Person Household	3.8%	5.0%	5.6%
	6 Person Household	1.6%	2.1%	2.5%
7+ Person Household	0.6%	1.2%	1.4%	
% Households With Children	20.0%	22.2%	23.6%	

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East Port Plaza Port St. Lucie, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Housing	Total Housing Units	3,608	28,833	60,400
	Owner Occupied Percent	52.5%	66.4%	69.2%
	Renter Occupied Percent	29.8%	22.4%	20.2%
	Vacant Housing Percent	17.7%	11.2%	10.6%
	Total Housing Units (Census 2000)	2,711	12,892	23,636
	For Rent (Census 2000)	34%	15%	12%
	For Sale (Census 2000)	15%	12%	10%
	Rented or Sold, (Census 2000)	5%	4%	2%
	Seasonal (Census 2014)	55%	69%	67%
	Other (Census 2000)	1%	4%	3%
Homes Built By Year	Homes Built 1990 to 2000	31%	27%	24%
	Homes Built 1980 to 1989	48%	43%	43%
	Homes Built 1970 to 1979	19%	24%	24%
	Homes Built 1960 to 1969	1%	4%	5%
	Homes Built 1950 to 1959	1%	1%	2%
	Homes Built 1940 to 1949	0%	0%	0%
	Homes Built Before 1939	0%	1%	1%
Units in Structure	1 Unit	44%	56%	60%
	2 - 9 Units	18%	10%	8%
	Greater than 10 Units	6%	9%	15%
	Mobilie Trailer	32%	25%	17%
	Other Units	0%	0%	0%
Home Value (Owner Occupied)	Property Value \$1,000,000 or more	1.0%	0.6%	0.8%
	Property Value \$750,000 to \$999,999	0.7%	1.7%	2.5%
	Property Value \$500,000 to \$749,999	3.8%	7.3%	10.6%
	Property Value \$400,000 to \$499,999	4.4%	10.4%	12.9%
	Property Value \$300,000, to \$399,999	13.5%	23.9%	25.8%
	Property Value \$200,000 to \$299,999	28.4%	29.5%	27.5%
	Property Value \$150,000 to \$199,999	13.6%	8.4%	7.2%
	Property Value \$100,000 to \$149,999	15.5%	7.2%	5.4%
	Property Value \$60,000 to \$99,999	10.0%	3.8%	2.2%
	Property Value \$40,000 to \$59,999	4.5%	1.8%	1.0%
	Property Value \$0 to \$39,999	3.8%	4.6%	3.0%
	Median Home Value	\$207,608	\$280,777	\$312,123
Median Rent	\$658	\$700	\$712	
Wealth per Household	\$0 and under - percent	18.3%	17.2%	17.0%
	\$1 to \$4999 - percent	9.8%	8.8%	8.5%
	\$5k to \$9999 - percent	5.0%	4.6%	4.5%
	\$10k to \$24999 - percent	6.7%	6.4%	6.3%
	\$25k to \$49999 - percent	6.9%	6.9%	6.9%
	\$50k to \$99999 - percent	10.5%	10.6%	10.6%
	\$100k to \$249999 - percent	18.1%	18.6%	18.7%
	\$250k to \$499999 - percent	12.3%	13.1%	13.3%
	\$500k+ - percent	12.4%	13.6%	14.1%
	Median HH Wealth	\$65,692	\$78,175	\$81,719
	Avg HH Wealth	\$214,185	\$230,357	\$235,827

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Economic Viability	Economic Viability Local	227	233	228
	Economic Viability Indexed	227	233	228
Occupation (Employed Civilians Age 16+)	Employed Civilian Pop 16+ by Occupation	2,399	27,246	63,740
	Managerial/Executive	9.0%	12.6%	12.6%
	Professional Specialty	21.0%	17.0%	18.5%
	Healthcare Support	3.6%	4.4%	4.3%
	Sales	8.7%	11.7%	12.4%
	Office & Administrative Support	12.1%	14.8%	13.2%
	Protective Service	2.7%	2.8%	2.8%
	Food Preparation	9.9%	6.6%	6.9%
	Building Maintenance & Cleaning	8.7%	5.3%	4.1%
	Personal Care	4.4%	2.6%	2.6%
	Farming, Fishing, & Forestry	0.4%	0.1%	0.0%
	Construction	7.6%	10.2%	11.1%
	Production & Transportation	11.9%	12.0%	11.4%
	Percent White Collar Workers	54.4%	60.4%	61.1%
Percent Blue Collar Workers	45.6%	39.6%	38.9%	
Employment by Industry (Employed Civilians Age 16+)	Agriculture/Mining/Construction	9.1%	9.3%	9.8%
	Manufacturing	1.8%	5.0%	5.0%
	Transportation	3.9%	5.9%	5.6%
	Information	2.1%	1.7%	1.8%
	Wholesale/Retail	15.3%	19.0%	17.7%
	Finance, Insurance, Real Estate	3.9%	5.1%	5.1%
	Professional Services	3.1%	4.3%	4.8%
	Management Services	0.4%	0.1%	0.1%
	Administrative/Waste Services	8.8%	6.7%	6.3%
	Educational Services	22.6%	20.6%	22.8%
	Entertainment Services	15.1%	10.7%	10.6%
Other Professional Services	7.2%	6.7%	5.9%	
Public Administration	6.8%	4.9%	4.4%	
Transportation To Work	Drive to Work Alone	81.2%	81.4%	83.7%
	Drive to Work Carpool	12.7%	12.4%	10.9%
	Travel to Work by Public Transportation	0.9%	0.6%	0.4%
	Drive to Work on Motorcycle	0.1%	0.2%	0.2%
	Drive to Work on Bicycle	1.2%	1.1%	0.7%
	Walked to Work	2.0%	1.4%	1.2%
	Other Means	0.0%	0.4%	0.4%
	Work at Home	2.0%	2.4%	2.5%

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	Travel to Work in Less than 5 Minutes	2.8%	2.2%	2.3%
	Travel to Work in 5 to 9 Minutes	7.2%	7.8%	7.4%
	Travel to Work in 10 to 14 Minutes	18.5%	15.7%	15.1%
	Travel to Work in 15 to 19 Minutes	18.4%	15.5%	16.6%
	Travel to Work in 20 to 29 Minutes	21.3%	25.7%	25.1%
	Travel to Work in 30 to 44 Minutes	21.6%	21.1%	20.7%
	Travel to Work in 45 to 59 Minutes	4.9%	6.1%	6.3%
	Travel to Work in 60 Minutes or more	5.2%	6.1%	6.7%
	Average Travel Time to Work	22	24	24
Vehicles per HH	No Vehicles	8.0%	4.0%	3.7%
	1 Vehicle	53.7%	42.6%	38.1%
	2 Vehicles	27.7%	37.8%	39.1%
	3 or more vehicles	10.7%	15.5%	19.1%
		Average Number of Vehicles	1.43	1.70
Change	Births (last 12 months)	53	561	1,260
	Deaths (last 12 months)	106	871	1,804
	Migration (last 12 months)	124	1,739	4,977
Work place	Workplace Establishments	421	1,551	3,244
	Workplace Employees (FTE)	4,234	14,367	26,670