

# Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 23, 2025



Latitude: 27.958253 Longitude: -82.72669

Clearwater Mall Clearwater, FL		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
<b>Population</b>	Current Year Estimated Population	51,289	220,340	642,193
	Population Est 25Q1	51,447	220,886	643,934
	Population Est 24Q4	51,566	221,106	644,108
	Population Est 24Q3	51,813	221,955	645,599
	Population Est 24Q2	51,384	221,642	646,157
	Population Est 24Q1	51,408	221,452	646,332
	Population Est 23Q4	51,597	221,509	646,856
	Population Est 23Q3	51,752	222,145	647,927
	Population Est 23Q2	51,691	221,903	647,325
	Population Fcst	51,412	219,800	640,267
	2010 Census Population	46,968	206,906	607,558
	2000 Census Population	48,142	202,946	602,220
	1990 Census Population	42,365	187,274	554,212
	Current Year Daytime Population	60,756	246,424	756,099
	Average Seasonal Population	7,490	31,409	107,391
	Historical Annual Growth, 1990 – 2000	1.29%	0.81%	0.83%
	Historical Annual Growth, 2000 – 2010	-0.25%	0.19%	0.09%
	Estimated Annual Growth, 2010 – CY	0.61%	0.43%	0.38%
	Projected Annual Growth, CY to Y5	0.05%	-0.05%	-0.06%
	Group Qtrs Est	902	7,927	13,186
Transient Est Average Last 4 Qtrs	5,050	12,715	62,535	
<b>Households</b>	Current Year Estimated Households	23,664	99,813	294,512
	Households Est 25Q1	23,722	100,026	295,235
	Households Est 24Q4	23,785	100,141	295,335
	Households Est 24Q3	23,908	100,544	296,089
	Households Est 24Q2	23,686	100,378	296,315
	Households Est 24Q1	23,699	100,293	296,393
	Households Est 23Q4	23,781	100,304	296,592
	Households Est 23Q3	23,854	100,600	297,100
	Households Est 23Q2	23,823	100,451	296,770
	Households Fcst	23,756	99,582	293,663
	2010 Census Households	21,465	92,821	275,947
	2000 Census Households	21,817	91,225	271,122
	1990 Census Households	19,443	84,622	245,981
	Historical Annual Growth, 1990 – 2000	1.16%	0.75%	0.98%
	Historical Annual Growth, 2000 – 2010	-0.16%	0.17%	0.18%
	Estimated Annual Growth, 2010 – CY	0.67%	0.50%	0.45%
	Projected Annual Growth, CY to Y5	0.08%	-0.05%	-0.06%
Population per Household	2.13	2.13	2.14	

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Clearwater Mall Clearwater, FL		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Income	HH Income \$500,000 or more	1.8%	1.8%	2.1%
	HH Income \$250,000 to \$499,999	2.2%	2.2%	2.5%
	HH Income \$200,000 to \$249,999	5.0%	5.1%	5.9%
	HH Income \$175,000 to \$199,999	4.3%	4.1%	4.4%
	HH Income \$150,000 to \$174,999	5.4%	5.2%	5.4%
	HH Income \$100,000 to 149,999	17.0%	17.2%	17.9%
	HH Income \$75,000 to 99,999	13.2%	13.3%	13.6%
	HH Income \$50,000 to 74,999	17.9%	17.6%	17.0%
	HH Income \$35,000 to 49,999	10.6%	11.8%	10.9%
	HH Income \$25,000 to 34,999	6.8%	7.3%	6.8%
	HH Income \$15,000 to 24,999	7.6%	6.6%	6.0%
	HH Income \$0 to 14,999	8.3%	7.8%	7.4%
	Average Household Income	\$98,824	\$99,779	\$106,351
	Median Household Income	\$73,316	\$73,251	\$78,005
	Per Capita Income	\$45,990	\$45,947	\$49,275
	Average Disposable Income	\$80,301	\$80,430	\$84,618
	Median Disposable Income	\$65,299	\$65,238	\$69,151
	Discretionary HH Income Over \$150,000	5.2%	5.5%	7.5%
	Discretionary HH Income \$125,000 to \$149,999	5.5%	5.1%	5.7%
	Discretionary HH Income \$100,000 to \$124,999	7.1%	7.0%	7.7%
	Discretionary HH Income \$75,000 to \$99,999	11.8%	12.1%	12.5%
	Discretionary HH Income \$50,000 to \$74,999	18.2%	18.5%	19.1%
	Discretionary HH Income \$25,000 to \$49,999	26.8%	27.5%	25.8%
	Discretionary HH Income Under \$25,000	25.4%	24.2%	21.7%
	Average Discretionary HH Income	\$58,745	\$59,447	\$64,245
	Median Discretionary HH Income	\$47,951	\$48,218	\$52,848
	Householder White – Count	16,648	72,383	223,109
	Median HH Income	\$77,712	\$76,466	\$80,541
	Average HH Income	\$89,499	\$88,624	\$91,654
	Householder Black or African-American – Count	1,176	6,265	14,251
	Median HH Income	\$52,169	\$58,540	\$60,873
	Average HH Income	\$59,105	\$68,877	\$72,616
	Householder Hispanic – Count	3,142	11,365	29,123
	Median HH Income	\$64,139	\$61,379	\$72,855
	Average HH Income	\$75,130	\$75,155	\$84,544
Householder Asian or Pacific Islander – Count	595	2,332	8,347	
Median HH Income	\$87,485	\$99,796	\$90,856	
Average HH Income	\$101,358	\$107,627	\$100,612	
Householder Other or Pacific Islander – Count	2,102	7,468	19,682	
Median HH Income	\$72,129	\$72,792	\$77,391	
Average HH Income	\$83,698	\$83,759	\$86,204	

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<b>Gender</b>	Male Population	24,827	106,170	307,258
	Female Population	26,462	114,170	334,935
<b>Total Population by Age</b>	Count of Pop 0 to 4 years	2,699	10,429	29,770
	Count of Pop 0 to 7 years	3,486	13,908	39,789
	Count of Pop 5 - 13	3,926	16,530	47,135
	Count of Pop 14 - 18	1,937	8,155	23,901
	Count of Pop 19 - 22	1,947	8,271	24,197
	Count of Pop 22 - 25	1,456	6,225	17,971
	Count of Pop 25 - 29	2,877	11,195	30,835
	Count of Pop 30 - 34	3,581	13,858	37,329
	Count of Pop 35 - 39	3,445	14,155	38,847
	Count of Pop 40 - 44	3,336	13,487	37,441
	Count of Pop 45 - 59	9,055	39,468	115,178
	Count of Pop 60 - 74	11,148	49,699	149,945
	Count of Pop 75 - 84	4,302	21,020	65,115
	Count of Pop 85+	1,579	7,848	24,528
	% of Pop 0 to 4 years	5.3%	4.7%	4.6%
	% of Pop 0 to 7 years	6.8%	6.3%	6.2%
	% of Pop 5 - 13	7.7%	7.5%	7.3%
	% of Pop 14 - 18	3.8%	3.7%	3.7%
	% of Pop 19 - 22	3.8%	3.8%	3.8%
	% of Pop 22 - 25	2.8%	2.8%	2.8%
	% of Pop 25 - 29	5.6%	5.1%	4.8%
	% of Pop 30 - 34	7.0%	6.3%	5.8%
	% of Pop 35 - 39	6.7%	6.4%	6.0%
	% of Pop 40 - 44	6.5%	6.1%	5.8%
	% of Pop 45 - 59	17.7%	17.9%	17.9%
	% of Pop 60 - 74	21.7%	22.6%	23.3%
	% of Pop 75 - 84	8.4%	9.5%	10.1%
	% of Pop 85+	3.1%	3.6%	3.8%
Median Age	45.8	48.2	49.8	
Average Age	45.2	46.6	47.4	
<b>Male Population by Age</b>	% of Pop 0 to 4 years	5.6%	5.0%	5.0%
	% of Pop 5 - 13	8.0%	8.0%	7.8%
	% of Pop 14 - 18	3.9%	3.9%	4.0%
	% of Pop 19 - 22	3.9%	4.0%	4.0%
	% of Pop 22 - 25	2.9%	3.0%	3.0%
	% of Pop 25 - 29	5.8%	5.4%	5.1%
	% of Pop 30 - 34	7.1%	6.7%	6.0%
	% of Pop 35 - 39	7.0%	6.7%	6.3%
	% of Pop 40 - 44	6.9%	6.4%	6.0%
	% of Pop 45 - 59	17.4%	18.1%	18.1%
	% of Pop 75 - 84	7.9%	8.6%	9.3%
	% of Pop 60 - 74	21.2%	21.5%	22.4%
	% of Pop 85+	2.4%	2.7%	2.9%
	Median Age	44.2	45.8	47.5
Average Age	44.3	45.1	45.9	

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	% of Pop 45 - 59	17.8%	17.8%	17.8%
	% of Pop 60 - 74	22.3%	23.5%	24.2%
	% of Pop 75 - 84	8.8%	10.4%	10.9%
	% of Pop 85+	3.7%	4.3%	4.6%
	Median Age	47.4	50.6	51.9
Average Age	46.2	48.0	48.7	
Race	Count of White	36,479	158,608	484,351
	Count of Black or African-American	3,258	18,824	43,003
	Count of Asian or Pacific Islander	1,902	7,663	26,580
	Count of Other races	9,650	35,244	88,259
	White	71.1%	72.0%	75.4%
	Black or African American	6.4%	8.5%	6.7%
	Asian	3.7%	3.5%	4.1%
	Other Races	18.8%	16.0%	13.7%
Language Spoken	Speak English at Home	77.3%	80.6%	82.4%
	Speak Spanish at Home	12.6%	10.4%	8.9%
	Speak French or French Creole at Home	1.1%	0.7%	0.7%
	Speak German at Home	0.5%	0.6%	0.6%
	Speak Other Indo-European Languages at Home	3.3%	2.6%	2.2%
	Speak Russian and Other Slavic Languages at Home	2.5%	2.2%	1.8%
	Speak Chinese at Home	0.2%	0.3%	0.3%
	Speak Korean at Home	0.1%	0.2%	0.2%
	Speak Vietnamese at Home	0.8%	0.7%	1.1%
	Speak Other Asian Languages at Home	0.5%	0.5%	0.7%
	Speak Tagalog and Other Pacific Languages at Home	0.3%	0.6%	0.4%
	Speak Other Language at Home	0.7%	0.5%	0.8%
Hispanic	Hispanic Population	9,400	33,960	83,156
	Hispanic Population Percent	18.3%	15.4%	12.9%
	Mexican	33.9%	33.2%	23.6%
	Puerto Rican	22.6%	28.1%	27.8%
	Cuban	11.5%	10.1%	16.7%
	Dominican	1.3%	3.3%	4.0%
	Central American	2.7%	3.9%	5.3%
	South American	19.8%	15.1%	17.3%
	Other Hispanic	8.2%	6.3%	5.3%
	2000 Hispanic Population Percent	9%	7%	6%
	1990 Hispanic Population Percent	3%	3%	3%

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<b>Ancestry</b>	American (percent of total population)	6.1%	6.6%	6.6%
	American	5.9%	6.3%	6.3%
	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)	2.3%	1.9%	2.2%
	Chinese	0.4%	0.3%	0.4%
	Japanese	0.1%	0.1%	0.1%
	Korean	0.1%	0.2%	0.2%
	South Central Asian (ie. Indian)	1.0%	0.6%	0.8%
	South East Asian (ie. Vietnamese)	0.5%	0.4%	0.6%
	Other Asian	0.2%	0.3%	0.2%
	European (percent of total population)	35.0%	35.7%	39.2%
	British	6.3%	6.3%	7.0%
	Dutch	0.5%	0.5%	0.6%
	French	1.3%	1.3%	1.6%
	German	6.8%	7.4%	8.2%
	Italian	4.5%	4.8%	5.2%
	Polish	1.8%	1.9%	2.1%
	Scandinavian	1.3%	1.4%	1.6%
	Scotch/Irish	7.9%	7.7%	8.5%
Other European (ie. Greek/Russian)	4.7%	4.5%	4.5%	
Middle Eastern	0.8%	0.5%	0.7%	
Other Ancestry	14.9%	14.5%	13.5%	
Unclassified Ancestry	14.2%	14.4%	15.4%	
<b>Education (Age 25+)</b>	Adult Population (25 Years or Older)	39,324	170,729	499,218
	Elementary (0 to 8)	3.0%	2.9%	2.8%
	Some High School (9 to 11)	7.3%	5.9%	5.4%
	High School Graduate (12)	28.1%	30.2%	28.1%
	Some College (13 to 16)	21.1%	21.2%	20.8%
	Associates Degree Only	10.2%	9.2%	10.1%
	Bachelors Degree Only	19.9%	20.1%	21.5%
	Graduate Degree	10.6%	10.5%	11.3%
	% College (4+)	30.5%	30.6%	32.8%
<b>Household Type</b>	Total Households – count	23,664	99,813	294,512
	One Person HHs – count	8,665	36,600	104,990
	Family HHs – count	12,848	54,363	164,567
	Married Couple – count	9,190	38,424	120,892
	w/own children – count	2,316	10,678	32,223
	w/out own children – count	6,874	27,746	88,668
	Male Householder – count	988	4,982	12,382
	Female Householder – count	2,669	10,957	31,293
	Non-Family Households – count	2,151	8,850	24,955
	1 Person Household	36.6%	36.7%	35.6%
	2 Person Household	36.6%	37.0%	37.5%
	3 Person Household	12.6%	12.8%	12.9%
	4 Person Household	8.5%	8.2%	8.6%
	5 Person Household	3.8%	3.5%	3.4%
6 Person Household	1.1%	1.3%	1.3%	
7+ Person Household	0.7%	0.7%	0.6%	
% Households With Children	17.8%	18.0%	17.4%	

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<b>Housing</b>	Total Housing Units	27,413	114,901	339,780
	Owner Occupied Percent	51.2%	53.9%	57.6%
	Renter Occupied Percent	35.1%	33.0%	29.1%
	Vacant Housing Percent	13.7%	13.1%	13.3%
	Total Housing Units (Census 2000)	25,687	104,468	309,048
<b>Home Value (Owner Occupied)</b>	Property Value \$1,000,000 or more	2.4%	3.3%	4.8%
	Property Value \$750,000 to \$999,999	5.5%	6.2%	7.8%
	Property Value \$500,000 to \$749,999	14.7%	17.3%	18.4%
	Property Value \$400,000 to \$499,999	14.8%	13.7%	13.7%
	Property Value \$300,000, to \$399,999	17.6%	16.4%	15.9%
	Property Value \$200,000 to \$299,999	17.3%	17.1%	15.5%
	Property Value \$150,000 to \$199,999	6.1%	6.0%	5.6%
	Property Value \$100,000 to \$149,999	5.3%	5.7%	5.6%
	Property Value \$60,000 to \$99,999	4.9%	4.5%	3.9%
	Property Value \$40,000 to \$59,999	3.4%	2.9%	2.0%
	Property Value \$0 to \$39,999	7.4%	6.3%	4.9%
	Median Home Value	\$332,079	\$346,084	\$377,655
<b>Wealth per Household</b>	\$0 and under - percent	17.6%	17.4%	17.0%
	\$1 to \$4999 - percent	8.9%	8.7%	8.4%
	\$5k to \$9999 - percent	4.7%	4.6%	4.5%
	\$10k to \$24999 - percent	6.4%	6.4%	6.3%
	\$25k to \$49999 - percent	6.8%	6.8%	6.8%
	\$50k to \$99999 - percent	10.3%	10.3%	10.4%
	\$100k to \$249999 - percent	18.1%	18.2%	18.4%
	\$250k to \$499999 - percent	13.0%	13.2%	13.4%
	\$500k+ - percent	14.3%	14.4%	14.9%
	Median HH Wealth	\$77,607	\$79,570	\$84,425
	Avg HH Wealth	\$235,585	\$237,388	\$243,573
<b>Economic Viability</b>	Economic Viability Local	297	296	296
	Economic Viability Indexed	107	107	107
<b>Occupation (Employed Civilians Age 16+)</b>	Employed Civilian Pop 16+ by Occupation	24,691	107,872	318,891
	Managerial/Executive	17.7%	17.6%	18.9%
	Professional Specialty	20.9%	23.7%	23.4%
	Healthcare Support	4.2%	3.6%	3.1%
	Sales	13.2%	11.2%	11.9%
	Office & Administrative Support	12.8%	13.1%	12.5%
	Protective Service	2.3%	1.8%	1.9%
	Food Preparation	6.4%	6.4%	6.0%
	Building Maintenance & Cleaning	2.8%	3.7%	3.1%
	Personal Care	2.8%	2.3%	2.7%
	Farming, Fishing, & Forestry	0.3%	0.2%	0.2%
	Construction	7.1%	7.1%	6.5%
	Production & Transportation	9.6%	9.3%	9.7%
	Percent White Collar Workers	68.7%	69.2%	69.8%
	Percent Blue Collar Workers	31.3%	30.8%	30.2%

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	Agriculture/Mining/Construction	7.8%	6.8%	6.8%
	Manufacturing	7.5%	6.4%	7.4%
	Transportation	3.8%	4.8%	4.4%
	Information	2.0%	1.9%	1.8%
	Wholesale/Retail	16.3%	13.7%	14.6%
	Finance, Insurance, Real Estate	10.1%	9.3%	9.7%
	Professional Services	8.8%	9.5%	10.1%
	Management Services	0.2%	0.2%	0.2%
	Administrative/Waste Services	4.9%	5.5%	4.7%
	Educational Services	18.7%	21.2%	20.8%
	Entertainment Services	11.3%	10.4%	10.1%
	Other Professional Services	5.2%	6.5%	5.8%
	Public Administration	3.5%	3.7%	3.7%
<b>Vehicles per HH</b>	No Vehicles	6.9%	7.3%	6.7%
	1 Vehicle	48.0%	48.4%	45.9%
	2 Vehicles	35.2%	34.3%	35.5%
	3 or more vehicles	9.9%	10.0%	11.9%
	Average Number of Vehicles	1.51	1.50	1.56
<b>Change</b>	Births (last 12 months)	472	1,817	5,201
	Deaths (last 12 months)	494	2,296	7,092
	Migration (last 12 months)	-50	-723	-1,784
<b>Work place</b>	Workplace Establishments	2,197	9,514	27,798
	Workplace Employees (FTE)	23,065	98,514	304,700