



PORT ST. LUCIE, FLORIDA

# Town Centre North

10045 S U.S. Hwy 1  
Port St. Lucie, FL 34952

LAT: 27.280471 | LONG: -80.295775

BOX SIZE: 65,840 SQ. FT

TRAFFIC COUNTS: 41,000 DAILY



**Town Centre North occupies a prime spot in the coveted Regional Retail stretch of the Treasure Coast.**

Spanning 4.5 miles along the main eastern corridor through Stuart, Jensen, and Port St Lucie, this area features the Treasure Coast Mall and hosts numerous national and regional tenants. Located in Port St Lucie, Town Centre North offers **65,840 sq.ft.** with **316' of frontage** on US1. The property is impeccably maintained, both inside and out.

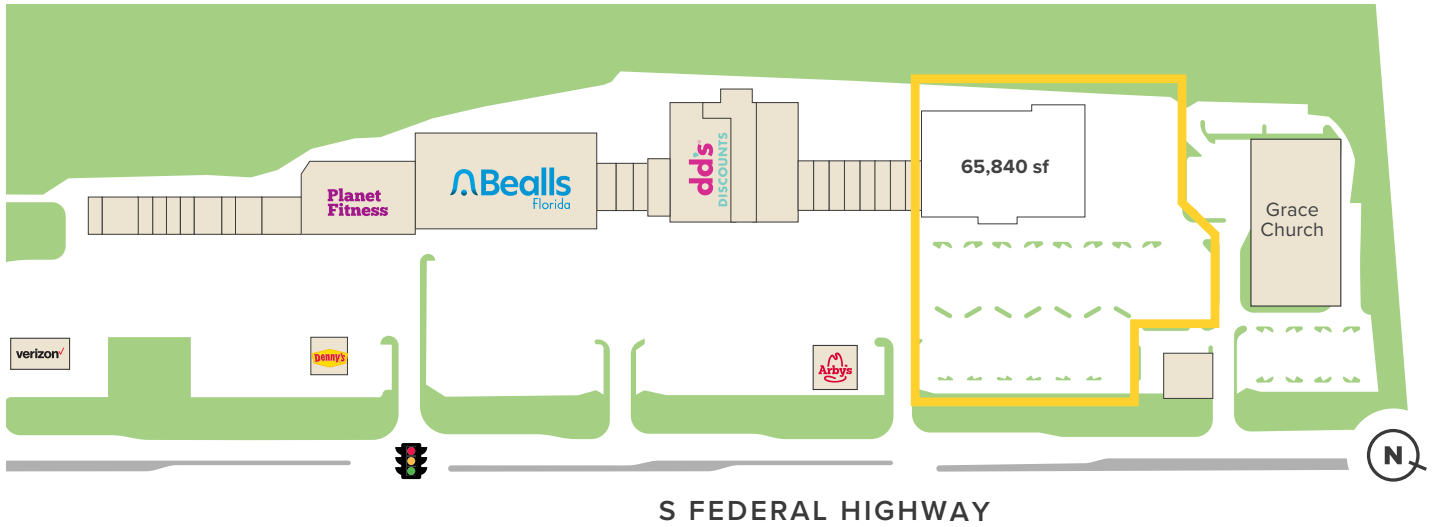
**The Property Includes:**

- ▶ 2 loading docks
- ▶ New roof
- ▶ Fresh paint
- ▶ Over 2,000 amps of electrical capacity
- ▶ Backup generator for 3 days of power
- ▶ Kitchen infrastructure

# NOW LEASING!

Leasing Agent: **Jeff Kalil**  
(954) 254-2292 | jkalil@woolbright.net

# TOWNE CENTRE NORTH



## 2023 est. Demographics

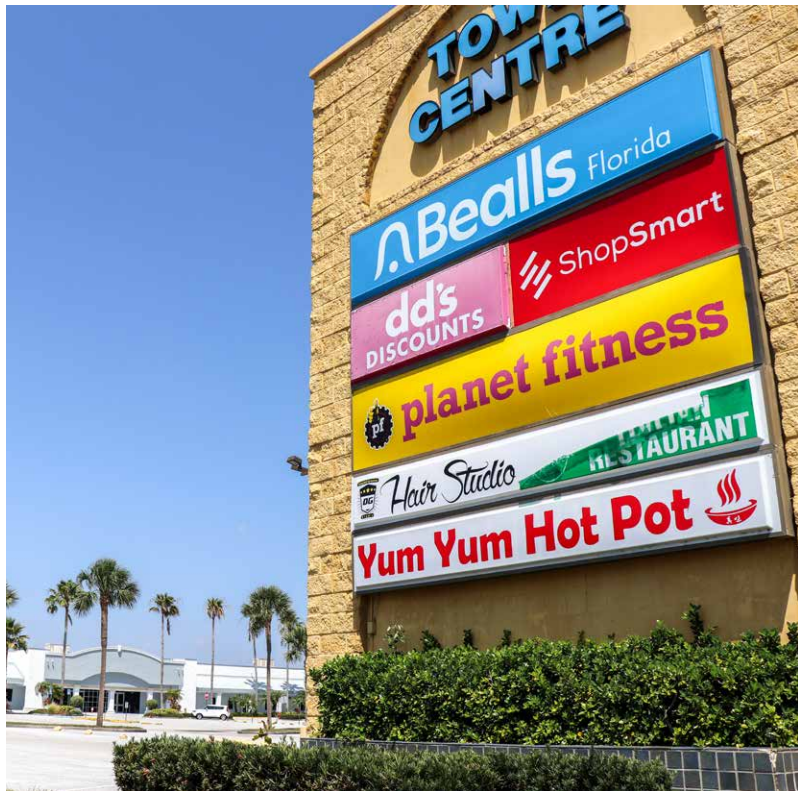
	1 Mile	3 Mile	5 Mile
POPULATION	10,018	56,338	125,569
HOUSEHOLDS	4,170	24,467	52,083
AVERAGE HOUSEHOLD INCOME	\$75K	\$80K	\$93K
MEDIAN AGE	45	50	48
DAYTIME EMPLOYMENT	5,424	20,306	37,624
TRAFFIC COUNTS	41,000 Cars Daily		



**NOW LEASING!**

**WOOLBRIGHT DEVELOPMENT, INC.**

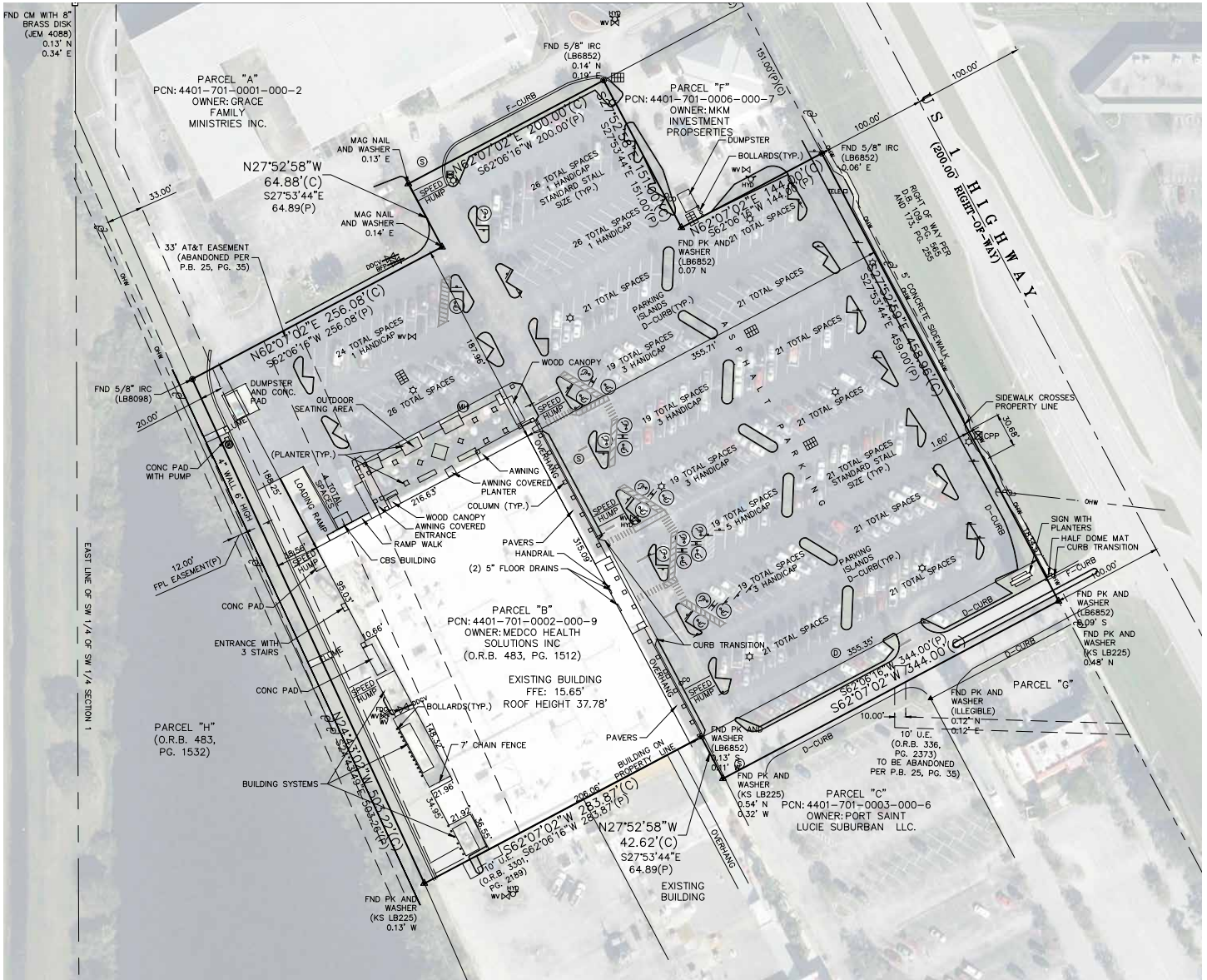
3200 N. Military Trail, 4th Floor, Boca Raton, FL 33431 / 561-989-2240 / [woolbright.net](http://woolbright.net)



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# Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 27.2808/-80.2952

10045 S Federal Hwy Port St. Lucie, FL 34952	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
<b>Population</b>								
Estimated Population (2023)	10,018		56,338		125,569		366,680	
Projected Population (2028)	11,405		64,100		145,025		441,024	
Census Population (2020)	10,034		55,356		120,746		339,407	
Census Population (2010)	8,994		49,613		107,018		288,360	
Projected Annual Growth (2023-2028)	1,387	2.8%	7,762	2.8%	19,456	3.1%	74,344	4.1%
Historical Annual Growth (2020-2023)	-16	-	982	-	4,823	1.3%	27,273	2.7%
Historical Annual Growth (2010-2020)	1,040	1.2%	5,743	1.2%	13,728	1.3%	51,047	1.8%
Estimated Population Density (2023)	3,190 <i>psm</i>		1,993 <i>psm</i>		1,599 <i>psm</i>		1,168 <i>psm</i>	
Trade Area Size	3.1 <i>sq mi</i>		28.3 <i>sq mi</i>		78.5 <i>sq mi</i>		314.0 <i>sq mi</i>	
<b>Households</b>								
Estimated Households (2023)	4,170		24,467		52,083		149,061	
Projected Households (2028)	4,792		28,049		60,436		178,069	
Census Households (2020)	4,128		23,880		49,701		136,874	
Census Households (2010)	3,678		21,306		43,929		117,030	
Projected Annual Growth (2023-2028)	622	3.0%	3,582	2.9%	8,353	3.2%	29,008	3.9%
Historical Annual Change (2010-2023)	492	1.0%	3,161	1.1%	8,153	1.4%	32,032	2.1%
<b>Average Household Income</b>								
Estimated Average Household Income (2023)	\$74,620		\$79,546		\$93,326		\$101,007	
Projected Average Household Income (2028)	\$69,522		\$74,451		\$86,380		\$91,134	
Census Average Household Income (2010)	\$42,631		\$50,897		\$53,692		\$62,785	
Census Average Household Income (2000)	\$41,955		\$45,332		\$49,234		\$54,870	
Projected Annual Change (2023-2028)	-\$5,098	-1.4%	-\$5,095	-1.3%	-\$6,945	-1.5%	-\$9,873	-2.0%
Historical Annual Change (2000-2023)	\$32,665	3.4%	\$34,214	3.3%	\$44,092	3.9%	\$46,137	3.7%
<b>Median Household Income</b>								
Estimated Median Household Income (2023)	\$58,976		\$65,734		\$71,674		\$77,411	
Projected Median Household Income (2028)	\$58,481		\$65,072		\$72,146		\$77,958	
Census Median Household Income (2010)	\$38,490		\$43,143		\$44,598		\$48,295	
Census Median Household Income (2000)	\$34,941		\$38,230		\$39,813		\$42,334	
Projected Annual Change (2023-2028)	-\$495	-0.2%	-\$662	-0.2%	\$473	0.1%	\$547	0.1%
Historical Annual Change (2000-2023)	\$24,035	3.0%	\$27,505	3.1%	\$31,860	3.5%	\$35,077	3.6%
<b>Per Capita Income</b>								
Estimated Per Capita Income (2023)	\$31,279		\$34,614		\$38,757		\$41,140	
Projected Per Capita Income (2028)	\$29,405		\$32,637		\$36,039		\$36,863	
Census Per Capita Income (2010)	\$17,440		\$21,854		\$22,034		\$25,475	
Census Per Capita Income (2000)	\$15,736		\$19,124		\$20,355		\$23,010	
Projected Annual Change (2023-2028)	-\$1,874	-1.2%	-\$1,976	-1.1%	-\$2,718	-1.4%	-\$4,278	-2.1%
Historical Annual Change (2000-2023)	\$15,542	4.3%	\$15,490	3.5%	\$18,402	3.9%	\$18,131	3.4%
Estimated Average Household Net Worth (2023)	\$259,842		\$325,434		\$397,300		\$458,497	

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# Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 27.2808/-80.2952

10045 S Federal Hwy Port St. Lucie, FL 34952	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
<b>Race and Ethnicity</b>								
Total Population (2023)	10,018		56,338		125,569		366,680	
White (2023)	5,963	59.5%	37,140	65.9%	81,610	65.0%	237,028	64.6%
Black or African American (2023)	1,852	18.5%	8,859	15.7%	20,963	16.7%	60,822	16.6%
American Indian or Alaska Native (2023)	35	0.3%	198	0.4%	446	0.4%	1,383	0.4%
Asian (2023)	304	3.0%	1,284	2.3%	2,712	2.2%	7,876	2.1%
Hawaiian or Pacific Islander (2023)	4	-	32	-	68	-	167	-
Other Race (2023)	625	6.2%	2,790	5.0%	6,309	5.0%	19,471	5.3%
Two or More Races (2023)	1,236	12.3%	6,036	10.7%	13,462	10.7%	39,934	10.9%
Population < 18 (2023)	1,724	17.2%	8,443	15.0%	20,393	16.2%	62,021	16.9%
White Not Hispanic	908	52.7%	4,856	57.5%	11,435	56.1%	34,053	54.9%
Black or African American	351	20.4%	1,338	15.8%	3,379	16.6%	10,590	17.1%
Asian	69	4.0%	337	4.0%	750	3.7%	1,952	3.1%
Other Race Not Hispanic	75	4.4%	459	5.4%	1,115	5.5%	2,941	4.7%
Hispanic	320	18.6%	1,454	17.2%	3,714	18.2%	12,484	20.1%
Not Hispanic or Latino Population (2023)	7,873	78.6%	45,780	81.3%	101,140	80.5%	292,376	79.7%
Not Hispanic White	5,626	71.4%	34,708	75.8%	75,312	74.5%	218,089	74.6%
Not Hispanic Black or African American	1,727	21.9%	8,559	18.7%	20,290	20.1%	58,536	20.0%
Not Hispanic American Indian or Alaska Native	8	-	56	0.1%	102	0.1%	288	-
Not Hispanic Asian	284	3.6%	1,252	2.7%	2,673	2.6%	7,747	2.6%
Not Hispanic Hawaiian or Pacific Islander	-	-	10	-	19	-	62	-
Not Hispanic Other Race	30	0.4%	142	0.3%	375	0.4%	1,026	0.4%
Not Hispanic Two or More Races	200	2.5%	1,053	2.3%	2,369	2.3%	6,628	2.3%
Hispanic or Latino Population (2023)	2,145	21.4%	10,558	18.7%	24,429	19.5%	74,304	20.3%
Hispanic White	337	15.7%	2,432	23.0%	6,298	25.8%	18,939	25.5%
Hispanic Black or African American	125	5.8%	299	2.8%	673	2.8%	2,286	3.1%
Hispanic American Indian or Alaska Native	27	1.3%	142	1.3%	344	1.4%	1,095	1.5%
Hispanic Asian	20	0.9%	32	0.3%	39	0.2%	129	0.2%
Hispanic Hawaiian or Pacific Islander	4	0.2%	22	0.2%	49	0.2%	105	0.1%
Hispanic Other Race	595	27.8%	2,648	25.1%	5,934	24.3%	18,444	24.8%
Hispanic Two or More Races	1,036	48.3%	4,983	47.2%	11,092	45.4%	33,306	44.8%
Not Hispanic or Latino Population (2020)	8,056	80.3%	45,987	83.1%	99,010	82.0%	274,940	81.0%
Hispanic or Latino Population (2020)	1,978	19.7%	9,369	16.9%	21,736	18.0%	64,467	19.0%
Not Hispanic or Latino Population (2010)	7,489	83.3%	42,810	86.3%	91,334	85.3%	243,767	84.5%
Hispanic or Latino Population (2010)	1,504	16.7%	6,803	13.7%	15,684	14.7%	44,592	15.5%
Not Hispanic or Latino Population (2028)	8,930	78.3%	51,974	81.1%	116,544	80.4%	350,142	79.4%
Hispanic or Latino Population (2028)	2,475	21.7%	12,126	18.9%	28,481	19.6%	90,882	20.6%
Projected Annual Growth (2023-2028)	330	3.1%	1,568	3.0%	4,052	3.3%	16,578	4.5%
Historical Annual Growth (2010-2020)	473	3.1%	2,566	3.8%	6,052	3.9%	19,874	4.5%

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<b>Total Age Distribution (2023)</b>								
Total Population	10,018		56,338		125,569		366,680	
Age Under 5 Years	439	4.4%	2,033	3.6%	4,745	3.8%	14,767	4.0%
Age 5 to 9 Years	480	4.8%	2,269	4.0%	5,384	4.3%	16,767	4.6%
Age 10 to 14 Years	502	5.0%	2,505	4.4%	6,177	4.9%	18,597	5.1%
Age 15 to 19 Years	488	4.9%	2,537	4.5%	6,258	5.0%	17,999	4.9%
Age 20 to 24 Years	600	6.0%	2,840	5.0%	6,602	5.3%	18,805	5.1%
Age 25 to 29 Years	603	6.0%	3,041	5.4%	6,656	5.3%	19,109	5.2%
Age 30 to 34 Years	671	6.7%	3,147	5.6%	7,323	5.8%	22,311	6.1%
Age 35 to 39 Years	531	5.3%	2,794	5.0%	6,778	5.4%	21,873	6.0%
Age 40 to 44 Years	559	5.6%	2,917	5.2%	7,032	5.6%	21,925	6.0%
Age 45 to 49 Years	529	5.3%	2,941	5.2%	6,964	5.5%	20,823	5.7%
Age 50 to 54 Years	587	5.9%	3,448	6.1%	7,969	6.3%	22,944	6.3%
Age 55 to 59 Years	659	6.6%	4,109	7.3%	9,047	7.2%	25,796	7.0%
Age 60 to 64 Years	664	6.6%	4,340	7.7%	9,552	7.6%	27,938	7.6%
Age 65 to 69 Years	615	6.1%	4,564	8.1%	9,615	7.7%	27,636	7.5%
Age 70 to 74 Years	541	5.4%	4,323	7.7%	8,935	7.1%	24,696	6.7%
Age 75 to 79 Years	472	4.7%	3,524	6.3%	7,177	5.7%	19,860	5.4%
Age 80 to 84 Years	415	4.1%	2,399	4.3%	4,628	3.7%	12,455	3.4%
Age 85 Years or Over	660	6.6%	2,607	4.6%	4,729	3.8%	12,379	3.4%
Median Age	44.9		49.7		47.6		46.6	
Age 19 Years or Less	1,909	19.1%	9,344	16.6%	22,563	18.0%	68,129	18.6%
Age 20 to 64 Years	5,405	53.9%	29,577	52.5%	67,923	54.1%	201,525	55.0%
Age 65 Years or Over	2,704	27.0%	17,417	30.9%	35,083	27.9%	97,026	26.5%
<b>Female Age Distribution (2023)</b>								
Female Population	5,393	53.8%	29,101	51.7%	64,278	51.2%	187,537	51.1%
Age Under 5 Years	240	4.4%	1,001	3.4%	2,341	3.6%	7,264	3.9%
Age 5 to 9 Years	240	4.5%	1,118	3.8%	2,569	4.0%	8,174	4.4%
Age 10 to 14 Years	232	4.3%	1,216	4.2%	3,003	4.7%	9,057	4.8%
Age 15 to 19 Years	226	4.2%	1,200	4.1%	2,916	4.5%	8,448	4.5%
Age 20 to 24 Years	306	5.7%	1,399	4.8%	3,223	5.0%	9,117	4.9%
Age 25 to 29 Years	306	5.7%	1,480	5.1%	3,166	4.9%	9,354	5.0%
Age 30 to 34 Years	356	6.6%	1,542	5.3%	3,596	5.6%	11,184	6.0%
Age 35 to 39 Years	265	4.9%	1,393	4.8%	3,387	5.3%	10,993	5.9%
Age 40 to 44 Years	291	5.4%	1,475	5.1%	3,537	5.5%	10,926	5.8%
Age 45 to 49 Years	287	5.3%	1,534	5.3%	3,559	5.5%	10,692	5.7%
Age 50 to 54 Years	314	5.8%	1,810	6.2%	4,149	6.5%	11,764	6.3%
Age 55 to 59 Years	368	6.8%	2,145	7.4%	4,743	7.4%	13,500	7.2%
Age 60 to 64 Years	378	7.0%	2,314	8.0%	5,073	7.9%	14,726	7.9%
Age 65 to 69 Years	343	6.4%	2,471	8.5%	5,166	8.0%	14,635	7.8%
Age 70 to 74 Years	307	5.7%	2,355	8.1%	4,826	7.5%	13,164	7.0%
Age 75 to 79 Years	249	4.6%	1,875	6.4%	3,823	5.9%	10,588	5.6%
Age 80 to 84 Years	246	4.6%	1,300	4.5%	2,483	3.9%	6,725	3.6%
Age 85 Years or Over	440	8.1%	1,470	5.1%	2,718	4.2%	7,229	3.9%
Female Median Age	47.5		51.2		49.1		47.8	
Age 19 Years or Less	938	17.4%	4,536	15.6%	10,829	16.8%	32,942	17.6%
Age 20 to 64 Years	2,871	53.2%	15,093	51.9%	34,434	53.6%	102,255	54.5%
Age 65 Years or Over	1,584	29.4%	9,471	32.5%	19,014	29.6%	52,340	27.9%

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<b>Male Age Distribution (2023)</b>									
Male Population	4,625	46.2%	27,237	48.3%	61,291	48.8%	179,143	48.9%	
Age Under 5 Years	200	4.3%	1,032	3.8%	2,403	3.9%	7,503	4.2%	
Age 5 to 9 Years	240	5.2%	1,151	4.2%	2,815	4.6%	8,593	4.8%	
Age 10 to 14 Years	270	5.8%	1,289	4.7%	3,174	5.2%	9,540	5.3%	
Age 15 to 19 Years	262	5.7%	1,336	4.9%	3,341	5.5%	9,551	5.3%	
Age 20 to 24 Years	294	6.4%	1,441	5.3%	3,379	5.5%	9,688	5.4%	
Age 25 to 29 Years	297	6.4%	1,561	5.7%	3,489	5.7%	9,756	5.4%	
Age 30 to 34 Years	315	6.8%	1,605	5.9%	3,727	6.1%	11,127	6.2%	
Age 35 to 39 Years	266	5.8%	1,401	5.1%	3,391	5.5%	10,880	6.1%	
Age 40 to 44 Years	269	5.8%	1,442	5.3%	3,494	5.7%	10,999	6.1%	
Age 45 to 49 Years	242	5.2%	1,407	5.2%	3,405	5.6%	10,131	5.7%	
Age 50 to 54 Years	273	5.9%	1,639	6.0%	3,820	6.2%	11,181	6.2%	
Age 55 to 59 Years	291	6.3%	1,964	7.2%	4,304	7.0%	12,297	6.9%	
Age 60 to 64 Years	287	6.2%	2,025	7.4%	4,480	7.3%	13,213	7.4%	
Age 65 to 69 Years	272	5.9%	2,093	7.7%	4,449	7.3%	13,001	7.3%	
Age 70 to 74 Years	234	5.1%	1,968	7.2%	4,110	6.7%	11,532	6.4%	
Age 75 to 79 Years	223	4.8%	1,649	6.1%	3,354	5.5%	9,272	5.2%	
Age 80 to 84 Years	169	3.7%	1,099	4.0%	2,145	3.5%	5,730	3.2%	
Age 85 Years or Over	221	4.8%	1,137	4.2%	2,011	3.3%	5,151	2.9%	
Male Median Age	42.4		48.1		46.0		45.4		
Age 19 Years or Less	971	21.0%	4,808	17.7%	11,734	19.1%	35,187	19.6%	
Age 20 to 64 Years	2,534	54.8%	14,484	53.2%	33,489	54.6%	99,270	55.4%	
Age 65 Years or Over	1,120	24.2%	7,945	29.2%	16,069	26.2%	44,686	24.9%	
<b>Males per 100 Females (2023)</b>									
Overall Comparison	86		94		95		96		
Age Under 5 Years	83	45.5%	103	50.8%	103	50.7%	103	50.8%	
Age 5 to 9 Years	100	50.0%	103	50.7%	110	52.3%	105	51.2%	
Age 10 to 14 Years	116	53.7%	106	51.5%	106	51.4%	105	51.3%	
Age 15 to 19 Years	116	53.7%	111	52.7%	115	53.4%	113	53.1%	
Age 20 to 24 Years	96	49.0%	103	50.7%	105	51.2%	106	51.5%	
Age 25 to 29 Years	97	49.3%	106	51.3%	110	52.4%	104	51.1%	
Age 30 to 34 Years	89	47.0%	104	51.0%	104	50.9%	99	49.9%	
Age 35 to 39 Years	100	50.1%	101	50.1%	100	50.0%	99	49.7%	
Age 40 to 44 Years	92	48.0%	98	49.4%	99	49.7%	101	50.2%	
Age 45 to 49 Years	84	45.7%	92	47.8%	96	48.9%	95	48.7%	
Age 50 to 54 Years	87	46.5%	91	47.5%	92	47.9%	95	48.7%	
Age 55 to 59 Years	79	44.2%	92	47.8%	91	47.6%	91	47.7%	
Age 60 to 64 Years	76	43.2%	88	46.7%	88	46.9%	90	47.3%	
Age 65 to 69 Years	79	44.2%	85	45.9%	86	46.3%	89	47.0%	
Age 70 to 74 Years	76	43.3%	84	45.5%	85	46.0%	88	46.7%	
Age 75 to 79 Years	90	47.3%	88	46.8%	88	46.7%	88	46.7%	
Age 80 to 84 Years	69	40.8%	85	45.8%	86	46.4%	85	46.0%	
Age 85 Years or Over	50	33.4%	77	43.6%	74	42.5%	71	41.6%	
Age 19 Years or Less	104	50.9%	106	51.5%	108	52.0%	107	51.6%	
Age 20 to 39 Years	95	48.7%	103	50.8%	105	51.1%	102	50.5%	
Age 40 to 64 Years	83	45.4%	91	47.7%	93	48.1%	94	48.4%	
Age 65 Years or Over	71	41.4%	84	45.6%	85	45.8%	85	46.1%	

# Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 27.2808/-80.2952

10045 S Federal Hwy Port St. Lucie, FL 34952	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
<b>Household Type (2023)</b>								
Total Households	4,170		24,467		52,083		149,061	
Households with Children	1,121	26.9%	5,676	23.2%	13,044	25.0%	39,373	26.4%
Average Household Size	2.3		2.3		2.4		2.4	
Household Density per Square Mile	1,328		865		663		475	
Population Family	7,540	75.3%	43,394	77.0%	99,318	79.1%	298,863	81.5%
Population Non-Family	2,097	20.9%	12,376	22.0%	25,425	20.2%	64,752	17.7%
Population Group Quarters	381	3.8%	568	1.0%	826	0.7%	3,065	0.8%
Family Households	2,515	60.3%	14,699	60.1%	32,437	62.3%	97,160	65.2%
Married Couple Households	1,588	63.1%	10,380	70.6%	23,052	71.1%	72,314	74.4%
Other Family Households with Children	927	36.9%	4,319	29.4%	9,385	28.9%	24,846	25.6%
Family Households with Children	1,113	44.2%	5,592	38.0%	12,820	39.5%	38,725	39.9%
Married Couple with Children	646	58.0%	3,720	66.5%	8,562	66.8%	26,871	69.4%
Other Family Households with Children	467	42.0%	1,872	33.5%	4,258	33.2%	11,854	30.6%
Family Households No Children	1,402	55.8%	9,107	62.0%	19,617	60.5%	58,435	60.1%
Married Couple No Children	942	67.2%	6,660	73.1%	14,490	73.9%	45,444	77.8%
Other Family Households No Children	460	32.8%	2,447	26.9%	5,127	26.1%	12,991	22.2%
Non-Family Households	1,655	39.7%	9,768	39.9%	19,646	37.7%	51,902	34.8%
Non-Family Households with Children	8	0.5%	84	0.9%	224	1.1%	649	1.2%
Non-Family Households No Children	1,647	99.5%	9,684	99.1%	19,421	98.9%	51,253	98.8%
Average Family Household Size	3.0		3.0		3.1		3.1	
Average Family Income	\$85,805		\$97,819		\$117,674		\$121,119	
Median Family Income	\$64,671		\$79,556		\$86,691		\$93,565	
Average Non-Family Household Size	1.3		1.3		1.3		1.2	
<b>Marital Status (2023)</b>								
Population Age 15 Years or Over	8,596		49,531		109,263		316,550	
Never Married	2,770	32.2%	12,911	26.1%	28,755	26.3%	78,141	24.7%
Currently Married	3,070	35.7%	21,140	42.7%	49,122	45.0%	155,689	49.2%
Previously Married	2,757	32.1%	15,479	31.3%	31,386	28.7%	82,719	26.1%
Separated	389	14.1%	2,631	17.0%	5,308	16.9%	14,145	17.1%
Widowed	856	31.0%	4,576	29.6%	9,367	29.8%	26,239	31.7%
Divorced	1,513	54.9%	8,273	53.4%	16,711	53.2%	42,335	51.2%
<b>Educational Attainment (2023)</b>								
Adult Population Age 25 Years or Over	7,509		44,154		96,404		279,746	
Elementary (Grade Level 0 to 8)	283	3.8%	1,631	3.7%	3,736	3.9%	9,652	3.5%
Some High School (Grade Level 9 to 11)	522	6.9%	2,548	5.8%	5,722	5.9%	14,337	5.1%
High School Graduate	2,722	36.3%	15,104	34.2%	30,676	31.8%	83,093	29.7%
Some College	1,635	21.8%	9,994	22.6%	20,894	21.7%	59,288	21.2%
Associate Degree Only	720	9.6%	4,439	10.1%	10,700	11.1%	29,582	10.6%
Bachelor Degree Only	1,146	15.3%	7,150	16.2%	16,059	16.7%	53,015	19.0%
Graduate Degree	482	6.4%	3,289	7.4%	8,617	8.9%	30,779	11.0%
Any College (Some College or Higher)	3,982	53.0%	24,872	56.3%	56,270	58.4%	172,664	61.7%
College Degree + (Bachelor Degree or Higher)	1,627	21.7%	10,439	23.6%	24,676	25.6%	83,794	30.0%

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# Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 27.2808/-80.2952

10045 S Federal Hwy Port St. Lucie, FL 34952		1 mi radius		3 mi radius		5 mi radius		10 mi radius	
<b>Housing</b>									
Total Housing Units (2023)		4,623		27,258		58,198		169,575	
Total Housing Units (2020)		4,605		26,159		54,940		157,096	
Historical Annual Growth (2020-2023)		18	0.1%	1,099	1.4%	3,258	2.0%	12,480	2.6%
Housing Units Occupied (2023)		4,170 90.2%		24,467 89.8%		52,083 89.5%		149,061 87.9%	
Housing Units Owner-Occupied		3,010 72.2%		18,116 74.0%		38,816 74.5%		111,832 75.0%	
Housing Units Renter-Occupied		1,160 27.8%		6,350 26.0%		13,267 25.5%		37,229 25.0%	
Housing Units Vacant (2023)		453	9.8%	2,791	10.2%	6,115	10.5%	20,514	12.1%
<b>Household Size (2023)</b>									
Total Households		4,170		24,467		52,083		149,061	
1 Person Households		1,339	32.1%	8,015	32.8%	16,128	31.0%	43,015	28.9%
2 Person Households		1,547	37.1%	9,738	39.8%	20,103	38.6%	58,915	39.5%
3 Person Households		591	14.2%	2,872	11.7%	6,542	12.6%	18,734	12.6%
4 Person Households		414	9.9%	2,213	9.0%	5,253	10.1%	15,966	10.7%
5 Person Households		181	4.3%	1,049	4.3%	2,548	4.9%	7,878	5.3%
6 Person Households		70	1.7%	372	1.5%	1,018	2.0%	3,030	2.0%
7 or More Person Households		29	0.7%	208	0.8%	489	0.9%	1,523	1.0%
<b>Household Income Distribution (2023)</b>									
HH Income \$200,000 or More		136	3.3%	1,336	5.5%	4,005	7.7%	14,543	9.8%
HH Income \$150,000 to \$199,999		173	4.2%	1,057	4.3%	3,024	5.8%	9,018	6.0%
HH Income \$125,000 to \$149,999		269	6.5%	1,429	5.8%	3,661	7.0%	10,132	6.8%
HH Income \$100,000 to \$124,999		321	7.7%	2,444	10.0%	5,326	10.2%	16,454	11.0%
HH Income \$75,000 to \$99,999		586	14.1%	3,624	14.8%	7,215	13.9%	22,071	14.8%
HH Income \$50,000 to \$74,999		884	21.2%	4,552	18.6%	9,913	19.0%	27,408	18.4%
HH Income \$35,000 to \$49,999		602	14.4%	3,178	13.0%	6,500	12.5%	16,901	11.3%
HH Income \$25,000 to \$34,999		480	11.5%	2,437	10.0%	4,436	8.5%	11,477	7.7%
HH Income \$15,000 to \$24,999		344	8.3%	2,394	9.8%	4,129	7.9%	10,953	7.3%
HH Income \$10,000 to \$14,999		121	2.9%	761	3.1%	1,581	3.0%	4,378	2.9%
HH Income Under \$10,000		253	6.1%	1,255	5.1%	2,294	4.4%	5,727	3.8%
<b>Household Vehicles (2023)</b>									
Households 0 Vehicles Available		247	5.9%	1,200	4.9%	2,409	4.6%	7,208	4.8%
Households 1 Vehicle Available		1,802	43.2%	10,340	42.3%	20,516	39.4%	57,842	38.8%
Households 2 Vehicles Available		1,471	35.3%	8,720	35.6%	20,285	38.9%	59,544	39.9%
Households 3 or More Vehicles Available		649	15.6%	4,207	17.2%	8,872	17.0%	24,467	16.4%
Total Vehicles Available		6,910		41,973		90,780		257,817	
Average Vehicles per Household		1.7		1.7		1.7		1.7	
Owner-Occupied Household Vehicles		5,363 77.6%		32,502 77.4%		71,116 78.3%		203,375 78.9%	
Average Vehicles per Owner-Occupied Household		1.8		1.8		1.8		1.8	
Renter-Occupied Household Vehicles		1,547 22.4%		9,471 22.6%		19,664 21.7%		54,442 21.1%	
Average Vehicles per Renter-Occupied Household		1.3		1.5		1.5		1.5	
<b>Travel Time (2023)</b>									
Worker Base Age 16 years or Over		5,318		28,064		64,109		180,489	
Travel to Work in 14 Minutes or Less		664	12.5%	4,204	15.0%	8,874	13.8%	28,071	15.6%
Travel to Work in 15 to 29 Minutes		2,112	39.7%	10,305	36.7%	22,543	35.2%	59,963	33.2%
Travel to Work in 30 to 59 Minutes		1,896	35.6%	9,290	33.1%	21,887	34.1%	59,981	33.2%
Travel to Work in 60 Minutes or More		431	8.1%	2,499	8.9%	6,049	9.4%	16,351	9.1%
Work at Home		214	4.0%	1,767	6.3%	4,756	7.4%	16,123	8.9%
Average Minutes Travel to Work		25.9		25.4		25.8		26.1	

# Complete Profile

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 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 27.2808/-80.2952

10045 S Federal Hwy Port St. Lucie, FL 34952	1 mi radius		3 mi radius		5 mi radius		10 mi radius	
<b>Transportation To Work (2023)</b>								
Worker Base Age 16 years or Over	5,318		28,064		64,109		180,489	
Drive to Work Alone	4,430	83.3%	23,156	82.5%	52,410	81.8%	144,027	79.8%
Drive to Work in Carpool	508	9.6%	2,285	8.1%	4,817	7.5%	15,027	8.3%
Travel to Work by Public Transportation	39	0.7%	138	0.5%	190	0.3%	423	0.2%
Drive to Work on Motorcycle	13	0.3%	28	0.1%	164	0.3%	298	0.2%
Bicycle to Work	7	0.1%	70	0.2%	109	0.2%	580	0.3%
Walk to Work	74	1.4%	277	1.0%	999	1.6%	2,237	1.2%
Other Means	32	0.6%	344	1.2%	665	1.0%	1,773	1.0%
Work at Home	214	4.0%	1,767	6.3%	4,756	7.4%	16,123	8.9%
<b>Daytime Demographics (2023)</b>								
Total Businesses	757		3,298		7,138		21,919	
Total Employees	5,424		20,306		37,624		119,154	
Company Headquarter Businesses	18	2.4%	64	1.9%	138	1.9%	484	2.2%
Company Headquarter Employees	147	2.7%	735	3.6%	1,400	3.7%	8,133	6.8%
Employee Population per Business	7.2 to 1		6.2 to 1		5.3 to 1		5.4 to 1	
Residential Population per Business	13.2 to 1		17.1 to 1		17.6 to 1		16.7 to 1	
Adj. Daytime Demographics Age 16 Years or Over	8,575		41,124		81,280		250,743	
<b>Labor Force</b>								
Labor Population Age 16 Years or Over (2023)	8,490		48,972		107,879		312,526	
Labor Force Total Males (2023)	3,866	45.5%	23,474	47.9%	52,181	48.4%	151,422	48.5%
Male Civilian Employed	2,752	71.2%	14,126	60.2%	32,908	63.1%	93,483	61.7%
Male Civilian Unemployed	108	2.8%	667	2.8%	1,501	2.9%	3,292	2.2%
Males in Armed Forces	3	-	64	0.3%	88	0.2%	373	0.2%
Males Not in Labor Force	1,003	25.9%	8,617	36.7%	17,683	33.9%	54,274	35.8%
Labor Force Total Females (2023)	4,624	54.5%	25,498	52.1%	55,698	51.6%	161,104	51.5%
Female Civilian Employed	2,566	55.5%	13,938	54.7%	31,200	56.0%	87,011	54.0%
Female Civilian Unemployed	98	2.1%	614	2.4%	1,296	2.3%	3,175	2.0%
Females in Armed Forces	19	0.4%	26	0.1%	26	-	70	-
Females Not in Labor Force	1,942	42.0%	10,920	42.8%	23,176	41.6%	70,848	44.0%
Unemployment Rate	206	2.4%	1,281	2.6%	2,797	2.6%	6,467	2.1%
<b>Occupation (2023)</b>								
Occupation Population Age 16 Years or Over	5,318		28,064		64,109		180,489	
Occupation Total Males	2,752	51.7%	14,126	50.3%	32,908	51.3%	93,479	51.8%
Occupation Total Females	2,566	48.3%	13,938	49.7%	31,200	48.7%	87,010	48.2%
Management, Business, Financial Operations	478	9.0%	3,265	11.6%	8,217	12.8%	24,860	13.8%
Professional, Related	1,125	21.1%	5,392	19.2%	12,956	20.2%	38,966	21.6%
Service	1,236	23.2%	6,268	22.3%	13,749	21.4%	36,839	20.4%
Sales, Office	1,083	20.4%	5,960	21.2%	13,327	20.8%	37,333	20.7%
Farming, Fishing, Forestry	41	0.8%	119	0.4%	253	0.4%	687	0.4%
Construction, Extraction, Maintenance	647	12.2%	3,086	11.0%	7,071	11.0%	20,161	11.2%
Production, Transport, Material Moving	709	13.3%	3,975	14.2%	8,537	13.3%	21,641	12.0%
White Collar Workers	2,685	50.5%	14,617	52.1%	34,499	53.8%	101,160	56.0%
Blue Collar Workers	2,633	49.5%	13,448	47.9%	29,610	46.2%	79,329	44.0%

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Lat/Lon: 27.2808/-80.2952

10045 S Federal Hwy Port St. Lucie, FL 34952		1 mi radius		3 mi radius		5 mi radius		10 mi radius	
<b>Units In Structure (2023)</b>									
Total Units		4,170		24,467		52,083		149,061	
1 Detached Unit		2,738	65.7%	17,429	71.2%	39,331	75.5%	106,657	71.6%
1 Attached Unit		301	7.2%	679	2.8%	1,058	2.0%	6,051	4.1%
2 Units		119	2.9%	515	2.1%	1,099	2.1%	3,198	2.1%
3 to 4 Units		373	8.9%	969	4.0%	1,762	3.4%	5,763	3.9%
5 to 9 Units		184	4.4%	703	2.9%	1,565	3.0%	5,963	4.0%
10 to 19 Units		179	4.3%	996	4.1%	2,213	4.2%	6,988	4.7%
20 to 49 Units		92	2.2%	403	1.6%	777	1.5%	3,228	2.2%
50 or More Units		74	1.8%	317	1.3%	569	1.1%	3,354	2.3%
Mobile Home or Trailer		110	2.6%	2,440	10.0%	3,642	7.0%	7,552	5.1%
Other Structure		-	-	15	-	67	0.1%	307	0.2%
<b>Homes Built By Year (2023)</b>									
Homes Built 2014 or later		49	1.1%	312	1.1%	655	1.1%	2,277	1.3%
Homes Built 2010 to 2013		261	5.6%	1,668	6.1%	4,019	6.9%	13,355	7.9%
Homes Built 2000 to 2009		957	20.7%	4,910	18.0%	11,569	19.9%	37,426	22.1%
Homes Built 1990 to 1999		610	13.2%	4,348	16.0%	8,768	15.1%	24,439	14.4%
Homes Built 1980 to 1989		1,277	27.6%	7,512	27.6%	14,600	25.1%	36,029	21.2%
Homes Built 1970 to 1979		690	14.9%	3,409	12.5%	7,344	12.6%	20,859	12.3%
Homes Built 1960 to 1969		105	2.3%	940	3.4%	2,330	4.0%	6,257	3.7%
Homes Built 1950 to 1959		195	4.2%	1,190	4.4%	2,397	4.1%	6,867	4.0%
Homes Built 1940 to 1949		22	0.5%	111	0.4%	262	0.4%	1,044	0.6%
Homes Built Before 1939		4	-	66	0.2%	139	0.2%	509	0.3%
Median Age of Homes		35.4 yrs		35.6 yrs		35.1 yrs		34.1 yrs	
<b>Home Values (2023)</b>									
Owner Specified Housing Units		3,010		18,116		38,816		111,832	
Home Values \$1,000,000 or More		39	1.3%	165	0.9%	475	1.2%	2,384	2.1%
Home Values \$750,000 to \$999,999		17	0.6%	203	1.1%	636	1.6%	2,421	2.2%
Home Values \$500,000 to \$749,999		106	3.5%	1,161	6.4%	2,660	6.9%	9,406	8.4%
Home Values \$400,000 to \$499,999		173	5.8%	1,160	6.4%	2,844	7.3%	11,174	10.0%
Home Values \$300,000 to \$399,999		528	17.6%	3,501	19.3%	7,598	19.6%	24,158	21.6%
Home Values \$250,000 to \$299,999		555	18.5%	3,221	17.8%	6,860	17.7%	18,953	16.9%
Home Values \$200,000 to \$249,999		551	18.3%	2,976	16.4%	6,650	17.1%	16,637	14.9%
Home Values \$175,000 to \$199,999		253	8.4%	986	5.4%	2,050	5.3%	5,530	4.9%
Home Values \$150,000 to \$174,999		297	9.9%	1,344	7.4%	2,768	7.1%	6,058	5.4%
Home Values \$125,000 to \$149,999		97	3.2%	382	2.1%	823	2.1%	2,111	1.9%
Home Values \$100,000 to \$124,999		102	3.4%	465	2.6%	1,062	2.7%	2,694	2.4%
Home Values \$90,000 to \$99,999		56	1.9%	292	1.6%	462	1.2%	1,069	1.0%
Home Values \$80,000 to \$89,999		72	2.4%	280	1.5%	489	1.3%	1,237	1.1%
Home Values \$70,000 to \$79,999		7	0.2%	48	0.3%	112	0.3%	313	0.3%
Home Values \$60,000 to \$69,999		10	0.3%	61	0.3%	146	0.4%	460	0.4%
Home Values \$50,000 to \$59,999		15	0.5%	114	0.6%	321	0.8%	1,076	1.0%
Home Values \$35,000 to \$49,999		14	0.5%	239	1.3%	452	1.2%	1,033	0.9%
Home Values \$25,000 to \$34,999		23	0.7%	365	2.0%	533	1.4%	928	0.8%
Home Values \$10,000 to \$24,999		57	1.9%	713	3.9%	1,128	2.9%	2,199	2.0%
Home Values Under \$10,000		40	1.3%	440	2.4%	749	1.9%	1,991	1.8%
Owner-Occupied Median Home Value		\$240,581		\$254,743		\$267,063		\$299,045	
Renter-Occupied Median Rent		\$1,159		\$1,178		\$1,193		\$1,223	

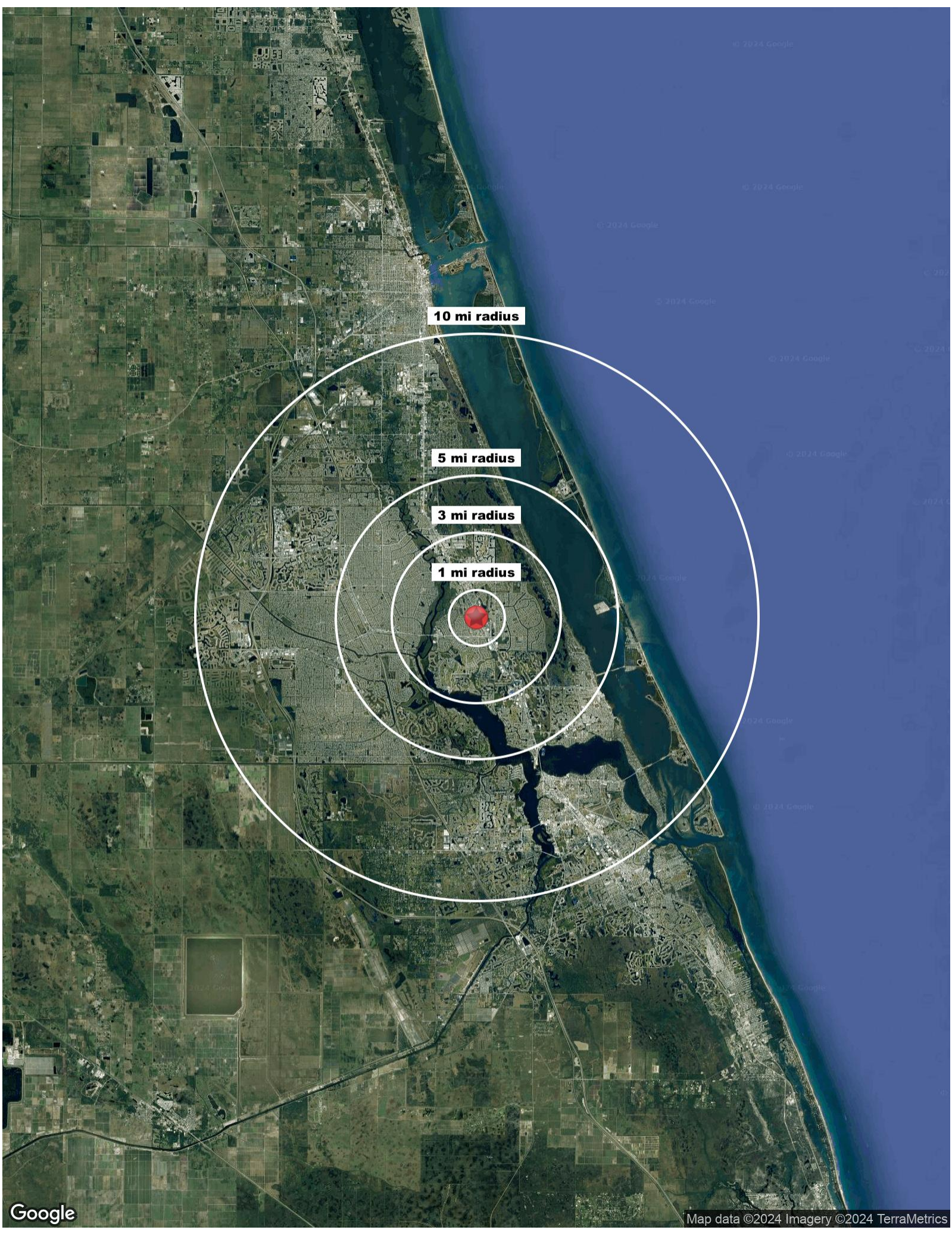
# Complete Profile

2010-2020 Census, 2023 Estimates with 2028 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 27.2808/-80.2952

10045 S Federal Hwy Port St. Lucie, FL 34952	1 mi radius	3 mi radius	5 mi radius	10 mi radius
<b>Total Annual Consumer Expenditure (2023)</b>				
Total Household Expenditure	\$240.08 M	\$1.46 B	\$3.48 B	\$10.51 B
Total Non-Retail Expenditure	\$126.41 M	\$772.25 M	\$1.84 B	\$5.56 B
Total Retail Expenditure	\$113.67 M	\$692.13 M	\$1.64 B	\$4.96 B
Apparel	\$8.29 M	\$50.73 M	\$121.4 M	\$369.15 M
Contributions	\$7.66 M	\$48.08 M	\$115.73 M	\$356.43 M
Education	\$6.51 M	\$41.32 M	\$102.37 M	\$320.24 M
Entertainment	\$13.37 M	\$82.37 M	\$197.01 M	\$599.83 M
Food and Beverages	\$35.6 M	\$215.89 M	\$510.48 M	\$1.54 B
Furnishings and Equipment	\$8.35 M	\$51.29 M	\$122.53 M	\$372.44 M
Gifts	\$5.69 M	\$35.63 M	\$86.57 M	\$268.28 M
Health Care	\$21.06 M	\$127.6 M	\$298.87 M	\$895.88 M
Household Operations	\$9.38 M	\$57.68 M	\$137.52 M	\$418.23 M
Miscellaneous Expenses	\$4.56 M	\$27.86 M	\$66.21 M	\$200.3 M
Personal Care	\$3.23 M	\$19.7 M	\$46.72 M	\$141.23 M
Personal Insurance	\$1.64 M	\$10.25 M	\$24.77 M	\$76.17 M
Reading	\$529.3 K	\$3.25 M	\$7.71 M	\$23.38 M
Shelter	\$50.36 M	\$306.53 M	\$727.52 M	\$2.2 B
Tobacco	\$1.57 M	\$9.14 M	\$20.87 M	\$60.95 M
Transportation	\$43.89 M	\$266.81 M	\$632.92 M	\$1.91 B
Utilities	\$18.4 M	\$110.24 M	\$257.37 M	\$767.13 M
<b>Monthly Household Consumer Expenditure (2023)</b>				
Total Household Expenditure	\$4,798	\$4,988	\$5,563	\$5,878
Total Non-Retail Expenditure	\$2,526 52.7%	\$2,630 52.7%	\$2,937 52.8%	\$3,107 52.9%
Total Retail Expenditures	\$2,272 47.3%	\$2,357 47.3%	\$2,626 47.2%	\$2,771 47.1%
Apparel	\$166 3.5%	\$173 3.5%	\$194 3.5%	\$206 3.5%
Contributions	\$153 3.2%	\$164 3.3%	\$185 3.3%	\$199 3.4%
Education	\$130 2.7%	\$141 2.8%	\$164 2.9%	\$179 3.0%
Entertainment	\$267 5.6%	\$281 5.6%	\$315 5.7%	\$335 5.7%
Food and Beverages	\$711 14.8%	\$735 14.7%	\$817 14.7%	\$860 14.6%
Furnishings and Equipment	\$167 3.5%	\$175 3.5%	\$196 3.5%	\$208 3.5%
Gifts	\$114 2.4%	\$121 2.4%	\$139 2.5%	\$150 2.6%
Health Care	\$421 8.8%	\$435 8.7%	\$478 8.6%	\$501 8.5%
Household Operations	\$187 3.9%	\$196 3.9%	\$220 4.0%	\$234 4.0%
Miscellaneous Expenses	\$91 1.9%	\$95 1.9%	\$106 1.9%	\$112 1.9%
Personal Care	\$65 1.3%	\$67 1.3%	\$75 1.3%	\$79 1.3%
Personal Insurance	\$33 0.7%	\$35 0.7%	\$40 0.7%	\$43 0.7%
Reading	\$11 0.2%	\$11 0.2%	\$12 0.2%	\$13 0.2%
Shelter	\$1,007 21.0%	\$1,044 20.9%	\$1,164 20.9%	\$1,229 20.9%
Tobacco	\$31 0.7%	\$31 0.6%	\$33 0.6%	\$34 0.6%
Transportation	\$877 18.3%	\$909 18.2%	\$1,013 18.2%	\$1,067 18.2%
Utilities	\$368 7.7%	\$375 7.5%	\$412 7.4%	\$429 7.3%



**10 mi radius**

**5 mi radius**

**3 mi radius**

**1 mi radius**