

Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 17, 2025



Latitude: 27.958253 Longitude: -82.72669

| Clearwater Mall Clearwater, FL | | 1.00 Mile Radius | 3.00 Mile Radius | 5.00 Mile Radius |
|-----------------------------------|---------------------------------------|---------------------|---------------------|---------------------|
| Population | Current Year Estimated Population | 14,094 | 84,586 | 235,103 |
| | Population Est 25Q1 | 14,117 | 84,819 | 235,704 |
| | Population Est 24Q4 | 14,151 | 84,992 | 235,964 |
| | Population Est 24Q3 | 14,277 | 85,334 | 236,903 |
| | Population Est 24Q2 | 14,065 | 84,930 | 236,988 |
| | Population Est 24Q1 | 14,095 | 84,978 | 236,772 |
| | Population Est 23Q4 | 14,167 | 85,159 | 236,849 |
| | Population Est 23Q3 | 14,199 | 85,347 | 237,522 |
| | Population Est 23Q2 | 14,177 | 85,079 | 237,218 |
| | Population Fcst | 14,359 | 84,655 | 234,409 |
| | 2010 Census Population | 11,959 | 76,976 | 222,670 |
| | 2000 Census Population | 13,408 | 79,428 | 218,472 |
| | 1990 Census Population | 10,197 | 73,054 | 201,583 |
| | Current Year Daytime Population | 14,186 | 91,940 | 257,118 |
| | Average Seasonal Population | 2,524 | 11,662 | 34,273 |
| | Historical Annual Growth, 1990 – 2000 | 2.77% | 0.84% | 0.81% |
| | Historical Annual Growth, 2000 – 2010 | -1.14% | -0.31% | 0.19% |
| | Estimated Annual Growth, 2010 – CY | 1.14% | 0.65% | 0.38% |
| | Projected Annual Growth, CY to Y5 | 0.37% | 0.02% | -0.06% |
| | Group Qtrs Est | 210 | 2,798 | 8,400 |
| Transient Est Average Last 4 Qtrs | 3,138 | 5,275 | 11,967 | |
| Households | Current Year Estimated Households | 6,987 | 38,239 | 106,640 |
| | Households Est 25Q1 | 6,995 | 38,332 | 106,880 |
| | Households Est 24Q4 | 7,012 | 38,424 | 107,012 |
| | Households Est 24Q3 | 7,079 | 38,592 | 107,464 |
| | Households Est 24Q2 | 6,962 | 38,379 | 107,507 |
| | Households Est 24Q1 | 6,978 | 38,403 | 107,411 |
| | Households Est 23Q4 | 7,013 | 38,470 | 107,423 |
| | Households Est 23Q3 | 7,030 | 38,559 | 107,738 |
| | Households Est 23Q2 | 7,020 | 38,397 | 107,561 |
| | Households Fcst | 7,132 | 38,323 | 106,325 |
| | 2010 Census Households | 5,882 | 35,155 | 99,845 |
| | 2000 Census Households | 6,305 | 35,814 | 98,055 |
| | 1990 Census Households | 4,817 | 33,343 | 91,281 |
| | Historical Annual Growth, 1990 – 2000 | 2.73% | 0.72% | 0.72% |
| | Historical Annual Growth, 2000 – 2010 | -0.69% | -0.19% | 0.18% |
| | Estimated Annual Growth, 2010 – CY | 1.20% | 0.58% | 0.46% |
| | Projected Annual Growth, CY to Y5 | 0.41% | 0.04% | -0.06% |
| Population per Household | 1.99 | 2.14 | 2.13 | |

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.

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| Clearwater Mall Clearwater, FL | | 1.00 Mile Radius | 3.00 Mile Radius | 5.00 Mile Radius |
|---|--|---------------------|---------------------|---------------------|
| Income | HH Income \$500,000 or more | 1.4% | 2.0% | 1.8% |
| | HH Income \$250,000 to \$499,999 | 1.7% | 2.4% | 2.2% |
| | HH Income \$200,000 to \$249,999 | 3.9% | 5.5% | 5.1% |
| | HH Income \$175,000 to \$199,999 | 2.9% | 4.4% | 4.0% |
| | HH Income \$150,000 to \$174,999 | 4.6% | 5.4% | 5.0% |
| | HH Income \$100,000 to 149,999 | 17.7% | 16.8% | 17.1% |
| | HH Income \$75,000 to 99,999 | 15.0% | 12.7% | 13.2% |
| | HH Income \$50,000 to 74,999 | 19.8% | 18.1% | 17.6% |
| | HH Income \$35,000 to 49,999 | 10.4% | 10.9% | 12.1% |
| | HH Income \$25,000 to 34,999 | 7.4% | 6.7% | 7.4% |
| | HH Income \$15,000 to 24,999 | 7.5% | 7.3% | 6.6% |
| | HH Income \$0 to 14,999 | 7.8% | 7.7% | 7.6% |
| | Average Household Income | \$89,212 | \$101,797 | \$99,606 |
| | Median Household Income | \$71,212 | \$73,928 | \$72,857 |
| | Per Capita Income | \$44,569 | \$46,818 | \$45,944 |
| | Average Disposable Income | \$75,400 | \$82,155 | \$80,372 |
| | Median Disposable Income | \$63,533 | \$65,743 | \$64,952 |
| | Discretionary HH Income Over \$150,000 | 2.4% | 5.9% | 5.8% |
| | Discretionary HH Income \$125,000 to \$149,999 | 4.5% | 6.0% | 5.0% |
| | Discretionary HH Income \$100,000 to \$124,999 | 5.6% | 7.4% | 6.8% |
| | Discretionary HH Income \$75,000 to \$99,999 | 10.9% | 12.0% | 11.8% |
| | Discretionary HH Income \$50,000 to \$74,999 | 21.9% | 17.9% | 18.4% |
| | Discretionary HH Income \$25,000 to \$49,999 | 28.4% | 27.3% | 27.8% |
| | Discretionary HH Income Under \$25,000 | 26.3% | 23.5% | 24.4% |
| | Average Discretionary HH Income | \$53,189 | \$60,965 | \$59,391 |
| | Median Discretionary HH Income | \$45,791 | \$49,237 | \$47,716 |
| | Householder White – Count | 4,886 | 27,628 | 76,865 |
| | Median HH Income | \$70,041 | \$78,258 | \$75,822 |
| | Average HH Income | \$82,049 | \$90,799 | \$88,582 |
| | Householder Black or African-American – Count | 339 | 2,061 | 7,026 |
| | Median HH Income | \$68,304 | \$57,435 | \$56,888 |
| | Average HH Income | \$75,427 | \$65,479 | \$67,593 |
| | Householder Hispanic – Count | 986 | 4,485 | 12,131 |
| | Median HH Income | \$72,885 | \$63,105 | \$62,736 |
| Average HH Income | \$76,990 | \$75,043 | \$75,708 | |
| Householder Asian or Pacific Islander – Count | 181 | 973 | 2,435 | |
| Median HH Income | \$71,841 | \$90,670 | \$102,849 | |
| Average HH Income | \$95,925 | \$101,240 | \$109,915 | |
| Householder Other or Pacific Islander – Count | 596 | 3,093 | 8,183 | |
| Median HH Income | \$77,740 | \$73,844 | \$72,444 | |
| Average HH Income | \$82,554 | \$86,382 | \$82,675 | |

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| Clearwater Mall Clearwater, FL | | 1.00 Mile Radius | 3.00 Mile Radius | 5.00 Mile Radius |
|------------------------------------|---------------------------|---------------------|---------------------|---------------------|
| Gender | Male Population | 6,813 | 40,492 | 113,202 |
| | Female Population | 7,281 | 44,094 | 121,901 |
| Total Population by Age | Count of Pop 0 to 4 years | 801 | 4,142 | 11,118 |
| | Count of Pop 0 to 7 years | 982 | 5,408 | 14,903 |
| | Count of Pop 5 - 13 | 975 | 6,288 | 17,707 |
| | Count of Pop 14 - 18 | 447 | 3,127 | 8,736 |
| | Count of Pop 19 - 22 | 438 | 3,182 | 8,835 |
| | Count of Pop 22 - 25 | 325 | 2,404 | 6,620 |
| | Count of Pop 25 - 29 | 862 | 4,451 | 11,836 |
| | Count of Pop 30 - 34 | 1,152 | 5,461 | 14,650 |
| | Count of Pop 35 - 39 | 1,026 | 5,522 | 15,114 |
| | Count of Pop 40 - 44 | 866 | 5,341 | 14,351 |
| | Count of Pop 45 - 59 | 2,325 | 14,987 | 41,776 |
| | Count of Pop 60 - 74 | 3,126 | 18,943 | 53,402 |
| | Count of Pop 75 - 84 | 1,333 | 7,776 | 22,506 |
| | Count of Pop 85+ | 418 | 2,962 | 8,452 |
| | % of Pop 0 to 4 years | 5.7% | 4.9% | 4.7% |
| | % of Pop 0 to 7 years | 7.0% | 6.4% | 6.3% |
| | % of Pop 5 - 13 | 6.9% | 7.4% | 7.5% |
| | % of Pop 14 - 18 | 3.2% | 3.7% | 3.7% |
| | % of Pop 19 - 22 | 3.1% | 3.8% | 3.8% |
| | % of Pop 22 - 25 | 2.3% | 2.8% | 2.8% |
| | % of Pop 25 - 29 | 6.1% | 5.3% | 5.0% |
| | % of Pop 30 - 34 | 8.2% | 6.5% | 6.2% |
| | % of Pop 35 - 39 | 7.3% | 6.5% | 6.4% |
| | % of Pop 40 - 44 | 6.1% | 6.3% | 6.1% |
| | % of Pop 45 - 59 | 16.5% | 17.7% | 17.8% |
| | % of Pop 60 - 74 | 22.2% | 22.4% | 22.7% |
| | % of Pop 75 - 84 | 9.5% | 9.2% | 9.6% |
| | % of Pop 85+ | 3.0% | 3.5% | 3.6% |
| Median Age | 46.1 | 47.5 | 48.3 | |
| Average Age | 45.9 | 46.3 | 46.7 | |
| Male Population by Age | % of Pop 0 to 4 years | 6.0% | 5.2% | 5.0% |
| | % of Pop 5 - 13 | 7.1% | 7.9% | 8.0% |
| | % of Pop 14 - 18 | 3.3% | 3.8% | 3.9% |
| | % of Pop 19 - 22 | 3.1% | 3.9% | 4.0% |
| | % of Pop 22 - 25 | 2.2% | 3.0% | 3.0% |
| | % of Pop 25 - 29 | 6.2% | 5.4% | 5.3% |
| | % of Pop 30 - 34 | 8.4% | 6.6% | 6.6% |
| | % of Pop 35 - 39 | 7.8% | 6.8% | 6.7% |
| | % of Pop 40 - 44 | 6.5% | 6.6% | 6.3% |
| | % of Pop 45 - 59 | 16.4% | 17.7% | 17.9% |
| | % of Pop 75 - 84 | 9.0% | 8.6% | 8.7% |
| | % of Pop 60 - 74 | 21.6% | 21.7% | 21.7% |
| | % of Pop 85+ | 2.3% | 2.7% | 2.8% |
| | Median Age | 44.4 | 45.6 | 45.9 |
| Average Age | 45.0 | 45.1 | 45.2 | |

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|-----------------------------------|---|---------------------|---------------------|---------------------|
| | % of Pop 0 to 4 years | 5.4% | 4.6% | 4.5% |
| | % of Pop 5 - 13 | 6.7% | 7.0% | 7.1% |
| | % of Pop 14 - 18 | 3.0% | 3.6% | 3.5% |
| | % of Pop 19 - 22 | 3.1% | 3.6% | 3.5% |
| | % of Pop 22 - 25 | 2.4% | 2.7% | 2.6% |
| | % of Pop 25 - 29 | 6.1% | 5.1% | 4.7% |
| | % of Pop 30 - 34 | 7.9% | 6.3% | 5.9% |
| | % of Pop 35 - 39 | 6.8% | 6.3% | 6.2% |
| | % of Pop 40 - 44 | 5.8% | 6.0% | 5.9% |
| | % of Pop 45 - 59 | 16.6% | 17.8% | 17.6% |
| | % of Pop 60 - 74 | 22.7% | 23.0% | 23.7% |
| | % of Pop 75 - 84 | 9.9% | 9.7% | 10.4% |
| | % of Pop 85+ | 3.6% | 4.2% | 4.4% |
| | Median Age | 48.0 | 49.3 | 50.6 |
| Average Age | 46.8 | 47.4 | 48.1 | |
| Race | Count of White | 10,125 | 61,872 | 168,867 |
| | Count of Black or African-American | 1,011 | 5,347 | 20,722 |
| | Count of Asian or Pacific Islander | 488 | 3,143 | 7,799 |
| | Count of Other races | 2,470 | 14,224 | 37,715 |
| | White | 71.8% | 73.1% | 71.8% |
| | Black or African American | 7.2% | 6.3% | 8.8% |
| | Asian | 3.5% | 3.7% | 3.3% |
| | Other Races | 17.5% | 16.8% | 16.0% |
| Language Spoken | Speak English at Home | 76.7% | 78.9% | 81.2% |
| | Speak Spanish at Home | 12.3% | 11.1% | 10.5% |
| | Speak French or French Creole at Home | 1.0% | 0.9% | 0.7% |
| | Speak German at Home | 1.3% | 0.4% | 0.5% |
| | Speak Other Indo-European Languages at Home | 3.1% | 3.1% | 2.5% |
| | Speak Russian and Other Slavic Languages at Home | 3.2% | 2.8% | 2.0% |
| | Speak Chinese at Home | 0.3% | 0.2% | 0.2% |
| | Speak Korean at Home | 0.0% | 0.2% | 0.2% |
| | Speak Vietnamese at Home | 0.5% | 0.8% | 0.6% |
| | Speak Other Asian Languages at Home | 0.2% | 0.6% | 0.5% |
| | Speak Tagalog and Other Pacific Languages at Home | 0.3% | 0.4% | 0.6% |
| | Speak Other Language at Home | 1.0% | 0.5% | 0.5% |
| Hispanic | Hispanic Population | 2,570 | 13,461 | 36,307 |
| | Hispanic Population Percent | 18.2% | 15.9% | 15.4% |
| | Mexican | 35.3% | 32.2% | 33.4% |
| | Puerto Rican | 28.6% | 26.1% | 27.9% |
| | Cuban | 11.4% | 10.5% | 10.1% |
| | Dominican | 1.2% | 2.1% | 3.0% |
| | Central American | 2.6% | 3.0% | 4.3% |
| | South American | 16.4% | 17.7% | 15.3% |
| | Other Hispanic | 4.5% | 8.4% | 6.1% |
| | 2000 Hispanic Population Percent | 11% | 7% | 7% |
| | 1990 Hispanic Population Percent | 3% | 3% | 3% |

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|------------------------------------|--|---------------------|---------------------|---------------------|
| Ancestry | American (percent of total population) | 6.5% | 6.8% | 6.6% |
| | American | 6.3% | 6.5% | 6.3% |
| | 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) | 2.2% | 2.1% | 1.9% |
| | Chinese | 0.3% | 0.3% | 0.3% |
| | Japanese | 0.0% | 0.1% | 0.1% |
| | Korean | 0.0% | 0.2% | 0.2% |
| | South Central Asian (ie. Indian) | 1.0% | 0.7% | 0.7% |
| | South East Asian (ie. Vietnamese) | 0.5% | 0.5% | 0.4% |
| | Other Asian | 0.4% | 0.3% | 0.3% |
| | European (percent of total population) | 32.6% | 36.7% | 35.6% |
| | British | 6.1% | 6.5% | 6.3% |
| | Dutch | 0.4% | 0.5% | 0.5% |
| | French | 1.6% | 1.3% | 1.4% |
| | German | 6.1% | 7.3% | 7.4% |
| | Italian | 3.7% | 4.8% | 4.9% |
| | Polish | 1.6% | 1.8% | 1.8% |
| | Scandinavian | 1.0% | 1.4% | 1.4% |
| | Scotch/Irish | 8.0% | 7.9% | 7.7% |
| Other European (ie. Greek/Russian) | 4.2% | 5.0% | 4.2% | |
| Middle Eastern | 1.2% | 0.6% | 0.5% | |
| Other Ancestry | 15.8% | 14.8% | 14.6% | |
| Unclassified Ancestry | 14.7% | 14.4% | 14.4% | |
| Education (Age 25+) | Adult Population (25 Years or Older) | 11,107 | 65,443 | 182,087 |
| | Elementary (0 to 8) | 3.8% | 2.7% | 2.8% |
| | Some High School (9 to 11) | 7.3% | 6.2% | 5.8% |
| | High School Graduate (12) | 29.8% | 29.4% | 30.2% |
| | Some College (13 to 16) | 20.9% | 20.7% | 21.2% |
| | Associates Degree Only | 9.1% | 9.4% | 9.3% |
| | Bachelors Degree Only | 19.1% | 21.0% | 20.1% |
| | Graduate Degree | 10.0% | 10.6% | 10.5% |
| | % College (4+) | 29.1% | 31.6% | 30.6% |
| Household Type | Total Households – count | 6,987 | 38,239 | 106,640 |
| | One Person HHs – count | 2,716 | 13,717 | 39,182 |
| | Family HHs – count | 3,508 | 21,133 | 57,944 |
| | Married Couple – count | 2,474 | 15,284 | 41,024 |
| | w/own children – count | 569 | 4,124 | 11,274 |
| | w/out own children – count | 1,906 | 11,159 | 29,750 |
| | Male Householder – count | 334 | 1,528 | 5,136 |
| | Female Householder – count | 700 | 4,322 | 11,784 |
| | Non-Family Households – count | 763 | 3,389 | 9,515 |
| | 1 Person Household | 38.9% | 35.9% | 36.7% |
| | 2 Person Household | 38.8% | 37.3% | 37.1% |
| | 3 Person Household | 11.3% | 12.8% | 12.6% |
| | 4 Person Household | 6.5% | 8.6% | 8.1% |
| | 5 Person Household | 2.9% | 3.6% | 3.5% |
| 6 Person Household | 1.0% | 1.2% | 1.3% | |
| 7+ Person Household | 0.6% | 0.7% | 0.7% | |
| % Households With Children | 15.8% | 18.2% | 18.0% | |

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|--|---|---------------------|---------------------|---------------------|
| Housing | Total Housing Units | 8,301 | 44,009 | 122,933 |
| | Owner Occupied Percent | 43.4% | 54.8% | 53.9% |
| | Renter Occupied Percent | 40.7% | 32.0% | 32.9% |
| | Vacant Housing Percent | 15.8% | 13.1% | 13.3% |
| | Total Housing Units (Census 2000) | 7,818 | 41,218 | 112,257 |
| Home Value (Owner Occupied) | Property Value \$1,000,000 or more | 0.6% | 3.2% | 3.6% |
| | Property Value \$750,000 to \$999,999 | 1.8% | 6.3% | 6.5% |
| | Property Value \$500,000 to \$749,999 | 6.3% | 17.6% | 17.4% |
| | Property Value \$400,000 to \$499,999 | 7.4% | 15.3% | 13.3% |
| | Property Value \$300,000, to \$399,999 | 15.3% | 16.2% | 15.7% |
| | Property Value \$200,000 to \$299,999 | 18.6% | 17.5% | 16.8% |
| | Property Value \$150,000 to \$199,999 | 12.0% | 5.6% | 6.2% |
| | Property Value \$100,000 to \$149,999 | 9.1% | 5.5% | 6.0% |
| | Property Value \$60,000 to \$99,999 | 11.3% | 3.6% | 4.7% |
| | Property Value \$40,000 to \$59,999 | 6.4% | 2.4% | 2.8% |
| | Property Value \$0 to \$39,999 | 10.8% | 5.9% | 6.2% |
| | Median Home Value | \$202,690 | \$358,317 | \$345,938 |
| Wealth per Household | \$0 and under - percent | 18.1% | 17.2% | 17.4% |
| | \$1 to \$4999 - percent | 9.3% | 8.6% | 8.7% |
| | \$5k to \$9999 - percent | 4.9% | 4.6% | 4.6% |
| | \$10k to \$24999 - percent | 6.6% | 6.4% | 6.4% |
| | \$25k to \$49999 - percent | 6.9% | 6.8% | 6.8% |
| | \$50k to \$99999 - percent | 10.2% | 10.3% | 10.3% |
| | \$100k to \$249999 - percent | 17.7% | 18.3% | 18.2% |
| | \$250k to \$499999 - percent | 12.6% | 13.2% | 13.2% |
| | \$500k+ - percent | 13.7% | 14.6% | 14.4% |
| | Median HH Wealth | \$70,635 | \$81,152 | \$79,672 |
| | Avg HH Wealth | \$226,933 | \$239,573 | \$237,446 |
| Economic Viability | Economic Viability Local | 296 | 293 | 294 |
| | Economic Viability Indexed | 107 | 106 | 106 |
| Occupation (Employed Civilians Age 16+) | Employed Civilian Pop 16+ by Occupation | 6,734 | 42,120 | 115,265 |
| | Managerial/Executive | 16.2% | 17.8% | 17.5% |
| | Professional Specialty | 18.4% | 23.0% | 23.6% |
| | Healthcare Support | 6.4% | 3.4% | 3.6% |
| | Sales | 14.8% | 12.1% | 11.3% |
| | Office & Administrative Support | 14.0% | 12.8% | 12.9% |
| | Protective Service | 1.2% | 2.2% | 1.8% |
| | Food Preparation | 7.3% | 6.7% | 6.7% |
| | Building Maintenance & Cleaning | 1.1% | 3.0% | 3.6% |
| | Personal Care | 2.6% | 2.5% | 2.3% |
| | Farming, Fishing, & Forestry | 0.7% | 0.3% | 0.4% |
| | Construction | 7.4% | 7.0% | 7.3% |
| | Production & Transportation | 9.8% | 9.3% | 9.1% |
| | Percent White Collar Workers | 69.9% | 69.0% | 68.9% |
| | Percent Blue Collar Workers | 30.1% | 31.0% | 31.1% |

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| Clearwater Mall Clearwater, FL | | 1.00 Mile Radius | 3.00 Mile Radius | 5.00 Mile Radius |
|-----------------------------------|---------------------------------|---------------------|---------------------|---------------------|
| | Agriculture/Mining/Construction | 7.3% | 7.6% | 7.4% |
| | Manufacturing | 6.4% | 7.1% | 6.1% |
| | Transportation | 3.2% | 4.5% | 4.7% |
| | Information | 3.1% | 1.8% | 1.9% |
| | Wholesale/Retail | 16.8% | 14.8% | 13.9% |
| | Finance, Insurance, Real Estate | 9.4% | 9.8% | 9.4% |
| | Professional Services | 9.7% | 8.5% | 9.2% |
| | Management Services | 0.2% | 0.1% | 0.2% |
| | Administrative/Waste Services | 4.2% | 4.5% | 5.2% |
| | Educational Services | 20.2% | 19.4% | 21.5% |
| | Entertainment Services | 12.8% | 10.9% | 10.6% |
| | Other Professional Services | 2.9% | 7.5% | 6.2% |
| | Public Administration | 3.8% | 3.5% | 3.6% |
| Vehicles per HH | No Vehicles | 6.6% | 6.5% | 7.5% |
| | 1 Vehicle | 55.6% | 46.9% | 48.3% |
| | 2 Vehicles | 31.1% | 36.1% | 34.1% |
| | 3 or more vehicles | 6.7% | 10.4% | 10.2% |
| | Average Number of Vehicles | 1.40 | 1.54 | 1.50 |
| Change | Births (last 12 months) | 135 | 722 | 1,933 |
| | Deaths (last 12 months) | 139 | 872 | 2,455 |
| | Migration (last 12 months) | 35 | -162 | -1,261 |
| Work place | Workplace Establishments | 499 | 3,327 | 9,901 |
| | Workplace Employees (FTE) | 5,239 | 34,759 | 101,897 |