

Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 17, 2025



Latitude: 27.275193 Longitude: -80.354873

Shoppes of Victoria Square Port St. Lucie, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Current Year Estimated Population	12,300	98,735	224,001
	Population Est 25Q1	12,197	98,247	222,525
	Population Est 24Q4	12,134	97,804	221,365
	Population Est 24Q3	12,107	97,847	220,313
	Population Est 24Q2	11,929	97,056	218,766
	Population Est 24Q1	11,631	96,095	216,998
	Population Est 23Q4	11,577	95,517	215,427
	Population Est 23Q3	11,586	95,189	214,185
	Population Est 23Q2	11,361	93,856	211,175
	Population Fcst	14,283	109,729	247,478
	2010 Census Population	8,414	71,616	156,188
	2000 Census Population	5,505	47,406	92,478
	1990 Census Population	4,289	32,274	60,848
	Current Year Daytime Population	8,414	60,821	171,843
	Average Seasonal Population	292	5,080	20,315
	Historical Annual Growth, 1990 – 2000	2.53%	3.92%	4.27%
	Historical Annual Growth, 2000 – 2010	4.33%	4.21%	5.38%
	Estimated Annual Growth, 2010 – CY	2.65%	2.24%	2.52%
	Projected Annual Growth, CY to Y5	3.03%	2.13%	2.01%
	Group Qtrs Est	9	141	911
Transient Est Average Last 4 Qtrs	0	3	2,043	
Households	Current Year Estimated Households	4,232	34,826	84,240
	Households Est 25Q1	4,194	34,641	83,645
	Households Est 24Q4	4,173	34,488	83,210
	Households Est 24Q3	4,163	34,499	82,799
	Households Est 24Q2	4,101	34,228	82,287
	Households Est 24Q1	3,998	33,888	81,635
	Households Est 23Q4	3,980	33,689	81,077
	Households Est 23Q3	3,983	33,572	80,614
	Households Est 23Q2	3,905	33,108	79,556
	Households Fcst	4,917	38,616	92,476
	2010 Census Households	2,942	25,611	59,593
	2000 Census Households	2,021	17,526	36,427
	1990 Census Households	1,517	11,629	23,601
	Historical Annual Growth, 1990 – 2000	2.91%	4.19%	4.44%
	Historical Annual Growth, 2000 – 2010	3.83%	3.87%	5.05%
	Estimated Annual Growth, 2010 – CY	2.54%	2.14%	2.42%
	Projected Annual Growth, CY to Y5	3.05%	2.09%	1.88%
Population per Household	2.90	2.83	2.65	

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Shoppes of Victoria Square Port St. Lucie, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Income	HH Income \$500,000 or more	0.9%	1.6%	1.8%
	HH Income \$250,000 to \$499,999	1.0%	1.9%	2.2%
	HH Income \$200,000 to \$249,999	2.4%	4.4%	5.1%
	HH Income \$175,000 to \$199,999	4.0%	4.7%	4.5%
	HH Income \$150,000 to \$174,999	6.4%	6.1%	6.2%
	HH Income \$100,000 to 149,999	25.4%	23.0%	22.0%
	HH Income \$75,000 to 99,999	15.5%	15.2%	15.2%
	HH Income \$50,000 to 74,999	18.9%	18.6%	18.2%
	HH Income \$35,000 to 49,999	9.4%	9.6%	9.2%
	HH Income \$25,000 to 34,999	7.4%	6.2%	6.1%
	HH Income \$15,000 to 24,999	3.5%	3.8%	4.5%
	HH Income \$0 to 14,999	5.3%	5.0%	4.9%
	Average Household Income	\$93,250	\$106,760	\$107,779
	Median Household Income	\$85,170	\$86,047	\$86,500
	Per Capita Income	\$32,107	\$37,694	\$40,643
	Average Disposable Income	\$80,659	\$86,242	\$87,489
	Median Disposable Income	\$75,832	\$76,684	\$77,043
	Discretionary HH Income Over \$150,000	2.7%	5.7%	6.5%
	Discretionary HH Income \$125,000 to \$149,999	3.4%	5.3%	5.7%
	Discretionary HH Income \$100,000 to \$124,999	9.8%	9.5%	9.1%
	Discretionary HH Income \$75,000 to \$99,999	19.3%	17.0%	16.4%
	Discretionary HH Income \$50,000 to \$74,999	23.4%	22.1%	21.5%
	Discretionary HH Income \$25,000 to \$49,999	25.0%	25.6%	24.2%
	Discretionary HH Income Under \$25,000	16.3%	15.0%	16.7%
	Average Discretionary HH Income	\$63,496	\$67,654	\$67,870
	Median Discretionary HH Income	\$59,816	\$60,095	\$60,337
	Householder White – Count	2,285	18,078	47,558
	Median HH Income	\$86,489	\$90,413	\$91,112
	Average HH Income	\$89,832	\$95,778	\$97,104
	Householder Black or African-American – Count	705	5,271	11,203
	Median HH Income	\$84,250	\$80,257	\$80,497
	Average HH Income	\$87,954	\$87,063	\$88,592
	Householder Hispanic – Count	738	7,034	15,531
	Median HH Income	\$82,937	\$83,751	\$82,590
Average HH Income	\$92,853	\$93,515	\$91,532	
Householder Asian or Pacific Islander – Count	43	454	1,494	
Median HH Income	\$75,128	\$83,140	\$74,992	
Average HH Income	\$66,520	\$89,230	\$85,939	
Householder Other or Pacific Islander – Count	461	3,990	8,453	
Median HH Income	\$76,227	\$81,248	\$82,113	
Average HH Income	\$81,703	\$90,502	\$90,889	

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Shoppes of Victoria Square Port St. Lucie, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Gender	Male Population	6,017	48,152	107,922
	Female Population	6,284	50,583	116,079
Total Population by Age	Count of Pop 0 to 4 years	626	4,930	10,514
	Count of Pop 0 to 7 years	903	6,979	14,689
	Count of Pop 5 - 13	1,264	9,649	20,194
	Count of Pop 14 - 18	676	5,136	10,857
	Count of Pop 19 - 22	678	5,285	11,125
	Count of Pop 22 - 25	503	3,972	8,276
	Count of Pop 25 - 29	688	5,473	11,608
	Count of Pop 30 - 34	684	5,280	11,465
	Count of Pop 35 - 39	760	6,072	12,725
	Count of Pop 40 - 44	782	6,095	12,837
	Count of Pop 45 - 59	2,340	18,924	40,809
	Count of Pop 60 - 74	2,321	19,007	45,998
	Count of Pop 75 - 84	761	6,887	20,866
	Count of Pop 85+	219	2,026	6,727
	% of Pop 0 to 4 years	5.1%	5.0%	4.7%
	% of Pop 0 to 7 years	7.3%	7.1%	6.6%
	% of Pop 5 - 13	10.3%	9.8%	9.0%
	% of Pop 14 - 18	5.5%	5.2%	4.8%
	% of Pop 19 - 22	5.5%	5.4%	5.0%
	% of Pop 22 - 25	4.1%	4.0%	3.7%
	% of Pop 25 - 29	5.6%	5.5%	5.2%
	% of Pop 30 - 34	5.6%	5.3%	5.1%
	% of Pop 35 - 39	6.2%	6.1%	5.7%
	% of Pop 40 - 44	6.4%	6.2%	5.7%
	% of Pop 45 - 59	19.0%	19.2%	18.2%
	% of Pop 60 - 74	18.9%	19.3%	20.5%
	% of Pop 75 - 84	6.2%	7.0%	9.3%
	% of Pop 85+	1.8%	2.1%	3.0%
Median Age	41.7	42.9	45.9	
Average Age	41.5	42.4	44.7	
Male Population by Age	% of Pop 0 to 4 years	5.4%	5.2%	5.0%
	% of Pop 5 - 13	11.2%	10.3%	9.6%
	% of Pop 14 - 18	5.6%	5.5%	5.1%
	% of Pop 19 - 22	5.6%	5.7%	5.3%
	% of Pop 22 - 25	4.4%	4.3%	4.0%
	% of Pop 25 - 29	5.7%	5.9%	5.5%
	% of Pop 30 - 34	5.6%	5.5%	5.3%
	% of Pop 35 - 39	6.5%	6.2%	5.7%
	% of Pop 40 - 44	6.3%	6.1%	5.6%
	% of Pop 45 - 59	18.4%	18.9%	17.9%
	% of Pop 75 - 84	6.0%	6.6%	8.8%
	% of Pop 60 - 74	17.8%	18.1%	19.5%
	% of Pop 85+	1.5%	1.7%	2.6%
	Median Age	40.0	41.2	43.9
Average Age	40.4	41.3	43.4	

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	% of Pop 0 to 4 years	4.8%	4.8%	4.4%
	% of Pop 5 - 13	9.3%	9.2%	8.5%
	% of Pop 14 - 18	5.4%	4.9%	4.6%
	% of Pop 19 - 22	5.4%	5.1%	4.7%
	% of Pop 22 - 25	3.8%	3.8%	3.4%
	% of Pop 25 - 29	5.5%	5.2%	4.9%
	% of Pop 30 - 34	5.5%	5.2%	4.9%
	% of Pop 35 - 39	5.9%	6.1%	5.6%
	% of Pop 40 - 44	6.4%	6.3%	5.9%
	% of Pop 45 - 59	19.6%	19.5%	18.5%
	% of Pop 60 - 74	19.9%	20.3%	21.5%
	% of Pop 75 - 84	6.4%	7.3%	9.8%
	% of Pop 85+	2.0%	2.3%	3.4%
	Median Age	43.4	44.5	47.8
Average Age	42.6	43.5	45.9	
Race	Count of White	7,008	57,112	133,869
	Count of Black or African-American	2,653	18,694	41,125
	Count of Asian or Pacific Islander	230	2,272	4,858
	Count of Other races	2,410	20,657	44,148
	White	57.0%	57.8%	59.8%
	Black or African American	21.6%	18.9%	18.4%
	Asian	1.9%	2.3%	2.2%
	Other Races	19.6%	20.9%	19.7%
Language Spoken	Speak English at Home	76.3%	72.5%	74.4%
	Speak Spanish at Home	13.9%	18.3%	16.7%
	Speak French or French Creole at Home	5.8%	4.5%	3.9%
	Speak German at Home	0.0%	0.3%	0.4%
	Speak Other Indo-European Languages at Home	1.6%	1.5%	2.1%
	Speak Russian and Other Slavic Languages at Home	0.2%	0.4%	0.4%
	Speak Chinese at Home	0.5%	0.3%	0.2%
	Speak Korean at Home	0.0%	0.2%	0.1%
	Speak Vietnamese at Home	0.0%	0.2%	0.2%
	Speak Other Asian Languages at Home	0.0%	0.1%	0.2%
	Speak Tagalog and Other Pacific Languages at Home	0.7%	0.7%	0.7%
	Speak Other Language at Home	1.1%	1.0%	0.8%
Hispanic	Hispanic Population	2,633	23,883	49,984
	Hispanic Population Percent	21.4%	24.2%	22.3%
	Mexican	5.4%	11.2%	12.0%
	Puerto Rican	52.5%	31.7%	32.1%
	Cuban	13.0%	18.5%	16.0%
	Dominican	8.1%	8.5%	7.3%
	Central American	5.1%	8.8%	10.3%
	South American	11.0%	17.8%	17.9%
	Other Hispanic	4.8%	3.5%	4.4%
	2000 Hispanic Population Percent	8%	7%	7%
	1990 Hispanic Population Percent	5%	4%	3%

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Ancestry	American (percent of total population)	15.0%	12.1%	12.3%
	American	14.8%	11.9%	12.2%
	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)	0.9%	1.3%	1.2%
	Chinese	0.4%	0.4%	0.2%
	Japanese	0.0%	0.1%	0.1%
	Korean	0.0%	0.1%	0.1%
	South Central Asian (ie. Indian)	0.4%	0.5%	0.6%
	South East Asian (ie. Vietnamese)	0.1%	0.1%	0.1%
	Other Asian	0.0%	0.0%	0.0%
	European (percent of total population)	18.5%	19.2%	21.7%
	British	2.6%	2.7%	3.1%
	Dutch	0.2%	0.2%	0.3%
	French	0.7%	0.7%	0.7%
	German	3.3%	3.7%	4.0%
	Italian	3.6%	4.0%	4.6%
	Polish	0.7%	1.0%	1.3%
	Scandinavian	0.6%	0.7%	0.8%
	Scotch/Irish	5.4%	4.5%	4.9%
Other European (ie. Greek/Russian)	1.4%	1.6%	2.1%	
Middle Eastern	0.5%	0.5%	0.4%	
Other Ancestry	11.5%	12.6%	12.1%	
Unclassified Ancestry	9.6%	10.5%	10.6%	
Education (Age 25+)	Adult Population (25 Years or Older)	8,554	69,764	163,034
	Elementary (0 to 8)	5.9%	5.1%	3.7%
	Some High School (9 to 11)	9.3%	7.1%	5.7%
	High School Graduate (12)	29.3%	30.2%	30.6%
	Some College (13 to 16)	20.2%	22.4%	22.6%
	Associates Degree Only	12.2%	11.4%	11.7%
	Bachelors Degree Only	17.9%	16.8%	17.0%
	Graduate Degree	5.1%	7.0%	8.8%
	% College (4+)	23.0%	23.8%	25.8%
Household Type	Total Households – count	4,232	34,826	84,240
	One Person HHs – count	692	6,192	18,087
	Family HHs – count	3,244	27,012	61,616
	Married Couple – count	2,180	19,343	45,723
	w/own children – count	693	6,341	14,360
	w/out own children – count	1,487	13,002	31,362
	Male Householder – count	323	2,459	4,589
	Female Householder – count	740	5,210	11,304
	Non-Family Households – count	297	1,623	4,537
	1 Person Household	16.4%	17.8%	21.5%
	2 Person Household	33.1%	34.5%	37.0%
	3 Person Household	20.2%	19.2%	16.9%
	4 Person Household	16.9%	15.7%	13.5%
	5 Person Household	7.4%	7.5%	6.7%
6 Person Household	4.1%	3.3%	2.8%	
7+ Person Household	2.0%	1.9%	1.6%	
% Households With Children	27.0%	27.6%	25.5%	

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Shoppes of Victoria Square Port St. Lucie, FL		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Housing	Total Housing Units	4,420	37,019	92,295
	Owner Occupied Percent	77.2%	75.6%	71.2%
	Renter Occupied Percent	18.6%	18.4%	20.1%
	Vacant Housing Percent	4.2%	5.9%	8.7%
	Total Housing Units (Census 2000)	2,152	18,768	40,187
Home Value (Owner Occupied)	Property Value \$1,000,000 or more	0.9%	1.1%	2.0%
	Property Value \$750,000 to \$999,999	1.7%	3.7%	5.5%
	Property Value \$500,000 to \$749,999	16.2%	17.6%	19.8%
	Property Value \$400,000 to \$499,999	22.0%	23.4%	22.2%
	Property Value \$300,000, to \$399,999	31.1%	27.1%	24.8%
	Property Value \$200,000 to \$299,999	19.0%	18.5%	15.4%
	Property Value \$150,000 to \$199,999	2.5%	2.8%	3.1%
	Property Value \$100,000 to \$149,999	1.8%	1.9%	1.9%
	Property Value \$60,000 to \$99,999	0.5%	0.7%	1.3%
	Property Value \$40,000 to \$59,999	0.5%	0.6%	1.0%
	Property Value \$0 to \$39,999	3.8%	1.8%	2.2%
	Median Home Value	\$370,469	\$387,655	\$401,131
Wealth per Household	\$0 and under - percent	16.9%	16.6%	16.4%
	\$1 to \$4999 - percent	8.2%	8.0%	7.9%
	\$5k to \$9999 - percent	4.4%	4.3%	4.3%
	\$10k to \$24999 - percent	6.3%	6.3%	6.2%
	\$25k to \$49999 - percent	7.0%	7.0%	6.9%
	\$50k to \$99999 - percent	10.7%	10.7%	10.6%
	\$100k to \$249999 - percent	18.7%	18.8%	18.9%
	\$250k to \$499999 - percent	13.4%	13.6%	13.7%
	\$500k+ - percent	14.3%	14.8%	15.0%
	Median HH Wealth	\$83,376	\$86,664	\$88,959
	Avg HH Wealth	\$238,702	\$243,638	\$247,148
Economic Viability	Economic Viability Local	300	294	289
	Economic Viability Indexed	108	106	104
Occupation (Employed Civilians Age 16+)	Employed Civilian Pop 16+ by Occupation	6,219	49,802	107,963
	Managerial/Executive	14.4%	15.3%	15.0%
	Professional Specialty	15.3%	17.4%	19.3%
	Healthcare Support	5.3%	4.1%	4.7%
	Sales	10.3%	11.3%	11.0%
	Office & Administrative Support	16.4%	11.8%	11.9%
	Protective Service	1.5%	1.8%	2.3%
	Food Preparation	6.6%	6.6%	5.3%
	Building Maintenance & Cleaning	6.2%	6.2%	4.9%
	Personal Care	2.5%	2.2%	2.8%
	Farming, Fishing, & Forestry	0.0%	0.1%	0.1%
	Construction	9.0%	10.5%	10.2%
	Production & Transportation	12.5%	12.8%	12.6%
	Percent White Collar Workers	61.7%	59.9%	61.8%
	Percent Blue Collar Workers	38.3%	40.1%	38.2%

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	Agriculture/Mining/Construction	6.6%	10.3%	9.7%
	Manufacturing	6.4%	4.0%	4.3%
	Transportation	5.4%	6.9%	7.3%
	Information	1.1%	1.3%	1.5%
	Wholesale/Retail	16.1%	17.2%	15.5%
	Finance, Insurance, Real Estate	3.3%	4.4%	5.9%
	Professional Services	6.6%	5.4%	5.4%
	Management Services	0.0%	0.0%	0.1%
	Administrative/Waste Services	9.0%	8.1%	7.5%
	Educational Services	24.5%	22.3%	23.8%
	Entertainment Services	9.6%	10.3%	8.8%
	Other Professional Services	7.8%	5.4%	5.6%
	Public Administration	3.5%	4.4%	4.5%
Vehicles per HH	No Vehicles	2.3%	1.9%	2.2%
	1 Vehicle	26.6%	28.2%	34.5%
	2 Vehicles	48.6%	47.7%	43.8%
	3 or more vehicles	22.5%	22.2%	19.5%
	Average Number of Vehicles	1.99	1.98	1.88
Change	Births (last 12 months)	122	940	2,004
	Deaths (last 12 months)	92	804	2,234
	Migration (last 12 months)	348	1,586	5,547
Work place	Workplace Establishments	409	1,878	5,423
	Workplace Employees (FTE)	2,385	10,393	40,460