

# Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

Apr 3, 2025



Latitude: 27.9591 Longitude: -82.7296

Clearwater Mall Clearwater, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Current Year Estimated Population	16,113	87,601	241,030
	Population Est 23Q1	16,165	87,733	240,983
	Population Est 22Q4	16,240	87,770	240,775
	Population Est 22Q3	16,256	87,857	241,159
	Population Est 22Q2	16,265	87,573	241,165
	Population Est 22Q1	16,253	87,408	240,238
	Population Est 21Q4	16,279	87,722	240,360
	Population Est 21Q3	16,389	88,068	241,281
	Population Est 21Q2	16,403	88,094	241,016
	Population Fcst	16,096	87,315	240,235
	2010 Census Population	14,075	80,386	226,969
	2000 Census Population	15,268	83,374	223,248
	1990 Census Population	11,719	75,957	206,221
	Current Year Daytime Population	14,632	91,773	258,850
	Average Seasonal Population	1,893	8,697	25,285
	Historical Annual Growth, 1990 – 2000	2.68%	0.94%	0.80%
	Historical Annual Growth, 2000 – 2010	-0.81%	-0.36%	0.17%
	Estimated Annual Growth, 2010 – CY	0.95%	0.60%	0.42%
	Projected Annual Growth, CY to Y5	-0.02%	-0.07%	-0.07%
	Group Qtrs Est	210	2,873	8,571
	Transient Est Average Last 4 Qtrs	3,099	4,855	11,396
Households	Current Year Estimated Households	7,820	39,419	109,568
	Households Est 23Q1	7,846	39,472	109,497
	Households Est 22Q4	7,884	39,474	109,367
	Households Est 22Q3	7,887	39,500	109,539
	Households Est 22Q2	7,894	39,295	109,474
	Households Est 22Q1	7,887	39,224	109,056
	Households Est 21Q4	7,897	39,361	109,113
	Households Est 21Q3	7,955	39,524	109,563
	Households Est 21Q2	7,958	39,538	109,434
	Households Fcst	7,814	39,355	109,204
	2010 Census Households	6,809	36,502	102,026
	2000 Census Households	7,181	37,507	100,390
	1990 Census Households	5,596	34,631	93,486
	Historical Annual Growth, 1990 – 2000	2.53%	0.80%	0.72%
	Historical Annual Growth, 2000 – 2010	-0.53%	-0.27%	0.16%
	Estimated Annual Growth, 2010 – CY	0.98%	0.54%	0.50%
	Projected Annual Growth, CY to Y5	-0.02%	-0.03%	-0.07%
	Population per Household	2.03	2.15	2.12

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.

# Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

Apr 3, 2025



Latitude: 27.9591 Longitude: -82.7296

Clearwater Mall Clearwater, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Income	HH Income \$500,000 or more	1.1%	1.5%	1.3%
	HH Income \$250,000 to \$499,999	1.3%	1.8%	1.6%
	HH Income \$200,000 to \$249,999	3.1%	4.1%	3.7%
	HH Income \$175,000 to \$199,999	2.0%	3.3%	3.2%
	HH Income \$150,000 to \$174,999	2.9%	4.8%	4.3%
	HH Income \$100,000 to 149,999	14.5%	15.4%	15.1%
	HH Income \$75,000 to 99,999	14.3%	12.2%	12.8%
	HH Income \$50,000 to 74,999	20.0%	18.8%	18.9%
	HH Income \$35,000 to 49,999	14.4%	13.3%	12.9%
	HH Income \$25,000 to 34,999	8.7%	7.8%	8.9%
	HH Income \$15,000 to 24,999	10.0%	8.2%	8.6%
	HH Income \$0 to 14,999	7.7%	8.8%	8.8%
	Average Household Income	\$77,939	\$90,350	\$88,411
	Median Household Income	\$59,963	\$63,432	\$62,724
	Per Capita Income	\$38,113	\$41,446	\$40,957
	Average Disposable Income	\$66,781	\$73,424	\$71,428
	Median Disposable Income	\$54,089	\$57,207	\$56,573
	Discretionary HH Income Over \$150,000	1.8%	3.9%	3.6%
	Discretionary HH Income \$125,000 to \$149,999	3.5%	3.8%	3.7%
	Discretionary HH Income \$100,000 to \$124,999	3.3%	6.4%	5.5%
	Discretionary HH Income \$75,000 to \$99,999	8.4%	10.2%	9.7%
	Discretionary HH Income \$50,000 to \$74,999	19.7%	17.4%	17.9%
	Discretionary HH Income \$25,000 to \$49,999	33.2%	31.0%	30.0%
	Discretionary HH Income Under \$25,000	30.1%	27.3%	29.6%
	Average Discretionary HH Income	\$46,958	\$53,200	\$51,511
	Median Discretionary HH Income	\$38,453	\$41,523	\$40,631
	Householder White – Count	5,811	29,712	81,239
	Median HH Income	\$61,221	\$68,266	\$66,336
	Average HH Income	\$73,127	\$82,319	\$79,910
	Householder Black or African-American – Count	422	2,233	7,881
	Median HH Income	\$68,343	\$52,453	\$49,496
	Average HH Income	\$71,140	\$61,117	\$59,422
	Householder Hispanic – Count	979	4,165	11,608
	Median HH Income	\$54,489	\$52,046	\$53,426
	Average HH Income	\$62,854	\$63,866	\$65,341
	Householder Asian or Pacific Islander – Count	175	913	2,252
	Median HH Income	\$66,628	\$66,828	\$87,267
	Average HH Income	\$101,099	\$86,440	\$99,005
	Householder Other or Pacific Islander – Count	433	2,397	6,587
	Median HH Income	\$57,570	\$59,822	\$60,326
	Average HH Income	\$67,748	\$75,763	\$72,504

# Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

Apr 3, 2025



Latitude: 27.9591 Longitude: -82.7296

Clearwater Mall Clearwater, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Gender	Male Population	7,835	41,939	116,038
	Female Population	8,278	45,662	124,992
Total Population by Age	Count of Pop 0 to 4 years	855	4,072	11,012
	Count of Pop 0 to 7 years	1,072	5,404	14,891
	Count of Pop 5 - 13	1,200	6,665	18,414
	Count of Pop 14 - 18	553	3,261	8,912
	Count of Pop 19 - 22	567	3,342	9,038
	Count of Pop 22 - 25	438	2,551	6,837
	Count of Pop 25 - 29	1,038	4,730	12,622
	Count of Pop 30 - 34	1,245	5,565	15,022
	Count of Pop 35 - 39	1,155	5,658	15,270
	Count of Pop 40 - 44	995	5,390	14,392
	Count of Pop 45 - 59	2,833	16,055	44,155
	Count of Pop 60 - 74	3,472	19,488	54,614
	Count of Pop 75 - 84	1,328	7,774	22,156
	Count of Pop 85+	435	3,049	8,585
	% of Pop 0 to 4 years	5.3%	4.6%	4.6%
	% of Pop 0 to 7 years	6.7%	6.2%	6.2%
	% of Pop 5 - 13	7.4%	7.6%	7.6%
	% of Pop 14 - 18	3.4%	3.7%	3.7%
	% of Pop 19 - 22	3.5%	3.8%	3.7%
	% of Pop 22 - 25	2.7%	2.9%	2.8%
	% of Pop 25 - 29	6.4%	5.4%	5.2%
	% of Pop 30 - 34	7.7%	6.4%	6.2%
	% of Pop 35 - 39	7.2%	6.5%	6.3%
	% of Pop 40 - 44	6.2%	6.2%	6.0%
	% of Pop 45 - 59	17.6%	18.3%	18.3%
	% of Pop 60 - 74	21.5%	22.2%	22.7%
	% of Pop 75 - 84	8.2%	8.9%	9.2%
	% of Pop 85+	2.7%	3.5%	3.6%
	Median Age	45.1	47.6	48.4
	Average Age	45.0	46.2	46.6
Male Population by Age	% of Pop 0 to 4 years	5.5%	5.0%	4.9%
	% of Pop 5 - 13	7.7%	8.1%	8.1%
	% of Pop 14 - 18	3.5%	3.9%	3.9%
	% of Pop 19 - 22	3.5%	4.0%	4.0%
	% of Pop 22 - 25	2.7%	3.0%	3.1%
	% of Pop 25 - 29	6.6%	5.5%	5.5%
	% of Pop 30 - 34	8.0%	6.5%	6.6%
	% of Pop 35 - 39	7.6%	6.7%	6.6%
	% of Pop 40 - 44	6.5%	6.4%	6.2%
	% of Pop 45 - 59	17.3%	18.3%	18.5%
	% of Pop 75 - 84	7.8%	8.3%	8.3%
	% of Pop 60 - 74	21.2%	21.5%	21.6%
	% of Pop 85+	2.1%	2.7%	2.7%
	Median Age	43.8	45.7	46.0
	Average Age	44.2	45.0	45.1

# Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

Apr 3, 2025

**BRIXMOR**®

Latitude: 27.9591 Longitude: -82.7296

Clearwater Mall Clearwater, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
	% of Pop 0 to 4 years	5.1%	4.3%	4.3%
	% of Pop 5 - 13	7.2%	7.2%	7.2%
	% of Pop 14 - 18	3.4%	3.6%	3.5%
	% of Pop 19 - 22	3.5%	3.7%	3.5%
	% of Pop 22 - 25	2.8%	2.8%	2.6%
	% of Pop 25 - 29	6.3%	5.3%	5.0%
	% of Pop 30 - 34	7.5%	6.2%	5.9%
	% of Pop 35 - 39	6.8%	6.2%	6.1%
	% of Pop 40 - 44	5.8%	5.9%	5.8%
	% of Pop 45 - 59	17.8%	18.3%	18.2%
	% of Pop 60 - 74	21.9%	22.9%	23.6%
	% of Pop 75 - 84	8.6%	9.4%	10.0%
	% of Pop 85+	3.3%	4.2%	4.3%
	Median Age	46.5	49.4	50.6
	Average Age	45.8	47.3	47.9
Race	Count of White	11,696	65,531	177,016
	Count of Black or African-American	1,193	5,735	22,221
	Count of Asian or Pacific Islander	581	2,859	7,443
	Count of Other races	2,642	13,475	34,350
	White	72.6%	74.8%	73.4%
	Black or African American	7.4%	6.5%	9.2%
	Asian	3.6%	3.3%	3.1%
	Other Races	16.4%	15.4%	14.3%
Language Spoken	Speak English at Home	78.7%	80.7%	82.5%
	Speak Spanish at Home	10.7%	10.1%	9.7%
	Speak French or French Creole at Home	1.2%	1.0%	0.8%
	Speak German at Home	1.2%	0.5%	0.6%
	Speak Other Indo-European Languages at Home	2.8%	2.7%	2.2%
	Speak Russian and Other Slavic Languages at Home	3.4%	2.4%	1.7%
	Speak Chinese at Home	0.1%	0.2%	0.2%
	Speak Korean at Home	0.0%	0.2%	0.2%
	Speak Vietnamese at Home	0.3%	0.5%	0.4%
	Speak Other Asian Languages at Home	0.4%	0.9%	0.6%
	Speak Tagalog and Other Pacific Languages at Home	0.3%	0.4%	0.5%
	Speak Other Language at Home	0.8%	0.5%	0.6%
Hispanic	Hispanic Population	2,999	13,748	36,147
	Hispanic Population Percent	18.6%	15.7%	15.0%
	Mexican	23.6%	26.0%	31.9%
	Puerto Rican	27.3%	22.6%	25.5%
	Cuban	13.3%	10.8%	10.4%
	Dominican	6.1%	4.4%	3.2%
	Central American	6.0%	5.8%	6.4%
	South American	16.4%	18.3%	14.5%
	Other Hispanic	7.2%	12.0%	8.2%
	2000 Hispanic Population Percent	11%	7%	7%
	1990 Hispanic Population Percent	3%	3%	3%

# Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

Apr 3, 2025



Latitude: 27.9591 Longitude: -82.7296

Clearwater Mall Clearwater, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Ancestry	American (percent of total population)	5.0%	5.3%	6.0%
	American	4.8%	5.1%	5.7%
	Native American (ie. Indian/Eskimo)	0.2%	0.2%	0.2%
	Hawaiian/Pacific Islander	0.0%	0.1%	0.1%
	Asian (percent of total population)	3.6%	3.2%	3.0%
	Chinese	0.2%	0.3%	0.3%
	Japanese	0.0%	0.1%	0.1%
	Korean	0.2%	0.2%	0.3%
	South Central Asian (ie. Indian)	1.3%	0.9%	0.8%
	South East Asian (ie. Vietnamese)	1.7%	1.6%	1.4%
	Other Asian	0.2%	0.2%	0.2%
	European (percent of total population)	37.5%	41.0%	40.2%
	British	6.3%	7.0%	6.9%
	Dutch	0.2%	0.5%	0.5%
	French	1.6%	1.6%	1.6%
	German	7.8%	8.3%	8.1%
	Italian	4.0%	5.0%	5.2%
	Polish	1.5%	2.0%	2.0%
	Scandinavian	1.2%	1.7%	1.6%
	Scotch/Irish	9.6%	9.0%	8.9%
	Other European (ie. Greek/Russian)	5.3%	6.0%	5.2%
	Middle Eastern	0.8%	0.5%	0.5%
	Other Ancestry	18.8%	18.3%	19.5%
	Unclassified Ancestry	15.6%	16.0%	15.7%
Education (Age 25+)	Adult Population (25 Years or Older)	12,500	67,709	186,816
	Elementary (0 to 8)	2.1%	2.4%	2.7%
	Some High School (9 to 11)	7.4%	5.8%	5.8%
	High School Graduate (12)	31.9%	30.0%	30.3%
	Some College (13 to 16)	22.3%	22.0%	22.4%
	Associates Degree Only	7.7%	8.9%	8.9%
	Bachelors Degree Only	19.0%	20.4%	19.5%
	Graduate Degree	9.5%	10.4%	10.4%
	% College (4+)	28.5%	30.9%	29.9%
Household Type	Total Households – count	7,820	39,419	109,568
	One Person HHs – count	2,983	14,064	40,369
	Family HHs – count	3,924	21,671	59,478
	Married Couple – count	2,725	15,580	42,069
	w/own children – count	662	4,141	11,366
	w/out own children – count	2,063	11,438	30,703
	Male Householder – count	261	1,424	4,863
	Female Householder – count	938	4,667	12,546
	Non-Family Households – count	913	3,684	9,721
	1 Person Household	38.1%	35.7%	36.8%
	2 Person Household	37.9%	37.2%	37.1%
	3 Person Household	11.8%	12.9%	12.6%
	4 Person Household	7.1%	8.7%	8.1%
	5 Person Household	3.3%	3.7%	3.4%
	6 Person Household	1.1%	1.2%	1.3%
	7+ Person Household	0.6%	0.7%	0.7%
	% Households With Children	17.2%	18.2%	18.0%

# Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

Apr 3, 2025



Latitude: 27.9591 Longitude: -82.7296

Clearwater Mall Clearwater, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Housing	Total Housing Units	9,185	45,320	126,362
	Owner Occupied Percent	44.0%	55.5%	53.9%
	Renter Occupied Percent	41.1%	31.5%	32.8%
	Vacant Housing Percent	14.9%	13.0%	13.3%
	Total Housing Units (Census 2000)	8,864	43,049	114,878
Home Value (Owner Occupied)	Property Value \$1,000,000 or more	0.1%	3.7%	4.2%
	Property Value \$750,000 to \$999,999	1.1%	3.6%	4.6%
	Property Value \$500,000 to \$749,999	7.9%	20.9%	18.8%
	Property Value \$400,000 to \$499,999	9.4%	14.8%	12.7%
	Property Value \$300,000, to \$399,999	17.3%	16.8%	15.7%
	Property Value \$200,000 to \$299,999	18.4%	16.2%	16.1%
	Property Value \$150,000 to \$199,999	8.4%	6.1%	6.6%
	Property Value \$100,000 to \$149,999	8.3%	5.5%	6.6%
	Property Value \$60,000 to \$99,999	9.3%	3.5%	4.1%
	Property Value \$40,000 to \$59,999	5.5%	2.0%	3.0%
	Property Value \$0 to \$39,999	13.4%	5.6%	6.3%
	Median Home Value	\$227,091	\$361,878	\$342,317
Wealth per Household	\$0 and under - percent	18.3%	17.3%	17.5%
	\$1 to \$4999 - percent	9.5%	8.7%	8.9%
	\$5k to \$9999 - percent	4.9%	4.6%	4.7%
	\$10k to \$24999 - percent	6.6%	6.4%	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	17.6%	18.2%	18.2%
	\$250k to \$499999 - percent	12.5%	13.2%	13.0%
	\$500k+ - percent	13.5%	14.5%	14.3%
	Median HH Wealth	\$68,450	\$80,037	\$77,954
	Avg HH Wealth	\$224,215	\$238,049	\$235,314
Economic Viability	Economic Viability Local	281	282	284
	Economic Viability Indexed	104	104	105
Occupation (Employed Civilians Age 16+)	Employed Civilian Pop 16+ by Occupation	7,663	43,415	117,251
	Managerial/Executive	16.3%	17.9%	16.9%
	Professional Specialty	19.5%	23.3%	23.4%
	Healthcare Support	8.0%	3.7%	3.8%
	Sales	13.5%	11.6%	11.0%
	Office & Administrative Support	13.4%	12.9%	13.6%
	Protective Service	1.7%	2.3%	2.0%
	Food Preperation	6.9%	6.6%	7.0%
	Building Maintenance & Cleaning	2.7%	2.9%	4.1%
	Personal Care	2.6%	2.3%	2.3%
	Farming, Fishing, & Forestry	0.3%	0.2%	0.3%
	Construction	5.5%	6.6%	7.0%
	Production & Transportation	9.5%	9.6%	8.9%
	Percent White Collar Workers	70.7%	69.4%	68.6%
	Percent Blue Collar Workers	29.3%	30.6%	31.4%

# Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

Apr 3, 2025

**BRIXMOR**<sup>®</sup>

Latitude: 27.9591 Longitude: -82.7296

Clearwater Mall Clearwater, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
	Agriculture/Mining/Construction	4.8%	6.3%	6.6%
	Manufacturing	5.8%	7.8%	6.5%
	Transportation	3.1%	4.8%	4.5%
	Information	3.2%	1.6%	1.7%
	Wholesale/Retail	19.2%	14.9%	14.3%
	Finance, Insurance, Real Estate	8.8%	10.4%	9.3%
	Professional Services	6.8%	8.3%	8.9%
	Management Services	0.3%	0.2%	0.2%
	Administrative/Waste Services	4.3%	4.4%	5.6%
	Educational Services	21.4%	19.5%	21.8%
	Entertainment Services	13.7%	10.9%	10.5%
	Other Professional Services	4.3%	7.4%	6.3%
	Public Administration	4.2%	3.6%	3.7%
Vehicles per HH	No Vehicles	7.2%	7.5%	8.2%
	1 Vehicle	53.3%	46.2%	47.6%
	2 Vehicles	31.3%	35.0%	33.8%
	3 or more vehicles	8.3%	11.3%	10.5%
	Average Number of Vehicles	1.43	1.54	1.50
Change	Births (last 12 months)	164	783	2,082
	Deaths (last 12 months)	145	877	2,457
	Migration (last 12 months)	-168	155	344
Work place	Workplace Establishments	520	3,302	9,813
	Workplace Employees (FTE)	5,556	35,038	104,057