

Demographic Detail Report

31 Birnam Oak Dr, Ponte Vedra Beach, FL 32082

Building Type: **Class B Office**
 Class: **B**
 RBA: **4,236 SF**
 Typical Floor: **2,118 SF**

Total Available: **4,236 SF**
 % Leased: **0%**
 Rent/SF/Yr: **\$41.00**



Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	9,795	30,241	54,792
2024 Estimate	8,506	26,278	48,528
2020 Census	7,434	23,090	42,796
Growth 2024 - 2029	15.15%	15.08%	12.91%
Growth 2020 - 2024	14.42%	13.81%	13.39%
2024 Population by Age			
	8,506	26,278	48,528
Age 0 - 4	297 3.49%	947 3.60%	2,000 4.12%
Age 5 - 9	315 3.70%	1,027 3.91%	2,060 4.24%
Age 10 - 14	379 4.46%	1,325 5.04%	2,427 5.00%
Age 15 - 19	430 5.06%	1,524 5.80%	2,713 5.59%
Age 20 - 24	391 4.60%	1,329 5.06%	2,477 5.10%
Age 25 - 29	342 4.02%	1,085 4.13%	2,237 4.61%
Age 30 - 34	337 3.96%	1,030 3.92%	2,312 4.76%
Age 35 - 39	371 4.36%	1,136 4.32%	2,492 5.14%
Age 40 - 44	450 5.29%	1,394 5.30%	2,787 5.74%
Age 45 - 49	473 5.56%	1,496 5.69%	2,905 5.99%
Age 50 - 54	542 6.37%	1,730 6.58%	3,250 6.70%
Age 55 - 59	623 7.32%	1,909 7.26%	3,463 7.14%
Age 60 - 64	749 8.81%	2,222 8.46%	3,940 8.12%
Age 65 - 69	779 9.16%	2,262 8.61%	3,924 8.09%
Age 70 - 74	703 8.26%	2,035 7.74%	3,460 7.13%
Age 75 - 79	587 6.90%	1,717 6.53%	2,825 5.82%
Age 80 - 84	400 4.70%	1,162 4.42%	1,833 3.78%
Age 85+	337 3.96%	948 3.61%	1,424 2.93%
Age 65+	2,806 32.99%	8,124 30.92%	13,466 27.75%
Median Age	54.30	52.40	49.70
Average Age	49.20	47.90	46.30



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Radius	1 Mile		3 Mile		5 Mile	
2024 Population By Race	8,506		26,278		48,528	
White	7,489	88.04%	22,953	87.35%	42,013	86.57%
Black	45	0.53%	213	0.81%	565	1.16%
Am. Indian & Alaskan	1	0.01%	7	0.03%	27	0.06%
Asian	226	2.66%	746	2.84%	1,449	2.99%
Hawaiian & Pacific Island	8	0.09%	26	0.10%	31	0.06%
Other	736	8.65%	2,333	8.88%	4,443	9.16%
Population by Hispanic Origin	8,506		26,278		48,528	
Non-Hispanic Origin	7,975	93.76%	24,706	94.02%	45,516	93.79%
Hispanic Origin	531	6.24%	1,573	5.99%	3,013	6.21%
2024 Median Age, Male	52.20		50.90		48.20	
2024 Average Age, Male	47.80		46.80		45.20	
2024 Median Age, Female	56.10		53.90		51.10	
2024 Average Age, Female	50.50		48.90		47.20	
2024 Population by Occupation Classification	7,430		22,674		41,500	
Civilian Employed	3,891	52.37%	11,908	52.52%	23,515	56.66%
Civilian Unemployed	133	1.79%	305	1.35%	459	1.11%
Civilian Non-Labor Force	3,403	45.80%	10,449	46.08%	17,303	41.69%
Armed Forces	3	0.04%	12	0.05%	223	0.54%
Households by Marital Status						
Married	2,009		6,403		11,467	
Married No Children	1,489		4,507		7,857	
Married w/Children	520		1,896		3,610	
2024 Population by Education	7,267		21,530		39,473	
Some High School, No Diploma	78	1.07%	321	1.49%	674	1.71%
High School Grad (Incl Equivalency)	716	9.85%	2,170	10.08%	3,775	9.56%
Some College, No Degree	1,444	19.87%	3,978	18.48%	7,700	19.51%
Associate Degree	573	7.88%	1,404	6.52%	2,622	6.64%
Bachelor Degree	2,688	36.99%	8,371	38.88%	14,849	37.62%
Advanced Degree	1,768	24.33%	5,286	24.55%	9,853	24.96%



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Radius	1 Mile		3 Mile		5 Mile	
2024 Population by Occupation	7,040		21,833		43,076	
Real Estate & Finance	702	9.97%	2,157	9.88%	3,919	9.10%
Professional & Management	2,769	39.33%	8,797	40.29%	17,682	41.05%
Public Administration	79	1.12%	235	1.08%	701	1.63%
Education & Health	745	10.58%	2,479	11.35%	5,145	11.94%
Services	419	5.95%	1,251	5.73%	2,540	5.90%
Information	58	0.82%	120	0.55%	198	0.46%
Sales	985	13.99%	3,091	14.16%	5,731	13.30%
Transportation	0	0.00%	0	0.00%	0	0.00%
Retail	291	4.13%	1,053	4.82%	1,889	4.39%
Wholesale	51	0.72%	292	1.34%	827	1.92%
Manufacturing	346	4.91%	884	4.05%	1,395	3.24%
Production	258	3.66%	515	2.36%	822	1.91%
Construction	86	1.22%	335	1.53%	818	1.90%
Utilities	128	1.82%	287	1.31%	585	1.36%
Agriculture & Mining	1	0.01%	25	0.11%	51	0.12%
Farming, Fishing, Forestry	0	0.00%	1	0.00%	23	0.05%
Other Services	122	1.73%	311	1.42%	750	1.74%
2024 Worker Travel Time to Job	3,215		9,567		19,176	
<30 Minutes	2,048	63.70%	6,247	65.30%	12,190	63.57%
30-60 Minutes	1,023	31.82%	2,983	31.18%	6,122	31.93%
60+ Minutes	144	4.48%	337	3.52%	864	4.51%
2020 Households by HH Size	3,530		10,202		18,849	
1-Person Households	1,242	35.18%	3,041	29.81%	5,524	29.31%
2-Person Households	1,390	39.38%	4,147	40.65%	7,591	40.27%
3-Person Households	397	11.25%	1,232	12.08%	2,402	12.74%
4-Person Households	350	9.92%	1,147	11.24%	2,134	11.32%
5-Person Households	104	2.95%	437	4.28%	818	4.34%
6-Person Households	35	0.99%	139	1.36%	261	1.38%
7 or more Person Households	12	0.34%	59	0.58%	119	0.63%
2024 Average Household Size	2.10		2.20		2.20	
Households						
2029 Projection	4,649		13,345		24,104	
2024 Estimate	4,026		11,565		21,321	
2020 Census	3,530		10,202		18,849	
Growth 2024 - 2029	15.47%		15.39%		13.05%	
Growth 2020 - 2024	14.05%		13.36%		13.11%	



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Radius	1 Mile		3 Mile		5 Mile	
2024 Households by HH Income	4,025		11,565		21,320	
<\$25,000	276	6.86%	799	6.91%	1,539	7.22%
\$25,000 - \$50,000	575	14.29%	1,256	10.86%	2,085	9.78%
\$50,000 - \$75,000	727	18.06%	1,852	16.01%	3,168	14.86%
\$75,000 - \$100,000	350	8.70%	826	7.14%	1,928	9.04%
\$100,000 - \$125,000	311	7.73%	1,047	9.05%	1,915	8.98%
\$125,000 - \$150,000	391	9.71%	987	8.53%	1,464	6.87%
\$150,000 - \$200,000	345	8.57%	1,021	8.83%	2,055	9.64%
\$200,000+	1,050	26.09%	3,777	32.66%	7,166	33.61%
2024 Avg Household Income	\$142,994		\$159,903		\$162,510	
2024 Med Household Income	\$106,792		\$125,063		\$125,427	
2024 Occupied Housing	4,026		11,565		21,321	
Owner Occupied	3,065	76.13%	9,249	79.97%	16,443	77.12%
Renter Occupied	961	23.87%	2,316	20.03%	4,878	22.88%
2020 Housing Units	4,617		13,189		24,176	
1 Unit	2,783	60.28%	8,915	67.59%	16,222	67.10%
2 - 4 Units	637	13.80%	1,549	11.74%	2,291	9.48%
5 - 19 Units	959	20.77%	2,072	15.71%	3,657	15.13%
20+ Units	238	5.15%	653	4.95%	2,006	8.30%
2024 Housing Value	3,065		9,249		16,443	
<\$100,000	29	0.95%	86	0.93%	191	1.16%
\$100,000 - \$200,000	85	2.77%	215	2.32%	401	2.44%
\$200,000 - \$300,000	272	8.87%	514	5.56%	844	5.13%
\$300,000 - \$400,000	151	4.93%	518	5.60%	969	5.89%
\$400,000 - \$500,000	351	11.45%	984	10.64%	1,844	11.21%
\$500,000 - \$1,000,000	1,210	39.48%	3,284	35.51%	6,630	40.32%
\$1,000,000+	967	31.55%	3,648	39.44%	5,564	33.84%
2024 Median Home Value	\$766,322		\$851,324		\$799,585	
2024 Housing Units by Yr Built	4,629		13,230		24,225	
Built 2010+	764	16.50%	2,484	18.78%	4,910	20.27%
Built 2000 - 2010	257	5.55%	757	5.72%	2,763	11.41%
Built 1990 - 1999	1,167	25.21%	3,794	28.68%	6,367	26.28%
Built 1980 - 1989	1,830	39.53%	4,471	33.79%	6,438	26.58%
Built 1970 - 1979	488	10.54%	1,300	9.83%	2,610	10.77%
Built 1960 - 1969	75	1.62%	218	1.65%	547	2.26%
Built 1950 - 1959	34	0.73%	152	1.15%	296	1.22%
Built <1949	14	0.30%	54	0.41%	294	1.21%
2024 Median Year Built	1988		1990		1992	

