

# Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

Apr 3, 2025



Latitude: 27.275169 Longitude: -80.355065

Shoppes of Victoria Square Port St. Lucie, FL		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Population	Current Year Estimated Population	47,262	163,327	355,115
	Population Est 23Q1	46,769	162,063	351,058
	Population Est 22Q4	46,544	161,013	347,552
	Population Est 22Q3	46,268	160,059	344,670
	Population Est 22Q2	45,723	158,314	341,244
	Population Est 22Q1	45,803	157,940	340,071
	Population Est 21Q4	45,749	157,606	338,892
	Population Est 21Q3	44,648	153,877	331,176
	Population Est 21Q2	43,835	151,698	327,078
	Population Fcst	52,605	179,362	392,400
	2010 Census Population	36,061	120,820	256,826
	2000 Census Population	24,367	75,842	167,367
	1990 Census Population	17,290	50,029	119,524
	Current Year Daytime Population	28,086	114,102	323,805
	Average Seasonal Population	1,600	9,925	32,789
	Historical Annual Growth, 1990 – 2000	3.49%	4.25%	3.42%
	Historical Annual Growth, 2000 – 2010	4.00%	4.77%	4.38%
	Estimated Annual Growth, 2010 – CY	1.92%	2.14%	2.30%
	Projected Annual Growth, CY to Y5	2.17%	1.89%	2.02%
	Group Qtrs Est	80	700	2,340
	Transient Est Average Last 4 Qtrs	14	1,161	5,513
Households	Current Year Estimated Households	16,594	59,850	139,902
	Households Est 23Q1	16,414	59,358	138,219
	Households Est 22Q4	16,336	58,987	136,810
	Households Est 22Q3	16,236	58,647	135,670
	Households Est 22Q2	16,048	58,042	134,419
	Households Est 22Q1	16,074	57,911	133,942
	Households Est 21Q4	16,054	57,781	133,459
	Households Est 21Q3	15,674	56,483	130,595
	Households Est 21Q2	15,388	55,679	129,047
	Households Fcst	18,446	65,369	154,001
	2010 Census Households	12,856	45,049	102,011
	2000 Census Households	8,950	28,969	68,415
	1990 Census Households	6,129	18,514	48,365
	Historical Annual Growth, 1990 – 2000	3.86%	4.58%	3.53%
	Historical Annual Growth, 2000 – 2010	3.69%	4.51%	4.08%
	Estimated Annual Growth, 2010 – CY	1.81%	2.01%	2.24%
	Projected Annual Growth, CY to Y5	2.14%	1.78%	1.94%
	Population per Household	2.84	2.72	2.52

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Shoppes of Victoria Square Port St. Lucie, FL		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Income	HH Income \$500,000 or more	0.9%	1.2%	1.6%
	HH Income \$250,000 to \$499,999	1.1%	1.4%	1.9%
	HH Income \$200,000 to \$249,999	2.5%	3.4%	4.4%
	HH Income \$175,000 to \$199,999	3.1%	3.6%	4.1%
	HH Income \$150,000 to \$174,999	5.2%	5.2%	5.5%
	HH Income \$100,000 to 149,999	20.2%	20.4%	20.0%
	HH Income \$75,000 to 99,999	16.3%	16.6%	15.6%
	HH Income \$50,000 to 74,999	21.8%	19.4%	17.9%
	HH Income \$35,000 to 49,999	9.0%	10.2%	10.2%
	HH Income \$25,000 to 34,999	8.5%	7.3%	7.3%
	HH Income \$15,000 to 24,999	5.5%	5.8%	5.9%
	HH Income \$0 to 14,999	6.0%	5.4%	5.5%
	Average Household Income	\$88,811	\$97,863	\$103,751
	Median Household Income	\$73,922	\$77,513	\$79,687
	Per Capita Income	\$31,229	\$35,977	\$41,045
	Average Disposable Income	\$75,184	\$78,744	\$82,201
	Median Disposable Income	\$65,696	\$68,768	\$70,702
	Discretionary HH Income Over \$150,000	1.7%	2.7%	4.4%
	Discretionary HH Income \$125,000 to \$149,999	2.7%	3.5%	4.2%
	Discretionary HH Income \$100,000 to \$124,999	4.8%	6.0%	7.2%
	Discretionary HH Income \$75,000 to \$99,999	13.7%	13.8%	13.9%
	Discretionary HH Income \$50,000 to \$74,999	23.0%	24.0%	22.4%
	Discretionary HH Income \$25,000 to \$49,999	31.1%	29.3%	27.3%
	Discretionary HH Income Under \$25,000	23.0%	20.7%	20.6%
	Average Discretionary HH Income	\$52,624	\$56,515	\$59,946
	Median Discretionary HH Income	\$46,197	\$50,012	\$52,062
	Householder White – Count	8,958	33,514	90,157
	Median HH Income	\$77,254	\$79,600	\$84,043
	Average HH Income	\$84,062	\$87,112	\$91,734
	Householder Black or African-American – Count	2,634	8,592	15,867
	Median HH Income	\$66,638	\$75,513	\$72,303
	Average HH Income	\$73,923	\$81,281	\$79,158
	Householder Hispanic – Count	3,323	11,245	21,456
	Median HH Income	\$74,901	\$75,878	\$73,468
	Average HH Income	\$87,745	\$86,344	\$84,195
	Householder Asian or Pacific Islander – Count	176	1,026	2,279
	Median HH Income	\$72,616	\$64,876	\$84,443
	Average HH Income	\$75,812	\$77,834	\$88,520
	Householder Other or Pacific Islander – Count	1,503	5,472	10,142
	Median HH Income	\$68,416	\$76,830	\$76,101
	Average HH Income	\$78,922	\$85,351	\$86,952

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Shoppes of Victoria Square Port St. Lucie, FL		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Gender	Male Population	23,015	78,877	171,032
	Female Population	24,246	84,450	184,083
Total Population by Age	Count of Pop 0 to 4 years	2,369	7,917	15,848
	Count of Pop 0 to 7 years	3,346	11,194	22,481
	Count of Pop 5 - 13	4,764	15,819	31,964
	Count of Pop 14 - 18	2,473	8,270	16,706
	Count of Pop 19 - 22	2,478	8,283	16,655
	Count of Pop 22 - 25	1,819	6,078	12,151
	Count of Pop 25 - 29	2,607	8,735	17,396
	Count of Pop 30 - 34	2,654	8,769	17,557
	Count of Pop 35 - 39	2,893	9,571	19,259
	Count of Pop 40 - 44	2,924	9,602	19,526
	Count of Pop 45 - 59	9,250	30,989	64,946
	Count of Pop 60 - 74	9,023	31,905	76,592
	Count of Pop 75 - 84	3,099	13,013	34,936
	Count of Pop 85+	909	4,376	11,579
	% of Pop 0 to 4 years	5.0%	4.8%	4.5%
	% of Pop 0 to 7 years	7.1%	6.9%	6.3%
	% of Pop 5 - 13	10.1%	9.7%	9.0%
	% of Pop 14 - 18	5.2%	5.1%	4.7%
	% of Pop 19 - 22	5.2%	5.1%	4.7%
	% of Pop 22 - 25	3.8%	3.7%	3.4%
	% of Pop 25 - 29	5.5%	5.3%	4.9%
	% of Pop 30 - 34	5.6%	5.4%	4.9%
	% of Pop 35 - 39	6.1%	5.9%	5.4%
	% of Pop 40 - 44	6.2%	5.9%	5.5%
	% of Pop 45 - 59	19.6%	19.0%	18.3%
	% of Pop 60 - 74	19.1%	19.5%	21.6%
	% of Pop 75 - 84	6.6%	8.0%	9.8%
	% of Pop 85+	1.9%	2.7%	3.3%
	Median Age	42.7	44.3	47.7
	Average Age	42.1	43.5	45.6
Male Population by Age	% of Pop 0 to 4 years	5.3%	5.1%	4.7%
	% of Pop 5 - 13	10.7%	10.2%	9.6%
	% of Pop 14 - 18	5.5%	5.3%	5.0%
	% of Pop 19 - 22	5.5%	5.4%	5.0%
	% of Pop 22 - 25	4.1%	4.0%	3.7%
	% of Pop 25 - 29	5.8%	5.6%	5.2%
	% of Pop 30 - 34	5.7%	5.5%	5.2%
	% of Pop 35 - 39	6.1%	5.9%	5.5%
	% of Pop 40 - 44	6.1%	5.7%	5.4%
	% of Pop 45 - 59	19.3%	18.6%	18.0%
	% of Pop 75 - 84	6.2%	7.5%	9.4%
	% of Pop 60 - 74	18.1%	18.7%	20.6%
	% of Pop 85+	1.7%	2.3%	2.8%
	Median Age	41.1	42.5	45.7
	Average Age	41.1	42.3	44.4

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	% of Pop 0 to 4 years	4.8%	4.6%	4.2%
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	% of Pop 45 - 59	19.9%	19.3%	18.6%
	% of Pop 60 - 74	20.1%	20.3%	22.4%
	% of Pop 75 - 84	6.9%	8.4%	10.3%
	% of Pop 85+	2.2%	3.1%	3.7%
	Median Age	44.2	45.9	49.4
	Average Age	43.1	44.5	46.8
Race	Count of White	28,279	100,028	236,642
	Count of Black or African-American	9,275	29,032	52,229
	Count of Asian or Pacific Islander	1,029	3,477	7,662
	Count of Other races	8,679	30,790	58,582
	White	59.8%	61.2%	66.6%
	Black or African American	19.6%	17.8%	14.7%
	Asian	2.2%	2.1%	2.2%
	Other Races	18.4%	18.9%	16.5%
Language Spoken	Speak English at Home	73.8%	73.1%	78.5%
	Speak Spanish at Home	16.3%	17.4%	13.9%
	Speak French or French Creole at Home	6.0%	4.6%	3.2%
	Speak German at Home	0.1%	0.5%	0.3%
	Speak Other Indo-European Languages at Home	1.4%	2.0%	1.7%
	Speak Russian and Other Slavic Languages at Home	0.5%	0.4%	0.4%
	Speak Chinese at Home	0.0%	0.1%	0.2%
	Speak Korean at Home	0.1%	0.1%	0.1%
	Speak Vietnamese at Home	0.1%	0.2%	0.2%
	Speak Other Asian Languages at Home	0.1%	0.2%	0.2%
	Speak Tagalog and Other Pacific Languages at Home	0.5%	0.6%	0.6%
	Speak Other Language at Home	1.0%	0.7%	0.8%
Hispanic	Hispanic Population	11,102	37,894	68,430
	Hispanic Population Percent	23.5%	23.2%	19.3%
	Mexican	11.6%	11.6%	15.7%
	Puerto Rican	31.0%	31.2%	30.3%
	Cuban	17.5%	17.2%	13.7%
	Dominican	8.9%	8.1%	7.8%
	Central American	11.4%	11.6%	13.0%
	South American	15.7%	15.6%	14.5%
	Other Hispanic	3.9%	4.6%	5.0%
	2000 Hispanic Population Percent	7%	7%	6%
	1990 Hispanic Population Percent	4%	4%	3%

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Ancestry	American (percent of total population)	13.1%	11.4%	10.5%
	American	12.9%	11.3%	10.3%
	Native American (ie. Indian/Eskimo)	0.2%	0.1%	0.1%
	Hawaiian/Pacific Islander	0.0%	0.0%	0.0%
	Asian (percent of total population)	2.2%	2.1%	2.1%
	Chinese	0.1%	0.1%	0.1%
	Japanese	0.1%	0.1%	0.0%
	Korean	0.2%	0.3%	0.3%
	South Central Asian (ie. Indian)	0.6%	0.5%	0.6%
	South East Asian (ie. Vietnamese)	1.0%	1.0%	1.0%
	Other Asian	0.1%	0.1%	0.1%
	European (percent of total population)	27.4%	28.8%	33.7%
	British	3.3%	3.8%	4.9%
	Dutch	0.4%	0.4%	0.5%
	French	1.3%	1.1%	1.1%
	German	5.6%	5.7%	6.3%
	Italian	5.4%	5.8%	6.6%
	Polish	1.3%	1.5%	1.8%
	Scandinavian	1.0%	1.1%	1.2%
	Scotch/Irish	6.3%	6.2%	7.5%
	Other European (ie. Greek/Russian)	2.7%	3.1%	3.8%
	Middle Eastern	0.7%	0.5%	0.5%
	Other Ancestry	21.3%	22.0%	20.5%
	Unclassified Ancestry	11.8%	12.0%	13.4%
Education (Age 25+)	Adult Population (25 Years or Older)	33,359	116,960	261,791
	Elementary (0 to 8)	4.4%	3.8%	3.0%
	Some High School (9 to 11)	7.8%	6.3%	5.2%
	High School Graduate (12)	31.7%	31.3%	28.7%
	Some College (13 to 16)	22.9%	22.7%	22.4%
	Associates Degree Only	12.1%	11.5%	11.2%
	Bachelors Degree Only	15.1%	17.0%	19.2%
	Graduate Degree	6.0%	7.4%	10.3%
	% College (4+)	21.1%	24.4%	29.5%
Household Type	Total Households – count	16,594	59,850	139,902
	One Person HHs – count	2,871	11,980	33,667
	Family HHs – count	12,847	44,701	99,149
	Married Couple – count	8,775	32,375	76,221
	w/own children – count	3,019	11,171	23,118
	w/out own children – count	5,756	21,203	53,103
	Male Householder – count	1,288	3,778	6,128
	Female Householder – count	2,784	8,548	16,800
	Non-Family Households – count	875	3,170	7,086
	1 Person Household	17.3%	20.0%	24.1%
	2 Person Household	34.5%	36.0%	38.3%
	3 Person Household	20.0%	17.9%	15.6%
	4 Person Household	15.5%	14.4%	12.3%
	5 Person Household	7.4%	6.9%	5.9%
	6 Person Household	3.3%	3.0%	2.4%
	7+ Person Household	2.0%	1.8%	1.4%
	% Households With Children	29.8%	28.4%	24.3%

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Housing	Total Housing Units	17,543	64,482	156,117
	Owner Occupied Percent	75.5%	72.6%	69.4%
	Renter Occupied Percent	19.0%	20.3%	20.2%
	Vacant Housing Percent	5.4%	7.2%	10.4%
	Total Housing Units (Census 2000)	9,516	31,475	76,379
Home Value (Owner Occupied)	Property Value \$1,000,000 or more	1.5%	1.9%	4.6%
	Property Value \$750,000 to \$999,999	1.4%	2.9%	7.0%
	Property Value \$500,000 to \$749,999	17.1%	20.7%	23.6%
	Property Value \$400,000 to \$499,999	21.4%	21.7%	18.5%
	Property Value \$300,000, to \$399,999	33.7%	28.1%	21.0%
	Property Value \$200,000 to \$299,999	17.7%	17.7%	14.1%
	Property Value \$150,000 to \$199,999	2.8%	2.7%	3.4%
	Property Value \$100,000 to \$149,999	1.4%	1.4%	2.4%
	Property Value \$60,000 to \$99,999	0.6%	0.7%	1.5%
	Property Value \$40,000 to \$59,999	0.5%	0.4%	0.7%
	Property Value \$0 to \$39,999	1.5%	1.1%	2.1%
	Median Home Value	\$375,061	\$391,403	\$422,923
Wealth per Household	\$0 and under - percent	16.9%	16.6%	16.3%
	\$1 to \$4999 - percent	8.3%	8.1%	7.8%
	\$5k to \$9999 - percent	4.4%	4.4%	4.2%
	\$10k to \$24999 - percent	6.3%	6.2%	6.1%
	\$25k to \$49999 - percent	7.0%	6.9%	6.8%
	\$50k to \$99999 - percent	10.7%	10.6%	10.5%
	\$100k to \$249999 - percent	18.7%	18.8%	18.9%
	\$250k to \$499999 - percent	13.4%	13.6%	13.9%
	\$500k+ - percent	14.4%	14.8%	15.5%
	Median HH Wealth	\$83,530	\$86,957	\$91,639
	Avg HH Wealth	\$239,209	\$244,516	\$251,764
Economic Viability	Economic Viability Local	289	286	280
	Economic Viability Indexed	107	106	104
Occupation (Employed Civilians Age 16+)	Employed Civilian Pop 16+ by Occupation	23,787	80,152	165,102
	Managerial/Executive	14.9%	15.8%	16.2%
	Professional Specialty	17.3%	18.1%	20.7%
	Healthcare Support	5.4%	4.4%	4.3%
	Sales	13.0%	11.3%	12.3%
	Office & Administrative Support	11.7%	11.4%	11.5%
	Protective Service	1.4%	1.6%	2.2%
	Food Preparation	6.3%	6.0%	5.6%
	Building Maintenance & Cleaning	5.1%	4.5%	3.7%
	Personal Care	1.9%	2.9%	2.8%
	Farming, Fishing, & Forestry	0.0%	0.1%	0.1%
	Construction	11.1%	10.4%	9.7%
	Production & Transportation	11.7%	13.4%	10.8%
	Percent White Collar Workers	62.5%	61.0%	65.0%
	Percent Blue Collar Workers	37.5%	39.0%	35.0%

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	Agriculture/Mining/Construction	10.4%	10.5%	9.3%
	Manufacturing	4.2%	4.4%	5.0%
	Transportation	6.2%	7.1%	7.1%
	Information	2.5%	1.8%	1.6%
	Wholesale/Retail	17.4%	16.4%	14.9%
	Finance, Insurance, Real Estate	4.1%	5.7%	6.5%
	Professional Services	6.3%	5.3%	6.1%
	Management Services	0.2%	0.2%	0.2%
	Administrative/Waste Services	6.7%	6.9%	6.1%
	Educational Services	24.6%	22.2%	23.8%
	Entertainment Services	8.6%	9.2%	9.0%
	Other Professional Services	4.6%	5.7%	5.7%
	Public Administration	4.1%	4.6%	4.7%
Vehicles per HH	No Vehicles	1.8%	2.4%	3.1%
	1 Vehicle	29.0%	32.6%	36.1%
	2 Vehicles	43.0%	42.4%	41.8%
	3 or more vehicles	26.2%	22.6%	19.0%
	Average Number of Vehicles	2.03	1.94	1.83
Change	Births (last 12 months)	479	1,602	3,184
	Deaths (last 12 months)	369	1,465	3,701
	Migration (last 12 months)	1,452	4,940	14,506
Work place	Workplace Establishments	1,085	3,506	10,710
	Workplace Employees (FTE)	6,058	25,061	91,013