

Extended Demographic Report - PopStats

2010 Census, 2021 Estimates & 2026 Projections

Calculated using TAS Retrieval

Jan 20, 2022



Latitude: 27.275169 Longitude: -80.355065

Shoppes of Victoria Square				
Port St. Lucie, FL				
		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Current Year Estimated Population	10,022	82,431	193,458
	Population Est 21Q1	10,029	82,027	191,641
	Population Est 20Q4	9,918	81,057	189,582
	Population Est 20Q3	9,867	80,608	188,396
	Population Est 20Q2	9,801	80,053	187,088
	Population Est 20Q1	9,750	79,417	185,180
	Population Est 19Q4	9,606	78,817	183,477
	Population Est 19Q3	9,562	78,508	182,556
	Population Est 19Q2	9,510	78,050	181,895
	Population Fcst	10,863	88,968	211,940
	2010 Census Population	8,290	68,665	156,331
	2000 Census Population	5,357	45,315	92,298
	1990 Census Population	4,035	32,969	61,304
	Current Year Daytime Population	8,844	57,176	151,006
	Average Seasonal Population	363	5,219	18,414
	Historical Annual Growth, 1990 – 2000	2.87%	3.23%	4.18%
	Historical Annual Growth, 2000 – 2010	4.46%	4.24%	5.41%
	Estimated Annual Growth, 2010 – CY	1.70%	1.64%	1.91%
	Projected Annual Growth, CY to Y5	1.62%	1.54%	1.84%
	Group Qtrs Est	16	139	805
Transient Est Average Last 4 Qtrs	0	2	1,106	
Households	Current Year Estimated Households	3,512	29,384	73,877
	Households Est 21Q1	3,516	29,248	73,175
	Households Est 20Q4	3,476	28,918	72,504
	Households Est 20Q3	3,459	28,760	72,072
	Households Est 20Q2	3,435	28,559	71,583
	Households Est 20Q1	3,419	28,343	70,888
	Households Est 19Q4	3,368	28,130	70,239
	Households Est 19Q3	3,353	28,026	69,893
	Households Est 19Q2	3,334	27,861	69,632
	Households Fcst	3,806	31,680	80,900
	2010 Census Households	2,907	24,503	59,693
	2000 Census Households	1,952	16,804	36,488
	1990 Census Households	1,393	11,952	23,907
	Historical Annual Growth, 1990 – 2000	3.43%	3.47%	4.32%
	Historical Annual Growth, 2000 – 2010	4.07%	3.84%	5.05%
	Estimated Annual Growth, 2010 – CY	1.69%	1.63%	1.91%
Projected Annual Growth, CY to Y5	1.62%	1.52%	1.83%	
Population per Household	2.85	2.80	2.61	

Extended Demographic Report - PopStats

2010 Census, 2021 Estimates & 2026 Projections

Calculated using TAS Retrieval



Jan 20, 2022

Latitude: 27.275169 Longitude: -80.355065

Shoppes of Victoria Square				
Port St. Lucie, FL	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius	
HH Income \$500,000 or more	0.4%	0.5%	0.6%	
HH Income \$250,000 to \$499,999	0.5%	0.5%	0.7%	
HH Income \$200,000 to \$249,999	1.1%	1.3%	1.7%	
HH Income \$175,000 to \$199,999	3.3%	2.9%	2.6%	
HH Income \$150,000 to \$174,999	3.4%	2.8%	2.9%	
HH Income \$100,000 to 149,999	18.4%	14.8%	13.2%	
HH Income \$75,000 to 99,999	19.0%	17.4%	15.7%	
HH Income \$50,000 to 74,999	19.0%	22.2%	21.6%	
HH Income \$35,000 to 49,999	12.6%	13.4%	14.2%	
HH Income \$25,000 to 34,999	8.7%	10.4%	10.3%	
HH Income \$15,000 to 24,999	8.6%	7.4%	8.6%	
HH Income \$0 to 14,999	5.1%	6.4%	7.8%	
Average Household Income	\$79,229	\$76,694	\$75,293	
Median Household Income	\$68,859	\$62,469	\$59,909	
Per Capita Income	\$27,808	\$27,377	\$28,852	
2000 Average HH Income	\$45,621	\$51,150	\$49,692	
2000 Median HH Income	\$40,796	\$41,982	\$40,200	
Disposable HH Income \$500,000 or more	#N/A	#N/A	#N/A	
Disposable HH Income \$250,000 to \$499,999	#N/A	#N/A	#N/A	
Disposable HH Income \$200,000 to \$249,999	#N/A	#N/A	#N/A	
Disposable HH Income \$175,000 to \$199,999	1%	1%	1%	
Disposable HH Income \$150,000 to \$174,999	1%	2%	2%	
Disposable HH Income \$100,000 to \$149,999	15%	12%	11%	
Disposable HH Income \$75,000 to \$99,999	21%	17%	15%	
Disposable HH Income \$50,000 to \$74,999	21%	23%	22%	
Disposable HH Income \$35,000 to \$49,999	15%	18%	17%	
Disposable HH Income \$25,000 to \$34,999	9%	10%	11%	
Disposable HH Income \$15,000 to \$24,999	9%	9%	10%	
Disposable HH Income \$0 to \$14,999	6%	7%	9%	
Average Disposable Income	67,280	64,336	63,247	
Median Disposable Income	61,527	56,196	53,876	
Householder White – Count	1,934	17,370	47,661	
Median HH Income	\$70,497	\$65,223	\$60,383	
Average HH Income	\$78,127	\$74,434	\$70,927	
Householder Black or African-American – Count	661	5,142	10,363	
Median HH Income	\$71,322	\$57,441	\$56,328	
Average HH Income	\$73,097	\$64,496	\$64,015	
Householder Hispanic – Count	706	5,516	12,524	
Median HH Income	\$68,635	\$59,076	\$59,039	
Average HH Income	\$70,568	\$65,447	\$65,619	
Householder Asian or Pacific Islander – Count	35	461	1,225	
Median HH Income	\$79,151	\$68,512	\$69,692	
Average HH Income	\$81,029	\$76,376	\$80,152	
Householder Other or Pacific Islander – Count	177	896	2,104	
Median HH Income	\$60,027	\$71,268	\$67,639	
Average HH Income	\$57,955	\$70,175	\$73,468	

Extended Demographic Report - PopStats

2010 Census, 2021 Estimates & 2026 Projections

Calculated using TAS Retrieval



Jan 20, 2022

Latitude: 27.275169 Longitude: -80.355065

Shoppes of Victoria Square				
Port St. Lucie, FL				
		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Gender	Male Population	4,903	40,342	93,372
	Female Population	5,119	42,089	100,085
Total Population by Age	Count of Pop 0 to 4 years	604	4,760	10,634
	Count of Pop 0 to 7 years	849	6,642	14,988
	Count of Pop 5 - 13	1,110	8,762	19,713
	Count of Pop 14 - 18	476	3,966	8,891
	Count of Pop 19 - 22	510	4,552	10,053
	Count of Pop 22 - 25	438	3,661	7,783
	Count of Pop 25 - 29	714	5,773	12,337
	Count of Pop 30 - 34	580	4,494	9,899
	Count of Pop 35 - 39	589	4,432	9,797
	Count of Pop 40 - 44	585	4,687	10,591
	Count of Pop 45 - 59	2,037	16,695	37,622
	Count of Pop 60 - 74	1,675	14,156	34,496
	Count of Pop 75 - 84	535	4,859	15,715
	Count of Pop 85+	169	1,634	5,926
	% of Pop 0 to 4 years	6.0%	5.8%	5.5%
	% of Pop 0 to 7 years	8.5%	8.1%	7.7%
	% of Pop 5 - 13	11.1%	10.6%	10.2%
	% of Pop 14 - 18	4.8%	4.8%	4.6%
	% of Pop 19 - 22	5.1%	5.5%	5.2%
	% of Pop 22 - 25	4.4%	4.4%	4.0%
% of Pop 25 - 29	7.1%	7.0%	6.4%	
% of Pop 30 - 34	5.8%	5.5%	5.1%	
% of Pop 35 - 39	5.9%	5.4%	5.1%	
% of Pop 40 - 44	5.8%	5.7%	5.5%	
% of Pop 45 - 59	20.3%	20.3%	19.4%	
% of Pop 60 - 74	16.7%	17.2%	17.8%	
% of Pop 75 - 84	5.3%	5.9%	8.1%	
% of Pop 85+	1.7%	2.0%	3.1%	
Median Age	39.9	40.9	43.6	
Average Age	40.2	40.8	42.9	
Male Population by Age	% of Pop 0 to 4 years	6.3%	6.0%	5.8%
	% of Pop 5 - 13	11.6%	11.1%	10.8%
	% of Pop 14 - 18	5.1%	5.2%	4.9%
	% of Pop 19 - 22	5.4%	5.8%	5.5%
	% of Pop 22 - 25	4.5%	4.6%	4.2%
	% of Pop 25 - 29	7.4%	7.4%	6.8%
	% of Pop 30 - 34	5.9%	5.6%	5.3%
	% of Pop 35 - 39	6.1%	5.5%	5.1%
	% of Pop 40 - 44	5.7%	5.6%	5.4%
	% of Pop 45 - 59	19.8%	20.1%	19.4%
	% of Pop 75 - 84	5.1%	5.3%	7.3%
	% of Pop 60 - 74	15.8%	16.2%	16.9%
	% of Pop 85+	1.3%	1.6%	2.5%
	Median Age	38.1	38.9	41.4
Average Age	39.0	39.6	41.4	

Extended Demographic Report - PopStats

2010 Census, 2021 Estimates & 2026 Projections

Calculated using TAS Retrieval

Jan 20, 2022



Latitude: 27.275169 Longitude: -80.355065

Shoppes of Victoria Square				
Port St. Lucie, FL				
		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Female Population by Age	% of Pop 0 to 4 years	5.8%	5.5%	5.2%
	% of Pop 5 - 13	10.5%	10.2%	9.6%
	% of Pop 14 - 18	4.4%	4.5%	4.3%
	% of Pop 19 - 22	4.8%	5.2%	4.9%
	% of Pop 22 - 25	4.3%	4.3%	3.8%
	% of Pop 25 - 29	6.8%	6.7%	6.0%
	% of Pop 30 - 34	5.7%	5.3%	4.9%
	% of Pop 35 - 39	5.6%	5.3%	5.0%
	% of Pop 40 - 44	6.0%	5.7%	5.5%
	% of Pop 45 - 59	20.8%	20.4%	19.5%
	% of Pop 60 - 74	17.6%	18.1%	18.7%
	% of Pop 75 - 84	5.6%	6.4%	8.9%
	% of Pop 85+	2.0%	2.4%	3.6%
	Median Age	41.7	42.7	45.6
Average Age	41.2	41.9	44.2	
Race	Count of White	7,150	60,305	146,607
	Count of Black or African-American	1,983	15,491	30,670
	Count of Asian or Pacific Islander	117	1,463	4,407
	Count of Other races	772	5,172	11,773
	White	71.3%	73.2%	75.8%
	Black or African American	19.8%	18.8%	15.9%
	Asian	1.2%	1.8%	2.3%
	Other Races	7.7%	6.3%	6.1%
Language Spoken	Speak English at Home	70.3%	72.0%	74.7%
	Speak Spanish at Home	20.3%	18.0%	15.7%
	Speak French or French Creole at Home	6.6%	5.7%	5.0%
	Speak German at Home	0.1%	0.4%	0.6%
	Speak Russian or Other Slavic Language at Hor	0.4%	0.1%	0.2%
	Speak Other Indo-European Language at Home	1.2%	1.9%	2.0%
	Speak Chinese at Home	0.0%	0.0%	0.1%
	Speak Korean at Home	0.0%	0.0%	0.0%
	Speak Vietnamese at Home	0.1%	0.1%	0.2%
	Speak Other Asian Language at Home	0.3%	0.4%	0.2%
	Speak Tagalog and Other Pacific Languages at	0.2%	0.2%	0.3%
	Speak Other Language at Home	0.6%	1.1%	0.9%
Hispanic	Hispanic Population	2,173	17,284	36,401
	Hispanic Population Percent	21.7%	21.0%	18.8%
	Mexican	27.8%	20.0%	15.6%
	Puerto Rican	22.6%	28.3%	32.9%
	Cuban	15.4%	17.2%	14.6%
	Dominican	2.8%	4.3%	7.5%
	Central American	10.3%	12.1%	10.3%
	South American	11.4%	13.7%	15.1%
	Other Hispanic	9.6%	4.5%	4.0%
	2000 Hispanic Population Percent	8%	7%	7%
	1990 Hispanic Population Percent	4%	3%	3%

sing data from private and government sources deemed to be reliable and is herein provided without representation or warranty.

Extended Demographic Report - PopStats

2010 Census, 2021 Estimates & 2026 Projections

Calculated using TAS Retrieval

Jan 20, 2022



Latitude: 27.275169 Longitude: -80.355065

Shoppes of Victoria Square				
Port St. Lucie, FL				
		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
	American (percent of total population)	6.4%	5.1%	5.4%
	American	6.2%	4.9%	5.2%
	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)	1.1%	1.8%	2.2%
	Chinese	0.1%	0.1%	0.2%
	Japanese	0.0%	0.0%	0.0%
	Korean	0.0%	0.0%	0.1%
	South Central Asian (ie. Indian)	0.3%	0.8%	1.0%
	South East Asian (ie. Vietnamese)	0.7%	0.8%	0.9%
	Other Asian	0.0%	0.0%	0.0%
	European (percent of total population)	29.8%	32.4%	34.7%
	British	3.3%	3.9%	4.5%
	Dutch	0.4%	0.5%	0.6%
	French	1.6%	1.4%	1.4%
	German	5.8%	6.6%	6.7%
	Italian	6.0%	6.6%	7.4%
	Polish	1.5%	1.6%	1.7%
	Scandinavian	0.9%	1.1%	1.2%
	Scotch/Irish	7.2%	7.4%	7.7%
Other European (ie. Greek/Russian)	3.0%	3.4%	3.6%	
Middle Eastern	0.3%	0.4%	0.4%	
Other Ancestry	28.2%	27.2%	27.0%	
Unclassified Ancestry	12.4%	12.2%	11.4%	
Education (Age 25+)	Adult Population (25 Years or Older)	6,884	56,730	136,383
	Elementary (0 to 8)	3.3%	5.9%	4.8%
	Some High School (9 to 11)	7.1%	7.2%	7.2%
	High School Graduate (12)	31.1%	33.9%	32.4%
	Some College (13 to 16)	26.5%	22.2%	22.9%
	Associates Degree Only	10.8%	10.0%	10.2%
	Bachelors Degree Only	13.2%	14.4%	14.7%
	Graduate Degree	8.0%	6.4%	7.8%
% College (4+)	21.3%	20.8%	22.5%	
Household Type	Total Households – count	3,512	29,384	73,877
	One Person HHs – count	589	5,210	15,834
	Family HHs – count	2,454	22,331	53,487
	Married Couple – count	1,617	16,687	41,262
	w/own children – count	514	6,115	13,338
	w/out own children – count	1,102	10,571	27,925
	Male Householder – count	222	1,552	3,357
	Female Householder – count	615	4,093	8,868
	Non-Family Households – count	469	1,843	4,556
	1 Person Household	16.8%	17.7%	21.4%
	2 Person Household	33.7%	34.8%	38.0%
	3 Person Household	19.8%	18.9%	16.5%
	4 Person Household	16.3%	15.5%	13.4%
	5 Person Household	7.9%	7.7%	6.5%
	6 Person Household	3.4%	3.3%	2.6%
	7+ Person Household	2.0%	2.1%	1.6%
% Households With Children	27.2%	29.2%	24.8%	

This report was produced us

Extended Demographic Report - PopStats

2010 Census, 2021 Estimates & 2026 Projections

Calculated using TAS Retrieval



Jan 20, 2022

Latitude: 27.275169 Longitude: -80.355065

Shoppes of Victoria Square				
Port St. Lucie, FL				
		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
	Total Housing Units	3,940	33,255	85,774
	Owner Occupied Percent	71.6%	70.2%	67.0%
	Renter Occupied Percent	17.6%	18.1%	19.2%
	Vacant Housing Percent	10.8%	11.6%	13.9%
	Total Housing Units (Census 2000)	2,074	18,129	40,383
	For Rent (Census 2000)	20%	13%	13%
	For Sale (Census 2000)	38%	24%	18%
	Rented or Sold, (Census 2000)	4%	5%	4%
	Seasonal (Census 2014)	62%	62%	66%
	Other (Census 2000)	6%	14%	10%
Homes Built By Year	Homes Built 1990 to 2000	39%	33%	36%
	Homes Built 1980 to 1989	49%	47%	41%
	Homes Built 1970 to 1979	11%	16%	19%
	Homes Built 1960 to 1969	0%	3%	3%
	Homes Built 1950 to 1959	0%	1%	1%
	Homes Built 1940 to 1949	0%	0%	0%
	Homes Built Before 1939	0%	0%	0%
Units in Structure	1 Unit	99%	97%	84%
	2 - 9 Units	0%	2%	5%
	Greater than 10 Units	0%	1%	3%
	Mobilie Trailer	0%	1%	8%
	Other Units	0%	0%	0%
Home Value (Owner Occupied)	Property Value \$1,000,000 or more	2.7%	1.5%	2.3%
	Property Value \$750,000 to \$999,999	3.1%	3.8%	6.4%
	Property Value \$500,000 to \$749,999	23.0%	23.0%	25.0%
	Property Value \$400,000 to \$499,999	21.3%	21.3%	18.7%
	Property Value \$300,000, to \$399,999	24.7%	24.8%	20.5%
	Property Value \$200,000 to \$299,999	14.7%	16.5%	14.8%
	Property Value \$150,000 to \$199,999	6.5%	5.0%	4.0%
	Property Value \$100,000 to \$149,999	1.8%	1.6%	2.6%
	Property Value \$60,000 to \$99,999	0.8%	0.7%	2.0%
	Property Value \$40,000 to \$59,999	0.5%	0.6%	1.0%
	Property Value \$0 to \$39,999	1.0%	0.6%	1.9%
	Median Home Value	\$400,247	\$399,528	\$414,557
	Median Rent	\$784	\$753	\$738
Wealth per Household	\$0 and under - percent	17.2%	17.1%	16.9%
	\$1 to \$4999 - percent	8.4%	8.4%	8.4%
	\$5k to \$9999 - percent	4.5%	4.5%	4.5%
	\$10k to \$24999 - percent	6.4%	6.4%	6.3%
	\$25k to \$49999 - percent	7.0%	7.0%	6.9%
	\$50k to \$99999 - percent	10.7%	10.7%	10.6%
	\$100k to \$249999 - percent	18.6%	18.7%	18.7%
	\$250k to \$499999 - percent	13.2%	13.2%	13.4%
	\$500k+ - percent	14.1%	14.1%	14.3%
	Median HH Wealth	\$80,350	\$81,147	\$82,856
	Avg HH Wealth	\$234,923	\$235,155	\$237,701

Extended Demographic Report - PopStats

2010 Census, 2021 Estimates & 2026 Projections

Calculated using TAS Retrieval

Jan 20, 2022



Latitude: 27.275169 Longitude: -80.355065

Shoppes of Victoria Square				
Port St. Lucie, FL				
		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Economic Viability	Economic Viability Local	278	274	276
	Economic Viability Indexed	107	105	106
Occupation (Employed Civilians Age 16+)	Employed Civilian Pop 16+ by Occupation	5,098	40,523	88,560
	Managerial/Executive	9.6%	12.4%	12.6%
	Professional Specialty	18.0%	16.1%	17.3%
	Healthcare Support	4.5%	5.0%	4.6%
	Sales	13.0%	11.3%	12.7%
	Office & Administrative Support	13.6%	11.8%	11.6%
	Protective Service	2.4%	2.6%	2.7%
	Food Preparation	8.2%	7.9%	7.1%
	Building Maintenance & Cleaning	3.7%	4.0%	4.7%
	Personal Care	2.1%	3.1%	3.4%
	Farming, Fishing, & Forestry	0.0%	0.1%	0.1%
	Construction	12.9%	13.4%	11.8%
	Production & Transportation	12.1%	12.4%	11.5%
	Percent White Collar Workers	58.6%	56.5%	58.8%
	Percent Blue Collar Workers	41.4%	43.5%	41.2%
Employment by Industry (Employed Civilians Age 16+)	Agriculture/Mining/Construction	6.9%	10.9%	9.3%
	Manufacturing	5.3%	4.6%	4.5%
	Transportation	4.8%	5.8%	5.2%
	Information	2.3%	1.9%	1.8%
	Wholesale/Retail	18.0%	18.5%	18.9%
	Finance, Insurance, Real Estate	2.7%	4.3%	4.8%
	Professional Services	7.1%	4.3%	4.3%
	Management Services	0.4%	0.2%	0.2%
	Administrative/Waste Services	6.3%	5.8%	7.1%
	Educational Services	26.0%	22.5%	22.8%
	Entertainment Services	9.5%	11.3%	11.1%
	Other Professional Services	6.6%	5.8%	6.3%
	Public Administration	4.0%	4.0%	3.7%
Transportation To Work	Drive to Work Alone	85.4%	84.6%	83.9%
	Drive to Work Carpool	11.7%	11.6%	11.6%
	Travel to Work by Public Transportation	0.2%	0.3%	0.3%
	Drive to Work on Motorcycle	0.1%	0.4%	0.4%
	Drive to Work on Bicycle	0.2%	0.2%	0.3%
	Walked to Work	0.3%	0.5%	0.5%
	Other Means	0.7%	0.5%	0.5%
	Work at Home	1.3%	2.1%	2.4%

Extended Demographic Report - PopStats

2010 Census, 2021 Estimates & 2026 Projections

Calculated using TAS Retrieval

Jan 20, 2022



Latitude: 27.275169 Longitude: -80.355065

Shoppes of Victoria Square				
Port St. Lucie, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
	Travel to Work in Less than 5 Minutes	1.8%	1.2%	1.3%
	Travel to Work in 5 to 9 Minutes	5.6%	5.6%	6.1%
	Travel to Work in 10 to 14 Minutes	9.1%	10.5%	11.2%
	Travel to Work in 15 to 19 Minutes	15.8%	15.7%	15.6%
	Travel to Work in 20 to 29 Minutes	28.2%	25.9%	26.2%
	Travel to Work in 30 to 44 Minutes	21.6%	24.5%	23.3%
	Travel to Work in 45 to 59 Minutes	8.6%	9.5%	8.8%
	Travel to Work in 60 Minutes or more	9.3%	7.0%	7.3%
	Average Travel Time to Work	28	27	27
Vehicles per HH	No Vehicles	0.1%	2.1%	2.9%
	1 Vehicle	31.4%	31.3%	37.5%
	2 Vehicles	46.3%	44.8%	41.5%
	3 or more vehicles	22.2%	21.7%	18.1%
	Average Number of Vehicles	1.96	1.94	1.80
Change	Births (last 12 months)	109	896	1,962
	Deaths (last 12 months)	77	688	2,008
	Migration (last 12 months)	189	2,169	6,416
Work place	Workplace Establishments	575	1,739	4,129
	Workplace Employees (FTE)	3,503	12,275	41,581