

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

Apr 3, 2025

BRIXMOR[®]

Latitude: 27.8802 Longitude: -82.3276

Lake St. Charles Riverview, FL		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Population	Current Year Estimated Population	41,532	174,187	642,851
	Population Est 23Q1	41,452	173,866	640,978
	Population Est 22Q4	41,420	173,520	639,204
	Population Est 22Q3	41,079	172,756	635,591
	Population Est 22Q2	40,859	172,284	632,033
	Population Est 22Q1	40,759	171,649	629,071
	Population Est 21Q4	40,644	171,421	627,559
	Population Est 21Q3	40,518	170,156	623,604
	Population Est 21Q2	40,317	168,660	619,101
	Population Fcst	45,222	191,790	710,815
	2010 Census Population	27,615	118,444	452,535
	2000 Census Population	14,422	70,463	328,911
	1990 Census Population	7,716	45,516	271,292
	Current Year Daytime Population	32,821	153,735	645,629
	Average Seasonal Population	919	2,331	11,941
	Historical Annual Growth, 1990 – 2000	6.45%	4.47%	1.94%
	Historical Annual Growth, 2000 – 2010	6.71%	5.33%	3.24%
	Estimated Annual Growth, 2010 – CY	2.91%	2.74%	2.49%
	Projected Annual Growth, CY to Y5	1.72%	1.94%	2.03%
	Group Qtrs Est	180	1,903	8,853
	Transient Est Average Last 4 Qtrs	465	6,266	32,205
Households	Current Year Estimated Households	16,689	65,910	238,977
	Households Est 23Q1	16,660	65,802	238,192
	Households Est 22Q4	16,650	65,678	237,516
	Households Est 22Q3	16,510	65,402	236,148
	Households Est 22Q2	16,428	65,250	234,905
	Households Est 22Q1	16,391	65,027	233,921
	Households Est 21Q4	16,346	64,926	233,350
	Households Est 21Q3	16,291	64,446	231,924
	Households Est 21Q2	16,196	63,881	230,260
	Households Fcst	18,147	72,296	263,523
	2010 Census Households	11,362	44,976	168,876
	2000 Census Households	5,896	26,215	121,783
	1990 Census Households	3,101	16,556	98,456
	Historical Annual Growth, 1990 – 2000	6.64%	4.70%	2.15%
	Historical Annual Growth, 2000 – 2010	6.78%	5.55%	3.32%
	Estimated Annual Growth, 2010 – CY	2.73%	2.72%	2.47%
	Projected Annual Growth, CY to Y5	1.69%	1.87%	1.97%
	Population per Household	2.48	2.61	2.65

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Lake St. Charles Riverview, FL		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Income	HH Income \$500,000 or more	1.2%	1.3%	1.6%
	HH Income \$250,000 to \$499,999	1.4%	1.6%	2.0%
	HH Income \$200,000 to \$249,999	3.3%	3.8%	4.6%
	HH Income \$175,000 to \$199,999	3.4%	3.9%	3.9%
	HH Income \$150,000 to \$174,999	5.6%	5.4%	5.7%
	HH Income \$100,000 to 149,999	19.4%	20.0%	18.7%
	HH Income \$75,000 to 99,999	15.2%	15.4%	13.9%
	HH Income \$50,000 to 74,999	17.5%	18.8%	17.4%
	HH Income \$35,000 to 49,999	12.0%	10.8%	11.0%
	HH Income \$25,000 to 34,999	6.4%	6.8%	7.1%
	HH Income \$15,000 to 24,999	7.2%	5.5%	6.3%
	HH Income \$0 to 14,999	7.4%	6.5%	7.7%
	Average Household Income	\$88,996	\$94,220	\$97,160
	Median Household Income	\$74,390	\$77,168	\$75,884
	Per Capita Income	\$35,938	\$35,821	\$36,468
	Average Disposable Income	\$76,390	\$79,395	\$80,314
	Median Disposable Income	\$66,149	\$68,456	\$67,390
	Discretionary HH Income Over \$150,000	0.9%	1.7%	3.4%
	Discretionary HH Income \$125,000 to \$149,999	4.8%	5.2%	5.1%
	Discretionary HH Income \$100,000 to \$124,999	6.4%	6.1%	7.1%
	Discretionary HH Income \$75,000 to \$99,999	12.2%	12.4%	12.2%
	Discretionary HH Income \$50,000 to \$74,999	22.3%	23.0%	20.3%
	Discretionary HH Income \$25,000 to \$49,999	29.9%	29.4%	26.8%
	Discretionary HH Income Under \$25,000	23.5%	22.2%	25.1%
	Average Discretionary HH Income	\$53,732	\$55,626	\$56,742
	Median Discretionary HH Income	\$46,928	\$48,528	\$47,971
	Householder White – Count	7,797	27,574	111,512
	Median HH Income	\$79,885	\$86,374	\$86,188
	Average HH Income	\$88,383	\$93,148	\$95,102
	Householder Black or African-American – Count	2,762	13,618	46,345
	Median HH Income	\$69,544	\$67,243	\$60,518
	Average HH Income	\$77,410	\$76,982	\$73,245
	Householder Hispanic – Count	3,843	15,473	50,397
	Median HH Income	\$66,663	\$70,861	\$67,861
	Average HH Income	\$75,447	\$80,666	\$77,939
	Householder Asian or Pacific Islander – Count	444	1,873	6,474
	Median HH Income	\$108,268	\$102,009	\$95,377
	Average HH Income	\$109,162	\$102,922	\$99,826
	Householder Other or Pacific Islander – Count	1,843	7,372	24,249
	Median HH Income	\$75,063	\$75,594	\$78,298
	Average HH Income	\$79,622	\$84,267	\$86,205

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Gender	Male Population	19,497	83,510	310,604
	Female Population	22,035	90,676	332,247
Total Population by Age	Count of Pop 0 to 4 years	2,649	11,331	36,777
	Count of Pop 0 to 7 years	3,640	15,796	52,815
	Count of Pop 5 - 13	4,486	19,902	71,471
	Count of Pop 14 - 18	1,977	9,075	35,210
	Count of Pop 19 - 22	1,914	8,740	33,929
	Count of Pop 22 - 25	1,392	6,305	24,157
	Count of Pop 25 - 29	2,591	11,640	38,641
	Count of Pop 30 - 34	3,232	14,280	43,745
	Count of Pop 35 - 39	3,416	14,533	45,872
	Count of Pop 40 - 44	3,077	13,129	44,427
	Count of Pop 45 - 59	7,751	32,391	118,483
	Count of Pop 60 - 74	6,389	23,938	99,976
	Count of Pop 75 - 84	2,052	6,898	37,630
	Count of Pop 85+	606	2,025	12,535
	% of Pop 0 to 4 years	6.4%	6.5%	5.7%
	% of Pop 0 to 7 years	8.8%	9.1%	8.2%
	% of Pop 5 - 13	10.8%	11.4%	11.1%
	% of Pop 14 - 18	4.8%	5.2%	5.5%
	% of Pop 19 - 22	4.6%	5.0%	5.3%
	% of Pop 22 - 25	3.4%	3.6%	3.8%
	% of Pop 25 - 29	6.2%	6.7%	6.0%
	% of Pop 30 - 34	7.8%	8.2%	6.8%
	% of Pop 35 - 39	8.2%	8.3%	7.1%
	% of Pop 40 - 44	7.4%	7.5%	6.9%
	% of Pop 45 - 59	18.7%	18.6%	18.4%
	% of Pop 60 - 74	15.4%	13.7%	15.6%
	% of Pop 75 - 84	4.9%	4.0%	5.9%
	% of Pop 85+	1.5%	1.2%	1.9%
	Median Age	38.7	37.0	39.1
	Average Age	39.4	37.8	39.9
Male Population by Age	% of Pop 0 to 4 years	6.9%	6.9%	6.1%
	% of Pop 5 - 13	11.5%	12.0%	11.7%
	% of Pop 14 - 18	5.2%	5.5%	5.8%
	% of Pop 19 - 22	5.0%	5.3%	5.6%
	% of Pop 22 - 25	3.6%	3.8%	4.0%
	% of Pop 25 - 29	6.4%	6.9%	6.3%
	% of Pop 30 - 34	7.5%	8.1%	6.8%
	% of Pop 35 - 39	8.1%	8.2%	7.1%
	% of Pop 40 - 44	7.3%	7.5%	6.8%
	% of Pop 45 - 59	18.6%	18.4%	18.4%
	% of Pop 75 - 84	4.3%	3.5%	5.3%
	% of Pop 60 - 74	14.5%	12.8%	14.7%
	% of Pop 85+	1.1%	0.8%	1.5%
	Median Age	37.4	35.8	37.7
	Average Age	38.1	36.7	38.7

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	% of Pop 35 - 39	8.4%	8.5%	7.2%
	% of Pop 40 - 44	7.5%	7.6%	7.0%
	% of Pop 45 - 59	18.7%	18.7%	18.4%
	% of Pop 60 - 74	16.2%	14.6%	16.4%
	% of Pop 75 - 84	5.5%	4.4%	6.4%
	% of Pop 85+	1.8%	1.5%	2.3%
	Median Age	39.8	38.1	40.4
	Average Age	40.6	38.9	41.1
Race	Count of White	22,982	86,471	338,162
	Count of Black or African-American	8,056	39,676	142,187
	Count of Asian or Pacific Islander	1,512	6,703	23,134
	Count of Other races	8,982	41,337	139,369
	White	55.3%	49.6%	52.6%
	Black or African American	19.4%	22.8%	22.1%
	Asian	3.6%	3.8%	3.6%
	Other Races	21.6%	23.7%	21.7%
Language Spoken	Speak English at Home	75.2%	72.1%	73.9%
	Speak Spanish at Home	19.5%	21.4%	19.5%
	Speak French or French Creole at Home	0.8%	1.6%	1.4%
	Speak German at Home	0.4%	0.3%	0.3%
	Speak Other Indo-European Languages at Home	1.7%	1.8%	1.5%
	Speak Russian and Other Slavic Languages at Home	0.3%	0.4%	0.4%
	Speak Chinese at Home	0.1%	0.2%	0.3%
	Speak Korean at Home	0.0%	0.0%	0.1%
	Speak Vietnamese at Home	0.3%	0.2%	0.3%
	Speak Other Asian Languages at Home	0.3%	0.6%	0.7%
	Speak Tagalog and Other Pacific Languages at Home	0.5%	0.4%	0.4%
	Speak Other Language at Home	1.0%	1.0%	1.2%
Hispanic	Hispanic Population	11,183	50,403	166,973
	Hispanic Population Percent	26.9%	28.9%	26.0%
	Mexican	13.0%	12.8%	20.6%
	Puerto Rican	33.2%	38.0%	36.4%
	Cuban	13.8%	16.0%	14.8%
	Dominican	12.3%	7.5%	6.0%
	Central American	6.9%	7.2%	6.8%
	South American	8.3%	11.9%	9.0%
	Other Hispanic	12.5%	6.6%	6.4%
	2000 Hispanic Population Percent	9%	13%	14%
	1990 Hispanic Population Percent	5%	7%	10%

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Ancestry	American (percent of total population)	3.7%	3.8%	5.0%
	American	3.4%	3.5%	4.7%
	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)	3.6%	3.8%	3.5%
	Chinese	0.3%	0.4%	0.3%
	Japanese	0.1%	0.1%	0.1%
	Korean	0.3%	0.3%	0.3%
	South Central Asian (ie. Indian)	1.1%	1.5%	1.4%
	South East Asian (ie. Vietnamese)	1.6%	1.3%	1.2%
	Other Asian	0.1%	0.2%	0.2%
	European (percent of total population)	22.2%	18.3%	20.1%
	British	3.9%	3.2%	3.8%
	Dutch	0.4%	0.3%	0.3%
	French	1.0%	0.9%	0.9%
	German	4.9%	4.1%	4.4%
	Italian	3.3%	2.5%	2.5%
	Polish	1.2%	1.1%	1.0%
	Scandinavian	0.7%	0.7%	0.8%
	Scotch/Irish	4.7%	4.0%	4.6%
	Other European (ie. Greek/Russian)	1.9%	1.6%	1.9%
	Middle Eastern	0.4%	0.6%	0.7%
	Other Ancestry	27.5%	30.1%	30.8%
	Unclassified Ancestry	15.8%	14.4%	14.0%
Education (Age 25+)	Adult Population (25 Years or Older)	29,114	118,834	441,308
	Elementary (0 to 8)	3.5%	3.7%	4.5%
	Some High School (9 to 11)	4.4%	5.0%	6.3%
	High School Graduate (12)	27.5%	26.6%	27.0%
	Some College (13 to 16)	22.5%	20.5%	19.6%
	Associates Degree Only	11.6%	11.1%	10.4%
	Bachelors Degree Only	20.4%	21.9%	21.0%
	Graduate Degree	10.1%	11.3%	11.2%
	% College (4+)	30.5%	33.2%	32.2%
Household Type	Total Households – count	16,689	65,910	238,977
	One Person HHs – count	4,338	15,986	57,369
	Family HHs – count	10,883	43,590	162,744
	Married Couple – count	7,049	28,793	112,632
	w/own children – count	2,761	12,392	43,256
	w/out own children – count	4,289	16,401	69,376
	Male Householder – count	774	3,994	14,135
	Female Householder – count	3,060	10,803	35,977
	Non-Family Households – count	1,468	6,333	18,864
	1 Person Household	26.0%	24.3%	24.0%
	2 Person Household	33.5%	32.5%	33.0%
	3 Person Household	17.9%	18.2%	17.1%
	4 Person Household	12.6%	13.9%	14.2%
	5 Person Household	6.1%	6.8%	7.0%
	6 Person Household	2.5%	2.9%	3.0%
	7+ Person Household	1.5%	1.6%	1.8%
	% Households With Children	28.2%	30.5%	29.0%

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Housing	Total Housing Units	18,002	70,468	256,997
	Owner Occupied Percent	53.9%	53.2%	57.7%
	Renter Occupied Percent	38.8%	40.4%	35.3%
	Vacant Housing Percent	7.3%	6.5%	7.0%
	Total Housing Units (Census 2000)	6,616	28,851	133,401
Home Value (Owner Occupied)	Property Value \$1,000,000 or more	1.5%	2.7%	3.7%
	Property Value \$750,000 to \$999,999	3.2%	3.9%	5.1%
	Property Value \$500,000 to \$749,999	21.3%	22.3%	22.5%
	Property Value \$400,000 to \$499,999	20.2%	20.5%	18.7%
	Property Value \$300,000, to \$399,999	22.2%	23.4%	22.0%
	Property Value \$200,000 to \$299,999	15.1%	15.3%	13.9%
	Property Value \$150,000 to \$199,999	3.6%	3.8%	4.2%
	Property Value \$100,000 to \$149,999	3.2%	2.2%	3.0%
	Property Value \$60,000 to \$99,999	2.3%	1.2%	1.9%
	Property Value \$40,000 to \$59,999	2.1%	1.2%	1.2%
	Property Value \$0 to \$39,999	4.0%	2.7%	2.9%
	Median Home Value	\$385,604	\$399,149	\$402,986
Wealth per Household	\$0 and under - percent	18.2%	18.3%	17.8%
	\$1 to \$4999 - percent	9.1%	9.1%	8.8%
	\$5k to \$9999 - percent	4.8%	4.9%	4.7%
	\$10k to \$24999 - percent	6.6%	6.6%	6.5%
	\$25k to \$49999 - percent	6.9%	6.9%	6.9%
	\$50k to \$99999 - percent	10.2%	10.2%	10.2%
	\$100k to \$249999 - percent	17.7%	17.5%	17.9%
	\$250k to \$499999 - percent	12.7%	12.6%	12.9%
	\$500k+ - percent	13.9%	13.9%	14.3%
	Median HH Wealth	\$71,740	\$71,048	\$75,866
	Avg HH Wealth	\$229,354	\$229,403	\$234,519
Economic Viability	Economic Viability Local	292	284	285
	Economic Viability Indexed	108	105	105
Occupation (Employed Civilians Age 16+)	Employed Civilian Pop 16+ by Occupation	22,228	93,612	318,857
	Managerial/Executive	18.2%	18.9%	18.5%
	Professional Specialty	24.0%	23.5%	22.8%
	Healthcare Support	1.8%	2.6%	2.6%
	Sales	10.8%	10.1%	10.4%
	Office & Administrative Support	15.1%	14.5%	13.1%
	Protective Service	1.4%	2.3%	2.2%
	Food Preparation	5.5%	5.1%	5.0%
	Building Maintenance & Cleaning	3.5%	2.8%	3.2%
	Personal Care	3.0%	2.7%	2.5%
	Farming, Fishing, & Forestry	0.0%	0.1%	0.6%
	Construction	7.3%	6.8%	7.8%
	Production & Transportation	9.4%	10.6%	11.2%
	Percent White Collar Workers	69.8%	69.6%	67.4%
	Percent Blue Collar Workers	30.2%	30.4%	32.6%

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	Agriculture/Mining/Construction	6.3%	6.7%	8.5%
	Manufacturing	4.8%	4.7%	5.3%
	Transportation	4.4%	6.7%	5.9%
	Information	2.1%	2.0%	1.7%
	Wholesale/Retail	14.1%	14.1%	14.1%
	Finance, Insurance, Real Estate	12.7%	12.5%	11.4%
	Professional Services	10.5%	9.5%	9.1%
	Management Services	0.5%	0.4%	0.2%
	Administrative/Waste Services	7.8%	6.0%	6.0%
	Educational Services	21.2%	21.4%	20.7%
	Entertainment Services	8.0%	8.0%	8.7%
	Other Professional Services	4.2%	3.7%	4.2%
	Public Administration	3.6%	4.5%	4.2%
Vehicles per HH	No Vehicles	5.2%	3.7%	5.5%
	1 Vehicle	41.8%	40.2%	37.6%
	2 Vehicles	40.4%	42.0%	40.4%
	3 or more vehicles	12.6%	14.1%	16.4%
	Average Number of Vehicles	1.64	1.71	1.74
Change	Births (last 12 months)	488	2,115	7,070
	Deaths (last 12 months)	255	931	4,433
	Migration (last 12 months)	449	745	8,325
Work place	Workplace Establishments	789	4,018	17,282
	Workplace Employees (FTE)	10,441	52,936	240,533