

# Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 23, 2025



Latitude: 27.275193 Longitude: -80.354873

Shoppes of Victoria Square Port St. Lucie, FL		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
<b>Population</b>	Current Year Estimated Population	49,637	167,834	367,119
	Population Est 25Q1	49,323	167,070	364,804
	Population Est 24Q4	49,079	166,373	362,731
	Population Est 24Q3	49,070	166,457	359,850
	Population Est 24Q2	48,592	165,393	357,395
	Population Est 24Q1	47,863	164,139	354,722
	Population Est 23Q4	47,618	163,180	351,644
	Population Est 23Q3	47,474	162,507	349,101
	Population Est 23Q2	46,741	160,485	345,171
	Population Fcst	55,796	183,430	404,540
	2010 Census Population	36,061	120,820	256,826
	2000 Census Population	24,367	75,842	167,367
	1990 Census Population	17,290	50,029	119,524
	Current Year Daytime Population	29,228	117,494	335,087
	Average Seasonal Population	2,049	12,605	42,480
	Historical Annual Growth, 1990 – 2000	3.49%	4.25%	3.42%
	Historical Annual Growth, 2000 – 2010	4.00%	4.77%	4.38%
	Estimated Annual Growth, 2010 – CY	2.23%	2.29%	2.49%
	Projected Annual Growth, CY to Y5	2.37%	1.79%	1.96%
	Group Qtrs Est	80	700	2,340
Transient Est Average Last 4 Qtrs	15	1,268	5,956	
<b>Households</b>	Current Year Estimated Households	17,425	61,479	144,755
	Households Est 25Q1	17,307	61,182	143,772
	Households Est 24Q4	17,225	60,932	142,929
	Households Est 24Q3	17,218	60,955	141,713
	Households Est 24Q2	17,054	60,597	140,800
	Households Est 24Q1	16,796	60,137	139,748
	Households Est 23Q4	16,714	59,806	138,509
	Households Est 23Q3	16,662	59,565	137,479
	Households Est 23Q2	16,405	58,860	136,025
	Households Fcst	19,570	66,875	159,072
	2010 Census Households	12,856	45,049	102,011
	2000 Census Households	8,950	28,969	68,415
	1990 Census Households	6,129	18,514	48,365
	Historical Annual Growth, 1990 – 2000	3.86%	4.58%	3.53%
	Historical Annual Growth, 2000 – 2010	3.69%	4.51%	4.08%
	Estimated Annual Growth, 2010 – CY	2.12%	2.17%	2.44%
	Projected Annual Growth, CY to Y5	2.35%	1.70%	1.90%
Population per Household	2.84	2.72	2.52	

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

# Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 23, 2025



Latitude: 27.275193 Longitude: -80.354873

Shoppes of Victoria Square Port St. Lucie, FL		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Income	HH Income \$500,000 or more	1.3%	1.8%	2.3%
	HH Income \$250,000 to \$499,999	1.5%	2.1%	2.7%
	HH Income \$200,000 to \$249,999	3.5%	5.0%	6.3%
	HH Income \$175,000 to \$199,999	4.7%	4.5%	4.7%
	HH Income \$150,000 to \$174,999	6.3%	6.3%	6.5%
	HH Income \$100,000 to 149,999	22.9%	22.8%	21.7%
	HH Income \$75,000 to 99,999	15.0%	15.2%	14.3%
	HH Income \$50,000 to 74,999	19.1%	18.2%	16.4%
	HH Income \$35,000 to 49,999	9.4%	8.9%	9.3%
	HH Income \$25,000 to 34,999	6.8%	6.1%	6.1%
	HH Income \$15,000 to 24,999	4.0%	4.2%	4.7%
	HH Income \$0 to 14,999	5.4%	4.9%	4.9%
	Average Household Income	\$97,993	\$108,018	\$114,780
	Median Household Income	\$83,572	\$87,682	\$89,821
	Per Capita Income	\$34,444	\$39,680	\$45,423
	Average Disposable Income	\$83,251	\$87,780	\$91,144
	Median Disposable Income	\$74,503	\$78,046	\$79,822
	Discretionary HH Income Over \$150,000	4.4%	6.3%	8.7%
	Discretionary HH Income \$125,000 to \$149,999	5.0%	5.2%	6.2%
	Discretionary HH Income \$100,000 to \$124,999	9.3%	9.5%	9.6%
	Discretionary HH Income \$75,000 to \$99,999	17.4%	16.8%	16.1%
	Discretionary HH Income \$50,000 to \$74,999	21.4%	21.5%	20.3%
	Discretionary HH Income \$25,000 to \$49,999	26.0%	24.1%	22.8%
	Discretionary HH Income Under \$25,000	16.5%	16.6%	16.4%
	Average Discretionary HH Income	\$65,460	\$67,640	\$71,376
	Median Discretionary HH Income	\$58,201	\$60,458	\$63,481
	Householder White – Count	9,376	33,193	90,699
	Median HH Income	\$87,875	\$91,230	\$94,478
	Average HH Income	\$93,024	\$96,826	\$100,403
	Householder Black or African-American – Count	2,667	8,875	15,931
	Median HH Income	\$73,846	\$83,021	\$77,908
	Average HH Income	\$82,123	\$90,112	\$86,116
	Householder Hispanic – Count	3,272	11,715	23,046
	Median HH Income	\$82,739	\$84,537	\$84,615
Average HH Income	\$93,532	\$93,403	\$93,094	
Householder Asian or Pacific Islander – Count	222	1,139	2,490	
Median HH Income	\$85,324	\$77,269	\$95,154	
Average HH Income	\$88,056	\$87,971	\$96,785	
Householder Other or Pacific Islander – Count	1,888	6,556	12,589	
Median HH Income	\$80,823	\$85,285	\$84,744	
Average HH Income	\$87,437	\$92,598	\$95,013	

# Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 23, 2025



Latitude: 27.275193 Longitude: -80.354873

Shoppes of Victoria Square Port St. Lucie, FL		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
<b>Gender</b>	Male Population	24,161	81,008	176,606
	Female Population	25,476	86,825	190,513
<b>Total Population by Age</b>	Count of Pop 0 to 4 years	2,482	8,124	16,289
	Count of Pop 0 to 7 years	3,489	11,425	22,990
	Count of Pop 5 - 13	4,842	15,722	31,933
	Count of Pop 14 - 18	2,578	8,443	17,189
	Count of Pop 19 - 22	2,638	8,655	17,517
	Count of Pop 22 - 25	1,975	6,447	12,963
	Count of Pop 25 - 29	2,741	9,009	17,986
	Count of Pop 30 - 34	2,724	8,810	17,681
	Count of Pop 35 - 39	3,026	9,791	19,761
	Count of Pop 40 - 44	3,059	9,856	20,148
	Count of Pop 45 - 59	9,515	31,219	65,402
	Count of Pop 60 - 74	9,641	33,017	79,394
	Count of Pop 75 - 84	3,437	14,077	38,424
	Count of Pop 85+	980	4,664	12,432
	% of Pop 0 to 4 years	5.0%	4.8%	4.4%
	% of Pop 0 to 7 years	7.0%	6.8%	6.3%
	% of Pop 5 - 13	9.8%	9.4%	8.7%
	% of Pop 14 - 18	5.2%	5.0%	4.7%
	% of Pop 19 - 22	5.3%	5.2%	4.8%
	% of Pop 22 - 25	4.0%	3.8%	3.5%
	% of Pop 25 - 29	5.5%	5.4%	4.9%
	% of Pop 30 - 34	5.5%	5.2%	4.8%
	% of Pop 35 - 39	6.1%	5.8%	5.4%
	% of Pop 40 - 44	6.2%	5.9%	5.5%
	% of Pop 45 - 59	19.2%	18.6%	17.8%
	% of Pop 60 - 74	19.4%	19.7%	21.6%
	% of Pop 75 - 84	6.9%	8.4%	10.5%
	% of Pop 85+	2.0%	2.8%	3.4%
Median Age	43.0	44.5	48.0	
Average Age	42.4	43.7	46.0	
<b>Male Population by Age</b>	% of Pop 0 to 4 years	5.3%	5.1%	4.7%
	% of Pop 5 - 13	10.4%	9.9%	9.3%
	% of Pop 14 - 18	5.4%	5.3%	5.0%
	% of Pop 19 - 22	5.6%	5.5%	5.1%
	% of Pop 22 - 25	4.3%	4.2%	3.8%
	% of Pop 25 - 29	5.8%	5.7%	5.2%
	% of Pop 30 - 34	5.6%	5.4%	5.1%
	% of Pop 35 - 39	6.1%	5.9%	5.5%
	% of Pop 40 - 44	6.1%	5.7%	5.4%
	% of Pop 45 - 59	18.8%	18.3%	17.5%
	% of Pop 75 - 84	6.5%	7.9%	9.9%
	% of Pop 60 - 74	18.3%	18.7%	20.6%
	% of Pop 85+	1.7%	2.4%	2.9%
	Median Age	41.2	42.6	45.9
Average Age	41.3	42.5	44.7	

# Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 23, 2025



Latitude: 27.275193 Longitude: -80.354873

Shoppes of Victoria Square Port St. Lucie, FL		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
	% of Pop 0 to 4 years	4.7%	4.6%	4.2%
	% of Pop 5 - 13	9.2%	8.9%	8.2%
	% of Pop 14 - 18	5.0%	4.8%	4.4%
	% of Pop 19 - 22	5.0%	4.8%	4.5%
	% of Pop 22 - 25	3.7%	3.5%	3.3%
	% of Pop 25 - 29	5.2%	5.1%	4.6%
	% of Pop 30 - 34	5.4%	5.1%	4.6%
	% of Pop 35 - 39	6.1%	5.8%	5.3%
	% of Pop 40 - 44	6.2%	6.0%	5.6%
	% of Pop 45 - 59	19.5%	18.9%	18.1%
	% of Pop 60 - 74	20.4%	20.5%	22.5%
	% of Pop 75 - 84	7.3%	8.8%	11.0%
	% of Pop 85+	2.2%	3.2%	3.8%
	Median Age	44.6	46.2	49.9
Average Age	43.5	44.9	47.2	
Race	Count of White	28,662	99,296	239,189
	Count of Black or African-American	9,880	30,984	55,068
	Count of Asian or Pacific Islander	1,261	3,814	7,871
	Count of Other races	9,834	33,740	64,992
	White	57.7%	59.2%	65.2%
	Black or African American	19.9%	18.5%	15.0%
	Asian	2.5%	2.3%	2.1%
	Other Races	19.8%	20.1%	17.7%
Language Spoken	Speak English at Home	74.2%	73.0%	78.1%
	Speak Spanish at Home	16.4%	17.6%	14.4%
	Speak French or French Creole at Home	4.5%	4.3%	3.1%
	Speak German at Home	0.1%	0.4%	0.3%
	Speak Other Indo-European Languages at Home	1.6%	2.1%	1.7%
	Speak Russian and Other Slavic Languages at Home	0.4%	0.4%	0.4%
	Speak Chinese at Home	0.3%	0.3%	0.2%
	Speak Korean at Home	0.1%	0.1%	0.1%
	Speak Vietnamese at Home	0.2%	0.2%	0.2%
	Speak Other Asian Languages at Home	0.1%	0.3%	0.2%
	Speak Tagalog and Other Pacific Languages at Home	0.7%	0.7%	0.6%
	Speak Other Language at Home	1.3%	0.8%	0.8%
Hispanic	Hispanic Population	11,661	38,752	71,720
	Hispanic Population Percent	23.5%	23.1%	19.5%
	Mexican	10.0%	12.5%	14.6%
	Puerto Rican	37.6%	32.1%	30.0%
	Cuban	16.7%	16.9%	15.5%
	Dominican	8.6%	8.1%	7.2%
	Central American	7.5%	9.7%	11.0%
	South American	15.6%	16.7%	17.6%
	Other Hispanic	3.8%	4.0%	4.1%
	2000 Hispanic Population Percent	7%	7%	6%
	1990 Hispanic Population Percent	4%	4%	3%

# Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 23, 2025



Latitude: 27.275193 Longitude: -80.354873

Shoppes of Victoria Square Port St. Lucie, FL		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
<b>Ancestry</b>	American (percent of total population)	12.7%	12.2%	11.3%
	American	12.5%	12.0%	11.1%
	Native American (ie. Indian/Eskimo)	0.2%	0.1%	0.1%
	Hawaiian/Pacific Islander	0.0%	0.0%	0.0%
	Asian (percent of total population)	1.3%	1.2%	1.2%
	Chinese	0.5%	0.3%	0.3%
	Japanese	0.1%	0.1%	0.1%
	Korean	0.1%	0.1%	0.1%
	South Central Asian (ie. Indian)	0.5%	0.5%	0.6%
	South East Asian (ie. Vietnamese)	0.1%	0.2%	0.2%
	Other Asian	0.0%	0.0%	0.1%
	European (percent of total population)	19.1%	20.5%	27.4%
	British	2.8%	3.0%	4.4%
	Dutch	0.2%	0.2%	0.3%
	French	0.7%	0.7%	0.9%
	German	3.4%	3.9%	4.9%
	Italian	3.9%	4.1%	5.5%
	Polish	1.0%	1.2%	1.5%
	Scandinavian	0.6%	0.8%	1.0%
	Scotch/Irish	4.9%	4.8%	6.2%
Other European (ie. Greek/Russian)	1.5%	1.8%	2.8%	
Middle Eastern	0.6%	0.4%	0.4%	
Other Ancestry	11.6%	12.6%	12.1%	
Unclassified Ancestry	10.2%	10.7%	11.9%	
<b>Education (Age 25+)</b>	Adult Population (25 Years or Older)	35,122	120,442	271,228
	Elementary (0 to 8)	5.8%	4.1%	3.2%
	Some High School (9 to 11)	7.7%	6.2%	5.3%
	High School Graduate (12)	30.1%	30.5%	29.1%
	Some College (13 to 16)	21.5%	22.4%	21.8%
	Associates Degree Only	12.4%	11.4%	11.2%
	Bachelors Degree Only	16.1%	17.2%	18.9%
	Graduate Degree	6.4%	8.2%	10.5%
	% College (4+)	22.5%	25.3%	29.4%
<b>Household Type</b>	Total Households – count	17,425	61,479	144,755
	One Person HHs – count	3,013	12,290	34,738
	Family HHs – count	13,452	45,933	101,929
	Married Couple – count	9,237	33,436	77,830
	w/own children – count	2,865	11,265	22,787
	w/out own children – count	6,372	22,171	55,043
	Male Householder – count	1,474	3,922	6,783
	Female Householder – count	2,741	8,575	17,315
	Non-Family Households – count	959	3,256	8,088
	1 Person Household	17.3%	20.0%	24.0%
	2 Person Household	34.5%	35.9%	38.5%
	3 Person Household	20.0%	17.9%	15.5%
	4 Person Household	15.5%	14.4%	12.3%
	5 Person Household	7.4%	7.0%	5.8%
6 Person Household	3.3%	3.0%	2.4%	
7+ Person Household	2.0%	1.8%	1.4%	
% Households With Children	26.0%	27.5%	23.3%	

# Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 23, 2025



Latitude: 27.275193 Longitude: -80.354873

Shoppes of Victoria Square Port St. Lucie, FL		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
<b>Housing</b>	Total Housing Units	18,420	66,227	161,478
	Owner Occupied Percent	75.4%	72.5%	69.4%
	Renter Occupied Percent	19.2%	20.3%	20.3%
	Vacant Housing Percent	5.4%	7.2%	10.4%
	Total Housing Units (Census 2000)	9,516	31,475	76,379
<b>Home Value (Owner Occupied)</b>	Property Value \$1,000,000 or more	1.3%	1.6%	4.2%
	Property Value \$750,000 to \$999,999	3.6%	4.8%	8.9%
	Property Value \$500,000 to \$749,999	16.1%	19.2%	21.9%
	Property Value \$400,000 to \$499,999	23.6%	23.2%	19.3%
	Property Value \$300,000, to \$399,999	29.6%	26.4%	20.6%
	Property Value \$200,000 to \$299,999	17.8%	17.2%	13.3%
	Property Value \$150,000 to \$199,999	2.7%	2.6%	3.5%
	Property Value \$100,000 to \$149,999	1.6%	1.6%	2.5%
	Property Value \$60,000 to \$99,999	0.8%	0.6%	1.3%
	Property Value \$40,000 to \$59,999	0.6%	0.7%	0.9%
	Property Value \$0 to \$39,999	2.2%	1.4%	2.2%
	Median Home Value	\$382,135	\$398,046	\$429,595
<b>Wealth per Household</b>	\$0 and under - percent	16.8%	16.5%	16.2%
	\$1 to \$4999 - percent	8.2%	8.0%	7.8%
	\$5k to \$9999 - percent	4.4%	4.3%	4.2%
	\$10k to \$24999 - percent	6.3%	6.2%	6.1%
	\$25k to \$49999 - percent	7.0%	6.9%	6.8%
	\$50k to \$99999 - percent	10.7%	10.6%	10.5%
	\$100k to \$249999 - percent	18.7%	18.8%	18.9%
	\$250k to \$499999 - percent	13.5%	13.7%	13.9%
	\$500k+ - percent	14.5%	14.9%	15.5%
	Median HH Wealth	\$84,608	\$87,653	\$91,915
	Avg HH Wealth	\$240,642	\$245,474	\$251,907
<b>Economic Viability</b>	Economic Viability Local	296	293	286
	Economic Viability Indexed	107	106	103
<b>Occupation (Employed Civilians Age 16+)</b>	Employed Civilian Pop 16+ by Occupation	24,781	83,168	172,216
	Managerial/Executive	15.1%	15.8%	16.0%
	Professional Specialty	17.0%	18.8%	21.1%
	Healthcare Support	4.7%	4.2%	4.1%
	Sales	11.0%	10.9%	11.8%
	Office & Administrative Support	12.4%	11.8%	11.8%
	Protective Service	1.7%	2.1%	2.3%
	Food Preparation	6.7%	5.5%	5.5%
	Building Maintenance & Cleaning	6.2%	5.3%	4.3%
	Personal Care	2.1%	2.6%	2.5%
	Farming, Fishing, & Forestry	0.0%	0.1%	0.2%
	Construction	10.9%	9.8%	9.3%
	Production & Transportation	12.2%	13.0%	11.0%
	Percent White Collar Workers	60.2%	61.5%	64.9%
	Percent Blue Collar Workers	39.8%	38.5%	35.1%

# Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 23, 2025



Latitude: 27.275193 Longitude: -80.354873

Shoppes of Victoria Square Port St. Lucie, FL		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
	Agriculture/Mining/Construction	10.1%	10.1%	9.3%
	Manufacturing	4.6%	4.1%	5.1%
	Transportation	7.0%	7.6%	7.7%
	Information	1.6%	1.5%	1.5%
	Wholesale/Retail	16.4%	16.3%	14.7%
	Finance, Insurance, Real Estate	3.9%	5.4%	6.3%
	Professional Services	5.8%	5.5%	6.0%
	Management Services	0.0%	0.1%	0.1%
	Administrative/Waste Services	8.0%	7.7%	6.6%
	Educational Services	22.9%	22.7%	23.6%
	Entertainment Services	9.5%	8.9%	9.1%
	Other Professional Services	6.3%	5.7%	5.5%
	Public Administration	3.9%	4.5%	4.3%
<b>Vehicles per HH</b>	No Vehicles	1.9%	2.3%	2.9%
	1 Vehicle	27.7%	31.6%	36.3%
	2 Vehicles	45.5%	44.5%	42.1%
	3 or more vehicles	25.0%	21.7%	18.6%
	Average Number of Vehicles	2.03	1.94	1.83
<b>Change</b>	Births (last 12 months)	476	1,551	3,113
	Deaths (last 12 months)	399	1,561	3,989
	Migration (last 12 months)	992	2,514	10,718
<b>Work place</b>	Workplace Establishments	1,090	3,637	11,118
	Workplace Employees (FTE)	6,018	25,515	93,244