

# Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

Apr 3, 2025



Latitude: 32.2674 Longitude: -80.8583

Belfair Towne Village Bluffton, SC		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Current Year Estimated Population	5,833	26,575	49,300
	Population Est 23Q1	5,812	26,416	49,050
	Population Est 22Q4	5,810	26,392	49,009
	Population Est 22Q3	5,802	26,271	48,776
	Population Est 22Q2	5,797	26,289	48,701
	Population Est 22Q1	5,779	26,182	48,502
	Population Est 21Q4	5,759	26,169	48,423
	Population Est 21Q3	5,769	26,123	48,326
	Population Est 21Q2	5,778	26,075	48,358
	Population Fcst	6,195	28,355	53,167
	2010 Census Population	5,100	21,032	35,400
	2000 Census Population	2,381	8,619	13,929
	1990 Census Population	566	3,006	5,651
	Current Year Daytime Population	7,921	27,858	48,797
	Average Seasonal Population	554	2,636	6,312
	Historical Annual Growth, 1990 – 2000	15.46%	11.11%	9.44%
	Historical Annual Growth, 2000 – 2010	7.92%	9.33%	9.78%
	Estimated Annual Growth, 2010 – CY	0.95%	1.65%	2.35%
	Projected Annual Growth, CY to Y5	1.21%	1.31%	1.52%
	Group Qtrs Est	53	101	208
	Transient Est Average Last 4 Qtrs	494	1,027	1,321
Households	Current Year Estimated Households	2,328	10,381	19,304
	Households Est 23Q1	2,320	10,317	19,199
	Households Est 22Q4	2,318	10,306	19,178
	Households Est 22Q3	2,313	10,255	19,079
	Households Est 22Q2	2,313	10,262	19,047
	Households Est 22Q1	2,305	10,221	18,971
	Households Est 21Q4	2,296	10,212	18,929
	Households Est 21Q3	2,299	10,192	18,892
	Households Est 21Q2	2,303	10,165	18,893
	Households Fcst	2,478	11,084	20,826
	2010 Census Households	1,934	7,715	13,127
	2000 Census Households	850	3,257	5,479
	1990 Census Households	202	1,143	2,209
	Historical Annual Growth, 1990 – 2000	15.45%	11.04%	9.51%
	Historical Annual Growth, 2000 – 2010	8.57%	9.00%	9.13%
	Estimated Annual Growth, 2010 – CY	1.31%	2.10%	2.74%
	Projected Annual Growth, CY to Y5	1.25%	1.32%	1.53%
	Population per Household	2.48	2.55	2.54

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Belfair Towne Village Bluffton, SC		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Income	HH Income \$500,000 or more	2.0%	2.5%	2.8%
	HH Income \$250,000 to \$499,999	2.3%	3.0%	3.3%
	HH Income \$200,000 to \$249,999	5.4%	6.9%	7.8%
	HH Income \$175,000 to \$199,999	4.3%	5.0%	5.9%
	HH Income \$150,000 to \$174,999	4.3%	5.2%	6.5%
	HH Income \$100,000 to 149,999	16.7%	20.4%	21.3%
	HH Income \$75,000 to 99,999	15.3%	15.6%	15.2%
	HH Income \$50,000 to 74,999	16.7%	14.6%	14.6%
	HH Income \$35,000 to 49,999	12.1%	10.2%	9.0%
	HH Income \$25,000 to 34,999	9.0%	5.3%	4.7%
	HH Income \$15,000 to 24,999	4.4%	4.3%	3.2%
	HH Income \$0 to 14,999	7.5%	7.0%	5.7%
	Average Household Income	\$93,615	\$112,132	\$129,289
	Median Household Income	\$75,464	\$88,290	\$95,876
	Per Capita Income	\$37,636	\$43,929	\$50,777
	Average Disposable Income	\$79,137	\$88,772	\$95,393
	Median Disposable Income	\$65,501	\$76,043	\$81,558
	Discretionary HH Income Over \$150,000	0.2%	3.6%	5.8%
	Discretionary HH Income \$125,000 to \$149,999	7.8%	7.7%	8.8%
	Discretionary HH Income \$100,000 to \$124,999	6.4%	7.7%	9.0%
	Discretionary HH Income \$75,000 to \$99,999	8.2%	12.3%	14.5%
	Discretionary HH Income \$50,000 to \$74,999	22.8%	23.5%	22.8%
	Discretionary HH Income \$25,000 to \$49,999	28.8%	24.6%	23.2%
	Discretionary HH Income Under \$25,000	25.9%	20.7%	15.9%
	Average Discretionary HH Income	\$53,978	\$62,360	\$69,296
	Median Discretionary HH Income	\$45,587	\$54,379	\$61,549
	Householder White – Count	1,504	7,295	14,561
	Median HH Income	\$81,171	\$94,495	\$102,052
	Average HH Income	\$92,349	\$101,844	\$107,472
	Householder Black or African-American – Count	190	715	1,113
	Median HH Income	\$39,095	\$42,576	\$68,156
	Average HH Income	\$48,452	\$60,980	\$81,936
	Householder Hispanic – Count	493	1,654	2,255
	Median HH Income	\$70,666	\$78,210	\$77,227
	Average HH Income	\$81,213	\$86,953	\$89,084
	Householder Asian or Pacific Islander – Count	12	55	153
	Median HH Income	\$32,784	\$74,984	\$76,039
	Average HH Income	\$67,609	\$93,207	\$90,387
	Householder Other or Pacific Islander – Count	129	662	1,222
	Median HH Income	\$85,505	\$91,724	\$90,729
	Average HH Income	\$90,458	\$96,033	\$98,173

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Belfair Towne Village Bluffton, SC		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Gender	Male Population	2,876	12,895	23,817
	Female Population	2,957	13,680	25,483
Total Population by Age	Count of Pop 0 to 4 years	321	1,346	2,332
	Count of Pop 0 to 7 years	473	2,009	3,479
	Count of Pop 5 - 13	603	2,796	5,051
	Count of Pop 14 - 18	282	1,362	2,520
	Count of Pop 19 - 22	282	1,314	2,398
	Count of Pop 22 - 25	212	943	1,691
	Count of Pop 25 - 29	365	1,435	2,365
	Count of Pop 30 - 34	401	1,561	2,617
	Count of Pop 35 - 39	400	1,653	2,808
	Count of Pop 40 - 44	363	1,736	3,042
	Count of Pop 45 - 59	1,005	4,944	8,988
	Count of Pop 60 - 74	1,056	4,929	10,052
	Count of Pop 75 - 84	461	2,154	4,606
	Count of Pop 85+	83	400	828
	% of Pop 0 to 4 years	5.5%	5.1%	4.7%
	% of Pop 0 to 7 years	8.1%	7.6%	7.1%
	% of Pop 5 - 13	10.3%	10.5%	10.2%
	% of Pop 14 - 18	4.8%	5.1%	5.1%
	% of Pop 19 - 22	4.8%	4.9%	4.9%
	% of Pop 22 - 25	3.6%	3.5%	3.4%
	% of Pop 25 - 29	6.3%	5.4%	4.8%
	% of Pop 30 - 34	6.9%	5.9%	5.3%
	% of Pop 35 - 39	6.9%	6.2%	5.7%
	% of Pop 40 - 44	6.2%	6.5%	6.2%
	% of Pop 45 - 59	17.2%	18.6%	18.2%
	% of Pop 60 - 74	18.1%	18.5%	20.4%
	% of Pop 75 - 84	7.9%	8.1%	9.3%
	% of Pop 85+	1.4%	1.5%	1.7%
	Median Age	40.7	42.5	44.7
	Average Age	41.7	42.3	43.7
Male Population by Age	% of Pop 0 to 4 years	5.8%	5.3%	5.0%
	% of Pop 5 - 13	11.3%	11.2%	11.1%
	% of Pop 14 - 18	5.3%	5.5%	5.5%
	% of Pop 19 - 22	5.2%	5.3%	5.2%
	% of Pop 22 - 25	3.8%	3.7%	3.5%
	% of Pop 25 - 29	6.7%	5.7%	5.0%
	% of Pop 30 - 34	6.9%	6.1%	5.4%
	% of Pop 35 - 39	6.5%	6.1%	5.6%
	% of Pop 40 - 44	6.2%	6.6%	6.2%
	% of Pop 45 - 59	17.1%	18.3%	18.0%
	% of Pop 75 - 84	7.5%	7.8%	9.1%
	% of Pop 60 - 74	16.6%	17.0%	18.8%
	% of Pop 85+	1.1%	1.3%	1.5%
	Median Age	38.9	40.8	43.0
	Average Age	40.3	41.1	42.5

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	% of Pop 0 to 4 years	5.2%	4.8%	4.5%
	% of Pop 5 - 13	9.4%	9.9%	9.4%
	% of Pop 14 - 18	4.4%	4.8%	4.7%
	% of Pop 19 - 22	4.5%	4.6%	4.6%
	% of Pop 22 - 25	3.5%	3.4%	3.3%
	% of Pop 25 - 29	5.9%	5.1%	4.6%
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	% of Pop 35 - 39	7.2%	6.3%	5.8%
	% of Pop 40 - 44	6.3%	6.5%	6.2%
	% of Pop 45 - 59	17.4%	18.8%	18.5%
	% of Pop 60 - 74	19.5%	20.0%	21.9%
	% of Pop 75 - 84	8.3%	8.4%	9.5%
	% of Pop 85+	1.7%	1.7%	1.8%
	Median Age	42.5	44.1	46.4
	Average Age	43.0	43.4	44.8
Race	Count of White	3,701	18,455	36,626
	Count of Black or African-American	539	2,007	3,350
	Count of Asian or Pacific Islander	40	304	629
	Count of Other races	1,553	5,809	8,695
	White	63.5%	69.4%	74.3%
	Black or African American	9.2%	7.6%	6.8%
	Asian	0.7%	1.1%	1.3%
	Other Races	26.6%	21.9%	17.6%
Language Spoken	Speak English at Home	76.7%	80.0%	84.7%
	Speak Spanish at Home	20.5%	17.1%	12.4%
	Speak French or French Creole at Home	0.0%	0.1%	0.1%
	Speak German at Home	0.7%	0.8%	0.7%
	Speak Other Indo-European Languages at Home	0.6%	0.5%	0.6%
	Speak Russian and Other Slavic Languages at Home	0.3%	0.2%	0.2%
	Speak Chinese at Home	0.0%	0.0%	0.0%
	Speak Korean at Home	0.0%	0.0%	0.0%
	Speak Vietnamese at Home	0.3%	0.2%	0.2%
	Speak Other Asian Languages at Home	0.0%	0.0%	0.1%
	Speak Tagalog and Other Pacific Languages at Home	0.0%	0.2%	0.2%
	Speak Other Language at Home	1.0%	1.0%	0.8%
Hispanic	Hispanic Population	1,748	6,279	8,995
	Hispanic Population Percent	30.0%	23.6%	18.2%
	Mexican	51.5%	50.1%	48.2%
	Puerto Rican	20.4%	20.1%	19.2%
	Cuban	0.0%	0.1%	0.6%
	Dominican	0.0%	0.4%	0.6%
	Central American	2.9%	6.6%	10.7%
	South American	10.0%	10.7%	10.9%
	Other Hispanic	15.2%	12.0%	9.8%
	2000 Hispanic Population Percent	10%	8%	6%
	1990 Hispanic Population Percent	1%	1%	1%

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**BRIXMOR**<sup>®</sup>

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Belfair Towne Village Bluffton, SC		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Ancestry	American (percent of total population)	3.5%	5.3%	6.4%
	American	3.3%	5.1%	6.3%
	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)	0.7%	1.1%	1.3%
	Chinese	0.0%	0.0%	0.0%
	Japanese	0.0%	0.0%	0.0%
	Korean	0.0%	0.1%	0.2%
	South Central Asian (ie. Indian)	0.2%	0.2%	0.2%
	South East Asian (ie. Vietnamese)	0.4%	0.7%	0.8%
	Other Asian	0.0%	0.0%	0.1%
	European (percent of total population)	33.7%	35.8%	39.4%
	British	6.9%	6.7%	7.4%
	Dutch	0.5%	1.2%	1.3%
	French	1.3%	1.4%	1.5%
	German	6.3%	6.6%	7.3%
	Italian	3.5%	3.8%	4.4%
	Polish	1.8%	1.9%	2.0%
	Scandinavian	1.1%	1.7%	1.9%
	Scotch/Irish	9.6%	9.2%	9.7%
	Other European (ie. Greek/Russian)	2.7%	3.3%	4.0%
	Middle Eastern	0.1%	0.2%	0.3%
	Other Ancestry	19.3%	18.3%	16.6%
	Unclassified Ancestry	12.8%	15.6%	17.8%
Education (Age 25+)	Adult Population (25 Years or Older)	4,134	18,814	35,307
	Elementary (0 to 8)	3.0%	3.9%	2.7%
	Some High School (9 to 11)	2.4%	2.2%	2.3%
	High School Graduate (12)	24.1%	20.6%	18.2%
	Some College (13 to 16)	17.4%	18.0%	19.9%
	Associates Degree Only	16.0%	11.5%	10.2%
	Bachelors Degree Only	21.7%	27.4%	28.9%
	Graduate Degree	15.5%	16.5%	17.7%
	% College (4+)	37.2%	43.8%	46.6%
Household Type	Total Households – count	2,328	10,381	19,304
	One Person HHs – count	532	2,266	3,891
	Family HHs – count	1,632	7,267	14,071
	Married Couple – count	1,332	6,010	11,933
	w/own children – count	575	2,460	4,198
	w/out own children – count	757	3,550	7,735
	Male Householder – count	64	365	675
	Female Householder – count	237	892	1,463
	Non-Family Households – count	164	847	1,342
	1 Person Household	22.9%	21.8%	20.2%
	2 Person Household	41.8%	40.1%	42.7%
	3 Person Household	16.3%	15.6%	15.1%
	4 Person Household	11.4%	12.8%	12.8%
	5 Person Household	4.6%	6.0%	5.9%
	6 Person Household	1.8%	2.2%	2.1%
	7+ Person Household	1.3%	1.4%	1.2%
	% Households With Children	33.5%	31.0%	27.8%

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Belfair Towne Village Bluffton, SC		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Housing	Total Housing Units	2,606	11,556	21,651
	Owner Occupied Percent	54.2%	62.5%	66.6%
	Renter Occupied Percent	35.1%	27.4%	22.6%
	Vacant Housing Percent	10.7%	10.2%	10.8%
	Total Housing Units (Census 2000)	939	3,592	6,176
Home Value (Owner Occupied)	Property Value \$1,000,000 or more	22.8%	17.7%	22.4%
	Property Value \$750,000 to \$999,999	8.4%	10.9%	11.9%
	Property Value \$500,000 to \$749,999	25.5%	34.0%	28.4%
	Property Value \$400,000 to \$499,999	15.8%	16.6%	15.0%
	Property Value \$300,000, to \$399,999	8.5%	8.4%	9.0%
	Property Value \$200,000 to \$299,999	11.3%	4.6%	4.1%
	Property Value \$150,000 to \$199,999	2.4%	1.2%	0.8%
	Property Value \$100,000 to \$149,999	0.0%	0.0%	0.1%
	Property Value \$60,000 to \$99,999	0.2%	0.5%	0.3%
	Property Value \$40,000 to \$59,999	0.0%	1.1%	0.9%
	Property Value \$0 to \$39,999	0.8%	0.3%	0.4%
	Median Home Value	\$586,967	\$610,074	\$642,086
Wealth per Household	\$0 and under - percent	17.4%	16.5%	15.8%
	\$1 to \$4999 - percent	8.5%	7.7%	7.2%
	\$5k to \$9999 - percent	4.6%	4.2%	4.0%
	\$10k to \$24999 - percent	6.4%	6.1%	6.0%
	\$25k to \$49999 - percent	6.8%	6.8%	6.7%
	\$50k to \$99999 - percent	10.2%	10.2%	10.3%
	\$100k to \$249999 - percent	18.1%	18.5%	18.9%
	\$250k to \$499999 - percent	13.3%	13.9%	14.3%
	\$500k+ - percent	14.9%	16.0%	16.8%
	Median HH Wealth	\$81,363	\$92,423	\$100,055
	Avg HH Wealth	\$242,178	\$256,661	\$266,596
Economic Viability	Economic Viability Local	297	290	287
	Economic Viability Indexed	110	107	106
Occupation (Employed Civilians Age 16+)	Employed Civilian Pop 16+ by Occupation	2,856	13,699	24,833
	Managerial/Executive	11.7%	15.0%	16.7%
	Professional Specialty	16.4%	20.8%	20.4%
	Healthcare Support	1.2%	2.1%	1.8%
	Sales	11.2%	13.7%	13.8%
	Office & Administrative Support	10.4%	7.6%	9.4%
	Protective Service	2.6%	3.0%	2.2%
	Food Preperation	10.1%	11.3%	9.6%
	Building Maintenance & Cleaning	9.5%	6.0%	4.8%
	Personal Care	6.8%	3.1%	3.0%
	Farming, Fishing, & Forestry	0.1%	0.1%	0.1%
	Construction	12.8%	8.5%	8.9%
	Production & Transportation	7.2%	8.8%	9.4%
	Percent White Collar Workers	50.9%	59.2%	62.0%
	Percent Blue Collar Workers	49.1%	40.8%	38.0%

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	Agriculture/Mining/Construction	11.5%	8.4%	8.9%
	Manufacturing	4.3%	3.9%	5.0%
	Transportation	4.0%	4.7%	4.9%
	Information	3.1%	4.0%	3.6%
	Wholesale/Retail	19.0%	14.9%	14.1%
	Finance, Insurance, Real Estate	3.9%	8.0%	7.7%
	Professional Services	3.1%	6.1%	7.0%
	Management Services	0.0%	0.1%	0.1%
	Administrative/Waste Services	8.6%	6.9%	5.9%
	Educational Services	19.0%	16.3%	17.8%
	Entertainment Services	15.1%	18.7%	17.3%
	Other Professional Services	7.5%	6.1%	5.6%
	Public Administration	0.8%	2.1%	2.2%
Vehicles per HH	No Vehicles	4.4%	3.0%	1.8%
	1 Vehicle	38.8%	36.5%	31.7%
	2 Vehicles	44.5%	44.6%	49.7%
	3 or more vehicles	12.2%	15.8%	16.7%
	Average Number of Vehicles	1.67	1.77	1.86
Change	Births (last 12 months)	63	269	471
	Deaths (last 12 months)	56	271	557
	Migration (last 12 months)	29	289	690
Work place	Workplace Establishments	543	1,390	1,916
	Workplace Employees (FTE)	3,988	10,656	14,793