

Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 17, 2025



Latitude: 27.880555 Longitude: -82.328072

Lake St. Charles Riverview, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Current Year Estimated Population	11,732	99,681	223,048
	Population Est 25Q1	11,582	98,740	221,420
	Population Est 24Q4	11,455	97,936	220,410
	Population Est 24Q3	11,401	97,725	220,086
	Population Est 24Q2	11,425	97,808	219,965
	Population Est 24Q1	11,375	97,507	219,123
	Population Est 23Q4	11,341	97,477	218,247
	Population Est 23Q3	11,268	97,029	217,344
	Population Est 23Q2	11,198	96,694	216,556
	Population Fcst	12,789	107,253	241,359
	2010 Census Population	9,911	68,817	156,652
	2000 Census Population	5,458	43,863	104,870
	1990 Census Population	2,771	27,418	74,609
	Current Year Daytime Population	11,639	76,365	194,523
	Average Seasonal Population	77	2,326	3,832
	Historical Annual Growth, 1990 – 2000	7.01%	4.81%	3.46%
	Historical Annual Growth, 2000 – 2010	6.15%	4.61%	4.09%
	Estimated Annual Growth, 2010 – CY	1.17%	2.59%	2.47%
	Projected Annual Growth, CY to Y5	1.74%	1.48%	1.59%
	Group Qtrs Est	23	327	1,356
Transient Est Average Last 4 Qtrs	15	1,215	5,600	
Households	Current Year Estimated Households	4,558	39,545	83,595
	Households Est 25Q1	4,500	39,159	82,961
	Households Est 24Q4	4,450	38,838	82,565
	Households Est 24Q3	4,428	38,746	82,447
	Households Est 24Q2	4,437	38,779	82,417
	Households Est 24Q1	4,420	38,672	82,125
	Households Est 23Q4	4,407	38,663	81,807
	Households Est 23Q3	4,380	38,486	81,488
	Households Est 23Q2	4,353	38,353	81,210
	Households Fcst	4,967	42,526	90,280
	2010 Census Households	3,872	27,559	58,758
	2000 Census Households	2,066	16,758	38,493
	1990 Census Households	1,069	10,169	26,610
	Historical Annual Growth, 1990 – 2000	6.81%	5.12%	3.76%
	Historical Annual Growth, 2000 – 2010	6.48%	5.10%	4.32%
	Estimated Annual Growth, 2010 – CY	1.13%	2.52%	2.46%
	Projected Annual Growth, CY to Y5	1.74%	1.46%	1.55%
Population per Household	2.57	2.51	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	2.0%	2.1%	2.2%
	HH Income \$250,000 to \$499,999	2.3%	2.6%	2.6%
	HH Income \$200,000 to \$249,999	5.4%	6.0%	6.2%
	HH Income \$175,000 to \$199,999	4.5%	5.1%	5.0%
	HH Income \$150,000 to \$174,999	5.9%	5.5%	6.2%
	HH Income \$100,000 to 149,999	21.1%	23.0%	21.9%
	HH Income \$75,000 to 99,999	14.4%	14.7%	14.7%
	HH Income \$50,000 to 74,999	16.6%	16.5%	16.8%
	HH Income \$35,000 to 49,999	8.7%	7.9%	8.6%
	HH Income \$25,000 to 34,999	6.4%	4.8%	5.0%
	HH Income \$15,000 to 24,999	6.9%	4.9%	4.6%
	HH Income \$0 to 14,999	5.7%	6.9%	6.3%
	Average Household Income	\$102,447	\$108,747	\$109,870
	Median Household Income	\$84,347	\$90,213	\$89,359
	Per Capita Income	\$39,868	\$43,261	\$41,331
	Average Disposable Income	\$86,632	\$90,087	\$90,973
	Median Disposable Income	\$75,487	\$80,212	\$79,494
	Discretionary HH Income Over \$150,000	5.7%	6.7%	6.4%
	Discretionary HH Income \$125,000 to \$149,999	7.6%	6.7%	7.0%
	Discretionary HH Income \$100,000 to \$124,999	8.6%	8.2%	8.4%
	Discretionary HH Income \$75,000 to \$99,999	16.4%	16.1%	15.6%
	Discretionary HH Income \$50,000 to \$74,999	22.0%	22.5%	21.1%
	Discretionary HH Income \$25,000 to \$49,999	20.0%	22.6%	24.4%
	Discretionary HH Income Under \$25,000	19.6%	17.2%	17.1%
	Average Discretionary HH Income	\$67,751	\$68,077	\$67,748
	Median Discretionary HH Income	\$62,480	\$61,520	\$59,853
	Householder White – Count	2,277	17,979	36,898
	Median HH Income	\$93,901	\$99,445	\$99,842
	Average HH Income	\$101,462	\$102,503	\$105,100
	Householder Black or African-American – Count	704	7,126	14,573
	Median HH Income	\$88,707	\$74,244	\$78,300
	Average HH Income	\$99,765	\$84,295	\$88,200
	Householder Hispanic – Count	1,038	8,354	19,491
Median HH Income	\$68,311	\$81,516	\$78,276	
Average HH Income	\$73,897	\$89,174	\$86,908	
Householder Asian or Pacific Islander – Count	37	1,156	2,663	
Median HH Income	\$41,606	\$118,180	\$111,409	
Average HH Income	\$65,056	\$116,463	\$110,131	
Householder Other or Pacific Islander – Count	501	4,930	9,971	
Median HH Income	\$82,336	\$88,888	\$88,610	
Average HH Income	\$83,012	\$96,144	\$95,824	

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Lake St. Charles Riverview, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Gender	Male Population	5,531	47,283	107,016
	Female Population	6,201	52,398	116,032
Total Population by Age	Count of Pop 0 to 4 years	703	6,476	13,902
	Count of Pop 0 to 7 years	996	8,972	19,511
	Count of Pop 5 - 13	1,273	10,760	24,647
	Count of Pop 14 - 18	599	4,805	11,874
	Count of Pop 19 - 22	571	4,565	11,452
	Count of Pop 22 - 25	399	3,246	8,171
	Count of Pop 25 - 29	613	5,972	13,531
	Count of Pop 30 - 34	776	7,917	16,731
	Count of Pop 35 - 39	917	8,458	17,474
	Count of Pop 40 - 44	882	7,567	16,584
	Count of Pop 45 - 59	2,324	18,434	42,030
	Count of Pop 60 - 74	1,975	15,352	33,220
	Count of Pop 75 - 84	557	4,750	10,404
	Count of Pop 85+	143	1,379	3,028
	% of Pop 0 to 4 years	6.0%	6.5%	6.2%
	% of Pop 0 to 7 years	8.5%	9.0%	8.7%
	% of Pop 5 - 13	10.9%	10.8%	11.1%
	% of Pop 14 - 18	5.1%	4.8%	5.3%
	% of Pop 19 - 22	4.9%	4.6%	5.1%
	% of Pop 22 - 25	3.4%	3.3%	3.7%
	% of Pop 25 - 29	5.2%	6.0%	6.1%
	% of Pop 30 - 34	6.6%	7.9%	7.5%
	% of Pop 35 - 39	7.8%	8.5%	7.8%
	% of Pop 40 - 44	7.5%	7.6%	7.4%
	% of Pop 45 - 59	19.8%	18.5%	18.8%
	% of Pop 60 - 74	16.8%	15.4%	14.9%
	% of Pop 75 - 84	4.7%	4.8%	4.7%
	% of Pop 85+	1.2%	1.4%	1.4%
Median Age	40.1	38.6	38.2	
Average Age	40.0	39.3	38.9	
Male Population by Age	% of Pop 0 to 4 years	6.5%	7.0%	6.7%
	% of Pop 5 - 13	11.6%	11.4%	11.7%
	% of Pop 14 - 18	5.6%	5.2%	5.6%
	% of Pop 19 - 22	5.4%	5.0%	5.4%
	% of Pop 22 - 25	3.7%	3.5%	3.9%
	% of Pop 25 - 29	5.4%	6.2%	6.3%
	% of Pop 30 - 34	6.1%	7.8%	7.4%
	% of Pop 35 - 39	7.6%	8.2%	7.7%
	% of Pop 40 - 44	7.3%	7.6%	7.4%
	% of Pop 45 - 59	19.7%	18.3%	18.8%
	% of Pop 75 - 84	4.4%	4.3%	4.2%
	% of Pop 60 - 74	15.9%	14.5%	14.0%
	% of Pop 85+	0.9%	1.0%	1.0%
	Median Age	38.8	37.3	36.9
Average Age	38.7	38.0	37.7	

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	% of Pop 0 to 4 years	5.5%	6.0%	5.8%
	% of Pop 5 - 13	10.2%	10.2%	10.5%
	% of Pop 14 - 18	4.7%	4.5%	5.0%
	% of Pop 19 - 22	4.4%	4.2%	4.9%
	% of Pop 22 - 25	3.1%	3.0%	3.5%
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	% of Pop 35 - 39	8.0%	8.7%	8.0%
	% of Pop 40 - 44	7.7%	7.6%	7.5%
	% of Pop 45 - 59	19.9%	18.7%	18.9%
	% of Pop 60 - 74	17.7%	16.2%	15.7%
	% of Pop 75 - 84	5.1%	5.2%	5.1%
	% of Pop 85+	1.5%	1.7%	1.7%
	Median Age	41.2	39.7	39.3
Average Age	41.1	40.4	39.9	
Race	Count of White	6,653	51,638	113,465
	Count of Black or African-American	1,963	20,229	43,914
	Count of Asian or Pacific Islander	251	4,372	8,928
	Count of Other races	2,865	23,442	56,742
	White	56.7%	51.8%	50.9%
	Black or African American	16.7%	20.3%	19.7%
	Asian	2.1%	4.4%	4.0%
	Other Races	24.4%	23.5%	25.4%
Language Spoken	Speak English at Home	78.0%	74.0%	72.2%
	Speak Spanish at Home	19.7%	18.7%	20.8%
	Speak French or French Creole at Home	0.1%	1.5%	1.4%
	Speak German at Home	0.8%	0.4%	0.4%
	Speak Other Indo-European Languages at Home	0.3%	1.8%	1.9%
	Speak Russian and Other Slavic Languages at Home	0.1%	0.5%	0.4%
	Speak Chinese at Home	0.2%	0.2%	0.2%
	Speak Korean at Home	0.0%	0.3%	0.2%
	Speak Vietnamese at Home	0.0%	0.2%	0.3%
	Speak Other Asian Languages at Home	0.0%	0.7%	0.8%
	Speak Tagalog and Other Pacific Languages at Home	0.4%	0.4%	0.4%
	Speak Other Language at Home	0.3%	1.2%	1.1%
Hispanic	Hispanic Population	3,263	25,860	64,120
	Hispanic Population Percent	27.8%	25.9%	28.7%
	Mexican	16.4%	14.8%	14.4%
	Puerto Rican	27.2%	33.9%	34.8%
	Cuban	12.5%	17.2%	18.8%
	Dominican	16.2%	10.0%	9.0%
	Central American	8.4%	6.3%	6.5%
	South American	5.0%	11.8%	12.0%
	Other Hispanic	14.3%	6.0%	4.7%
	2000 Hispanic Population Percent	11%	11%	13%
	1990 Hispanic Population Percent	6%	6%	8%

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Ancestry	American (percent of total population)	2.8%	2.7%	2.9%
	American	2.6%	2.4%	2.6%
	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)	1.3%	3.0%	2.8%
	Chinese	0.8%	0.4%	0.3%
	Japanese	0.0%	0.1%	0.1%
	Korean	0.0%	0.1%	0.1%
	South Central Asian (ie. Indian)	0.2%	1.8%	1.6%
	South East Asian (ie. Vietnamese)	0.1%	0.3%	0.3%
	Other Asian	0.0%	0.2%	0.3%
	European (percent of total population)	16.9%	15.4%	14.9%
	British	3.4%	3.0%	2.9%
	Dutch	0.3%	0.3%	0.3%
	French	0.8%	0.7%	0.6%
	German	3.0%	3.3%	3.2%
	Italian	2.9%	2.0%	2.0%
	Polish	0.6%	0.8%	0.7%
	Scandinavian	0.4%	0.6%	0.5%
	Scotch/Irish	4.1%	3.3%	3.4%
Other European (ie. Greek/Russian)	1.3%	1.4%	1.3%	
Middle Eastern	0.3%	0.6%	0.6%	
Other Ancestry	22.6%	19.6%	18.6%	
Unclassified Ancestry	11.3%	11.4%	11.1%	
Education (Age 25+)	Adult Population (25 Years or Older)	8,186	69,829	153,002
	Elementary (0 to 8)	1.3%	3.2%	3.9%
	Some High School (9 to 11)	4.6%	4.3%	4.9%
	High School Graduate (12)	27.9%	24.3%	25.5%
	Some College (13 to 16)	17.6%	20.6%	19.9%
	Associates Degree Only	15.6%	11.3%	11.4%
	Bachelors Degree Only	21.0%	24.1%	23.1%
	Graduate Degree	12.0%	12.3%	11.2%
	% College (4+)	32.9%	36.4%	34.3%
Household Type	Total Households – count	4,558	39,545	83,595
	One Person HHs – count	1,024	10,140	19,453
	Family HHs – count	3,145	25,899	56,644
	Married Couple – count	2,108	17,473	38,226
	w/own children – count	947	6,948	16,147
	w/out own children – count	1,161	10,525	22,079
	Male Householder – count	239	2,353	5,410
	Female Householder – count	798	6,073	13,008
	Non-Family Households – count	389	3,506	7,498
	1 Person Household	22.5%	25.6%	23.3%
	2 Person Household	33.9%	33.7%	32.4%
	3 Person Household	19.4%	17.8%	18.4%
	4 Person Household	13.1%	12.9%	14.4%
	5 Person Household	7.0%	6.0%	6.9%
6 Person Household	2.4%	2.5%	2.9%	
7+ Person Household	1.6%	1.4%	1.6%	
% Households With Children	34.6%	28.5%	30.6%	

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Housing	Total Housing Units	4,787	42,361	89,195
	Owner Occupied Percent	63.9%	53.5%	55.5%
	Renter Occupied Percent	31.3%	39.9%	38.2%
	Vacant Housing Percent	4.8%	6.6%	6.3%
	Total Housing Units (Census 2000)	2,236	18,505	41,774
Home Value (Owner Occupied)	Property Value \$1,000,000 or more	0.8%	1.4%	1.8%
	Property Value \$750,000 to \$999,999	5.1%	5.9%	6.4%
	Property Value \$500,000 to \$749,999	22.3%	19.8%	21.2%
	Property Value \$400,000 to \$499,999	21.8%	20.5%	20.7%
	Property Value \$300,000, to \$399,999	23.3%	22.3%	21.6%
	Property Value \$200,000 to \$299,999	16.8%	16.6%	16.0%
	Property Value \$150,000 to \$199,999	2.4%	3.1%	3.5%
	Property Value \$100,000 to \$149,999	1.6%	2.6%	2.8%
	Property Value \$60,000 to \$99,999	0.7%	1.7%	1.3%
	Property Value \$40,000 to \$59,999	1.9%	1.8%	1.4%
	Property Value \$0 to \$39,999	2.4%	3.4%	2.7%
	Median Home Value	\$403,668	\$393,419	\$403,528
Wealth per Household	\$0 and under - percent	17.3%	18.0%	17.9%
	\$1 to \$4999 - percent	8.3%	8.8%	8.8%
	\$5k to \$9999 - percent	4.5%	4.7%	4.7%
	\$10k to \$24999 - percent	6.4%	6.5%	6.5%
	\$25k to \$49999 - percent	6.9%	6.9%	6.9%
	\$50k to \$99999 - percent	10.4%	10.2%	10.2%
	\$100k to \$249999 - percent	18.2%	17.7%	17.8%
	\$250k to \$499999 - percent	13.3%	12.9%	12.9%
	\$500k+ - percent	14.7%	14.4%	14.3%
	Median HH Wealth	\$81,444	\$75,279	\$75,308
	Avg HH Wealth	\$240,254	\$234,812	\$234,304
Economic Viability	Economic Viability Local	285	293	292
	Economic Viability Indexed	103	106	105
Occupation (Employed Civilians Age 16+)	Employed Civilian Pop 16+ by Occupation	6,446	53,877	119,256
	Managerial/Executive	20.1%	20.3%	19.5%
	Professional Specialty	25.1%	25.7%	23.1%
	Healthcare Support	1.6%	2.0%	2.7%
	Sales	11.8%	9.2%	10.1%
	Office & Administrative Support	16.8%	13.9%	13.6%
	Protective Service	0.7%	2.0%	2.3%
	Food Preparation	4.5%	4.7%	5.1%
	Building Maintenance & Cleaning	2.8%	3.1%	3.0%
	Personal Care	2.4%	3.0%	2.7%
	Farming, Fishing, & Forestry	0.0%	0.0%	0.1%
	Construction	4.9%	5.7%	6.7%
	Production & Transportation	9.3%	10.4%	11.0%
	Percent White Collar Workers	75.4%	71.1%	69.0%
	Percent Blue Collar Workers	24.6%	28.9%	31.0%

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	Agriculture/Mining/Construction	5.7%	6.0%	7.2%
	Manufacturing	5.5%	5.3%	5.0%
	Transportation	5.7%	6.4%	6.5%
	Information	0.9%	1.9%	1.5%
	Wholesale/Retail	12.7%	13.1%	14.4%
	Finance, Insurance, Real Estate	17.6%	11.7%	11.6%
	Professional Services	10.0%	10.0%	9.2%
	Management Services	0.2%	0.3%	0.3%
	Administrative/Waste Services	5.1%	5.8%	5.6%
	Educational Services	20.4%	22.8%	21.8%
	Entertainment Services	9.7%	8.0%	8.6%
	Other Professional Services	3.1%	4.4%	4.0%
	Public Administration	3.4%	4.3%	4.2%
Vehicles per HH	No Vehicles	4.4%	4.6%	3.8%
	1 Vehicle	37.1%	40.5%	38.2%
	2 Vehicles	42.3%	40.5%	41.8%
	3 or more vehicles	16.2%	14.4%	16.2%
	Average Number of Vehicles	1.73	1.68	1.75
Change	Births (last 12 months)	120	1,093	2,449
	Deaths (last 12 months)	73	612	1,334
	Migration (last 12 months)	262	1,408	2,016
Work place	Workplace Establishments	305	1,687	5,531
	Workplace Employees (FTE)	4,228	20,561	63,893