

# Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

May 12, 2025



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
<b>Population</b>	Current Year Estimated Population	11,503	95,331	216,307
	Population Est 23Q1	11,328	94,552	214,000
	Population Est 22Q4	11,281	93,970	212,325
	Population Est 22Q3	11,239	93,470	210,915
	Population Est 22Q2	11,083	92,410	208,177
	Population Est 22Q1	11,181	92,407	207,758
	Population Est 21Q4	11,185	92,257	207,283
	Population Est 21Q3	10,897	89,844	202,057
	Population Est 21Q2	10,608	88,532	198,949
	Population Fcst	13,049	105,984	240,021
	2010 Census Population	8,455	71,673	156,050
	2000 Census Population	5,522	47,378	92,327
	1990 Census Population	4,274	32,212	60,747
	Current Year Daytime Population	8,054	59,274	163,614
	Average Seasonal Population	224	3,970	15,969
	Historical Annual Growth, 1990 – 2000	2.60%	3.93%	4.27%
	Historical Annual Growth, 2000 – 2010	4.35%	4.23%	5.39%
	Estimated Annual Growth, 2010 – CY	2.18%	2.02%	2.32%
	Projected Annual Growth, CY to Y5	2.55%	2.14%	2.10%
	Group Qtrs Est	10	140	910
Transient Est Average Last 4 Qtrs	0	2	1,868	
<b>Households</b>	Current Year Estimated Households	3,951	33,615	81,349
	Households Est 23Q1	3,889	33,328	80,442
	Households Est 22Q4	3,873	33,125	79,843
	Households Est 22Q3	3,858	32,949	79,333
	Households Est 22Q2	3,804	32,584	78,378
	Households Est 22Q1	3,839	32,579	78,217
	Households Est 21Q4	3,840	32,526	78,025
	Households Est 21Q3	3,742	31,697	76,191
	Households Est 21Q2	3,643	31,234	75,023
	Households Fcst	4,484	37,261	89,605
	2010 Census Households	2,955	25,621	59,522
	2000 Census Households	2,027	17,510	36,357
	1990 Census Households	1,513	11,599	23,559
	Historical Annual Growth, 1990 – 2000	2.97%	4.20%	4.43%
	Historical Annual Growth, 2000 – 2010	3.84%	3.88%	5.05%
	Estimated Annual Growth, 2010 – CY	2.06%	1.92%	2.22%
	Projected Annual Growth, CY to Y5	2.56%	2.08%	1.95%
Population per Household	2.91	2.83	2.65	

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Shoppes of Victoria Square Port St. Lucie, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Income	HH Income \$500,000 or more	0.4%	1.0%	1.2%
	HH Income \$250,000 to \$499,999	0.6%	1.2%	1.5%
	HH Income \$200,000 to \$249,999	1.3%	2.8%	3.5%
	HH Income \$175,000 to \$199,999	3.3%	3.6%	3.8%
	HH Income \$150,000 to \$174,999	5.0%	5.5%	5.2%
	HH Income \$100,000 to 149,999	21.1%	20.3%	19.6%
	HH Income \$75,000 to 99,999	18.3%	16.8%	16.5%
	HH Income \$50,000 to 74,999	20.3%	20.8%	19.9%
	HH Income \$35,000 to 49,999	9.3%	10.6%	10.6%
	HH Income \$25,000 to 34,999	8.6%	7.4%	7.3%
	HH Income \$15,000 to 24,999	6.2%	4.8%	5.7%
	HH Income \$0 to 14,999	5.5%	5.2%	5.4%
	Average Household Income	\$84,239	\$97,514	\$97,488
	Median Household Income	\$75,106	\$76,510	\$76,647
	Per Capita Income	\$28,962	\$34,423	\$36,778
	Average Disposable Income	\$72,755	\$77,684	\$78,724
	Median Disposable Income	\$66,809	\$67,908	\$68,040
	Discretionary HH Income Over \$150,000	0.0%	2.4%	2.9%
	Discretionary HH Income \$125,000 to \$149,999	1.9%	2.9%	3.5%
	Discretionary HH Income \$100,000 to \$124,999	4.3%	5.8%	6.5%
	Discretionary HH Income \$75,000 to \$99,999	14.0%	14.0%	13.1%
	Discretionary HH Income \$50,000 to \$74,999	25.0%	24.0%	23.7%
	Discretionary HH Income \$25,000 to \$49,999	31.0%	31.2%	29.7%
	Discretionary HH Income Under \$25,000	23.8%	19.7%	20.5%
	Average Discretionary HH Income	\$49,860	\$55,652	\$56,731
	Median Discretionary HH Income	\$46,501	\$49,254	\$49,757
	Householder White – Count	2,065	17,806	47,434
	Median HH Income	\$77,895	\$79,325	\$79,534
	Average HH Income	\$81,125	\$86,509	\$87,841
	Householder Black or African-American – Count	619	5,402	10,734
	Median HH Income	\$69,966	\$74,962	\$73,708
	Average HH Income	\$77,245	\$79,609	\$80,168
	Householder Hispanic – Count	799	6,863	14,850
Median HH Income	\$78,855	\$75,426	\$73,458	
Average HH Income	\$88,184	\$87,373	\$83,945	
Householder Asian or Pacific Islander – Count	25	382	1,348	
Median HH Income	\$77,632	\$68,569	\$70,217	
Average HH Income	\$66,226	\$77,087	\$80,524	
Householder Other or Pacific Islander – Count	443	3,162	6,984	
Median HH Income	\$65,304	\$69,909	\$75,181	
Average HH Income	\$71,696	\$83,407	\$83,959	

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Shoppes of Victoria Square Port St. Lucie, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
<b>Gender</b>	Male Population	5,624	46,518	104,317
	Female Population	5,879	48,813	111,990
<b>Total Population by Age</b>	Count of Pop 0 to 4 years	588	4,774	10,179
	Count of Pop 0 to 7 years	852	6,787	14,304
	Count of Pop 5 - 13	1,229	9,633	20,193
	Count of Pop 14 - 18	636	5,009	10,571
	Count of Pop 19 - 22	624	5,032	10,588
	Count of Pop 22 - 25	454	3,710	7,770
	Count of Pop 25 - 29	641	5,257	11,216
	Count of Pop 30 - 34	656	5,253	11,350
	Count of Pop 35 - 39	713	5,885	12,369
	Count of Pop 40 - 44	729	5,896	12,434
	Count of Pop 45 - 59	2,240	18,639	40,325
	Count of Pop 60 - 74	2,125	18,076	44,127
	Count of Pop 75 - 84	671	6,274	18,963
	Count of Pop 85+	197	1,891	6,222
	% of Pop 0 to 4 years	5.1%	5.0%	4.7%
	% of Pop 0 to 7 years	7.4%	7.1%	6.6%
	% of Pop 5 - 13	10.7%	10.1%	9.3%
	% of Pop 14 - 18	5.5%	5.3%	4.9%
	% of Pop 19 - 22	5.4%	5.3%	4.9%
	% of Pop 22 - 25	3.9%	3.9%	3.6%
	% of Pop 25 - 29	5.6%	5.5%	5.2%
	% of Pop 30 - 34	5.7%	5.5%	5.2%
	% of Pop 35 - 39	6.2%	6.2%	5.7%
	% of Pop 40 - 44	6.3%	6.2%	5.7%
	% of Pop 45 - 59	19.5%	19.6%	18.6%
	% of Pop 60 - 74	18.5%	19.0%	20.4%
	% of Pop 75 - 84	5.8%	6.6%	8.8%
	% of Pop 85+	1.7%	2.0%	2.9%
Median Age	41.4	42.6	45.6	
Average Age	41.2	42.1	44.4	
<b>Male Population by Age</b>	% of Pop 0 to 4 years	5.4%	5.3%	5.0%
	% of Pop 5 - 13	11.6%	10.7%	9.9%
	% of Pop 14 - 18	5.7%	5.5%	5.2%
	% of Pop 19 - 22	5.6%	5.6%	5.2%
	% of Pop 22 - 25	4.2%	4.2%	3.9%
	% of Pop 25 - 29	5.7%	5.8%	5.5%
	% of Pop 30 - 34	5.8%	5.6%	5.4%
	% of Pop 35 - 39	6.4%	6.2%	5.7%
	% of Pop 40 - 44	6.3%	6.1%	5.6%
	% of Pop 45 - 59	19.0%	19.3%	18.3%
	% of Pop 75 - 84	5.6%	6.3%	8.3%
	% of Pop 60 - 74	17.3%	17.9%	19.5%
	% of Pop 85+	1.4%	1.7%	2.4%
	Median Age	39.7	41.0	43.7
Average Age	40.1	41.1	43.1	

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	% of Pop 0 to 4 years	4.9%	4.8%	4.4%
	% of Pop 5 - 13	9.8%	9.6%	8.8%
	% of Pop 14 - 18	5.4%	5.0%	4.6%
	% of Pop 19 - 22	5.3%	5.0%	4.6%
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	% of Pop 60 - 74	19.5%	19.9%	21.3%
	% of Pop 75 - 84	6.0%	6.9%	9.2%
	% of Pop 85+	2.0%	2.3%	3.3%
	Median Age	43.0	44.1	47.3
Average Age	42.2	43.1	45.5	
Race	Count of White	6,791	56,877	133,703
	Count of Black or African-American	2,308	17,874	38,001
	Count of Asian or Pacific Islander	170	1,903	4,523
	Count of Other races	2,234	18,677	40,079
	White	59.0%	59.7%	61.8%
	Black or African American	20.1%	18.7%	17.6%
	Asian	1.5%	2.0%	2.1%
	Other Races	19.4%	19.6%	18.5%
Language Spoken	Speak English at Home	73.8%	72.5%	74.6%
	Speak Spanish at Home	16.6%	18.0%	16.6%
	Speak French or French Creole at Home	6.9%	5.4%	3.9%
	Speak German at Home	0.0%	0.3%	0.5%
	Speak Other Indo-European Languages at Home	1.2%	1.4%	2.1%
	Speak Russian and Other Slavic Languages at Home	0.5%	0.5%	0.4%
	Speak Chinese at Home	0.0%	0.1%	0.1%
	Speak Korean at Home	0.0%	0.2%	0.1%
	Speak Vietnamese at Home	0.0%	0.1%	0.2%
	Speak Other Asian Languages at Home	0.0%	0.1%	0.2%
	Speak Tagalog and Other Pacific Languages at Home	0.4%	0.6%	0.6%
	Speak Other Language at Home	0.8%	0.9%	0.8%
Hispanic	Hispanic Population	2,615	23,512	48,757
	Hispanic Population Percent	22.7%	24.7%	22.5%
	Mexican	13.9%	10.5%	12.3%
	Puerto Rican	37.1%	30.7%	32.8%
	Cuban	15.8%	18.5%	15.3%
	Dominican	8.8%	8.5%	6.9%
	Central American	9.0%	11.0%	12.6%
	South American	9.4%	17.0%	15.1%
	Other Hispanic	5.9%	3.8%	4.9%
	2000 Hispanic Population Percent	8%	7%	7%
1990 Hispanic Population Percent	5%	4%	3%	

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<b>Ancestry</b>	American (percent of total population)	16.5%	11.8%	11.3%
	American	16.2%	11.7%	11.1%
	Native American (ie. Indian/Eskimo)	0.2%	0.1%	0.1%
	Hawaiian/Pacific Islander	0.0%	0.0%	0.0%
	Asian (percent of total population)	1.5%	2.0%	2.1%
	Chinese	0.1%	0.1%	0.1%
	Japanese	0.0%	0.1%	0.1%
	Korean	0.2%	0.4%	0.3%
	South Central Asian (ie. Indian)	0.6%	0.5%	0.5%
	South East Asian (ie. Vietnamese)	0.6%	0.8%	1.0%
	Other Asian	0.0%	0.1%	0.1%
	European (percent of total population)	25.7%	27.9%	30.0%
	British	2.5%	3.5%	4.0%
	Dutch	0.3%	0.4%	0.4%
	French	1.3%	1.2%	1.1%
	German	5.5%	5.6%	5.7%
	Italian	4.7%	5.7%	6.2%
	Polish	1.1%	1.4%	1.6%
	Scandinavian	0.9%	0.9%	1.1%
	Scotch/Irish	7.1%	6.1%	6.4%
Other European (ie. Greek/Russian)	2.2%	3.0%	3.4%	
Middle Eastern	0.6%	0.6%	0.6%	
Other Ancestry	22.3%	21.6%	21.9%	
Unclassified Ancestry	10.8%	11.5%	11.7%	
<b>Education (Age 25+)</b>	Adult Population (25 Years or Older)	7,973	67,173	157,006
	Elementary (0 to 8)	3.0%	4.3%	3.4%
	Some High School (9 to 11)	9.5%	7.0%	5.9%
	High School Graduate (12)	29.0%	31.3%	30.5%
	Some College (13 to 16)	24.2%	23.1%	23.1%
	Associates Degree Only	12.7%	11.1%	11.9%
	Bachelors Degree Only	15.9%	16.6%	17.0%
	Graduate Degree	5.7%	6.6%	8.2%
	% College (4+)	21.6%	23.2%	25.2%
<b>Household Type</b>	Total Households – count	3,951	33,615	81,349
	One Person HHs – count	641	5,974	17,481
	Family HHs – count	3,018	26,091	59,764
	Married Couple – count	2,066	18,657	44,740
	w/own children – count	752	6,531	14,518
	w/out own children – count	1,314	12,127	30,222
	Male Householder – count	273	2,184	4,339
	Female Householder – count	679	5,250	10,685
	Non-Family Households – count	293	1,550	4,105
	1 Person Household	16.2%	17.8%	21.5%
	2 Person Household	33.1%	34.4%	36.9%
	3 Person Household	20.3%	19.2%	16.9%
	4 Person Household	16.9%	15.8%	13.5%
	5 Person Household	7.4%	7.5%	6.7%
6 Person Household	4.0%	3.3%	2.8%	
7+ Person Household	2.1%	2.0%	1.6%	
% Households With Children	31.8%	29.8%	26.6%	

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Shoppes of Victoria Square Port St. Lucie, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
<b>Housing</b>	Total Housing Units	4,125	35,722	89,156
	Owner Occupied Percent	77.6%	75.8%	71.2%
	Renter Occupied Percent	18.2%	18.3%	20.0%
	Vacant Housing Percent	4.2%	5.9%	8.8%
	Total Housing Units (Census 2000)	2,158	18,747	40,107
<b>Home Value (Owner Occupied)</b>	Property Value \$1,000,000 or more	0.9%	1.4%	2.3%
	Property Value \$750,000 to \$999,999	0.5%	1.7%	3.8%
	Property Value \$500,000 to \$749,999	14.9%	19.5%	21.6%
	Property Value \$400,000 to \$499,999	19.6%	21.4%	21.2%
	Property Value \$300,000, to \$399,999	40.4%	29.7%	25.3%
	Property Value \$200,000 to \$299,999	15.0%	18.9%	16.0%
	Property Value \$150,000 to \$199,999	3.5%	2.9%	3.2%
	Property Value \$100,000 to \$149,999	2.0%	1.5%	1.9%
	Property Value \$60,000 to \$99,999	0.4%	0.8%	1.4%
	Property Value \$40,000 to \$59,999	0.8%	0.4%	0.7%
	Property Value \$0 to \$39,999	2.1%	1.2%	2.2%
	Median Home Value	\$365,074	\$381,517	\$397,536
<b>Wealth per Household</b>	\$0 and under - percent	16.8%	16.6%	16.5%
	\$1 to \$4999 - percent	8.2%	8.1%	8.0%
	\$5k to \$9999 - percent	4.4%	4.4%	4.3%
	\$10k to \$24999 - percent	6.3%	6.3%	6.2%
	\$25k to \$49999 - percent	7.0%	6.9%	6.9%
	\$50k to \$99999 - percent	10.7%	10.7%	10.6%
	\$100k to \$249999 - percent	18.7%	18.8%	18.9%
	\$250k to \$499999 - percent	13.4%	13.6%	13.7%
	\$500k+ - percent	14.4%	14.7%	15.0%
	Median HH Wealth	\$83,449	\$86,182	\$88,484
	Avg HH Wealth	\$238,986	\$243,011	\$246,588
<b>Economic Viability</b>	Economic Viability Local	294	284	283
	Economic Viability Indexed	109	105	105
<b>Occupation (Employed Civilians Age 16+)</b>	Employed Civilian Pop 16+ by Occupation	5,989	47,369	103,889
	Managerial/Executive	12.6%	16.0%	15.5%
	Professional Specialty	19.2%	16.9%	18.3%
	Healthcare Support	4.4%	4.3%	4.9%
	Sales	12.9%	12.0%	11.7%
	Office & Administrative Support	16.5%	12.1%	11.3%
	Protective Service	1.5%	1.3%	1.8%
	Food Preperation	6.3%	6.8%	5.6%
	Building Maintenance & Cleaning	4.6%	5.0%	4.3%
	Personal Care	2.5%	2.3%	3.1%
	Farming, Fishing, & Forestry	0.0%	0.0%	0.1%
	Construction	8.3%	10.9%	11.0%
	Production & Transportation	11.1%	12.4%	12.6%
	Percent White Collar Workers	65.7%	61.3%	61.6%
	Percent Blue Collar Workers	34.3%	38.7%	38.4%

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	Agriculture/Mining/Construction	6.7%	11.0%	10.1%
	Manufacturing	4.3%	4.3%	4.5%
	Transportation	4.4%	6.2%	6.7%
	Information	1.4%	1.7%	1.6%
	Wholesale/Retail	17.6%	17.3%	15.8%
	Finance, Insurance, Real Estate	3.2%	4.9%	6.3%
	Professional Services	7.9%	5.2%	5.4%
	Management Services	0.6%	0.2%	0.2%
	Administrative/Waste Services	7.5%	7.1%	6.9%
	Educational Services	25.5%	22.4%	23.2%
	Entertainment Services	9.7%	10.0%	8.9%
	Other Professional Services	7.1%	4.8%	5.9%
	Public Administration	4.0%	5.1%	4.5%
<b>Vehicles per HH</b>	No Vehicles	1.8%	1.8%	2.5%
	1 Vehicle	28.0%	29.6%	34.3%
	2 Vehicles	45.9%	44.8%	42.9%
	3 or more vehicles	24.3%	23.8%	20.3%
	Average Number of Vehicles	2.00	1.99	1.88
<b>Change</b>	Births (last 12 months)	120	967	2,056
	Deaths (last 12 months)	84	748	2,066
	Migration (last 12 months)	391	2,745	8,222
<b>Work place</b>	Workplace Establishments	419	1,802	5,135
	Workplace Employees (FTE)	2,440	10,192	39,085