Extended Demographic Report - PopStats

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

Dec 5, 2023

BRIXMOR®

Latitude: 27.9591   Longitude: -82.7296

Clearwater Mall Clearwater, FL	5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Population			
Current Year Estimated Population	56,325	230,330	661,274
Population Est 23Q1	56,280	229,638	660,425
Population Est 22Q4	56,480	229,905	660,445
Population Est 22Q3	56,731	230,670	660,545
Population Est 22Q2	56,827	230,460	659,754
Population Est 22Q1	56,228	228,901	656,722
Population Est 21Q4	56,295	229,214	657,590
Population Est 21Q3	56,301	229,308	657,256
Population Est 21Q2	56,002	229,237	656,855
Population Fcst	57,534	229,128	654,638
2010 Census Population	36,709	150,174	472,041
2000 Census Population	38,235	150,785	473,240
1990 Census Population	34,258	139,367	434,889
Current Year Daytime Population	63,151	247,936	739,485
Average Seasonal Population	6,270	26,131	87,379
Historical Annual Growth, 1990 – 2000	1.10%	0.79%	0.85%
Historical Annual Growth, 2000 – 2010	-0.41%	-0.04%	-0.03%
Estimated Annual Growth, 2010 – CY	3.28%	3.28%	2.58%
Projected Annual Growth, CY to Y5	0.43%	-0.10%	-0.20%
Group Qtrs Est	1,061	8,054	13,341
Transient Est Average Last 4 Qtrs	5,232	13,480	63,091
Households			
Current Year Estimated Households	25,822	104,362	303,128
Households Est 23Q1	25,792	103,996	302,608
Households Est 22Q4	25,880	104,127	302,528
Households Est 22Q3	26,000	104,496	302,596
Households Est 22Q2	26,041	104,394	302,218
Households Est 22Q1	25,734	103,623	300,733
Households Est 21Q4	25,764	103,771	301,156
Households Est 21Q3	25,764	103,807	300,995
Households Est 21Q2	25,658	103,851	300,912
Households Fcst	26,482	103,768	300,131
2010 Census Households	16,208	66,183	210,252
2000 Census Households	16,982	66,881	209,232
1990 Census Households	15,366	61,685	189,983
Historical Annual Growth, 1990 – 2000	1.01%	0.81%	0.97%
Historical Annual Growth, 2000 – 2010	-0.47%	-0.10%	0.05%
Estimated Annual Growth, 2010 – CY	3.58%	3.50%	2.80%
Projected Annual Growth, CY to Y5	0.51%	-0.11%	-0.20%
Population per Household	2.14	2.13	2.14

Demographic Source: Synergos Technologies, Inc

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Clearwater Mall Clearwater, FL	5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Income			
HH Income $500,000 or more	0.7%	0.7%	0.8%
HH Income $250,000 to $499,999	0.8%	0.8%	0.9%
HH Income $200,000 to $249,999	1.9%	1.9%	2.2%
HH Income $175,000 to $199,999	2.0%	2.1%	2.9%
HH Income $150,000 to $174,999	3.0%	2.9%	3.5%
HH Income $100,000 to 149,999	15.7%	13.6%	14.5%
HH Income $75,000 to 99,999	11.6%	11.9%	12.9%
HH Income $50,000 to 74,999	19.8%	19.0%	18.3%
HH Income $35,000 to 49,999	16.1%	15.8%	14.7%
HH Income $25,000 to 34,999	9.5%	10.8%	9.8%
HH Income $15,000 to 24,999	8.2%	9.9%	9.5%
HH Income $0 to 14,999	10.7%	10.6%	9.9%
Average Household Income	$73,023	$71,898	$78,370
Median Household Income	$55,029	$52,942	$57,063
Per Capita Income	$33,898	$33,307	$36,419
2000 Average HH Income	$45,937	$47,550	$52,143
2000 Median HH Income	$35,451	$36,642	$38,796
Average Disposable Income	62,269	60,230	64,351
Median Disposable Income	49,297	47,487	51,065
Discretionary HH Income Over $150,000	1.2%	1.0%	1.3%
Discretionary HH Income $125,000 to $149,999	2.1%	2.3%	3.0%
Discretionary HH Income $100,000 to $124,999	3.1%	3.0%	4.0%
Discretionary HH Income $75,000 to $99,999	7.8%	7.3%	8.4%
Discretionary HH Income $50,000 to $74,999	17.1%	15.8%	17.4%
Discretionary HH Income $25,000 to $49,999	32.8%	31.5%	30.6%
Discretionary HH Income Under $25,000	35.8%	39.0%	35.4%
Average Discretionary HH Income	42,016	40,667	44,385
Median Discretionary HH Income	32,841	31,595	34,957
Householder White – Count	19,941	80,295	241,792
Median HH Income	$58,456	$55,686	$58,933
Average HH Income	$71,362	$68,793	$71,968
Householder Black or African-American – Count	1,099	7,215	15,398
Median HH Income	$45,436	$39,509	$42,525
Average HH Income	$49,446	$45,904	$50,230
Householder Hispanic – Count	3,134	10,136	25,856
Median HH Income	$49,536	$46,286	$52,286
Average HH Income	$56,489	$56,231	$64,185
Householder Asian or Pacific Islander – Count	511	2,407	8,343
Median HH Income	$48,356	$57,473	$60,301
Average HH Income	$71,870	$71,116	$76,246
Householder Other or Pacific Islander – Count	1,138	4,308	11,739
Median HH Income	$52,902	$51,165	$54,518
Average HH Income	$59,363	$60,443	$66,238
Gender			
Male Population	27,328	111,126	316,841
Female Population	28,997	119,204	344,433

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Clearwater Mall Clearwater, FL	5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Total Population by Age			
Count of Pop 0 to 4 years	2,712	10,232	28,748
Count of Pop 0 to 7 years	3,585	13,883	39,092
Count of Pop 5 - 13	4,532	17,938	50,728
Count of Pop 14 - 18	2,144	8,513	24,618
Count of Pop 19 - 22	2,229	8,734	24,888
Count of Pop 22 - 25	1,742	6,667	18,672
Count of Pop 25 - 29	3,469	12,714	34,386
Count of Pop 30 - 34	3,876	14,594	39,150
Count of Pop 35 - 39	3,763	14,549	39,564
Count of Pop 40 - 44	3,476	13,607	37,630
Count of Pop 45 - 59	10,608	43,893	126,722
Count of Pop 60 - 74	11,882	51,261	152,013
Count of Pop 75 - 84	4,238	19,894	60,416
Count of Pop 85+	1,653	7,736	23,740
% of Pop 0 to 4 years	4.8%	4.4%	4.3%
% of Pop 0 to 7 years	6.4%	6.0%	5.9%
% of Pop 5 - 13	8.0%	7.8%	7.7%
% of Pop 14 - 18	3.8%	3.7%	3.7%
% of Pop 19 - 22	4.0%	3.8%	3.8%
% of Pop 22 - 25	3.1%	2.9%	2.8%
% of Pop 25 - 29	6.2%	5.5%	5.2%
% of Pop 30 - 34	6.9%	6.3%	5.9%
% of Pop 35 - 39	6.7%	6.3%	6.0%
% of Pop 40 - 44	6.2%	5.9%	5.7%
% of Pop 45 - 59	18.8%	19.1%	19.2%
% of Pop 60 - 74	21.1%	22.3%	23.0%
% of Pop 75 - 84	7.5%	8.6%	9.1%
% of Pop 85+	2.9%	3.4%	3.6%
Median Age	45.3	47.9	49.3
Average Age	44.7	46.2	46.9
Male Population by Age			
% of Pop 0 to 4 years	5.1%	4.7%	4.6%
% of Pop 5 - 13	8.4%	8.2%	8.1%
% of Pop 14 - 18	3.9%	3.9%	4.0%
% of Pop 19 - 22	4.1%	4.0%	4.0%
% of Pop 22 - 25	3.2%	3.1%	3.0%
% of Pop 25 - 29	6.3%	5.8%	5.4%
% of Pop 30 - 34	7.1%	6.7%	6.1%
% of Pop 35 - 39	7.0%	6.6%	6.2%
% of Pop 40 - 44	6.4%	6.1%	5.9%
% of Pop 45 - 59	18.6%	19.1%	19.3%
% of Pop 75 - 84	7.1%	7.8%	8.4%
% of Pop 60 - 74	20.7%	21.3%	22.2%
% of Pop 85+	2.2%	2.5%	2.7%
Median Age	43.9	45.7	47.3
Average Age	43.8	44.7	45.5

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% of Pop 0 to 4 years	4.6%	4.2%	4.1%
% of Pop 5 - 13	7.7%	7.4%	7.2%
% of Pop 14 - 18	3.7%	3.5%	3.5%
% of Pop 19 - 22	3.9%	3.6%	3.5%
% of Pop 22 - 25	3.0%	2.7%	2.6%
% of Pop 25 - 29	6.1%	5.2%	5.0%
% of Pop 30 - 34	6.7%	6.0%	5.7%
% of Pop 35 - 39	6.4%	6.0%	5.8%
% of Pop 40 - 44	6.0%	5.7%	5.5%
% of Pop 45 - 59	19.0%	19.0%	19.0%
% of Pop 60 - 74	21.5%	23.2%	23.8%
% of Pop 75 - 84	7.9%	9.4%	9.8%
% of Pop 85+	3.6%	4.1%	4.4%
Median Age	46.7	50.1	51.2
Average Age	45.6	47.5	48.1
Race			
Count of White	39,264	163,506	494,898
Count of Black or African-American	4,069	20,035	43,161
Count of Asian or Pacific Islander	1,842	7,476	27,156
Count of Other races	11,150	39,313	96,058
White	69.7%	71.0%	74.8%
Black or African American	7.2%	8.7%	6.5%
Asian	3.3%	3.2%	4.1%
Other Races	19.8%	17.1%	14.5%
Language Spoken			
Speak English at Home	79.9%	82.6%	83.7%
Speak Spanish at Home	10.7%	9.1%	7.8%
Speak French or French Creole at Home	1.2%	0.7%	0.6%
Speak German at Home	0.8%	0.6%	0.6%
Speak Other Indo-European Languages at Home	2.7%	2.6%	2.3%
Speak Russian and Other Slavic Languages at H	2.2%	1.6%	1.6%
Speak Chinese at Home	0.2%	0.3%	0.3%
Speak Korean at Home	0.0%	0.1%	0.1%
Speak Vietnamese at Home	0.6%	0.7%	1.1%
Speak Other Asian Languages at Home	0.6%	0.7%	0.8%
Speak Tagalog and Other Pacific Languages at H	0.4%	0.4%	0.4%
Speak Other Language at Home	0.6%	0.7%	0.8%
Hispanic			
Hispanic Population	10,484	36,021	84,617
Hispanic Population Percent	18.6%	15.6%	12.8%
Mexican	24.5%	30.5%	22.7%
Puerto Rican	23.2%	26.2%	27.1%
Cuban	10.3%	10.2%	16.1%
Dominican	4.1%	3.5%	3.4%
Central American	4.7%	6.3%	6.4%
South American	21.4%	14.7%	15.4%
Other Hispanic	11.6%	8.6%	8.7%
2000 Hispanic Population Percent	10%	7%	5%
1990 Hispanic Population Percent	3%	3%	2%

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Ancestry			
American (percent of total population)	5.1%	6.1%	6.6%
American	4.9%	5.8%	6.3%
Native American (ie. Indian/Eskimo)	0.2%	0.2%	0.2%
Hawaiian/Pacific Islander	0.1%	0.1%	0.1%
Asian (percent of total population)	3.2%	3.2%	4.1%
Chinese	0.5%	0.5%	0.5%
Japanese	0.1%	0.1%	0.1%
Korean	0.1%	0.2%	0.2%
South Central Asian (ie. Indian)	0.9%	0.6%	0.8%
South East Asian (ie. Vietnamese)	1.5%	1.6%	2.2%
Other Asian	0.2%	0.2%	0.2%
European (percent of total population)	38.7%	39.7%	42.8%
British	6.8%	6.7%	7.4%
Dutch	0.5%	0.5%	0.6%
French	1.5%	1.6%	1.8%
German	7.6%	8.1%	8.9%
Italian	4.6%	5.2%	5.6%
Polish	1.8%	2.0%	2.2%
Scandinavian	1.6%	1.6%	1.8%
Scotch/Irish	8.9%	8.7%	9.3%
Other European (ie. Greek/Russian)	5.5%	5.3%	5.1%
Middle Eastern	0.6%	0.5%	0.7%
Other Ancestry	18.2%	19.5%	17.2%
Unclassified Ancestry	15.5%	15.4%	15.8%
Education (Age 25+)			
Adult Population (25 Years or Older)	42,966	178,247	513,621
Elementary (0 to 8)	3.1%	3.2%	3.0%
Some High School (9 to 11)	6.7%	6.6%	6.2%
High School Graduate (12)	32.0%	30.6%	28.9%
Some College (13 to 16)	23.7%	23.8%	21.9%
Associates Degree Only	8.8%	9.0%	10.2%
Bachelors Degree Only	17.0%	18.0%	19.8%
Graduate Degree	8.8%	8.8%	10.0%
% College (4+)	25.7%	26.8%	29.7%
Household Type			
Total Households – count	25,822	104,362	303,128
One Person HHs – count	9,390	38,121	107,952
Family HHs – count	14,313	56,768	170,055
Married Couple – count	10,516	40,367	125,117
w/own children – count	2,633	11,389	34,611
w/out own children – count	7,883	28,978	90,506
Male Householder – count	1,045	4,605	12,928
Female Householder – count	2,752	11,795	32,010
Non-Family Households – count	2,119	9,473	25,121
1 Person Household	36.4%	36.5%	35.6%
2 Person Household	36.5%	37.0%	37.5%
3 Person Household	12.8%	12.8%	12.9%
4 Person Household	8.6%	8.2%	8.6%
5 Person Household	3.8%	3.5%	3.4%
6 Person Household	1.2%	1.3%	1.3%
7+ Person Household	0.7%	0.7%	0.6%
% Households With Children	18.0%	18.4%	18.2%

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Housing			
Total Housing Units	30,190	120,455	350,882
Owner Occupied Percent	46.5%	52.3%	55.8%
Renter Occupied Percent	39.0%	34.3%	30.6%
Vacant Housing Percent	14.5%	13.4%	13.6%
Total Housing Units (Census 2000)	19,615	75,972	236,344
For Rent (Census 2000)	20%	18%	18%
For Sale (Census 2000)	10%	13%	14%
Rented or Sold, (Census 2000)	6%	6%	6%
Seasonal (Census 2014)	43%	45%	47%
Other (Census 2000)	7%	7%	7%
Homes Built By Year			
Homes Built 1990 to 2000	11%	11%	11%
Homes Built 1980 to 1989	17%	25%	26%
Homes Built 1970 to 1979	33%	33%	30%
Homes Built 1960 to 1969	23%	17%	17%
Homes Built 1950 to 1959	14%	11%	13%
Homes Built 1940 to 1949	2%	2%	2%
Homes Built Before 1939	0%	2%	2%
Units in Structure			
1 Unit	43%	46%	54%
2 - 9 Units	19%	16%	14%
Greater than 10 Units	23%	21%	20%
Mobilie Trailer	16%	16%	12%
Other Units	0%	0%	0%
Home Value (Owner Occupied)			
Property Value $1,000,000 or more	2.1%	2.5%	4.3%
Property Value $750,000 to $999,999	2.0%	2.6%	4.0%
Property Value $500,000 to $749,999	16.1%	15.3%	16.4%
Property Value $400,000 to $499,999	14.9%	13.0%	13.3%
Property Value $300,000, to $399,999	18.3%	17.0%	16.9%
Property Value $200,000 to $299,999	19.5%	19.6%	18.3%
Property Value $150,000 to $199,999	5.5%	7.1%	7.0%
Property Value $100,000 to $149,999	5.6%	8.3%	7.1%
Property Value $60,000 to $99,999	4.8%	4.2%	3.9%
Property Value $40,000 to $59,999	3.3%	3.1%	2.1%
Property Value $0 to $39,999	7.4%	6.6%	4.9%
Median Home Value	$319,819	$304,568	$333,808
Median Rent	$665	$636	$655
Wealth per Household			
$0 and under - percent	18.3%	18.0%	17.5%
$1 to $4999 - percent	9.5%	9.3%	8.9%
$5k to $9999 - percent	4.9%	4.8%	4.7%
$10k to $24999 - percent	6.6%	6.5%	6.4%
$25k to $49999 - percent	6.8%	6.8%	6.8%
$50k to $99999 - percent	10.2%	10.3%	10.3%
$100k to $249999 - percent	17.7%	18.0%	18.2%
$250k to $499999 - percent	12.5%	12.7%	13.0%
$500k+ - percent	13.4%	13.6%	14.1%
Median HH Wealth	$68,598	$72,251	$77,435
Avg HH Wealth	$223,591	$227,077	$233,763

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Economic Viability			
Economic Viability Local	224	226	225
Economic Viability Indexed	224	226	225
Occupation (Employed Civilians Age 16+)			
Employed Civilian Pop 16+ by Occupation	28,383	113,253	329,277
Managerial/Executive	14.0%	15.3%	17.0%
Professional Specialty	20.5%	21.6%	22.3%
Healthcare Support	5.1%	4.0%	3.4%
Sales	13.3%	11.5%	11.9%
Office & Administrative Support	13.0%	15.1%	14.0%
Protective Service	1.6%	1.4%	1.5%
Food Preperation	8.8%	7.0%	6.6%
Building Maintenance & Cleaning	3.3%	4.0%	3.2%
Personal Care	3.3%	3.0%	2.9%
Farming, Fishing, & Forestry	0.0%	0.1%	0.2%
Construction	7.0%	6.4%	6.7%
Production & Transportation	10.2%	10.6%	10.3%
Percent White Collar Workers	65.8%	67.5%	68.6%
Percent Blue Collar Workers	34.2%	32.5%	31.4%
Employment by Industry (Employed Civilians Age 16+)			
Agriculture/Mining/Construction	5.7%	5.3%	6.3%
Manufacturing	7.0%	7.2%	7.8%
Transportation	5.4%	5.0%	4.2%
Information	1.7%	1.9%	1.7%
Wholesale/Retail	15.3%	14.9%	14.9%
Finance, Insurance, Real Estate	8.9%	8.9%	9.4%
Professional Services	7.5%	8.5%	9.3%
Management Services	0.2%	0.2%	0.2%
Administrative/Waste Services	5.4%	6.3%	5.4%
Educational Services	19.8%	21.3%	21.1%
Entertainment Services	15.0%	11.5%	11.1%
Other Professional Services	4.9%	5.7%	5.2%
Public Administration	3.2%	3.3%	3.4%
Transportation To Work			
Drive to Work Alone	77.7%	79.6%	81.7%
Drive to Work Carpool	12.4%	11.3%	10.6%
Travel to Work by Public Transportation	1.8%	2.0%	1.3%
Drive to Work on Motorcycle	0.3%	0.4%	0.3%
Drive to Work on Bicycle	0.6%	0.8%	0.7%
Walked to Work	3.1%	2.2%	1.8%
Other Means	1.0%	0.8%	0.7%
Work at Home	3.1%	2.9%	3.1%

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Travel to Work in Less than 5 Minutes	2.9%	2.4%	2.5%
Travel to Work in 5 to 9 Minutes	10.3%	10.4%	10.2%
Travel to Work in 10 to 14 Minutes	18.4%	17.2%	16.4%
Travel to Work in 15 to 19 Minutes	20.6%	19.2%	18.4%
Travel to Work in 20 to 29 Minutes	21.7%	22.5%	22.4%
Travel to Work in 30 to 44 Minutes	17.5%	19.0%	19.6%
Travel to Work in 45 to 59 Minutes	4.4%	5.3%	5.9%
Travel to Work in 60 Minutes or more	3.7%	4.2%	4.6%
Average Travel Time to Work	21	22	23
Vehicles per HH No Vehicles	9.1%	9.1%	7.6%
1 Vehicle	46.1%	46.7%	45.2%
2 Vehicles	33.3%	34.2%	35.6%
3 or more vehicles	11.6%	10.0%	11.6%
Average Number of Vehicles	1.50	1.48	1.54
Change Births (last 12 months)	582	2,107	5,976
Deaths (last 12 months)	664	2,968	8,979
Migration (last 12 months)	-394	835	4,820
Work place Workplace Establishments	2,323	9,805	27,008
Workplace Employees (FTE)	25,505	105,751	309,393

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