

Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 17, 2025



Latitude: 27.30064 Longitude: -80.303729

East Port Plaza Port St. Lucie, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Current Year Estimated Population	6,143	63,333	141,933
	Population Est 25Q1	6,114	62,986	141,194
	Population Est 24Q4	6,105	62,839	140,761
	Population Est 24Q3	6,121	62,934	140,837
	Population Est 24Q2	6,174	63,090	140,514
	Population Est 24Q1	6,162	62,778	139,451
	Population Est 23Q4	6,161	62,664	138,971
	Population Est 23Q3	6,135	62,319	138,524
	Population Est 23Q2	6,123	62,028	137,404
	Population Fcst	5,933	63,964	149,114
	2010 Census Population	5,397	51,885	112,056
	2000 Census Population	4,862	42,988	85,116
	1990 Census Population	3,683	35,005	63,250
	Current Year Daytime Population	7,583	49,705	106,145
	Average Seasonal Population	1,921	9,388	18,780
	Historical Annual Growth, 1990 – 2000	2.82%	2.08%	3.01%
	Historical Annual Growth, 2000 – 2010	1.05%	1.90%	2.79%
	Estimated Annual Growth, 2010 – CY	0.90%	1.38%	1.64%
	Projected Annual Growth, CY to Y5	-0.69%	0.20%	0.99%
	Group Qtrs Est	74	567	812
Transient Est Average Last 4 Qtrs	23	1,453	1,677	
Households	Current Year Estimated Households	3,040	26,311	56,307
	Households Est 25Q1	3,024	26,152	55,992
	Households Est 24Q4	3,018	26,093	55,830
	Households Est 24Q3	3,026	26,125	55,849
	Households Est 24Q2	3,055	26,223	55,778
	Households Est 24Q1	3,047	26,103	55,372
	Households Est 23Q4	3,047	26,060	55,197
	Households Est 23Q3	3,034	25,917	55,019
	Households Est 23Q2	3,029	25,806	54,603
	Households Fcst	2,934	26,444	58,803
	2010 Census Households	2,681	21,989	45,146
	2000 Census Households	2,282	18,037	34,686
	1990 Census Households	1,647	14,377	24,946
	Historical Annual Growth, 1990 – 2000	3.32%	2.29%	3.35%
	Historical Annual Growth, 2000 – 2010	1.62%	2.00%	2.67%
	Estimated Annual Growth, 2010 – CY	0.87%	1.25%	1.54%
	Projected Annual Growth, CY to Y5	-0.71%	0.10%	0.87%
Population per Household	2.00	2.39	2.51	

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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	0.8%	1.2%	1.5%
	HH Income \$250,000 to \$499,999	0.9%	1.4%	1.8%
	HH Income \$200,000 to \$249,999	2.1%	3.2%	4.2%
	HH Income \$175,000 to \$199,999	0.9%	4.0%	4.1%
	HH Income \$150,000 to \$174,999	1.9%	5.6%	6.1%
	HH Income \$100,000 to 149,999	14.7%	18.7%	20.0%
	HH Income \$75,000 to 99,999	14.7%	14.3%	14.0%
	HH Income \$50,000 to 74,999	14.6%	18.5%	18.7%
	HH Income \$35,000 to 49,999	12.5%	10.7%	10.2%
	HH Income \$25,000 to 34,999	12.4%	7.6%	7.5%
	HH Income \$15,000 to 24,999	13.8%	7.4%	5.8%
	HH Income \$0 to 14,999	10.6%	7.5%	6.1%
	Average Household Income	\$68,208	\$89,558	\$97,764
	Median Household Income	\$50,929	\$72,439	\$77,691
	Per Capita Income	\$34,025	\$37,418	\$38,936
	Average Disposable Income	\$58,349	\$75,838	\$81,239
	Median Disposable Income	\$45,757	\$64,581	\$68,975
	Discretionary HH Income Over \$150,000	1.5%	3.7%	5.1%
	Discretionary HH Income \$125,000 to \$149,999	1.8%	4.5%	5.0%
	Discretionary HH Income \$100,000 to \$124,999	3.0%	7.5%	8.5%
	Discretionary HH Income \$75,000 to \$99,999	7.1%	14.3%	15.2%
	Discretionary HH Income \$50,000 to \$74,999	16.3%	19.2%	20.0%
	Discretionary HH Income \$25,000 to \$49,999	29.8%	27.2%	26.3%
	Discretionary HH Income Under \$25,000	40.4%	23.7%	19.9%
	Average Discretionary HH Income	\$40,603	\$58,272	\$63,215
	Median Discretionary HH Income	\$32,568	\$49,113	\$53,856
	Householder White – Count	1,968	16,754	34,996
	Median HH Income	\$49,167	\$73,755	\$80,595
	Average HH Income	\$63,879	\$82,859	\$89,309
	Householder Black or African-American – Count	264	2,458	6,125
	Median HH Income	\$60,867	\$70,963	\$73,486
	Average HH Income	\$68,362	\$82,995	\$85,353
	Householder Hispanic – Count	535	3,967	8,780
Median HH Income	\$49,038	\$70,058	\$74,166	
Average HH Income	\$56,966	\$79,298	\$85,453	
Householder Asian or Pacific Islander – Count	73	675	1,185	
Median HH Income	\$106,004	\$92,322	\$76,251	
Average HH Income	\$97,833	\$94,743	\$88,511	
Householder Other or Pacific Islander – Count	199	2,457	5,221	
Median HH Income	\$47,536	\$70,287	\$74,815	
Average HH Income	\$53,604	\$81,065	\$85,157	

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East Port Plaza Port St. Lucie, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Gender	Male Population	2,872	30,360	68,333
	Female Population	3,271	32,973	73,600
Total Population by Age	Count of Pop 0 to 4 years	274	2,915	6,529
	Count of Pop 0 to 7 years	377	3,969	9,074
	Count of Pop 5 - 13	437	5,158	12,172
	Count of Pop 14 - 18	191	2,635	6,347
	Count of Pop 19 - 22	193	2,681	6,466
	Count of Pop 22 - 25	148	1,970	4,800
	Count of Pop 25 - 29	281	3,178	7,201
	Count of Pop 30 - 34	401	3,506	7,560
	Count of Pop 35 - 39	367	3,680	8,185
	Count of Pop 40 - 44	260	3,424	7,803
	Count of Pop 45 - 59	859	10,330	24,635
	Count of Pop 60 - 74	1,522	14,546	31,071
	Count of Pop 75 - 84	862	6,856	14,251
	Count of Pop 85+	346	2,452	4,915
	% of Pop 0 to 4 years	4.5%	4.6%	4.6%
	% of Pop 0 to 7 years	6.1%	6.3%	6.4%
	% of Pop 5 - 13	7.1%	8.1%	8.6%
	% of Pop 14 - 18	3.1%	4.2%	4.5%
	% of Pop 19 - 22	3.1%	4.2%	4.6%
	% of Pop 22 - 25	2.4%	3.1%	3.4%
	% of Pop 25 - 29	4.6%	5.0%	5.1%
	% of Pop 30 - 34	6.5%	5.5%	5.3%
	% of Pop 35 - 39	6.0%	5.8%	5.8%
	% of Pop 40 - 44	4.2%	5.4%	5.5%
	% of Pop 45 - 59	14.0%	16.3%	17.4%
	% of Pop 60 - 74	24.8%	23.0%	21.9%
	% of Pop 75 - 84	14.0%	10.8%	10.0%
	% of Pop 85+	5.6%	3.9%	3.5%
Median Age	55.0	49.0	47.6	
Average Age	50.3	46.9	45.9	
Male Population by Age	% of Pop 0 to 4 years	4.9%	4.9%	4.9%
	% of Pop 5 - 13	8.1%	8.9%	9.3%
	% of Pop 14 - 18	3.5%	4.4%	4.7%
	% of Pop 19 - 22	3.7%	4.5%	4.8%
	% of Pop 22 - 25	2.9%	3.3%	3.6%
	% of Pop 25 - 29	5.0%	5.4%	5.4%
	% of Pop 30 - 34	7.0%	5.9%	5.7%
	% of Pop 35 - 39	6.6%	6.1%	6.0%
	% of Pop 40 - 44	4.5%	5.3%	5.4%
	% of Pop 45 - 59	14.0%	16.2%	17.0%
	% of Pop 75 - 84	12.3%	10.1%	9.4%
	% of Pop 60 - 74	23.1%	21.8%	20.8%
	% of Pop 85+	4.5%	3.2%	2.9%
	Median Age	49.4	46.4	45.2
Average Age	47.7	45.4	44.5	

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	% of Pop 0 to 4 years	4.1%	4.3%	4.3%
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	% of Pop 45 - 59	13.9%	16.4%	17.6%
	% of Pop 60 - 74	26.3%	24.0%	22.9%
	% of Pop 75 - 84	15.5%	11.5%	10.6%
	% of Pop 85+	6.7%	4.5%	3.9%
	Median Age	58.7	51.4	49.8
Average Age	52.5	48.3	47.2	
Race	Count of White	3,985	41,682	91,370
	Count of Black or African-American	745	8,346	21,801
	Count of Asian or Pacific Islander	147	1,487	3,128
	Count of Other races	1,265	11,819	25,634
	White	64.9%	65.8%	64.4%
	Black or African American	12.1%	13.2%	15.4%
	Asian	2.4%	2.3%	2.2%
	Other Races	20.6%	18.7%	18.1%
Language Spoken	Speak English at Home	76.7%	77.1%	76.9%
	Speak Spanish at Home	16.4%	15.5%	15.0%
	Speak French or French Creole at Home	2.3%	2.9%	3.2%
	Speak German at Home	0.2%	0.2%	0.2%
	Speak Other Indo-European Languages at Home	1.2%	1.2%	1.7%
	Speak Russian and Other Slavic Languages at Home	0.0%	0.2%	0.5%
	Speak Chinese at Home	0.6%	0.4%	0.3%
	Speak Korean at Home	0.0%	0.0%	0.0%
	Speak Vietnamese at Home	0.0%	0.1%	0.2%
	Speak Other Asian Languages at Home	0.8%	0.4%	0.3%
	Speak Tagalog and Other Pacific Languages at Home	1.5%	1.5%	0.9%
	Speak Other Language at Home	0.3%	0.6%	0.8%
Hispanic	Hispanic Population	1,459	12,472	28,132
	Hispanic Population Percent	23.7%	19.7%	19.8%
	Mexican	28.0%	17.7%	15.0%
	Puerto Rican	26.0%	28.6%	34.9%
	Cuban	7.5%	16.5%	14.8%
	Dominican	9.3%	6.5%	6.2%
	Central American	5.4%	8.8%	9.7%
	South American	15.6%	17.0%	14.8%
	Other Hispanic	8.3%	4.9%	4.6%
	2000 Hispanic Population Percent	9%	7%	7%
	1990 Hispanic Population Percent	4%	4%	4%

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Ancestry	American (percent of total population)	8.4%	11.0%	12.4%
	American	8.2%	10.7%	12.2%
	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)	0.7%	0.9%	1.0%
	Chinese	0.3%	0.2%	0.2%
	Japanese	0.1%	0.0%	0.1%
	Korean	0.0%	0.1%	0.1%
	South Central Asian (ie. Indian)	0.2%	0.3%	0.5%
	South East Asian (ie. Vietnamese)	0.1%	0.1%	0.1%
	Other Asian	0.0%	0.1%	0.0%
	European (percent of total population)	29.2%	27.1%	26.0%
	British	4.4%	4.2%	4.2%
	Dutch	0.3%	0.4%	0.3%
	French	1.1%	0.9%	0.9%
	German	6.1%	5.5%	4.9%
	Italian	5.9%	4.9%	4.6%
	Polish	1.4%	1.6%	1.5%
	Scandinavian	0.8%	0.8%	0.9%
	Scotch/Irish	6.7%	6.3%	6.0%
Other European (ie. Greek/Russian)	2.4%	2.5%	2.6%	
Middle Eastern	0.2%	0.4%	0.5%	
Other Ancestry	11.8%	13.9%	12.8%	
Unclassified Ancestry	11.6%	12.4%	11.1%	
Education (Age 25+)	Adult Population (25 Years or Older)	4,899	47,973	105,620
	Elementary (0 to 8)	3.0%	2.7%	3.9%
	Some High School (9 to 11)	7.7%	5.6%	5.9%
	High School Graduate (12)	34.7%	32.5%	31.0%
	Some College (13 to 16)	22.5%	24.0%	22.4%
	Associates Degree Only	11.5%	11.2%	11.8%
	Bachelors Degree Only	13.9%	16.4%	16.9%
	Graduate Degree	6.7%	7.5%	8.0%
	% College (4+)	20.6%	24.0%	24.9%
Household Type	Total Households – count	3,040	26,311	56,307
	One Person HHs – count	1,222	7,271	13,696
	Family HHs – count	1,538	16,801	38,884
	Married Couple – count	1,065	11,678	27,453
	w/own children – count	270	3,194	8,374
	w/out own children – count	795	8,484	19,079
	Male Householder – count	83	1,542	3,268
	Female Householder – count	390	3,581	8,162
	Non-Family Households – count	280	2,239	3,727
	1 Person Household	40.2%	27.6%	24.3%
	2 Person Household	36.0%	38.1%	38.1%
	3 Person Household	11.5%	15.2%	16.2%
	4 Person Household	6.4%	10.7%	11.9%
	5 Person Household	3.7%	5.0%	5.6%
6 Person Household	1.6%	2.2%	2.5%	
7+ Person Household	0.6%	1.2%	1.4%	
% Households With Children	17.0%	20.8%	24.0%	

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East Port Plaza Port St. Lucie, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Housing	Total Housing Units	3,693	29,585	62,580
	Owner Occupied Percent	48.8%	65.5%	68.5%
	Renter Occupied Percent	33.5%	23.4%	21.4%
	Vacant Housing Percent	17.7%	11.1%	10.0%
	Total Housing Units (Census 2000)	2,764	20,338	39,862
Home Value (Owner Occupied)	Property Value \$1,000,000 or more	0.1%	0.8%	1.5%
	Property Value \$750,000 to \$999,999	0.5%	2.8%	4.8%
	Property Value \$500,000 to \$749,999	2.6%	10.4%	15.7%
	Property Value \$400,000 to \$499,999	4.1%	16.9%	19.2%
	Property Value \$300,000, to \$399,999	11.4%	24.2%	23.5%
	Property Value \$200,000 to \$299,999	33.8%	22.6%	19.1%
	Property Value \$150,000 to \$199,999	12.4%	6.7%	5.3%
	Property Value \$100,000 to \$149,999	11.2%	4.5%	3.4%
	Property Value \$60,000 to \$99,999	7.2%	3.4%	1.9%
	Property Value \$40,000 to \$59,999	3.9%	1.9%	1.2%
	Property Value \$0 to \$39,999	12.4%	5.2%	3.4%
	Median Home Value	\$207,183	\$323,701	\$366,274
Wealth per Household	\$0 and under - percent	18.1%	16.9%	16.7%
	\$1 to \$4999 - percent	9.6%	8.4%	8.2%
	\$5k to \$9999 - percent	4.9%	4.5%	4.4%
	\$10k to \$24999 - percent	6.6%	6.3%	6.2%
	\$25k to \$49999 - percent	6.9%	6.9%	6.9%
	\$50k to \$99999 - percent	10.4%	10.6%	10.6%
	\$100k to \$249999 - percent	18.0%	18.7%	18.8%
	\$250k to \$499999 - percent	12.6%	13.4%	13.6%
	\$500k+ - percent	13.0%	14.4%	14.7%
	Median HH Wealth	\$69,049	\$83,389	\$86,101
	Avg HH Wealth	\$220,790	\$239,165	\$243,043
Economic Viability	Economic Viability Local	282	298	291
	Economic Viability Indexed	102	108	105
Occupation (Employed Civilians Age 16+)	Employed Civilian Pop 16+ by Occupation	2,567	29,440	67,367
	Managerial/Executive	8.4%	11.4%	13.6%
	Professional Specialty	17.1%	19.2%	19.5%
	Healthcare Support	3.5%	3.9%	4.1%
	Sales	8.4%	12.9%	11.6%
	Office & Administrative Support	15.1%	14.4%	13.1%
	Protective Service	2.0%	1.8%	1.9%
	Food Preparation	11.2%	6.4%	6.2%
	Building Maintenance & Cleaning	6.4%	5.2%	4.9%
	Personal Care	2.8%	3.0%	2.9%
	Farming, Fishing, & Forestry	0.2%	0.2%	0.2%
	Construction	11.3%	7.8%	9.6%
	Production & Transportation	13.6%	13.9%	12.6%
	Percent White Collar Workers	52.4%	61.8%	61.8%
	Percent Blue Collar Workers	47.6%	38.2%	38.2%

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	Agriculture/Mining/Construction	10.7%	7.8%	9.0%
	Manufacturing	1.3%	4.3%	4.3%
	Transportation	8.3%	8.4%	7.4%
	Information	0.3%	1.4%	1.5%
	Wholesale/Retail	19.0%	19.6%	16.9%
	Finance, Insurance, Real Estate	3.2%	4.6%	5.4%
	Professional Services	2.6%	6.2%	5.8%
	Management Services	0.0%	0.0%	0.1%
	Administrative/Waste Services	8.2%	6.9%	6.8%
	Educational Services	20.4%	22.1%	23.3%
	Entertainment Services	14.7%	9.7%	9.2%
	Other Professional Services	5.1%	5.2%	6.2%
	Public Administration	6.4%	3.7%	4.0%
Vehicles per HH	No Vehicles	8.6%	3.3%	3.2%
	1 Vehicle	57.1%	43.6%	38.2%
	2 Vehicles	23.5%	36.5%	39.5%
	3 or more vehicles	10.7%	16.6%	19.1%
	Average Number of Vehicles	1.38	1.72	1.81
Change	Births (last 12 months)	48	541	1,230
	Deaths (last 12 months)	90	725	1,529
	Migration (last 12 months)	15	448	1,770
Work place	Workplace Establishments	399	1,591	3,419
	Workplace Employees (FTE)	3,951	14,460	27,241