Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections
Calculated using TAS Retrieval

BRIXMOR®

May 12, 2025

Belfair Towne Village Bluffton, SC	5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Population			
Current Year Estimated Population	21,749	48,297	116,925
Population Est 23Q1	21,615	48,071	116,283
Population Est 22Q4	21,606	48,050	115,976
Population Est 22Q3	21,505	47,894	115,537
Population Est 22Q2	21,522	47,830	114,963
Population Est 22Q1	21,431	47,641	114,466
Population Est 21Q4	21,423	47,584	113,965
Population Est 21Q3	21,381	47,386	113,405
Population Est 21Q2	21,304	47,345	112,405
Population Fcst	23,154	51,857	124,644
2010 Census Population	17,613	36,050	82,647
2000 Census Population	7,718	14,598	45,488
1990 Census Population	2,617	5,380	23,071
Current Year Daytime Population	24,644	46,133	112,919
Average Seasonal Population	1,975	5,142	28,958
Historical Annual Growth, 1990 – 2000	11.42%	10.50%	7.02%
Historical Annual Growth, 2000 – 2010	8.60%	9.46%	6.15%
Estimated Annual Growth, 2010 – CY	1.49%	2.07%	2.46%
Projected Annual Growth, CY to Y5	1.26%	1.43%	1.29%
Group Qtrs Est	74	371	1,484
Transient Est Average Last 4 Qtrs	979	1,569	15,838
Households			
Current Year Estimated Households	8,486	19,350	50,036
Households Est 23Q1	8,433	19,254	49,753
Households Est 22Q4	8,428	19,242	49,607
Households Est 22Q3	8,387	19,175	49,429
Households Est 22Q2	8,394	19,145	49,185
Households Est 22Q1	8,359	19,069	48,974
Households Est 21Q4	8,355	19,031	48,741
Households Est 21Q3	8,336	18,937	48,475
Households Est 21Q2	8,300	18,898	47,993
Households Fcst	9,039	20,816	53,287
2010 Census Households	6,414	13,647	34,330
2000 Census Households	2,878	5,909	18,722
1990 Census Households	982	2,095	9,404
Historical Annual Growth, 1990 – 2000	11.35%	10.93%	7.13%
Historical Annual Growth, 2000 – 2010	8.34%	8.73%	6.25%
Estimated Annual Growth, 2010 – CY	1.98%	2.48%	2.68%
Projected Annual Growth, CY to Y5	1.27%	1.47%	1.27%
Population per Household	2.55	2.48	2.31

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Belfair Towne Village Bluffton, SC	5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Income			
HH Income $500,000 or more	2.3%	2.6%	2.7%
HH Income $250,000 to $499,999	2.8%	3.2%	3.2%
HH Income $200,000 to $249,999	6.5%	7.4%	7.6%
HH Income $175,000 to $199,999	4.8%	4.8%	5.9%
HH Income $150,000 to $174,999	4.9%	5.9%	6.7%
HH Income $100,000 to 149,999	20.2%	21.1%	20.4%
HH Income $75,000 to 99,999	15.6%	15.3%	14.4%
HH Income $50,000 to 74,999	14.8%	15.3%	15.8%
HH Income $35,000 to 49,999	10.7%	9.7%	9.2%
HH Income $25,000 to 34,999	5.4%	5.1%	4.6%
HH Income $15,000 to 24,999	4.5%	3.5%	4.4%
HH Income $0 to 14,999	7.5%	6.1%	5.1%
Average Household Income	$109,098	$120,014	$127,051
Median Household Income	$86,044	$91,317	$93,278
Per Capita Income	$42,673	$48,372	$54,923
Average Disposable Income	$86,591	$91,889	$94,015
Median Disposable Income	$74,261	$78,197	$79,476
Discretionary HH Income Over $150,000	3.4%	5.1%	6.8%
Discretionary HH Income $125,000 to $149,999	7.0%	7.7%	8.3%
Discretionary HH Income $100,000 to $124,999	7.2%	8.2%	8.9%
Discretionary HH Income $75,000 to $99,999	11.9%	14.0%	14.4%
Discretionary HH Income $50,000 to $74,999	23.3%	23.2%	21.7%
Discretionary HH Income $25,000 to $49,999	25.1%	24.7%	24.0%
Discretionary HH Income Under $25,000	22.1%	17.1%	16.0%
Average Discretionary HH Income	$60,454	$66,314	$69,678
Median Discretionary HH Income	$52,536	$58,048	$61,492
Householder White – Count	5,746	14,589	39,198
Median HH Income	$92,363	$96,852	$100,290
Average HH Income	$100,064	$103,684	$106,694
Householder Black or African-American – Count	633	1,060	3,154
Median HH Income	$41,449	$47,057	$60,800
Average HH Income	$54,659	$72,840	$76,810
Householder Hispanic – Count	1,535	2,323	4,798
Median HH Income	$79,229	$77,098	$74,268
Average HH Income	$87,142	$88,241	$85,275
Householder Asian or Pacific Islander – Count	29	163	392
Median HH Income	$70,161	$73,748	$67,249
Average HH Income	$99,690	$84,231	$81,305
Householder Other or Pacific Islander – Count	542	1,215	2,494
Median HH Income	$91,805	$89,962	$82,170
Average HH Income	$96,165	$96,541	$90,314

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Belfair Towne Village **Bluffton, SC**	**5.00 Minute** **Drivetime**	**10.00 Minute** **Drivetime**	**20.00 Minute** **Drivetime**
Gender			
Male Population	10,587	23,129	54,868
Female Population	11,162	25,168	62,057
Total Population by Age			
Count of Pop 0 to 4 years	1,124	2,221	4,579
Count of Pop 0 to 7 years	1,692	3,294	6,682
Count of Pop 5 - 13	2,323	4,695	9,518
Count of Pop 14 - 18	1,115	2,367	5,010
Count of Pop 19 - 22	1,084	2,294	4,958
Count of Pop 22 - 25	788	1,644	3,574
Count of Pop 25 - 29	1,208	2,323	4,937
Count of Pop 30 - 34	1,310	2,523	5,025
Count of Pop 35 - 39	1,388	2,635	5,387
Count of Pop 40 - 44	1,442	2,860	5,750
Count of Pop 45 - 59	4,085	8,470	18,120
Count of Pop 60 - 74	3,932	9,968	28,228
Count of Pop 75 - 84	1,650	5,184	17,597
Count of Pop 85+	298	1,112	4,242
% of Pop 0 to 4 years	5.2%	4.6%	3.9%
% of Pop 0 to 7 years	7.8%	6.8%	5.7%
% of Pop 5 - 13	10.7%	9.7%	8.1%
% of Pop 14 - 18	5.1%	4.9%	4.3%
% of Pop 19 - 22	5.0%	4.7%	4.2%
% of Pop 22 - 25	3.6%	3.4%	3.1%
% of Pop 25 - 29	5.6%	4.8%	4.2%
% of Pop 30 - 34	6.0%	5.2%	4.3%
% of Pop 35 - 39	6.4%	5.5%	4.6%
% of Pop 40 - 44	6.6%	5.9%	4.9%
% of Pop 45 - 59	18.8%	17.5%	15.5%
% of Pop 60 - 74	18.1%	20.6%	24.1%
% of Pop 75 - 84	7.6%	10.7%	15.0%
% of Pop 85+	1.4%	2.3%	3.6%
Median Age	41.8	46.0	53.4
Average Age	41.8	44.9	49.2
Male Population by Age			
% of Pop 0 to 4 years	5.5%	4.9%	4.3%
% of Pop 5 - 13	11.3%	10.6%	8.9%
% of Pop 14 - 18	5.5%	5.3%	4.7%
% of Pop 19 - 22	5.3%	5.1%	4.5%
% of Pop 22 - 25	3.8%	3.5%	3.1%
% of Pop 25 - 29	5.8%	5.0%	4.5%
% of Pop 30 - 34	6.2%	5.4%	4.5%
% of Pop 35 - 39	6.3%	5.4%	4.7%
% of Pop 40 - 44	6.7%	6.0%	5.1%
% of Pop 45 - 59	18.6%	17.4%	15.6%
% of Pop 75 - 84	7.2%	10.3%	14.6%
% of Pop 60 - 74	16.6%	18.9%	22.3%
% of Pop 85+	1.2%	2.0%	3.4%
Median Age	40.2	43.9	50.8
Average Age	40.5	43.4	47.9

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Demographic Source: Synergos Technologies, Inc

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Belfair Towne Village Bluffton, SC	5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
% of Pop 0 to 4 years	4.9%	4.3%	3.6%
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% of Pop 45 - 59	19.0%	17.6%	15.4%
% of Pop 60 - 74	19.5%	22.2%	25.7%
% of Pop 75 - 84	7.9%	11.1%	15.5%
% of Pop 85+	1.5%	2.5%	3.8%
Median Age	43.4	48.0	55.6
Average Age	42.9	46.2	50.4
Race			
Count of White	14,808	35,773	90,140
Count of Black or African-American	1,649	3,282	8,474
Count of Asian or Pacific Islander	225	630	1,349
Count of Other races	5,067	8,611	16,962
White	68.1%	74.1%	77.1%
Black or African American	7.6%	6.8%	7.2%
Asian	1.0%	1.3%	1.2%
Other Races	23.3%	17.8%	14.5%
Language Spoken			
Speak English at Home	77.5%	84.3%	86.0%
Speak Spanish at Home	19.5%	12.7%	11.1%
Speak French or French Creole at Home	0.1%	0.1%	0.3%
Speak German at Home	0.7%	0.7%	0.6%
Speak Other Indo-European Languages at Home	0.4%	0.6%	0.6%
Speak Russian and Other Slavic Languages at Home	0.3%	0.2%	0.2%
Speak Chinese at Home	0.0%	0.0%	0.1%
Speak Korean at Home	0.0%	0.0%	0.1%
Speak Vietnamese at Home	0.2%	0.2%	0.1%
Speak Other Asian Languages at Home	0.0%	0.1%	0.2%
Speak Tagalog and Other Pacific Languages at Home	0.1%	0.2%	0.2%
Speak Other Language at Home	1.1%	0.8%	0.5%
Hispanic			
Hispanic Population	5,656	8,898	17,038
Hispanic Population Percent	26.0%	18.4%	14.6%
Mexican	50.3%	48.5%	50.8%
Puerto Rican	20.1%	19.4%	12.9%
Cuban	0.0%	0.6%	1.9%
Dominican	0.4%	0.6%	0.4%
Central American	6.2%	9.9%	14.0%
South American	10.4%	11.3%	11.5%
Other Hispanic	12.6%	9.7%	8.6%
2000 Hispanic Population Percent	9%	6%	10%
1990 Hispanic Population Percent	1%	1%	1%

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Belfair Towne Village **Bluffton, SC**		**5.00 Minute** **Drivetime**	**10.00 Minute** **Drivetime**	**20.00 Minute** **Drivetime**
Ancestry	American (percent of total population)	4.6%	6.2%	5.1%
	American	4.4%	6.0%	4.9%
	Native American (ie. Indian/Eskimo)	0.2%	0.2%	0.1%
	Hawaiian/Pacific Islander	0.0%	0.0%	0.0%
	Asian (percent of total population)	1.0%	1.3%	1.1%
	Chinese	0.0%	0.0%	0.1%
	Japanese	0.0%	0.1%	0.1%
	Korean	0.1%	0.2%	0.1%
	South Central Asian (ie. Indian)	0.2%	0.2%	0.1%
	South East Asian (ie. Vietnamese)	0.7%	0.8%	0.6%
	Other Asian	0.0%	0.0%	0.1%
	European (percent of total population)	34.0%	39.3%	44.1%
	British	6.4%	7.5%	8.8%
	Dutch	1.0%	1.3%	1.0%
	French	1.4%	1.5%	1.6%
	German	6.2%	7.5%	9.0%
	Italian	3.5%	4.4%	4.5%
	Polish	1.9%	1.9%	2.0%
	Scandinavian	1.5%	1.9%	2.0%
	Scotch/Irish	9.1%	9.6%	11.1%
	Other European (ie. Greek/Russian)	2.9%	3.7%	4.2%
	Middle Eastern	0.2%	0.2%	0.4%
	Other Ancestry	19.3%	16.4%	16.5%
	Unclassified Ancestry	14.9%	18.1%	18.3%
Education **(Age 25+)**	Adult Population (25 Years or Older)	15,314	35,076	89,286
	Elementary (0 to 8)	4.4%	2.8%	2.3%
	Some High School (9 to 11)	2.4%	2.6%	3.2%
	High School Graduate (12)	21.0%	18.5%	18.7%
	Some College (13 to 16)	18.7%	20.1%	19.2%
	Associates Degree Only	11.8%	10.2%	9.0%
	Bachelors Degree Only	25.2%	28.3%	28.8%
	Graduate Degree	16.5%	17.6%	18.7%
	% College (4+)	41.7%	45.9%	47.5%
Household **Type**	Total Households – count	8,486	19,350	50,036
	One Person HHs – count	1,913	4,282	12,146
	Family HHs – count	5,866	13,674	34,760
	Married Couple – count	4,819	11,546	30,407
	w/own children – count	2,131	3,938	6,952
	w/out own children – count	2,688	7,608	23,456
	Male Householder – count	340	658	1,329
	Female Householder – count	707	1,470	3,023
	Non-Family Households – count	707	1,394	3,131
	1 Person Household	22.5%	22.1%	24.3%
	2 Person Household	39.4%	43.0%	47.9%
	3 Person Household	15.7%	14.1%	11.5%
	4 Person Household	12.8%	12.0%	9.4%
	5 Person Household	6.0%	5.5%	4.4%
	6 Person Household	2.2%	2.0%	1.7%
	7+ Person Household	1.3%	1.2%	0.9%
	% Households With Children	32.1%	26.3%	18.4%

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Belfair Towne Village Bluffton, SC	5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Housing			
Total Housing Units	9,411	21,432	59,304
Owner Occupied Percent	61.2%	67.2%	66.1%
Renter Occupied Percent	28.9%	23.1%	18.2%
Vacant Housing Percent	9.8%	9.7%	15.6%
Total Housing Units (Census 2000)	3,144	6,593	23,920
Home Value (Owner Occupied)			
Property Value $1,000,000 or more	16.7%	19.0%	18.5%
Property Value $750,000 to $999,999	10.0%	11.5%	13.5%
Property Value $500,000 to $749,999	34.2%	31.5%	29.5%
Property Value $400,000 to $499,999	17.6%	16.7%	13.4%
Property Value $300,000, to $399,999	8.4%	9.6%	7.4%
Property Value $200,000 to $299,999	5.2%	4.3%	4.0%
Property Value $150,000 to $199,999	1.3%	0.8%	1.2%
Property Value $100,000 to $149,999	0.0%	0.1%	0.5%
Property Value $60,000 to $99,999	0.6%	0.3%	0.5%
Property Value $40,000 to $59,999	1.2%	0.8%	0.5%
Property Value $0 to $39,999	0.3%	0.3%	1.3%
Median Home Value	$612,941	$635,851	$680,016
Wealth per Household			
$0 and under - percent	16.7%	15.8%	15.2%
$1 to $4999 - percent	7.9%	7.2%	6.9%
$5k to $9999 - percent	4.3%	4.1%	3.9%
$10k to $24999 - percent	6.2%	6.0%	5.8%
$25k to $49999 - percent	6.8%	6.7%	6.6%
$50k to $99999 - percent	10.2%	10.3%	10.3%
$100k to $249999 - percent	18.4%	18.9%	19.2%
$250k to $499999 - percent	13.7%	14.3%	14.7%
$500k+ - percent	15.8%	16.7%	17.3%
Median HH Wealth	$89,681	$99,463	$109,715
Avg HH Wealth	$253,115	$265,407	$273,452
Economic Viability			
Economic Viability Local	289	295	291
Economic Viability Indexed	107	109	108
Occupation (Employed Civilians Age 16+)			
Employed Civilian Pop 16+ by Occupation	11,372	24,219	51,619
Managerial/Executive	14.5%	16.4%	17.1%
Professional Specialty	19.5%	20.7%	22.2%
Healthcare Support	2.0%	1.5%	1.5%
Sales	13.2%	13.4%	13.6%
Office & Administrative Support	7.6%	9.6%	9.4%
Protective Service	3.3%	2.3%	2.0%
Food Preperation	12.2%	9.4%	9.1%
Building Maintenance & Cleaning	6.2%	5.1%	4.9%
Personal Care	3.5%	3.0%	2.9%
Farming, Fishing, & Forestry	0.2%	0.1%	0.3%
Construction	8.6%	8.9%	8.3%
Production & Transportation	9.2%	9.6%	8.6%
Percent White Collar Workers	56.7%	61.6%	63.8%
Percent Blue Collar Workers	43.3%	38.4%	36.2%

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	Agriculture/Mining/Construction	8.7%	8.9%	8.4%
	Manufacturing	3.7%	4.9%	6.1%
	Transportation	4.8%	4.9%	3.9%
	Information	3.5%	3.6%	2.6%
	Wholesale/Retail	15.3%	14.6%	14.4%
	Finance, Insurance, Real Estate	8.2%	7.1%	7.9%
	Professional Services	5.8%	7.5%	8.4%
	Management Services	0.0%	0.1%	0.2%
	Administrative/Waste Services	7.1%	6.2%	6.3%
	Educational Services	15.3%	17.2%	18.0%
	Entertainment Services	19.8%	16.9%	16.1%
	Other Professional Services	5.8%	5.9%	5.5%
	Public Administration	2.0%	2.2%	2.0%
Vehicles per HH	No Vehicles	3.2%	2.0%	2.7%
	1 Vehicle	37.1%	35.3%	36.5%
	2 Vehicles	43.5%	47.6%	46.1%
	3 or more vehicles	16.2%	15.1%	14.7%
	Average Number of Vehicles	1.77	1.80	1.77
Change	Births (last 12 months)	224	449	943
	Deaths (last 12 months)	211	612	1,967
	Migration (last 12 months)	215	634	3,002
Work place	Workplace Establishments	1,326	2,027	4,294
	Workplace Employees (FTE)	10,029	15,484	34,081

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