

# Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 23, 2025



Latitude: 27.880555 Longitude: -82.328072

Lake St. Charles Riverview, FL		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
<b>Population</b>	Current Year Estimated Population	39,988	172,729	644,737
	Population Est 25Q1	39,418	171,173	641,486
	Population Est 24Q4	39,004	170,172	638,955
	Population Est 24Q3	38,842	169,830	637,086
	Population Est 24Q2	38,852	169,835	635,577
	Population Est 24Q1	38,684	169,104	632,147
	Population Est 23Q4	38,582	168,465	629,368
	Population Est 23Q3	38,255	167,741	626,090
	Population Est 23Q2	38,008	167,072	621,942
	Population Fcst	44,048	188,778	708,633
	2010 Census Population	25,526	115,143	445,972
	2000 Census Population	13,050	67,992	323,461
	1990 Census Population	7,337	43,467	267,204
	Current Year Daytime Population	30,852	151,970	646,806
	Average Seasonal Population	1,085	3,137	16,348
	Historical Annual Growth, 1990 – 2000	5.93%	4.58%	1.93%
	Historical Annual Growth, 2000 – 2010	6.94%	5.41%	3.26%
	Estimated Annual Growth, 2010 – CY	3.14%	2.84%	2.57%
	Projected Annual Growth, CY to Y5	1.95%	1.79%	1.91%
	Group Qtrs Est	145	1,696	8,658
Transient Est Average Last 4 Qtrs	439	6,413	32,933	
<b>Households</b>	Current Year Estimated Households	16,154	65,702	240,669
	Households Est 25Q1	15,921	65,103	239,329
	Households Est 24Q4	15,758	64,710	238,290
	Households Est 24Q3	15,688	64,582	237,634
	Households Est 24Q2	15,688	64,586	236,910
	Households Est 24Q1	15,628	64,332	235,643
	Households Est 23Q4	15,586	64,102	234,629
	Households Est 23Q3	15,452	63,837	233,339
	Households Est 23Q2	15,354	63,595	231,850
	Households Fcst	17,791	71,661	264,416
	2010 Census Households	10,527	43,876	166,520
	2000 Census Households	5,368	25,405	119,854
	1990 Census Households	2,943	15,867	97,015
	Historical Annual Growth, 1990 – 2000	6.19%	4.82%	2.14%
	Historical Annual Growth, 2000 – 2010	6.97%	5.62%	3.34%
	Estimated Annual Growth, 2010 – CY	3.00%	2.82%	2.57%
	Projected Annual Growth, CY to Y5	1.95%	1.75%	1.90%
Population per Household	2.47	2.60	2.64	

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Lake St. Charles Riverview, FL		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Income	HH Income \$500,000 or more	1.8%	2.0%	2.3%
	HH Income \$250,000 to \$499,999	2.2%	2.4%	2.8%
	HH Income \$200,000 to \$249,999	5.2%	5.6%	6.5%
	HH Income \$175,000 to \$199,999	4.4%	4.8%	4.7%
	HH Income \$150,000 to \$174,999	5.2%	5.8%	6.3%
	HH Income \$100,000 to 149,999	22.4%	22.3%	20.3%
	HH Income \$75,000 to 99,999	14.6%	15.2%	13.7%
	HH Income \$50,000 to 74,999	16.7%	17.3%	15.8%
	HH Income \$35,000 to 49,999	8.3%	8.8%	9.4%
	HH Income \$25,000 to 34,999	5.3%	4.9%	5.8%
	HH Income \$15,000 to 24,999	6.3%	4.4%	5.2%
	HH Income \$0 to 14,999	7.7%	6.6%	7.1%
	Average Household Income	\$101,108	\$106,596	\$110,046
	Median Household Income	\$84,571	\$87,883	\$86,673
	Per Capita Income	\$40,995	\$40,703	\$41,419
	Average Disposable Income	\$85,173	\$88,854	\$89,822
	Median Disposable Income	\$75,678	\$78,284	\$77,234
	Discretionary HH Income Over \$150,000	4.9%	5.7%	8.1%
	Discretionary HH Income \$125,000 to \$149,999	6.8%	6.3%	6.6%
	Discretionary HH Income \$100,000 to \$124,999	7.4%	8.2%	9.0%
	Discretionary HH Income \$75,000 to \$99,999	15.5%	15.7%	14.1%
	Discretionary HH Income \$50,000 to \$74,999	22.1%	22.0%	19.5%
	Discretionary HH Income \$25,000 to \$49,999	23.3%	25.2%	22.7%
	Discretionary HH Income Under \$25,000	20.0%	17.0%	20.0%
	Average Discretionary HH Income	\$64,114	\$66,170	\$68,235
	Median Discretionary HH Income	\$57,772	\$58,746	\$59,093
	Householder White – Count	7,688	27,551	111,658
	Median HH Income	\$91,667	\$96,767	\$96,791
	Average HH Income	\$96,691	\$101,819	\$103,721
	Householder Black or African-American – Count	2,676	13,076	45,170
	Median HH Income	\$74,451	\$78,152	\$72,079
	Average HH Income	\$84,315	\$87,390	\$82,751
	Householder Hispanic – Count	3,477	15,063	49,742
	Median HH Income	\$74,768	\$78,894	\$76,038
Average HH Income	\$82,615	\$87,440	\$85,501	
Householder Asian or Pacific Islander – Count	373	2,144	7,326	
Median HH Income	\$118,097	\$114,233	\$115,615	
Average HH Income	\$114,638	\$112,976	\$113,931	
Householder Other or Pacific Islander – Count	1,939	7,869	26,773	
Median HH Income	\$85,841	\$86,554	\$87,939	
Average HH Income	\$89,777	\$94,246	\$94,974	

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Lake St. Charles Riverview, FL		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
<b>Gender</b>	Male Population	18,754	82,733	311,210
	Female Population	21,234	89,996	333,527
<b>Total Population by Age</b>	Count of Pop 0 to 4 years	2,572	11,321	36,503
	Count of Pop 0 to 7 years	3,556	15,798	52,295
	Count of Pop 5 - 13	4,294	19,409	69,279
	Count of Pop 14 - 18	1,915	9,014	35,312
	Count of Pop 19 - 22	1,836	8,607	34,218
	Count of Pop 22 - 25	1,305	6,096	24,277
	Count of Pop 25 - 29	2,339	10,856	37,247
	Count of Pop 30 - 34	3,039	14,011	42,922
	Count of Pop 35 - 39	3,324	14,571	45,686
	Count of Pop 40 - 44	3,043	13,293	44,835
	Count of Pop 45 - 59	7,414	31,985	117,971
	Count of Pop 60 - 74	6,234	24,295	102,228
	Count of Pop 75 - 84	2,092	7,223	40,892
	Count of Pop 85+	581	2,048	13,366
	% of Pop 0 to 4 years	6.4%	6.6%	5.7%
	% of Pop 0 to 7 years	8.9%	9.1%	8.1%
	% of Pop 5 - 13	10.7%	11.2%	10.7%
	% of Pop 14 - 18	4.8%	5.2%	5.5%
	% of Pop 19 - 22	4.6%	5.0%	5.3%
	% of Pop 22 - 25	3.3%	3.5%	3.8%
	% of Pop 25 - 29	5.8%	6.3%	5.8%
	% of Pop 30 - 34	7.6%	8.1%	6.7%
	% of Pop 35 - 39	8.3%	8.4%	7.1%
	% of Pop 40 - 44	7.6%	7.7%	7.0%
	% of Pop 45 - 59	18.5%	18.5%	18.3%
	% of Pop 60 - 74	15.6%	14.1%	15.9%
	% of Pop 75 - 84	5.2%	4.2%	6.3%
	% of Pop 85+	1.5%	1.2%	2.1%
Median Age	39.1	37.4	39.7	
Average Age	39.6	38.1	40.4	
<b>Male Population by Age</b>	% of Pop 0 to 4 years	7.0%	7.0%	6.0%
	% of Pop 5 - 13	11.3%	11.8%	11.3%
	% of Pop 14 - 18	5.2%	5.6%	5.8%
	% of Pop 19 - 22	5.0%	5.3%	5.6%
	% of Pop 22 - 25	3.5%	3.7%	4.0%
	% of Pop 25 - 29	6.1%	6.5%	6.1%
	% of Pop 30 - 34	7.3%	8.0%	6.7%
	% of Pop 35 - 39	8.2%	8.3%	7.0%
	% of Pop 40 - 44	7.5%	7.6%	6.9%
	% of Pop 45 - 59	18.4%	18.4%	18.3%
	% of Pop 75 - 84	4.6%	3.7%	5.7%
	% of Pop 60 - 74	14.7%	13.1%	15.0%
	% of Pop 85+	1.1%	0.9%	1.6%
	Median Age	37.7	36.2	38.2
Average Age	38.3	37.0	39.2	

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	% of Pop 45 - 59	18.6%	18.7%	18.3%
	% of Pop 60 - 74	16.4%	14.9%	16.7%
	% of Pop 75 - 84	5.8%	4.6%	6.9%
	% of Pop 85+	1.8%	1.5%	2.5%
	Median Age	40.2	38.5	41.0
Average Age	40.8	39.2	41.6	
Race	Count of White	21,715	83,251	327,794
	Count of Black or African-American	7,593	38,633	140,687
	Count of Asian or Pacific Islander	1,367	7,028	23,954
	Count of Other races	9,314	43,817	152,303
	White	54.3%	48.2%	50.8%
	Black or African American	19.0%	22.4%	21.8%
	Asian	3.4%	4.1%	3.7%
	Other Races	23.3%	25.4%	23.6%
Language Spoken	Speak English at Home	75.6%	71.9%	73.6%
	Speak Spanish at Home	19.0%	20.8%	19.2%
	Speak French or French Creole at Home	0.9%	1.6%	1.5%
	Speak German at Home	0.6%	0.3%	0.3%
	Speak Other Indo-European Languages at Home	1.2%	1.8%	1.6%
	Speak Russian and Other Slavic Languages at Home	0.4%	0.4%	0.5%
	Speak Chinese at Home	0.2%	0.2%	0.3%
	Speak Korean at Home	0.3%	0.2%	0.1%
	Speak Vietnamese at Home	0.2%	0.3%	0.4%
	Speak Other Asian Languages at Home	0.3%	0.8%	0.8%
	Speak Tagalog and Other Pacific Languages at Home	0.4%	0.4%	0.4%
	Speak Other Language at Home	0.9%	1.2%	1.2%
Hispanic	Hispanic Population	10,525	49,717	168,390
	Hispanic Population Percent	26.3%	28.8%	26.1%
	Mexican	15.7%	13.0%	19.1%
	Puerto Rican	32.5%	34.9%	34.7%
	Cuban	14.6%	17.5%	17.1%
	Dominican	13.3%	9.7%	6.6%
	Central American	7.1%	6.8%	8.3%
	South American	8.5%	13.4%	9.9%
	Other Hispanic	8.5%	4.9%	4.2%
	2000 Hispanic Population Percent	9%	13%	13%
	1990 Hispanic Population Percent	5%	7%	10%

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<b>Ancestry</b>	American (percent of total population)	2.7%	2.6%	3.4%
	American	2.4%	2.3%	3.1%
	Native American (ie. Indian/Eskimo)	0.2%	0.2%	0.2%
	Hawaiian/Pacific Islander	0.1%	0.1%	0.1%
	Asian (percent of total population)	2.1%	2.7%	2.5%
	Chinese	0.5%	0.3%	0.4%
	Japanese	0.0%	0.1%	0.1%
	Korean	0.1%	0.1%	0.1%
	South Central Asian (ie. Indian)	1.0%	1.7%	1.5%
	South East Asian (ie. Vietnamese)	0.3%	0.3%	0.2%
	Other Asian	0.1%	0.2%	0.2%
	European (percent of total population)	16.1%	12.8%	16.0%
	British	3.0%	2.4%	3.2%
	Dutch	0.2%	0.3%	0.3%
	French	0.7%	0.5%	0.6%
	German	3.4%	2.7%	3.4%
	Italian	2.4%	1.8%	2.0%
	Polish	0.8%	0.6%	0.7%
	Scandinavian	0.5%	0.5%	0.6%
	Scotch/Irish	3.5%	2.8%	3.6%
Other European (ie. Greek/Russian)	1.4%	1.1%	1.5%	
Middle Eastern	0.4%	0.6%	0.6%	
Other Ancestry	20.8%	18.9%	18.1%	
Unclassified Ancestry	11.8%	10.6%	10.6%	
<b>Education (Age 25+)</b>	Adult Population (25 Years or Older)	28,066	118,282	445,149
	Elementary (0 to 8)	2.9%	3.7%	4.4%
	Some High School (9 to 11)	3.9%	5.0%	6.1%
	High School Graduate (12)	26.4%	25.5%	26.4%
	Some College (13 to 16)	21.5%	19.8%	19.1%
	Associates Degree Only	12.4%	11.7%	10.8%
	Bachelors Degree Only	21.4%	23.0%	21.3%
	Graduate Degree	11.5%	11.5%	12.0%
	% College (4+)	33.0%	34.4%	33.2%
<b>Household Type</b>	Total Households – count	16,154	65,702	240,669
	One Person HHs – count	4,239	16,076	58,125
	Family HHs – count	10,549	43,261	163,937
	Married Couple – count	7,054	28,791	113,507
	w/own children – count	2,917	12,645	44,044
	w/out own children – count	4,136	16,147	69,463
	Male Householder – count	876	4,191	14,533
	Female Householder – count	2,619	10,278	35,897
	Non-Family Households – count	1,366	6,365	18,607
	1 Person Household	26.2%	24.5%	24.2%
	2 Person Household	33.5%	32.5%	33.2%
	3 Person Household	17.8%	18.2%	17.0%
	4 Person Household	12.4%	13.7%	14.0%
	5 Person Household	6.0%	6.7%	6.9%
6 Person Household	2.5%	2.8%	3.0%	
7+ Person Household	1.5%	1.6%	1.8%	
% Households With Children	29.1%	30.6%	28.9%	

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<b>Housing</b>	Total Housing Units	17,405	70,258	258,932
	Owner Occupied Percent	53.9%	52.9%	57.8%
	Renter Occupied Percent	38.9%	40.6%	35.1%
	Vacant Housing Percent	7.2%	6.5%	7.1%
	Total Housing Units (Census 2000)	6,042	28,002	131,315
<b>Home Value (Owner Occupied)</b>	Property Value \$1,000,000 or more	1.0%	1.3%	2.7%
	Property Value \$750,000 to \$999,999	4.5%	5.1%	7.4%
	Property Value \$500,000 to \$749,999	18.5%	19.6%	20.5%
	Property Value \$400,000 to \$499,999	18.9%	20.3%	18.5%
	Property Value \$300,000, to \$399,999	22.2%	22.8%	21.1%
	Property Value \$200,000 to \$299,999	17.9%	17.1%	15.9%
	Property Value \$150,000 to \$199,999	2.9%	3.7%	3.7%
	Property Value \$100,000 to \$149,999	3.9%	2.8%	3.4%
	Property Value \$60,000 to \$99,999	2.7%	1.5%	1.8%
	Property Value \$40,000 to \$59,999	2.8%	1.7%	1.3%
	Property Value \$0 to \$39,999	4.3%	3.2%	3.0%
	Median Home Value	\$370,378	\$388,045	\$399,192
<b>Wealth per Household</b>	\$0 and under - percent	18.0%	18.2%	17.7%
	\$1 to \$4999 - percent	8.9%	8.9%	8.7%
	\$5k to \$9999 - percent	4.8%	4.8%	4.6%
	\$10k to \$24999 - percent	6.5%	6.6%	6.4%
	\$25k to \$49999 - percent	6.9%	6.9%	6.9%
	\$50k to \$99999 - percent	10.2%	10.2%	10.3%
	\$100k to \$249999 - percent	17.8%	17.6%	17.9%
	\$250k to \$499999 - percent	12.8%	12.7%	13.0%
	\$500k+ - percent	14.1%	14.1%	14.5%
	Median HH Wealth	\$74,128	\$72,804	\$77,788
	Avg HH Wealth	\$232,395	\$231,464	\$236,894
<b>Economic Viability</b>	Economic Viability Local	296	293	296
	Economic Viability Indexed	107	106	107
<b>Occupation (Employed Civilians Age 16+)</b>	Employed Civilian Pop 16+ by Occupation	21,871	93,538	322,104
	Managerial/Executive	20.4%	19.9%	19.0%
	Professional Specialty	24.6%	23.5%	22.8%
	Healthcare Support	2.1%	2.8%	2.9%
	Sales	9.9%	9.8%	10.2%
	Office & Administrative Support	14.7%	13.7%	12.5%
	Protective Service	1.7%	2.3%	2.2%
	Food Preparation	4.6%	4.8%	4.8%
	Building Maintenance & Cleaning	3.6%	2.9%	3.1%
	Personal Care	2.9%	2.9%	2.6%
	Farming, Fishing, & Forestry	0.0%	0.0%	0.7%
	Construction	5.5%	6.4%	7.8%
	Production & Transportation	10.0%	11.0%	11.3%
	Percent White Collar Workers	71.7%	69.7%	67.4%
	Percent Blue Collar Workers	28.3%	30.3%	32.6%

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	Agriculture/Mining/Construction	5.7%	6.8%	8.9%
	Manufacturing	5.2%	4.9%	5.4%
	Transportation	5.0%	6.9%	5.9%
	Information	1.7%	1.7%	1.6%
	Wholesale/Retail	13.9%	13.8%	14.0%
	Finance, Insurance, Real Estate	12.1%	11.8%	11.0%
	Professional Services	10.3%	9.5%	9.3%
	Management Services	0.3%	0.3%	0.3%
	Administrative/Waste Services	6.7%	5.8%	6.0%
	Educational Services	22.3%	21.8%	20.7%
	Entertainment Services	8.4%	8.3%	8.6%
	Other Professional Services	3.8%	4.1%	4.3%
	Public Administration	4.5%	4.3%	4.0%
<b>Vehicles per HH</b>	No Vehicles	5.5%	3.8%	5.5%
	1 Vehicle	41.2%	40.2%	38.0%
	2 Vehicles	40.4%	41.4%	40.2%
	3 or more vehicles	12.9%	14.6%	16.4%
	Average Number of Vehicles	1.64	1.71	1.73
<b>Change</b>	Births (last 12 months)	435	1,950	6,651
	Deaths (last 12 months)	255	961	4,711
	Migration (last 12 months)	963	1,931	7,362
<b>Work place</b>	Workplace Establishments	748	3,880	17,054
	Workplace Employees (FTE)	9,460	48,818	225,578