

# Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

May 12, 2025



Latitude: 27.299925 Longitude: -80.303493

East Port Plaza Port St. Lucie, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
<b>Population</b>	Current Year Estimated Population	6,040	62,616	138,559
	Population Est 23Q1	6,035	62,315	137,567
	Population Est 22Q4	6,035	62,180	137,055
	Population Est 22Q3	6,027	61,778	136,460
	Population Est 22Q2	6,015	61,547	135,561
	Population Est 22Q1	6,013	61,350	135,325
	Population Est 21Q4	5,972	61,134	134,962
	Population Est 21Q3	5,971	60,643	132,749
	Population Est 21Q2	5,944	60,116	131,146
	Population Fcst	5,829	63,213	145,330
	2010 Census Population	5,346	52,104	111,977
	2000 Census Population	4,834	43,133	85,024
	1990 Census Population	3,659	35,166	63,242
	Current Year Daytime Population	7,784	49,390	103,395
	Average Seasonal Population	1,496	7,469	14,855
	Historical Annual Growth, 1990 – 2000	2.82%	2.06%	3.00%
	Historical Annual Growth, 2000 – 2010	1.01%	1.91%	2.79%
	Estimated Annual Growth, 2010 – CY	0.86%	1.30%	1.51%
	Projected Annual Growth, CY to Y5	-0.71%	0.19%	0.96%
	Group Qtrs Est	76	564	808
Transient Est Average Last 4 Qtrs	23	1,330	1,534	
<b>Households</b>	Current Year Estimated Households	2,980	26,030	55,045
	Households Est 23Q1	2,976	25,902	54,634
	Households Est 22Q4	2,976	25,852	54,442
	Households Est 22Q3	2,972	25,701	54,226
	Households Est 22Q2	2,966	25,613	53,891
	Households Est 22Q1	2,965	25,539	53,801
	Households Est 21Q4	2,947	25,452	53,655
	Households Est 21Q3	2,947	25,266	52,846
	Households Est 21Q2	2,933	25,055	52,237
	Households Fcst	2,873	26,146	57,400
	2010 Census Households	2,650	22,081	45,112
	2000 Census Households	2,263	18,099	34,650
	1990 Census Households	1,632	14,432	24,945
	Historical Annual Growth, 1990 – 2000	3.32%	2.29%	3.34%
	Historical Annual Growth, 2000 – 2010	1.59%	2.01%	2.67%
	Estimated Annual Growth, 2010 – CY	0.83%	1.16%	1.41%
	Projected Annual Growth, CY to Y5	-0.73%	0.09%	0.84%
Population per Household	2.00	2.38	2.50	

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East Port Plaza Port St. Lucie, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Income	HH Income \$500,000 or more	0.7%	0.7%	1.1%
	HH Income \$250,000 to \$499,999	0.8%	0.8%	1.3%
	HH Income \$200,000 to \$249,999	2.0%	2.0%	3.0%
	HH Income \$175,000 to \$199,999	0.8%	2.6%	3.0%
	HH Income \$150,000 to \$174,999	1.3%	4.4%	4.8%
	HH Income \$100,000 to 149,999	11.4%	17.4%	18.7%
	HH Income \$75,000 to 99,999	12.7%	14.1%	14.2%
	HH Income \$50,000 to 74,999	19.7%	19.3%	19.6%
	HH Income \$35,000 to 49,999	12.6%	12.4%	11.2%
	HH Income \$25,000 to 34,999	14.6%	9.6%	9.0%
	HH Income \$15,000 to 24,999	14.1%	8.9%	7.4%
	HH Income \$0 to 14,999	9.4%	7.7%	6.6%
	Average Household Income	\$66,710	\$79,230	\$88,506
	Median Household Income	\$49,207	\$64,285	\$69,736
	Per Capita Income	\$33,202	\$33,151	\$35,316
	Average Disposable Income	\$55,529	\$67,378	\$73,742
	Median Disposable Income	\$44,328	\$57,578	\$62,279
	Discretionary HH Income Over \$150,000	0.1%	1.0%	2.4%
	Discretionary HH Income \$125,000 to \$149,999	3.0%	2.4%	3.1%
	Discretionary HH Income \$100,000 to \$124,999	1.6%	4.6%	5.3%
	Discretionary HH Income \$75,000 to \$99,999	4.4%	11.3%	12.8%
	Discretionary HH Income \$50,000 to \$74,999	16.4%	19.9%	20.2%
	Discretionary HH Income \$25,000 to \$49,999	31.8%	31.0%	30.5%
	Discretionary HH Income Under \$25,000	42.6%	29.8%	25.6%
	Average Discretionary HH Income	\$37,966	\$47,714	\$52,633
	Median Discretionary HH Income	\$30,843	\$40,617	\$44,465
	Householder White – Count	1,969	17,215	35,012
	Median HH Income	\$45,351	\$64,867	\$72,424
	Average HH Income	\$59,817	\$74,658	\$81,647
	Householder Black or African-American – Count	264	2,487	6,011
	Median HH Income	\$57,506	\$61,533	\$63,482
	Average HH Income	\$68,699	\$71,983	\$75,658
	Householder Hispanic – Count	527	3,828	8,723
Median HH Income	\$50,319	\$62,149	\$68,116	
Average HH Income	\$55,006	\$70,536	\$79,283	
Householder Asian or Pacific Islander – Count	37	584	1,051	
Median HH Income	\$133,133	\$74,873	\$59,706	
Average HH Income	\$130,632	\$83,778	\$78,055	
Householder Other or Pacific Islander – Count	184	1,916	4,248	
Median HH Income	\$49,648	\$66,261	\$68,000	
Average HH Income	\$52,594	\$76,148	\$79,148	

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East Port Plaza Port St. Lucie, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
<b>Gender</b>	Male Population	2,823	30,019	66,721
	Female Population	3,217	32,597	71,838
<b>Total Population by Age</b>	Count of Pop 0 to 4 years	265	2,863	6,352
	Count of Pop 0 to 7 years	369	3,909	8,865
	Count of Pop 5 - 13	434	5,188	12,161
	Count of Pop 14 - 18	193	2,609	6,197
	Count of Pop 19 - 22	195	2,624	6,222
	Count of Pop 22 - 25	151	1,929	4,583
	Count of Pop 25 - 29	298	3,193	7,083
	Count of Pop 30 - 34	391	3,493	7,484
	Count of Pop 35 - 39	341	3,582	7,911
	Count of Pop 40 - 44	258	3,322	7,570
	Count of Pop 45 - 59	885	10,584	24,769
	Count of Pop 60 - 74	1,493	14,385	30,295
	Count of Pop 75 - 84	813	6,495	13,317
	Count of Pop 85+	323	2,349	4,617
	% of Pop 0 to 4 years	4.4%	4.6%	4.6%
	% of Pop 0 to 7 years	6.1%	6.2%	6.4%
	% of Pop 5 - 13	7.2%	8.3%	8.8%
	% of Pop 14 - 18	3.2%	4.2%	4.5%
	% of Pop 19 - 22	3.2%	4.2%	4.5%
	% of Pop 22 - 25	2.5%	3.1%	3.3%
	% of Pop 25 - 29	4.9%	5.1%	5.1%
	% of Pop 30 - 34	6.5%	5.6%	5.4%
	% of Pop 35 - 39	5.7%	5.7%	5.7%
	% of Pop 40 - 44	4.3%	5.3%	5.5%
	% of Pop 45 - 59	14.7%	16.9%	17.9%
	% of Pop 60 - 74	24.7%	23.0%	21.9%
	% of Pop 75 - 84	13.5%	10.4%	9.6%
	% of Pop 85+	5.3%	3.8%	3.3%
Median Age	54.4	49.0	47.5	
Average Age	49.9	46.7	45.7	
<b>Male Population by Age</b>	% of Pop 0 to 4 years	4.9%	4.9%	4.9%
	% of Pop 5 - 13	8.0%	8.9%	9.4%
	% of Pop 14 - 18	3.6%	4.4%	4.7%
	% of Pop 19 - 22	3.8%	4.5%	4.8%
	% of Pop 22 - 25	2.9%	3.3%	3.6%
	% of Pop 25 - 29	5.3%	5.4%	5.4%
	% of Pop 30 - 34	7.0%	5.9%	5.7%
	% of Pop 35 - 39	6.2%	5.9%	5.8%
	% of Pop 40 - 44	4.5%	5.2%	5.4%
	% of Pop 45 - 59	14.6%	16.7%	17.5%
	% of Pop 75 - 84	11.8%	9.7%	9.0%
	% of Pop 60 - 74	23.1%	21.9%	20.8%
	% of Pop 85+	4.2%	3.1%	2.8%
	Median Age	49.2	46.4	45.2
Average Age	47.3	45.3	44.3	

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	% of Pop 0 to 4 years	3.9%	4.2%	4.3%
	% of Pop 5 - 13	6.5%	7.7%	8.2%
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	% of Pop 40 - 44	4.1%	5.4%	5.5%
	% of Pop 45 - 59	14.7%	17.1%	18.2%
	% of Pop 60 - 74	26.1%	23.9%	22.8%
	% of Pop 75 - 84	14.9%	11.0%	10.1%
	% of Pop 85+	6.4%	4.3%	3.8%
	Median Age	57.9	51.3	49.6
Average Age	52.1	48.0	46.9	
Race	Count of White	3,949	42,425	92,110
	Count of Black or African-American	769	8,390	20,686
	Count of Asian or Pacific Islander	143	1,432	3,103
	Count of Other races	1,178	10,369	22,661
	White	65.4%	67.8%	66.5%
	Black or African American	12.7%	13.4%	14.9%
	Asian	2.4%	2.3%	2.2%
	Other Races	19.5%	16.6%	16.4%
Language Spoken	Speak English at Home	78.7%	79.1%	77.0%
	Speak Spanish at Home	14.5%	13.6%	14.8%
	Speak French or French Creole at Home	2.8%	2.8%	3.7%
	Speak German at Home	0.4%	0.3%	0.3%
	Speak Other Indo-European Languages at Home	1.0%	1.4%	1.7%
	Speak Russian and Other Slavic Languages at Home	0.0%	0.2%	0.6%
	Speak Chinese at Home	0.1%	0.1%	0.1%
	Speak Korean at Home	0.0%	0.0%	0.0%
	Speak Vietnamese at Home	0.0%	0.3%	0.3%
	Speak Other Asian Languages at Home	0.9%	0.4%	0.3%
	Speak Tagalog and Other Pacific Languages at Home	1.3%	1.3%	0.8%
	Speak Other Language at Home	0.2%	0.3%	0.6%
Hispanic	Hispanic Population	1,396	11,869	27,292
	Hispanic Population Percent	23.1%	19.0%	19.7%
	Mexican	21.5%	18.8%	14.8%
	Puerto Rican	23.2%	27.6%	30.9%
	Cuban	14.2%	17.0%	15.6%
	Dominican	8.9%	5.4%	6.5%
	Central American	11.4%	10.5%	12.4%
	South American	12.8%	14.4%	15.0%
	Other Hispanic	8.0%	6.3%	4.7%
	2000 Hispanic Population Percent	9%	7%	7%
	1990 Hispanic Population Percent	4%	4%	4%

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East Port Plaza Port St. Lucie, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
<b>Ancestry</b>	American (percent of total population)	7.3%	9.2%	11.6%
	American	7.0%	9.0%	11.4%
	Native American (ie. Indian/Eskimo)	0.2%	0.2%	0.2%
	Hawaiian/Pacific Islander	0.1%	0.0%	0.0%
	Asian (percent of total population)	2.3%	2.2%	2.2%
	Chinese	0.2%	0.1%	0.1%
	Japanese	0.0%	0.0%	0.0%
	Korean	0.3%	0.2%	0.2%
	South Central Asian (ie. Indian)	0.1%	0.4%	0.5%
	South East Asian (ie. Vietnamese)	1.8%	1.4%	1.3%
	Other Asian	0.0%	0.1%	0.1%
	European (percent of total population)	34.2%	35.4%	33.5%
	British	5.4%	5.0%	4.8%
	Dutch	0.6%	0.6%	0.5%
	French	1.2%	1.2%	1.3%
	German	7.0%	6.7%	6.3%
	Italian	6.7%	6.6%	6.1%
	Polish	1.3%	1.8%	1.7%
	Scandinavian	1.4%	1.3%	1.3%
	Scotch/Irish	7.7%	8.0%	7.4%
Other European (ie. Greek/Russian)	3.0%	4.1%	4.1%	
Middle Eastern	0.4%	0.3%	0.4%	
Other Ancestry	20.4%	21.2%	20.7%	
Unclassified Ancestry	12.4%	12.7%	11.9%	
<b>Education (Age 25+)</b>	Adult Population (25 Years or Older)	4,802	47,402	103,045
	Elementary (0 to 8)	2.5%	2.5%	3.3%
	Some High School (9 to 11)	9.1%	5.8%	6.4%
	High School Graduate (12)	34.4%	33.3%	31.8%
	Some College (13 to 16)	24.6%	24.5%	22.7%
	Associates Degree Only	9.9%	10.7%	11.4%
	Bachelors Degree Only	12.5%	16.3%	16.5%
	Graduate Degree	7.0%	6.9%	7.9%
	% College (4+)	19.5%	23.2%	24.4%
<b>Household Type</b>	Total Households – count	2,980	26,030	55,045
	One Person HHs – count	1,199	7,196	13,427
	Family HHs – count	1,539	16,699	38,087
	Married Couple – count	1,040	11,662	26,750
	w/own children – count	265	3,100	8,386
	w/out own children – count	775	8,562	18,364
	Male Householder – count	130	1,542	3,041
	Female Householder – count	369	3,495	8,296
	Non-Family Households – count	242	2,135	3,532
	1 Person Household	40.2%	27.6%	24.4%
	2 Person Household	35.8%	38.2%	38.2%
	3 Person Household	11.5%	15.2%	16.1%
	4 Person Household	6.5%	10.7%	11.8%
	5 Person Household	3.8%	4.9%	5.6%
6 Person Household	1.6%	2.1%	2.5%	
7+ Person Household	0.6%	1.2%	1.4%	
% Households With Children	18.0%	21.6%	25.2%	

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East Port Plaza Port St. Lucie, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
<b>Housing</b>	Total Housing Units	3,614	29,275	61,251
	Owner Occupied Percent	48.4%	65.5%	68.5%
	Renter Occupied Percent	34.1%	23.4%	21.4%
	Vacant Housing Percent	17.5%	11.1%	10.1%
	Total Housing Units (Census 2000)	2,744	20,410	39,842
<b>Home Value (Owner Occupied)</b>	Property Value \$1,000,000 or more	0.2%	1.0%	1.6%
	Property Value \$750,000 to \$999,999	0.6%	1.9%	3.2%
	Property Value \$500,000 to \$749,999	2.3%	11.9%	16.7%
	Property Value \$400,000 to \$499,999	3.1%	15.5%	17.2%
	Property Value \$300,000, to \$399,999	11.7%	24.5%	25.7%
	Property Value \$200,000 to \$299,999	35.0%	23.6%	19.7%
	Property Value \$150,000 to \$199,999	14.5%	6.3%	5.1%
	Property Value \$100,000 to \$149,999	8.5%	4.4%	3.4%
	Property Value \$60,000 to \$99,999	7.8%	3.2%	2.0%
	Property Value \$40,000 to \$59,999	3.8%	1.7%	1.0%
	Property Value \$0 to \$39,999	12.3%	5.2%	3.2%
	Median Home Value	\$211,536	\$322,127	\$360,725
<b>Wealth per Household</b>	\$0 and under - percent	18.3%	17.0%	16.8%
	\$1 to \$4999 - percent	9.7%	8.5%	8.3%
	\$5k to \$9999 - percent	4.9%	4.5%	4.4%
	\$10k to \$24999 - percent	6.6%	6.3%	6.3%
	\$25k to \$49999 - percent	6.8%	6.9%	6.9%
	\$50k to \$99999 - percent	10.3%	10.5%	10.6%
	\$100k to \$249999 - percent	17.9%	18.6%	18.7%
	\$250k to \$499999 - percent	12.4%	13.3%	13.5%
	\$500k+ - percent	13.0%	14.3%	14.7%
	Median HH Wealth	\$67,727	\$82,351	\$85,139
	Avg HH Wealth	\$219,757	\$237,871	\$242,035
<b>Economic Viability</b>	Economic Viability Local	275	285	283
	Economic Viability Indexed	102	105	105
<b>Occupation (Employed Civilians Age 16+)</b>	Employed Civilian Pop 16+ by Occupation	2,536	28,630	65,955
	Managerial/Executive	9.1%	12.8%	13.8%
	Professional Specialty	19.7%	18.5%	19.3%
	Healthcare Support	3.6%	4.2%	4.5%
	Sales	9.4%	13.0%	12.2%
	Office & Administrative Support	12.9%	13.3%	12.5%
	Protective Service	1.8%	1.4%	1.5%
	Food Preparation	10.1%	6.2%	6.2%
	Building Maintenance & Cleaning	5.9%	4.9%	4.3%
	Personal Care	3.2%	2.9%	2.9%
	Farming, Fishing, & Forestry	0.2%	0.3%	0.2%
	Construction	10.0%	8.4%	10.0%
	Production & Transportation	14.1%	14.1%	12.6%
	Percent White Collar Workers	54.7%	61.9%	62.3%
	Percent Blue Collar Workers	45.3%	38.1%	37.7%

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	Agriculture/Mining/Construction	8.4%	8.5%	9.3%
	Manufacturing	1.6%	5.5%	4.8%
	Transportation	9.6%	7.5%	6.8%
	Information	0.6%	1.3%	2.0%
	Wholesale/Retail	15.4%	18.3%	16.8%
	Finance, Insurance, Real Estate	3.5%	5.5%	5.7%
	Professional Services	3.1%	4.8%	5.4%
	Management Services	0.2%	0.1%	0.3%
	Administrative/Waste Services	7.8%	6.6%	6.2%
	Educational Services	23.1%	22.9%	24.0%
	Entertainment Services	13.7%	9.3%	9.3%
	Other Professional Services	6.6%	5.8%	5.6%
	Public Administration	6.4%	3.8%	3.8%
<b>Vehicles per HH</b>	No Vehicles	9.2%	3.7%	3.2%
	1 Vehicle	51.5%	43.2%	38.2%
	2 Vehicles	26.8%	36.4%	38.5%
	3 or more vehicles	12.6%	16.7%	20.0%
	Average Number of Vehicles	1.45	1.71	1.81
<b>Change</b>	Births (last 12 months)	51	564	1,263
	Deaths (last 12 months)	83	691	1,440
	Migration (last 12 months)	61	1,218	3,228
<b>Work place</b>	Workplace Establishments	415	1,582	3,390
	Workplace Employees (FTE)	4,161	14,490	27,242