Market Profile

Prima Vista Crossing
7590 S US Highway 1, Port St Lucie, Florida, 34952
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 27.32703
Longitude: -80.32072

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	3,368	39,916	82,387
2010 Total Population	3,908	50,421	118,350
2017 Total Population	4,165	53,020	127,739
2017 Group Quarters	73	484	948
2022 Total Population	4,391	55,537	135,846
2017-2022 Annual Rate	1.06%	0.93%	1.24%
2017 Total Daytime Population	3,884	40,424	115,294
Workers	1,029	8,463	38,445
Residents	2,855	31,961	76,849
Household Summary			
2000 Households	1,800	16,903	33,525
2000 Average Household Size	1.76	2.32	2.42
2010 Households	2,050	21,152	47,843
2010 Average Household Size	1.87	2.36	2.45
2017 Households	2,144	21,984	50,910
2017 Average Household Size	1.91	2.39	2.49
2022 Households	2,241	22,909	53,805
2022 Average Household Size	1.93	2.40	2.51
2017-2022 Annual Rate	0.89%	0.83%	1.11%
2010 Families	1,070	13,737	32,560
2010 Average Family Size	2.45	2.86	2.91
2017 Families	1,109	14,151	34,386
2017 Average Family Size	2.50	2.90	2.96
2022 Families	1,155	14,687	36,222
2022 Average Family Size	2.53	2.92	2.98
2017-2022 Annual Rate	0.82%	0.75%	1.05%
Housing Unit Summary			
2000 Housing Units	2,216	18,900	36,980
Owner Occupied Housing Units	72.3%	75.4%	75.0%
Renter Occupied Housing Units	8.9%	14.0%	15.7%
Vacant Housing Units	18.7%	10.6%	9.3%
2010 Housing Units	2,565	24,837	55,801
Owner Occupied Housing Units	63.3%	65.2%	65.9%
Renter Occupied Housing Units	16.6%	20.0%	19.9%
Vacant Housing Units	20.1%	14.8%	14.3%
2017 Housing Units	2,648	25,614	58,499
Owner Occupied Housing Units	61.0%	62.0%	63.1%
Renter Occupied Housing Units	19.9%	23.9%	23.9%
Vacant Housing Units	19.0%	14.2%	13.0%
2022 Housing Units	2,737	26,584	61,670
Owner Occupied Housing Units	61.5%	61.7%	62.9%
Renter Occupied Housing Units	20.4%	24.5%	24.4%
Vacant Housing Units	18.1%	13.8%	12.8%
Median Household Income			
2017	$36,942	$43,460	$45,188
2022	$39,977	$48,247	$50,868
Median Home Value			
2017	$55,758	$114,449	$143,654
2022	$70,114	$150,531	$193,231
Per Capita Income			
2017	$25,507	$23,836	$24,216
2022	$28,994	$27,084	$27,680
Median Age			
2010	60.5	46.1	44.4
2017	62.9	48.3	46.3
2022	64.7	49.3	46.7

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.

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2017 Households by Income			
Household Income Base	2,144	21,984	50,910
<$15,000	15.2%	10.6%	10.6%
$15,000 - $24,999	16.7%	13.8%	12.8%
$25,000 - $34,999	14.7%	13.2%	12.8%
$35,000 - $49,999	18.8%	19.2%	18.5%
$50,000 - $74,999	17.6%	21.0%	20.1%
$75,000 - $99,999	7.0%	10.4%	11.2%
$100,000 - $149,999	8.3%	8.5%	9.7%
$150,000 - $199,999	0.6%	2.0%	2.6%
$200,000+	1.0%	1.4%	1.7%
Average Household Income	$49,460	$56,799	$59,925
2022 Households by Income			
Household Income Base	2,241	22,909	53,805
<$15,000	14.8%	10.4%	10.3%
$15,000 - $24,999	15.3%	12.8%	11.7%
$25,000 - $34,999	13.1%	11.5%	11.0%
$35,000 - $49,999	16.5%	16.7%	16.0%
$50,000 - $74,999	18.3%	20.5%	19.5%
$75,000 - $99,999	9.0%	12.8%	13.7%
$100,000 - $149,999	11.0%	10.8%	12.3%
$150,000 - $199,999	0.8%	2.6%	3.4%
$200,000+	1.3%	1.8%	2.2%
Average Household Income	$56,999	$65,024	$69,064
2017 Owner Occupied Housing Units by Value			
Total	1,616	15,872	36,908
<$50,000	47.5%	15.6%	9.4%
$50,000 - $99,999	22.0%	28.2%	23.4%
$100,000 - $149,999	6.2%	21.3%	19.7%
$150,000 - $199,999	8.9%	14.2%	17.8%
$200,000 - $249,999	4.7%	9.6%	12.5%
$250,000 - $299,999	2.9%	4.2%	7.3%
$300,000 - $399,999	3.8%	3.7%	6.4%
$400,000 - $499,999	1.4%	1.3%	1.6%
$500,000 - $749,999	2.3%	1.2%	1.1%
$750,000 - $999,999	0.1%	0.3%	0.3%
$1,000,000 +	0.1%	0.4%	0.5%
Average Home Value	$106,931	$143,786	$168,964
2022 Owner Occupied Housing Units by Value			
Total	1,682	16,401	38,769
<$50,000	42.6%	12.5%	6.9%
$50,000 - $99,999	18.3%	20.0%	15.1%
$100,000 - $149,999	4.5%	17.4%	14.6%
$150,000 - $199,999	5.9%	13.8%	15.5%
$200,000 - $249,999	4.8%	12.8%	15.1%
$250,000 - $299,999	4.5%	7.4%	11.3%
$300,000 - $399,999	8.9%	8.2%	13.0%
$400,000 - $499,999	4.0%	3.5%	4.1%
$500,000 - $749,999	6.0%	3.3%	2.9%
$750,000 - $999,999	0.2%	0.6%	0.6%
$1,000,000 +	0.2%	0.6%	0.9%
Average Home Value	$154,729	$191,049	$221,466

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.

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Prima Vista Crossing
7590 S US Highway 1, Port St Lucie, Florida, 34952
Rings: 1, 3, 5 mile radii

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	3,906	50,419	118,352
0 - 4	3.1%	4.9%	5.3%
5 - 9	3.3%	5.3%	5.7%
10 - 14	3.0%	5.7%	6.1%
15 - 24	6.6%	10.9%	11.0%
25 - 34	6.4%	10.4%	10.5%
35 - 44	7.9%	11.2%	12.0%
45 - 54	11.5%	14.1%	14.2%
55 - 64	17.5%	13.6%	13.1%
65 - 74	18.2%	12.0%	11.3%
75 - 84	15.5%	8.5%	7.7%
85 +	7.2%	3.4%	2.9%
18 +	88.9%	80.6%	79.1%
2017 Population by Age			
Total	4,166	53,022	127,739
0 - 4	2.8%	4.6%	5.0%
5 - 9	3.0%	4.8%	5.2%
10 - 14	3.2%	5.1%	5.5%
15 - 24	5.8%	10.0%	10.5%
25 - 34	7.1%	11.4%	11.6%
35 - 44	7.0%	10.3%	10.8%
45 - 54	9.4%	12.1%	12.5%
55 - 64	15.5%	14.3%	13.9%
65 - 74	22.9%	14.2%	13.2%
75 - 84	15.0%	9.1%	8.3%
85 +	8.4%	4.1%	3.7%
18 +	89.1%	82.5%	81.1%
2022 Population by Age			
Total	4,391	55,538	135,845
0 - 4	2.7%	4.5%	4.9%
5 - 9	2.8%	4.7%	5.1%
10 - 14	3.2%	5.0%	5.5%
15 - 24	5.6%	9.1%	9.7%
25 - 34	6.4%	11.4%	11.8%
35 - 44	7.1%	10.8%	11.2%
45 - 54	7.9%	10.7%	11.0%
55 - 64	14.8%	14.1%	13.7%
65 - 74	23.9%	15.2%	14.0%
75 - 84	17.7%	10.4%	9.4%
85 +	7.8%	4.1%	3.6%
18 +	89.3%	82.8%	81.3%
2010 Population by Sex			
Males	1,886	24,477	57,251
Females	2,022	25,944	61,099
2017 Population by Sex			
Males	2,029	25,777	61,810
Females	2,136	27,244	65,929
2022 Population by Sex			
Males	2,143	27,058	65,821
Females	2,249	28,480	70,025

August 01, 2017

Prima Vista Crossing
7590 S US Highway 1, Port St Lucie, Florida, 34952
Rings: 1, 3, 5 mile radii

	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	3,908	50,421	118,350
White Alone	89.4%	81.0%	79.0%
Black Alone	6.1%	11.3%	12.8%
American Indian Alone	0.3%	0.3%	0.3%
Asian Alone	0.8%	1.6%	1.7%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	1.6%	3.3%	3.5%
Two or More Races	1.7%	2.5%	2.6%
Hispanic Origin	9.3%	14.3%	15.6%
Diversity Index	33.3	49.5	52.8
2017 Population by Race/Ethnicity			
Total	4,165	53,020	127,739
White Alone	87.7%	78.7%	76.4%
Black Alone	6.9%	12.3%	13.9%
American Indian Alone	0.3%	0.3%	0.3%
Asian Alone	0.9%	1.9%	2.1%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	1.9%	3.8%	4.0%
Two or More Races	2.2%	3.0%	3.2%
Hispanic Origin	10.9%	16.3%	17.8%
Diversity Index	37.7	53.9	57.3
2022 Population by Race/Ethnicity			
Total	4,391	55,538	135,846
White Alone	86.3%	76.6%	74.2%
Black Alone	7.7%	13.3%	15.1%
American Indian Alone	0.3%	0.3%	0.3%
Asian Alone	1.1%	2.2%	2.4%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	2.1%	4.1%	4.3%
Two or More Races	2.5%	3.4%	3.6%
Hispanic Origin	12.0%	17.6%	19.1%
Diversity Index	40.8	57.0	60.3
2010 Population by Relationship and Household Type			
Total	3,908	50,421	118,350
In Households	98.1%	99.0%	99.2%
In Family Households	69.0%	80.7%	82.9%
Householder	26.7%	27.2%	27.5%
Spouse	20.7%	20.0%	20.6%
Child	16.9%	26.4%	27.7%
Other relative	2.8%	4.3%	4.4%
Nonrelative	1.9%	2.8%	2.7%
In Nonfamily Households	29.1%	18.3%	16.3%
In Group Quarters	1.9%	1.0%	0.8%
Institutionalized Population	1.7%	0.5%	0.5%
Noninstitutionalized Population	0.2%	0.4%	0.3%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.

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2017 Population 25+ by Educational Attainment			
Total	3,549	40,060	94,306
Less than 9th Grade	5.8%	5.2%	5.2%
9th - 12th Grade, No Diploma	12.6%	7.8%	7.5%
High School Graduate	24.3%	28.6%	28.9%
GED/Alternative Credential	5.2%	5.3%	5.2%
Some College, No Degree	26.8%	23.2%	22.3%
Associate Degree	8.8%	11.3%	11.1%
Bachelor's Degree	11.2%	12.2%	13.0%
Graduate/Professional Degree	5.4%	6.3%	6.7%
2017 Population 15+ by Marital Status			
Total	3,790	45,340	107,775
Never Married	22.3%	24.0%	26.1%
Married	44.1%	49.8%	49.9%
Widowed	13.4%	9.9%	8.6%
Divorced	20.2%	16.3%	15.3%
2017 Civilian Population 16+ in Labor Force			
Civilian Employed	92.5%	93.4%	93.0%
Civilian Unemployed (Unemployment Rate)	7.5%	6.6%	7.0%
2017 Employed Population 16+ by Industry			
Total	1,336	21,473	51,794
Agriculture/Mining	2.3%	0.4%	0.7%
Construction	10.4%	8.7%	8.0%
Manufacturing	6.8%	4.1%	4.7%
Wholesale Trade	0.7%	2.2%	2.4%
Retail Trade	12.3%	15.8%	14.6%
Transportation/Utilities	0.3%	4.4%	5.2%
Information	0.7%	1.0%	0.9%
Finance/Insurance/Real Estate	6.4%	5.8%	6.0%
Services	56.0%	52.0%	52.5%
Public Administration	4.0%	5.5%	5.0%
2017 Employed Population 16+ by Occupation			
Total	1,336	21,472	51,795
White Collar	53.0%	55.0%	55.5%
Management/Business/Financial	5.0%	9.6%	10.4%
Professional	17.3%	17.4%	17.8%
Sales	8.4%	12.8%	13.5%
Administrative Support	22.3%	15.2%	13.8%
Services	24.3%	24.5%	24.2%
Blue Collar	22.8%	20.5%	20.4%
Farming/Forestry/Fishing	1.4%	0.2%	0.4%
Construction/Extraction	5.8%	6.1%	6.0%
Installation/Maintenance/Repair	8.2%	5.0%	5.0%
Production	4.7%	4.0%	3.6%
Transportation/Material Moving	2.6%	5.2%	5.4%
2010 Population By Urban/ Rural Status			
Total Population	3,908	50,421	118,350
Population Inside Urbanized Area	99.7%	99.6%	99.7%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.3%	0.4%	0.3%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.

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2010 Households by Type			
Total	2,050	21,151	47,843
Households with 1 Person	40.4%	27.9%	25.1%
Households with 2+ People	59.6%	72.1%	74.9%
Family Households	52.2%	64.9%	68.1%
Husband-wife Families	40.4%	47.9%	50.9%
With Related Children	7.0%	15.5%	17.6%
Other Family (No Spouse Present)	11.8%	17.0%	17.2%
Other Family with Male Householder	3.3%	5.1%	5.0%
With Related Children	1.5%	2.8%	2.9%
Other Family with Female Householder	8.4%	12.0%	12.1%
With Related Children	3.7%	6.9%	7.4%
Nonfamily Households	7.4%	7.2%	6.8%
All Households with Children	12.5%	25.6%	28.4%
Multigenerational Households	2.2%	4.3%	4.5%
Unmarried Partner Households	6.4%	7.7%	7.7%
Male-female	5.7%	6.9%	6.9%
Same-sex	0.7%	0.8%	0.8%
2010 Households by Size			
Total	2,049	21,154	47,841
1 Person Household	40.4%	27.9%	25.1%
2 Person Household	41.8%	39.5%	39.4%
3 Person Household	9.4%	14.4%	15.3%
4 Person Household	4.8%	10.0%	11.2%
5 Person Household	2.2%	4.8%	5.5%
6 Person Household	0.7%	2.1%	2.2%
7 + Person Household	0.6%	1.3%	1.3%
2010 Households by Tenure and Mortgage Status			
Total	2,050	21,152	47,843
Owner Occupied	79.2%	76.5%	76.8%
Owned with a Mortgage/Loan	29.3%	47.5%	51.3%
Owned Free and Clear	49.9%	29.0%	25.6%
Renter Occupied	20.8%	23.5%	23.2%
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	2,565	24,837	55,801
Housing Units Inside Urbanized Area	99.8%	99.6%	99.7%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.2%	0.4%	0.3%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

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Top 3 Tapestry Segments				
	1.	The Elders (9C)	The Elders (9C)	The Elders (9C)
	2.	Midlife Constants (5E)	Rustbelt Traditions (5D)	Rustbelt Traditions (5D)
	3.	Small Town Simplicity	Senior Escapes (9D)	Midlife Constants (5E)
2017 Consumer Spending				
Apparel & Services: Total $		$2,649,032	$32,429,128	$80,033,142
Average Spent		$1,235.56	$1,475.12	$1,572.05
Spending Potential Index		57	68	73
Education: Total $		$1,584,065	$19,635,769	$48,325,061
Average Spent		$738.84	$893.18	$949.23
Spending Potential Index		51	61	65
Entertainment/Recreation: Total $		$4,208,464	$49,323,413	$120,166,143
Average Spent		$1,962.90	$2,243.61	$2,360.36
Spending Potential Index		63	72	76
Food at Home: Total $		$6,698,962	$79,394,996	$194,055,856
Average Spent		$3,124.52	$3,611.49	$3,811.74
Spending Potential Index		62	72	76
Food Away from Home: Total $		$4,284,901	$51,450,986	$126,591,481
Average Spent		$1,998.55	$2,340.38	$2,486.57
Spending Potential Index		60	70	75
Health Care: Total $		$8,482,478	$94,104,763	$227,217,932
Average Spent		$3,956.38	$4,280.60	$4,463.13
Spending Potential Index		71	77	80
HH Furnishings & Equipment: Total $		$2,623,926	$30,964,558	$75,474,830
Average Spent		$1,223.85	$1,408.50	$1,482.51
Spending Potential Index		63	72	76
Personal Care Products & Services: Total $		$1,084,982	$12,593,566	$30,641,272
Average Spent		$506.06	$572.85	$601.87
Spending Potential Index		64	72	76
Shelter: Total $		$21,138,800	$247,842,070	$605,552,367
Average Spent		$9,859.51	$11,273.75	$11,894.57
Spending Potential Index		61	69	73
Support Payments/Cash Contributions/Gifts in Kind: Total $		$3,595,026	$39,102,341	$94,508,815
Average Spent		$1,676.78	$1,778.67	$1,856.39
Spending Potential Index		72	76	79
Travel: Total $		$2,785,789	$32,131,161	$77,838,516
Average Spent		$1,299.34	$1,461.57	$1,528.94
Spending Potential Index		63	71	74
Vehicle Maintenance & Repairs: Total $		$1,473,866	$17,229,950	$41,947,536
Average Spent		$687.44	$783.75	$823.95
Spending Potential Index		64	73	77

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