

# 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
<b>2024 Population By Race</b>	<b>8,506</b>	<b>26,278</b>	<b>48,528</b>
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%
<b>Population by Hispanic Origin</b>	<b>8,506</b>	<b>26,278</b>	<b>48,528</b>
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%
<b>2024 Median Age, Male</b>	<b>52.20</b>	<b>50.90</b>	<b>48.20</b>
<b>2024 Average Age, Male</b>	<b>47.80</b>	<b>46.80</b>	<b>45.20</b>
<b>2024 Median Age, Female</b>	<b>56.10</b>	<b>53.90</b>	<b>51.10</b>
<b>2024 Average Age, Female</b>	<b>50.50</b>	<b>48.90</b>	<b>47.20</b>
<b>2024 Population by Occupation Classification</b>	<b>7,430</b>	<b>22,674</b>	<b>41,500</b>
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%
<b>Households by Marital Status</b>			
Married	2,009	6,403	11,467
Married No Children	1,489	4,507	7,857
Married w/Children	520	1,896	3,610
<b>2024 Population by Education</b>	<b>7,267</b>	<b>21,530</b>	<b>39,473</b>
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
<b>2024 Population by Occupation</b>	<b>7,040</b>	<b>21,833</b>	<b>43,076</b>
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%
<b>2024 Worker Travel Time to Job</b>	<b>3,215</b>	<b>9,567</b>	<b>19,176</b>
<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%
<b>2020 Households by HH Size</b>	<b>3,530</b>	<b>10,202</b>	<b>18,849</b>
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%
<b>2024 Average Household Size</b>	<b>2.10</b>	<b>2.20</b>	<b>2.20</b>
<b>Households</b>			
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
<b>2024 Households by HH Income</b>	<b>4,025</b>	<b>11,565</b>	<b>21,320</b>
<\$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%
<b>2024 Avg Household Income</b>	<b>\$142,994</b>	<b>\$159,903</b>	<b>\$162,510</b>
<b>2024 Med Household Income</b>	<b>\$106,792</b>	<b>\$125,063</b>	<b>\$125,427</b>
<b>2024 Occupied Housing</b>	<b>4,026</b>	<b>11,565</b>	<b>21,321</b>
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%
<b>2020 Housing Units</b>	<b>4,617</b>	<b>13,189</b>	<b>24,176</b>
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%
<b>2024 Housing Value</b>	<b>3,065</b>	<b>9,249</b>	<b>16,443</b>
<\$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%
<b>2024 Median Home Value</b>	<b>\$766,322</b>	<b>\$851,324</b>	<b>\$799,585</b>
<b>2024 Housing Units by Yr Built</b>	<b>4,629</b>	<b>13,230</b>	<b>24,225</b>
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%
<b>2024 Median Year Built</b>	<b>1988</b>	<b>1990</b>	<b>1992</b>

