

# Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 23, 2025



Latitude: 27.30064 Longitude: -80.303729

East Port Plaza Port St. Lucie, FL		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
<b>Population</b>	Current Year Estimated Population	24,036	87,427	345,447
	Population Est 25Q1	23,885	86,939	344,402
	Population Est 24Q4	23,848	86,740	343,300
	Population Est 24Q3	23,896	86,797	343,240
	Population Est 24Q2	24,091	86,842	341,711
	Population Est 24Q1	24,059	86,271	339,654
	Population Est 23Q4	24,053	86,054	337,489
	Population Est 23Q3	23,790	85,723	336,357
	Population Est 23Q2	23,746	85,266	333,380
	Population Fcst	23,398	89,396	368,938
	2010 Census Population	20,087	71,402	264,764
	2000 Census Population	16,765	57,204	190,965
	1990 Census Population	12,777	46,605	150,445
	Current Year Daytime Population	27,896	79,353	336,890
	Average Seasonal Population	6,279	12,987	43,514
	Historical Annual Growth, 1990 – 2000	2.75%	2.07%	2.41%
	Historical Annual Growth, 2000 – 2010	1.82%	2.24%	3.32%
	Estimated Annual Growth, 2010 – CY	1.25%	1.41%	1.85%
	Projected Annual Growth, CY to Y5	-0.54%	0.45%	1.32%
	Group Qtrs Est	488	684	3,047
Transient Est Average Last 4 Qtrs	1,432	1,479	8,218	
<b>Households</b>	Current Year Estimated Households	11,135	36,302	135,272
	Households Est 25Q1	11,061	36,087	134,828
	Households Est 24Q4	11,042	36,008	134,429
	Households Est 24Q3	11,062	36,024	134,395
	Households Est 24Q2	11,167	36,081	133,882
	Households Est 24Q1	11,148	35,863	133,072
	Households Est 23Q4	11,146	35,779	132,213
	Households Est 23Q3	11,038	35,639	131,789
	Households Est 23Q2	11,019	35,465	130,729
	Households Fcst	10,826	36,929	143,853
	2010 Census Households	9,576	30,051	104,970
	2000 Census Households	7,719	23,810	77,391
	1990 Census Households	5,882	19,036	60,306
	Historical Annual Growth, 1990 – 2000	2.76%	2.26%	2.53%
	Historical Annual Growth, 2000 – 2010	2.18%	2.36%	3.09%
	Estimated Annual Growth, 2010 – CY	1.05%	1.31%	1.76%
	Projected Annual Growth, CY to Y5	-0.56%	0.34%	1.24%
Population per Household	2.11	2.39	2.53	

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East Port Plaza Port St. Lucie, FL		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Income	HH Income \$500,000 or more	0.9%	1.4%	1.7%
	HH Income \$250,000 to \$499,999	1.1%	1.7%	2.0%
	HH Income \$200,000 to \$249,999	2.5%	3.9%	4.8%
	HH Income \$175,000 to \$199,999	2.6%	4.0%	3.8%
	HH Income \$150,000 to \$174,999	4.7%	6.1%	5.8%
	HH Income \$100,000 to 149,999	15.9%	19.0%	20.2%
	HH Income \$75,000 to 99,999	13.4%	13.5%	14.0%
	HH Income \$50,000 to 74,999	17.9%	17.9%	17.5%
	HH Income \$35,000 to 49,999	13.1%	10.9%	10.7%
	HH Income \$25,000 to 34,999	9.8%	7.8%	6.9%
	HH Income \$15,000 to 24,999	9.7%	6.9%	6.1%
	HH Income \$0 to 14,999	8.5%	7.1%	6.6%
	Average Household Income	\$79,698	\$94,609	\$102,150
	Median Household Income	\$60,931	\$74,192	\$79,107
	Per Capita Income	\$37,386	\$39,481	\$40,233
	Average Disposable Income	\$67,398	\$78,617	\$82,520
	Median Disposable Income	\$54,794	\$66,109	\$70,115
	Discretionary HH Income Over \$150,000	2.5%	4.8%	6.2%
	Discretionary HH Income \$125,000 to \$149,999	3.5%	4.8%	4.7%
	Discretionary HH Income \$100,000 to \$124,999	5.7%	8.1%	8.4%
	Discretionary HH Income \$75,000 to \$99,999	11.2%	14.7%	14.5%
	Discretionary HH Income \$50,000 to \$74,999	16.9%	18.7%	19.1%
	Discretionary HH Income \$25,000 to \$49,999	29.4%	26.4%	25.0%
	Discretionary HH Income Under \$25,000	30.9%	22.5%	22.0%
	Average Discretionary HH Income	\$50,401	\$60,913	\$62,996
	Median Discretionary HH Income	\$40,690	\$51,205	\$53,501
	Householder White – Count	7,250	24,073	78,559
	Median HH Income	\$60,807	\$75,453	\$85,107
	Average HH Income	\$74,089	\$86,018	\$93,021
	Householder Black or African-American – Count	939	3,118	19,942
	Median HH Income	\$68,726	\$72,378	\$66,535
	Average HH Income	\$81,903	\$84,585	\$74,766
	Householder Hispanic – Count	1,703	5,035	22,763
	Median HH Income	\$56,458	\$72,372	\$75,776
Average HH Income	\$63,336	\$81,672	\$85,571	
Householder Asian or Pacific Islander – Count	321	898	2,128	
Median HH Income	\$125,319	\$80,674	\$90,416	
Average HH Income	\$104,064	\$89,791	\$95,497	
Householder Other or Pacific Islander – Count	923	3,177	11,880	
Median HH Income	\$59,325	\$72,450	\$77,752	
Average HH Income	\$68,021	\$83,058	\$88,594	

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East Port Plaza Port St. Lucie, FL		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
<b>Gender</b>	Male Population	11,240	42,044	166,638
	Female Population	12,796	45,383	178,809
<b>Total Population by Age</b>	Count of Pop 0 to 4 years	1,032	3,959	16,190
	Count of Pop 0 to 7 years	1,391	5,451	23,134
	Count of Pop 5 - 13	1,773	7,127	31,907
	Count of Pop 14 - 18	838	3,643	16,662
	Count of Pop 19 - 22	826	3,715	16,828
	Count of Pop 22 - 25	592	2,755	12,412
	Count of Pop 25 - 29	1,130	4,370	18,018
	Count of Pop 30 - 34	1,387	4,701	18,108
	Count of Pop 35 - 39	1,296	4,990	19,691
	Count of Pop 40 - 44	1,068	4,700	19,339
	Count of Pop 45 - 59	3,341	14,415	60,837
	Count of Pop 60 - 74	6,069	20,108	71,388
	Count of Pop 75 - 84	3,330	9,575	32,660
	Count of Pop 85+	1,356	3,369	11,406
	% of Pop 0 to 4 years	4.3%	4.5%	4.7%
	% of Pop 0 to 7 years	5.8%	6.2%	6.7%
	% of Pop 5 - 13	7.4%	8.2%	9.2%
	% of Pop 14 - 18	3.5%	4.2%	4.8%
	% of Pop 19 - 22	3.4%	4.2%	4.9%
	% of Pop 22 - 25	2.5%	3.2%	3.6%
	% of Pop 25 - 29	4.7%	5.0%	5.2%
	% of Pop 30 - 34	5.8%	5.4%	5.2%
	% of Pop 35 - 39	5.4%	5.7%	5.7%
	% of Pop 40 - 44	4.4%	5.4%	5.6%
	% of Pop 45 - 59	13.9%	16.5%	17.6%
	% of Pop 60 - 74	25.2%	23.0%	20.7%
	% of Pop 75 - 84	13.9%	11.0%	9.5%
	% of Pop 85+	5.6%	3.9%	3.3%
Median Age	55.1	49.3	45.9	
Average Age	50.2	47.0	44.8	
<b>Male Population by Age</b>	% of Pop 0 to 4 years	4.7%	4.8%	5.0%
	% of Pop 5 - 13	8.1%	8.9%	9.8%
	% of Pop 14 - 18	3.8%	4.4%	5.1%
	% of Pop 19 - 22	3.8%	4.5%	5.2%
	% of Pop 22 - 25	2.8%	3.4%	3.9%
	% of Pop 25 - 29	5.1%	5.3%	5.5%
	% of Pop 30 - 34	6.3%	5.7%	5.5%
	% of Pop 35 - 39	5.8%	5.9%	5.8%
	% of Pop 40 - 44	4.4%	5.2%	5.5%
	% of Pop 45 - 59	13.7%	16.3%	17.4%
	% of Pop 75 - 84	12.6%	10.3%	8.8%
	% of Pop 60 - 74	24.3%	21.9%	19.8%
	% of Pop 85+	4.7%	3.2%	2.8%
	Median Age	51.1	46.7	43.9
Average Age	48.3	45.5	43.5	

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	% of Pop 60 - 74	26.1%	24.0%	21.5%
	% of Pop 75 - 84	14.9%	11.6%	10.0%
	% of Pop 85+	6.5%	4.4%	3.8%
	Median Age	57.8	51.7	47.9
Average Age	51.8	48.4	46.1	
Race	Count of White	16,171	59,041	208,654
	Count of Black or African-American	2,934	10,979	65,137
	Count of Asian or Pacific Islander	587	2,081	6,698
	Count of Other races	4,345	15,326	64,958
	White	67.3%	67.5%	60.4%
	Black or African American	12.2%	12.6%	18.9%
	Asian	2.4%	2.4%	1.9%
	Other Races	18.1%	17.5%	18.8%
Language Spoken	Speak English at Home	77.5%	78.6%	76.0%
	Speak Spanish at Home	15.8%	14.0%	15.6%
	Speak French or French Creole at Home	2.3%	3.0%	4.0%
	Speak German at Home	0.2%	0.2%	0.3%
	Speak Other Indo-European Languages at Home	1.2%	1.3%	1.8%
	Speak Russian and Other Slavic Languages at Home	0.2%	0.3%	0.4%
	Speak Chinese at Home	0.4%	0.4%	0.2%
	Speak Korean at Home	0.0%	0.0%	0.1%
	Speak Vietnamese at Home	0.1%	0.1%	0.2%
	Speak Other Asian Languages at Home	0.7%	0.4%	0.2%
	Speak Tagalog and Other Pacific Languages at Home	1.4%	1.3%	0.6%
	Speak Other Language at Home	0.3%	0.4%	0.7%
Hispanic	Hispanic Population	4,524	16,135	73,163
	Hispanic Population Percent	18.8%	18.5%	21.2%
	Mexican	23.0%	17.4%	20.9%
	Puerto Rican	26.5%	31.5%	27.5%
	Cuban	10.2%	14.4%	14.1%
	Dominican	7.1%	6.1%	6.6%
	Central American	8.5%	9.9%	12.5%
	South American	17.6%	15.6%	14.6%
	Other Hispanic	7.0%	5.0%	3.9%
	2000 Hispanic Population Percent	8%	7%	9%
	1990 Hispanic Population Percent	3%	3%	4%

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<b>Ancestry</b>	American (percent of total population)	10.4%	11.8%	10.6%
	American	10.1%	11.6%	10.4%
	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)	0.6%	1.0%	1.1%
	Chinese	0.3%	0.3%	0.2%
	Japanese	0.1%	0.0%	0.1%
	Korean	0.0%	0.1%	0.1%
	South Central Asian (ie. Indian)	0.2%	0.4%	0.5%
	South East Asian (ie. Vietnamese)	0.1%	0.2%	0.2%
	Other Asian	0.0%	0.0%	0.1%
	European (percent of total population)	29.7%	29.0%	24.0%
	British	4.7%	4.8%	3.9%
	Dutch	0.3%	0.4%	0.3%
	French	1.0%	1.0%	0.8%
	German	6.4%	5.5%	4.5%
	Italian	5.4%	5.0%	4.3%
	Polish	1.6%	1.6%	1.3%
	Scandinavian	0.9%	1.0%	0.9%
	Scotch/Irish	6.6%	6.8%	5.6%
Other European (ie. Greek/Russian)	2.8%	3.0%	2.4%	
Middle Eastern	0.3%	0.3%	0.3%	
Other Ancestry	12.9%	13.5%	12.0%	
Unclassified Ancestry	12.8%	11.9%	11.0%	
<b>Education (Age 25+)</b>	Adult Population (25 Years or Older)	18,976	66,228	251,448
	Elementary (0 to 8)	2.7%	3.4%	4.4%
	Some High School (9 to 11)	5.2%	6.3%	6.7%
	High School Graduate (12)	33.3%	31.9%	29.9%
	Some College (13 to 16)	24.9%	22.8%	22.0%
	Associates Degree Only	11.4%	11.0%	11.2%
	Bachelors Degree Only	15.0%	16.3%	17.1%
	Graduate Degree	7.4%	8.3%	8.8%
	% College (4+)	22.4%	24.6%	25.9%
<b>Household Type</b>	Total Households – count	11,135	36,302	135,272
	One Person HHs – count	3,938	9,878	35,042
	Family HHs – count	5,995	23,843	91,599
	Married Couple – count	4,068	16,748	65,528
	w/own children – count	968	4,579	20,125
	w/out own children – count	3,100	12,169	45,402
	Male Householder – count	380	1,957	7,597
	Female Householder – count	1,547	5,138	18,474
	Non-Family Households – count	1,202	2,580	8,631
	1 Person Household	35.4%	27.2%	25.9%
	2 Person Household	38.6%	38.7%	35.8%
	3 Person Household	12.4%	15.0%	15.7%
	4 Person Household	7.5%	10.7%	12.3%
	5 Person Household	3.7%	4.9%	6.0%
6 Person Household	1.7%	2.2%	2.7%	
7+ Person Household	0.8%	1.3%	1.6%	
% Households With Children	17.2%	21.1%	24.2%	

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East Port Plaza Port St. Lucie, FL		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
<b>Housing</b>	Total Housing Units	13,215	40,670	151,449
	Owner Occupied Percent	56.3%	66.9%	65.6%
	Renter Occupied Percent	28.0%	22.4%	23.7%
	Vacant Housing Percent	15.7%	10.7%	10.7%
	Total Housing Units (Census 2000)	9,148	26,756	87,609
<b>Home Value (Owner Occupied)</b>	Property Value \$1,000,000 or more	0.5%	1.4%	2.3%
	Property Value \$750,000 to \$999,999	1.2%	4.5%	5.9%
	Property Value \$500,000 to \$749,999	5.7%	13.6%	18.3%
	Property Value \$400,000 to \$499,999	10.1%	17.0%	19.0%
	Property Value \$300,000, to \$399,999	16.1%	21.6%	21.5%
	Property Value \$200,000 to \$299,999	25.5%	20.9%	16.5%
	Property Value \$150,000 to \$199,999	10.0%	6.8%	5.1%
	Property Value \$100,000 to \$149,999	7.8%	4.4%	4.1%
	Property Value \$60,000 to \$99,999	7.5%	2.7%	2.0%
	Property Value \$40,000 to \$59,999	4.1%	1.7%	1.1%
	Property Value \$0 to \$39,999	10.8%	4.6%	2.8%
	Median Home Value	\$238,607	\$341,106	\$385,353
<b>Wealth per Household</b>	\$0 and under - percent	17.3%	16.8%	16.8%
	\$1 to \$4999 - percent	8.9%	8.3%	8.3%
	\$5k to \$9999 - percent	4.7%	4.4%	4.4%
	\$10k to \$24999 - percent	6.4%	6.3%	6.3%
	\$25k to \$49999 - percent	6.9%	6.9%	6.9%
	\$50k to \$99999 - percent	10.5%	10.6%	10.5%
	\$100k to \$249999 - percent	18.4%	18.7%	18.6%
	\$250k to \$499999 - percent	13.1%	13.5%	13.5%
	\$500k+ - percent	13.8%	14.6%	14.7%
	Median HH Wealth	\$77,786	\$84,952	\$84,561
	Avg HH Wealth	\$231,733	\$241,521	\$241,806
<b>Economic Viability</b>	Economic Viability Local	295	290	284
	Economic Viability Indexed	106	104	103
<b>Occupation (Employed Civilians Age 16+)</b>	Employed Civilian Pop 16+ by Occupation	10,674	40,728	161,910
	Managerial/Executive	10.5%	12.1%	14.3%
	Professional Specialty	20.1%	19.8%	19.2%
	Healthcare Support	3.0%	3.8%	4.1%
	Sales	10.2%	12.6%	11.8%
	Office & Administrative Support	16.3%	13.6%	11.8%
	Protective Service	2.6%	1.9%	2.1%
	Food Preparation	8.2%	7.0%	6.4%
	Building Maintenance & Cleaning	4.6%	4.9%	5.1%
	Personal Care	3.3%	3.5%	2.7%
	Farming, Fishing, & Forestry	0.5%	0.2%	0.3%
	Construction	9.1%	8.1%	10.2%
	Production & Transportation	11.6%	12.6%	11.9%
	Percent White Collar Workers	60.1%	61.9%	61.2%
	Percent Blue Collar Workers	39.9%	38.1%	38.8%

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	Agriculture/Mining/Construction	7.6%	7.5%	10.5%
	Manufacturing	3.3%	5.1%	5.3%
	Transportation	6.3%	7.6%	7.5%
	Information	1.2%	1.4%	1.4%
	Wholesale/Retail	19.6%	17.7%	15.2%
	Finance, Insurance, Real Estate	5.5%	5.2%	6.1%
	Professional Services	5.8%	6.0%	5.2%
	Management Services	0.0%	0.0%	0.1%
	Administrative/Waste Services	7.8%	6.3%	6.7%
	Educational Services	21.6%	22.9%	22.7%
	Entertainment Services	10.6%	10.4%	10.1%
	Other Professional Services	5.8%	5.9%	5.5%
	Public Administration	4.9%	4.1%	4.0%
<b>Vehicles per HH</b>	No Vehicles	4.5%	3.3%	4.6%
	1 Vehicle	55.1%	42.3%	37.9%
	2 Vehicles	29.9%	36.7%	39.1%
	3 or more vehicles	10.5%	17.8%	18.4%
	Average Number of Vehicles	1.48	1.75	1.78
<b>Change</b>	Births (last 12 months)	185	737	3,073
	Deaths (last 12 months)	338	1,009	3,536
	Migration (last 12 months)	103	883	4,323
<b>Work place</b>	Workplace Establishments	1,015	2,660	11,483
	Workplace Employees (FTE)	10,185	23,796	101,561