

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

May 12, 2025



Latitude: 27.8802 Longitude: -82.3276

Lake St. Charles Riverview, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Current Year Estimated Population	11,174	96,540	219,621
	Population Est 23Q1	11,143	96,446	219,316
	Population Est 22Q4	11,132	96,597	218,607
	Population Est 22Q3	11,067	96,189	217,621
	Population Est 22Q2	11,021	95,969	217,051
	Population Est 22Q1	10,979	95,844	216,386
	Population Est 21Q4	10,949	95,564	215,980
	Population Est 21Q3	10,934	95,290	214,304
	Population Est 21Q2	10,923	94,820	212,622
	Population Fcst	11,857	103,456	238,839
	2010 Census Population	9,938	68,576	157,020
	2000 Census Population	5,507	43,709	105,028
	1990 Census Population	2,845	27,366	74,643
	Current Year Daytime Population	10,934	73,658	190,000
	Average Seasonal Population	56	1,728	2,824
	Historical Annual Growth, 1990 – 2000	6.83%	4.79%	3.47%
	Historical Annual Growth, 2000 – 2010	6.08%	4.61%	4.10%
	Estimated Annual Growth, 2010 – CY	0.83%	2.43%	2.38%
	Projected Annual Growth, CY to Y5	1.19%	1.39%	1.69%
	Group Qtrs Est	29	327	1,351
Transient Est Average Last 4 Qtrs	43	1,115	5,243	
Households	Current Year Estimated Households	4,347	38,171	82,213
	Households Est 23Q1	4,337	38,141	82,105
	Households Est 22Q4	4,333	38,208	81,842
	Households Est 22Q3	4,309	38,044	81,494
	Households Est 22Q2	4,291	37,966	81,308
	Households Est 22Q1	4,278	37,926	81,079
	Households Est 21Q4	4,266	37,812	80,910
	Households Est 21Q3	4,261	37,697	80,275
	Households Est 21Q2	4,256	37,497	79,649
	Households Fcst	4,610	40,823	89,139
	2010 Census Households	3,886	27,430	58,878
	2000 Census Households	2,087	16,669	38,539
	1990 Census Households	1,097	10,133	26,617
	Historical Annual Growth, 1990 – 2000	6.64%	5.10%	3.77%
	Historical Annual Growth, 2000 – 2010	6.41%	5.11%	4.33%
	Estimated Annual Growth, 2010 – CY	0.79%	2.35%	2.37%
	Projected Annual Growth, CY to Y5	1.18%	1.35%	1.63%
Population per Household	2.56	2.52	2.65	

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Lake St. Charles Riverview, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Income	HH Income \$500,000 or more	1.0%	1.4%	1.5%
	HH Income \$250,000 to \$499,999	1.3%	1.7%	1.9%
	HH Income \$200,000 to \$249,999	3.0%	4.0%	4.3%
	HH Income \$175,000 to \$199,999	3.8%	4.2%	4.0%
	HH Income \$150,000 to \$174,999	6.8%	5.6%	5.8%
	HH Income \$100,000 to 149,999	20.5%	20.0%	19.9%
	HH Income \$75,000 to 99,999	13.6%	15.3%	14.8%
	HH Income \$50,000 to 74,999	18.2%	18.0%	18.5%
	HH Income \$35,000 to 49,999	10.5%	10.4%	10.3%
	HH Income \$25,000 to 34,999	7.5%	6.6%	6.8%
	HH Income \$15,000 to 24,999	8.4%	6.0%	5.4%
	HH Income \$0 to 14,999	5.5%	6.8%	6.7%
	Average Household Income	\$90,666	\$95,570	\$97,158
	Median Household Income	\$75,016	\$78,090	\$78,377
	Per Capita Income	\$35,369	\$37,910	\$36,526
	Average Disposable Income	\$77,596	\$80,257	\$81,461
	Median Disposable Income	\$66,661	\$69,273	\$69,486
	Discretionary HH Income Over \$150,000	0.9%	1.8%	2.5%
	Discretionary HH Income \$125,000 to \$149,999	4.3%	5.8%	5.6%
	Discretionary HH Income \$100,000 to \$124,999	7.3%	6.5%	6.8%
	Discretionary HH Income \$75,000 to \$99,999	13.9%	12.9%	12.8%
	Discretionary HH Income \$50,000 to \$74,999	21.5%	22.5%	21.9%
	Discretionary HH Income \$25,000 to \$49,999	28.7%	28.6%	28.6%
	Discretionary HH Income Under \$25,000	23.4%	22.0%	21.8%
	Average Discretionary HH Income	\$54,795	\$56,788	\$57,436
	Median Discretionary HH Income	\$47,869	\$49,497	\$49,542
	Householder White – Count	2,085	17,243	36,505
	Median HH Income	\$86,225	\$87,675	\$89,713
	Average HH Income	\$94,638	\$93,796	\$96,530
	Householder Black or African-American – Count	676	7,089	15,077
	Median HH Income	\$77,288	\$65,746	\$67,069
	Average HH Income	\$90,065	\$75,372	\$77,615
	Householder Hispanic – Count	1,121	8,348	19,411
Median HH Income	\$61,468	\$71,369	\$69,998	
Average HH Income	\$67,168	\$80,927	\$79,924	
Householder Asian or Pacific Islander – Count	53	1,149	2,227	
Median HH Income	\$125,006	\$109,980	\$99,353	
Average HH Income	\$120,037	\$109,423	\$100,802	
Householder Other or Pacific Islander – Count	411	4,341	8,992	
Median HH Income	\$73,199	\$74,930	\$76,408	
Average HH Income	\$72,959	\$84,269	\$85,230	

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Lake St. Charles Riverview, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Gender	Male Population	5,269	45,776	105,382
	Female Population	5,905	50,764	114,238
Total Population by Age	Count of Pop 0 to 4 years	677	6,209	13,666
	Count of Pop 0 to 7 years	947	8,571	19,174
	Count of Pop 5 - 13	1,225	10,526	24,812
	Count of Pop 14 - 18	563	4,640	11,665
	Count of Pop 19 - 22	535	4,467	11,258
	Count of Pop 22 - 25	374	3,241	8,102
	Count of Pop 25 - 29	617	6,172	14,043
	Count of Pop 30 - 34	773	7,788	16,727
	Count of Pop 35 - 39	874	8,073	17,153
	Count of Pop 40 - 44	818	7,136	16,050
	Count of Pop 45 - 59	2,242	18,046	41,632
	Count of Pop 60 - 74	1,840	14,574	31,961
	Count of Pop 75 - 84	498	4,358	9,650
	Count of Pop 85+	138	1,309	2,902
	% of Pop 0 to 4 years	6.1%	6.4%	6.2%
	% of Pop 0 to 7 years	8.5%	8.9%	8.7%
	% of Pop 5 - 13	11.0%	10.9%	11.3%
	% of Pop 14 - 18	5.0%	4.8%	5.3%
	% of Pop 19 - 22	4.8%	4.6%	5.1%
	% of Pop 22 - 25	3.3%	3.4%	3.7%
	% of Pop 25 - 29	5.5%	6.4%	6.4%
	% of Pop 30 - 34	6.9%	8.1%	7.6%
	% of Pop 35 - 39	7.8%	8.4%	7.8%
	% of Pop 40 - 44	7.3%	7.4%	7.3%
	% of Pop 45 - 59	20.1%	18.7%	19.0%
	% of Pop 60 - 74	16.5%	15.1%	14.6%
	% of Pop 75 - 84	4.5%	4.5%	4.4%
	% of Pop 85+	1.2%	1.4%	1.3%
Median Age	39.7	38.2	37.8	
Average Age	39.7	39.0	38.5	
Male Population by Age	% of Pop 0 to 4 years	6.6%	6.9%	6.6%
	% of Pop 5 - 13	11.7%	11.6%	11.9%
	% of Pop 14 - 18	5.5%	5.2%	5.6%
	% of Pop 19 - 22	5.3%	5.0%	5.4%
	% of Pop 22 - 25	3.6%	3.6%	3.9%
	% of Pop 25 - 29	5.5%	6.6%	6.6%
	% of Pop 30 - 34	6.4%	7.9%	7.5%
	% of Pop 35 - 39	7.6%	8.2%	7.7%
	% of Pop 40 - 44	7.1%	7.4%	7.2%
	% of Pop 45 - 59	19.9%	18.4%	18.9%
	% of Pop 75 - 84	4.0%	4.0%	3.9%
	% of Pop 60 - 74	15.7%	14.2%	13.7%
	% of Pop 85+	1.0%	1.0%	1.0%
	Median Age	38.5	37.0	36.5
Average Age	38.6	37.8	37.4	

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	% of Pop 0 to 4 years	5.6%	6.0%	5.8%
	% of Pop 5 - 13	10.3%	10.3%	10.7%
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	% of Pop 40 - 44	7.5%	7.4%	7.4%
	% of Pop 45 - 59	20.2%	18.9%	19.0%
	% of Pop 60 - 74	17.2%	15.9%	15.3%
	% of Pop 75 - 84	4.8%	5.0%	4.8%
	% of Pop 85+	1.5%	1.7%	1.7%
	Median Age	40.8	39.3	38.9
Average Age	40.8	40.1	39.6	
Race	Count of White	6,575	51,123	115,274
	Count of Black or African-American	1,966	19,993	44,373
	Count of Asian or Pacific Islander	242	4,263	8,451
	Count of Other races	2,392	21,161	51,523
	White	58.8%	53.0%	52.5%
	Black or African American	17.6%	20.7%	20.2%
	Asian	2.2%	4.4%	3.8%
	Other Races	21.4%	21.9%	23.5%
Language Spoken	Speak English at Home	76.4%	74.1%	72.5%
	Speak Spanish at Home	21.4%	19.1%	21.2%
	Speak French or French Creole at Home	0.1%	1.4%	1.5%
	Speak German at Home	0.3%	0.3%	0.3%
	Speak Other Indo-European Languages at Home	0.3%	1.9%	1.8%
	Speak Russian and Other Slavic Languages at Home	0.2%	0.5%	0.4%
	Speak Chinese at Home	0.0%	0.2%	0.3%
	Speak Korean at Home	0.0%	0.0%	0.0%
	Speak Vietnamese at Home	0.0%	0.3%	0.2%
	Speak Other Asian Languages at Home	0.0%	0.6%	0.6%
	Speak Tagalog and Other Pacific Languages at Home	0.6%	0.5%	0.3%
	Speak Other Language at Home	0.6%	1.2%	0.9%
Hispanic	Hispanic Population	3,157	25,389	62,644
	Hispanic Population Percent	28.3%	26.3%	28.5%
	Mexican	11.4%	12.0%	14.3%
	Puerto Rican	30.9%	35.9%	37.5%
	Cuban	10.7%	15.3%	17.0%
	Dominican	14.4%	9.1%	6.8%
	Central American	10.2%	6.4%	6.8%
	South American	5.5%	12.6%	11.0%
	Other Hispanic	16.9%	8.7%	6.6%
	2000 Hispanic Population Percent	11%	11%	13%
	1990 Hispanic Population Percent	6%	6%	8%

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Ancestry	American (percent of total population)	3.3%	3.8%	4.1%
	American	3.0%	3.5%	3.8%
	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)	2.1%	4.4%	3.8%
	Chinese	0.6%	0.4%	0.4%
	Japanese	0.0%	0.1%	0.1%
	Korean	0.5%	0.3%	0.3%
	South Central Asian (ie. Indian)	0.4%	1.8%	1.6%
	South East Asian (ie. Vietnamese)	0.6%	1.6%	1.3%
	Other Asian	0.0%	0.1%	0.2%
	European (percent of total population)	23.1%	21.0%	19.9%
	British	4.5%	3.7%	3.5%
	Dutch	0.3%	0.4%	0.4%
	French	0.7%	1.0%	0.9%
	German	4.3%	4.8%	4.3%
	Italian	3.8%	2.9%	2.6%
	Polish	0.7%	1.3%	1.1%
	Scandinavian	0.7%	0.7%	0.8%
	Scotch/Irish	6.0%	4.3%	4.5%
Other European (ie. Greek/Russian)	2.1%	1.8%	1.8%	
Middle Eastern	0.3%	0.7%	0.6%	
Other Ancestry	27.2%	29.3%	28.8%	
Unclassified Ancestry	15.9%	14.6%	14.4%	
Education (Age 25+)	Adult Population (25 Years or Older)	7,800	67,457	150,118
	Elementary (0 to 8)	2.4%	3.0%	3.8%
	Some High School (9 to 11)	4.8%	4.6%	4.8%
	High School Graduate (12)	30.6%	25.9%	26.7%
	Some College (13 to 16)	19.3%	21.4%	20.5%
	Associates Degree Only	13.7%	10.6%	11.0%
	Bachelors Degree Only	20.4%	22.7%	22.1%
	Graduate Degree	8.6%	11.8%	11.1%
	% College (4+)	29.1%	34.5%	33.2%
Household Type	Total Households – count	4,347	38,171	82,213
	One Person HHs – count	984	9,717	19,056
	Family HHs – count	2,986	24,987	55,816
	Married Couple – count	1,848	16,610	37,526
	w/own children – count	782	6,654	15,408
	w/out own children – count	1,066	9,956	22,118
	Male Householder – count	302	1,952	5,102
	Female Householder – count	836	6,425	13,187
	Non-Family Households – count	377	3,468	7,341
	1 Person Household	22.6%	25.5%	23.2%
	2 Person Household	34.0%	33.7%	32.4%
	3 Person Household	19.3%	17.9%	18.5%
	4 Person Household	13.1%	12.9%	14.5%
	5 Person Household	7.0%	6.0%	7.0%
6 Person Household	2.4%	2.5%	2.9%	
7+ Person Household	1.6%	1.4%	1.6%	
% Households With Children	32.0%	28.1%	30.4%	

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Lake St. Charles Riverview, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Housing	Total Housing Units	4,567	40,893	87,734
	Owner Occupied Percent	63.9%	53.8%	55.6%
	Renter Occupied Percent	31.3%	39.6%	38.1%
	Vacant Housing Percent	4.8%	6.7%	6.3%
	Total Housing Units (Census 2000)	2,259	18,406	41,824
Home Value (Owner Occupied)	Property Value \$1,000,000 or more	1.3%	2.8%	3.3%
	Property Value \$750,000 to \$999,999	2.4%	4.4%	4.4%
	Property Value \$500,000 to \$749,999	24.8%	22.5%	24.4%
	Property Value \$400,000 to \$499,999	23.5%	20.9%	20.5%
	Property Value \$300,000, to \$399,999	21.7%	22.7%	22.2%
	Property Value \$200,000 to \$299,999	16.7%	15.1%	14.1%
	Property Value \$150,000 to \$199,999	3.2%	2.9%	3.7%
	Property Value \$100,000 to \$149,999	0.6%	2.0%	2.4%
	Property Value \$60,000 to \$99,999	0.3%	1.4%	1.2%
	Property Value \$40,000 to \$59,999	1.4%	1.2%	0.9%
	Property Value \$0 to \$39,999	2.8%	3.1%	2.4%
	Median Home Value	\$413,944	\$407,244	\$415,231
Wealth per Household	\$0 and under - percent	17.6%	18.1%	18.1%
	\$1 to \$4999 - percent	8.7%	8.9%	8.9%
	\$5k to \$9999 - percent	4.7%	4.8%	4.8%
	\$10k to \$24999 - percent	6.5%	6.5%	6.6%
	\$25k to \$49999 - percent	6.9%	6.9%	6.9%
	\$50k to \$99999 - percent	10.4%	10.2%	10.2%
	\$100k to \$249999 - percent	18.1%	17.7%	17.7%
	\$250k to \$499999 - percent	13.0%	12.8%	12.8%
	\$500k+ - percent	14.2%	14.2%	14.1%
	Median HH Wealth	\$77,545	\$73,408	\$73,601
	Avg HH Wealth	\$234,918	\$232,485	\$232,325
Economic Viability	Economic Viability Local	289	286	284
	Economic Viability Indexed	107	106	105
Occupation (Employed Civilians Age 16+)	Employed Civilian Pop 16+ by Occupation	6,128	51,747	117,114
	Managerial/Executive	21.4%	18.9%	18.7%
	Professional Specialty	19.2%	25.2%	22.9%
	Healthcare Support	1.5%	2.0%	2.5%
	Sales	14.4%	9.5%	10.4%
	Office & Administrative Support	15.2%	14.5%	14.3%
	Protective Service	0.7%	1.9%	2.3%
	Food Preparation	6.1%	5.2%	5.3%
	Building Maintenance & Cleaning	3.3%	3.3%	3.0%
	Personal Care	2.4%	2.9%	2.6%
	Farming, Fishing, & Forestry	0.0%	0.0%	0.1%
	Construction	7.4%	6.9%	7.0%
	Production & Transportation	8.5%	9.7%	10.9%
	Percent White Collar Workers	71.7%	70.1%	68.8%
	Percent Blue Collar Workers	28.3%	29.9%	31.2%

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	Agriculture/Mining/Construction	5.5%	6.3%	7.0%
	Manufacturing	4.3%	4.9%	5.0%
	Transportation	5.2%	6.1%	6.6%
	Information	1.4%	2.2%	1.8%
	Wholesale/Retail	13.6%	13.8%	14.4%
	Finance, Insurance, Real Estate	17.2%	12.3%	12.3%
	Professional Services	9.9%	9.9%	9.2%
	Management Services	0.5%	0.4%	0.3%
	Administrative/Waste Services	8.6%	6.2%	5.9%
	Educational Services	17.3%	22.2%	21.2%
	Entertainment Services	9.4%	7.7%	8.3%
	Other Professional Services	3.9%	3.9%	3.7%
	Public Administration	3.2%	4.1%	4.4%
Vehicles per HH	No Vehicles	4.2%	4.5%	3.8%
	1 Vehicle	36.3%	40.5%	38.1%
	2 Vehicles	44.2%	41.2%	42.4%
	3 or more vehicles	15.3%	13.9%	15.6%
	Average Number of Vehicles	1.75	1.69	1.75
Change	Births (last 12 months)	125	1,142	2,589
	Deaths (last 12 months)	68	569	1,260
	Migration (last 12 months)	97	14	1,287
Work place	Workplace Establishments	297	1,650	5,514
	Workplace Employees (FTE)	4,296	20,979	66,404