



Community Profile

Village Shoppes
 1738 SW Saint Lucie West Blvd, Port Saint Lucie, Florida, 34986
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 27.31089
 Longitude: -80.40482

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	3,729	46,785	110,812
2020 Total Population	4,223	57,565	140,167
2020 Group Quarters	0	150	448
2023 Total Population	4,309	62,908	155,243
2023 Group Quarters	0	149	430
2028 Total Population	4,203	73,567	173,161
2023-2028 Annual Rate	-0.50%	3.18%	2.21%
2023 Total Daytime Population	10,036	59,275	132,151
Workers	6,881	22,202	44,052
Residents	3,155	37,073	88,099
Household Summary			
2010 Households	1,849	18,027	40,875
2010 Average Household Size	2.02	2.59	2.70
2020 Total Households	2,132	22,692	52,466
2020 Average Household Size	1.98	2.53	2.66
2023 Households	2,124	24,665	57,469
2023 Average Household Size	2.03	2.54	2.69
2028 Households	2,050	28,968	64,043
2028 Average Household Size	2.05	2.53	2.70
2023-2028 Annual Rate	-0.71%	3.27%	2.19%
2010 Families	1,252	13,359	30,615
2010 Average Family Size	2.38	2.97	3.07
2023 Families	1,399	18,025	42,292
2023 Average Family Size	2.44	2.94	3.10
2028 Families	1,331	21,048	46,828
2028 Average Family Size	2.48	2.94	3.11
2023-2028 Annual Rate	-0.99%	3.15%	2.06%
Housing Unit Summary			
2000 Housing Units	886	8,342	22,774
Owner Occupied Housing Units	82.1%	82.0%	81.1%
Renter Occupied Housing Units	5.8%	10.3%	12.4%
Vacant Housing Units	12.2%	7.7%	6.5%
2010 Housing Units	2,533	22,024	48,390
Owner Occupied Housing Units	57.1%	65.8%	66.9%
Renter Occupied Housing Units	15.8%	16.1%	17.6%
Vacant Housing Units	27.0%	18.1%	15.5%
2020 Housing Units	2,641	25,169	56,973
Owner Occupied Housing Units	61.9%	74.1%	74.0%
Renter Occupied Housing Units	18.8%	16.1%	18.1%
Vacant Housing Units	15.8%	9.8%	8.0%
2023 Housing Units	2,591	26,958	61,674
Owner Occupied Housing Units	67.8%	76.0%	76.5%
Renter Occupied Housing Units	14.2%	15.5%	16.7%
Vacant Housing Units	18.0%	8.5%	6.8%
2028 Housing Units	2,601	31,329	67,859
Owner Occupied Housing Units	65.9%	79.5%	79.1%
Renter Occupied Housing Units	12.9%	12.9%	15.3%
Vacant Housing Units	21.2%	7.5%	5.6%

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: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



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2023 Households by Income			
Household Income Base	2,124	24,665	57,469
<\$15,000	4.1%	4.3%	4.5%
\$15,000 - \$24,999	11.2%	7.9%	6.9%
\$25,000 - \$34,999	4.8%	6.6%	7.5%
\$35,000 - \$49,999	12.9%	10.5%	10.6%
\$50,000 - \$74,999	18.6%	22.0%	22.7%
\$75,000 - \$99,999	24.0%	17.5%	18.1%
\$100,000 - \$149,999	10.9%	18.2%	18.3%
\$150,000 - \$199,999	7.4%	7.4%	6.4%
\$200,000+	6.1%	5.5%	5.0%
Average Household Income	\$93,055	\$94,502	\$91,795
2028 Households by Income			
Household Income Base	2,050	28,968	64,043
<\$15,000	3.6%	3.8%	3.9%
\$15,000 - \$24,999	8.5%	5.8%	5.3%
\$25,000 - \$34,999	4.5%	5.6%	6.1%
\$35,000 - \$49,999	11.3%	9.1%	9.0%
\$50,000 - \$74,999	17.5%	20.9%	21.7%
\$75,000 - \$99,999	24.8%	17.3%	18.4%
\$100,000 - \$149,999	12.7%	20.4%	21.0%
\$150,000 - \$199,999	10.0%	10.4%	8.7%
\$200,000+	7.1%	6.8%	6.0%
Average Household Income	\$106,130	\$108,472	\$104,742
2023 Owner Occupied Housing Units by Value			
Total	1,757	20,486	47,162
<\$50,000	1.8%	1.0%	1.1%
\$50,000 - \$99,999	0.1%	0.5%	0.7%
\$100,000 - \$149,999	0.7%	1.4%	1.8%
\$150,000 - \$199,999	3.0%	4.4%	5.7%
\$200,000 - \$249,999	9.8%	14.6%	16.7%
\$250,000 - \$299,999	15.9%	23.2%	24.1%
\$300,000 - \$399,999	32.4%	34.2%	31.7%
\$400,000 - \$499,999	30.1%	14.6%	11.1%
\$500,000 - \$749,999	5.4%	5.6%	6.2%
\$750,000 - \$999,999	0.6%	0.5%	0.6%
\$1,000,000 - \$1,499,999	0.1%	0.0%	0.2%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.0%
\$2,000,000 +	0.0%	0.0%	0.1%
Average Home Value	\$361,411	\$332,017	\$325,732
2028 Owner Occupied Housing Units by Value			
Total	1,715	24,912	53,647
<\$50,000	2.3%	2.2%	2.0%
\$50,000 - \$99,999	0.0%	3.4%	3.0%
\$100,000 - \$149,999	0.2%	0.3%	0.4%
\$150,000 - \$199,999	2.7%	4.1%	5.2%
\$200,000 - \$249,999	8.9%	12.6%	14.7%
\$250,000 - \$299,999	14.8%	19.4%	21.3%
\$300,000 - \$399,999	32.5%	30.6%	30.8%
\$400,000 - \$499,999	32.3%	18.8%	13.7%
\$500,000 - \$749,999	5.8%	7.7%	7.7%
\$750,000 - \$999,999	0.5%	0.8%	0.8%
\$1,000,000 - \$1,499,999	0.1%	0.1%	0.3%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.0%
\$2,000,000 +	0.0%	0.0%	0.1%
Average Home Value	\$366,458	\$341,281	\$334,681

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: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



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Median Household Income			
2023	\$72,024	\$72,780	\$71,427
2028	\$78,250	\$80,383	\$79,217
Median Home Value			
2023	\$357,381	\$314,407	\$299,710
2028	\$365,081	\$326,255	\$311,139
Per Capita Income			
2023	\$45,393	\$37,073	\$34,187
2028	\$51,228	\$42,746	\$39,003
Median Age			
2010	57.7	43.0	40.2
2020	60.7	49.0	45.1
2023	56.8	44.7	42.0
2028	57.6	44.9	41.8
2020 Population by Age			
Total	4,223	57,565	140,167
0 - 4	2.4%	4.0%	4.6%
5 - 9	2.6%	5.0%	5.6%
10 - 14	3.5%	5.9%	6.4%
15 - 24	7.2%	10.3%	11.3%
25 - 34	7.0%	9.4%	10.4%
35 - 44	7.1%	10.5%	11.6%
45 - 54	11.2%	12.3%	12.8%
55 - 64	16.4%	14.5%	14.4%
65 - 74	23.0%	15.9%	13.5%
75 - 84	14.5%	9.2%	7.1%
85 +	5.1%	2.9%	2.3%
18 +	89.2%	81.5%	79.4%
2023 Population by Age			
Total	4,308	62,910	155,244
0 - 4	3.1%	5.1%	5.4%
5 - 9	3.6%	5.5%	5.9%
10 - 14	3.9%	5.8%	6.1%
15 - 24	8.0%	10.7%	11.2%
25 - 34	8.7%	11.8%	12.9%
35 - 44	9.5%	11.5%	12.2%
45 - 54	11.2%	11.9%	12.2%
55 - 64	12.8%	12.8%	13.1%
65 - 74	18.7%	13.2%	11.8%
75 - 84	15.6%	9.0%	7.0%
85 +	4.9%	2.7%	2.1%
18 +	87.0%	80.0%	78.9%
2028 Population by Age			
Total	4,202	73,566	173,160
0 - 4	3.1%	5.1%	5.5%
5 - 9	3.5%	5.4%	5.8%
10 - 14	4.1%	6.0%	6.3%
15 - 24	7.3%	10.0%	10.4%
25 - 34	8.0%	11.7%	13.0%
35 - 44	9.9%	12.0%	12.8%
45 - 54	10.9%	11.3%	11.5%
55 - 64	12.5%	12.3%	12.1%
65 - 74	15.7%	12.7%	11.8%
75 - 84	18.4%	10.3%	8.3%
85 +	6.6%	3.3%	2.5%
18 +	87.1%	80.1%	78.9%
2020 Population by Sex			

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

March 04, 2024



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Males	1,931	27,607	67,647
Females	2,292	29,958	72,520
2023 Population by Sex			
Males	2,006	30,546	75,800
Females	2,303	32,362	79,443
2028 Population by Sex			
Males	1,933	35,624	84,264
Females	2,269	37,943	88,898
2010 Population by Race/Ethnicity			
Total	3,728	46,786	110,812
White Alone	87.5%	76.4%	74.4%
Black Alone	5.9%	14.5%	16.1%
American Indian Alone	0.4%	0.3%	0.4%
Asian Alone	3.0%	2.2%	2.1%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	1.6%	3.8%	4.0%
Two or More Races	1.6%	2.6%	3.0%
Hispanic Origin	11.7%	17.8%	18.4%
Diversity Index	38.9	57.0	59.2
2020 Population by Race/Ethnicity			
Total	4,223	57,565	140,167
White Alone	72.7%	60.7%	57.9%
Black Alone	8.8%	16.7%	18.3%
American Indian Alone	0.1%	0.3%	0.4%
Asian Alone	2.6%	2.4%	2.2%
Pacific Islander Alone	0.0%	0.0%	0.1%
Some Other Race Alone	4.9%	6.1%	6.8%
Two or More Races	10.9%	13.8%	14.4%
Hispanic Origin	15.0%	20.8%	22.0%
Diversity Index	59.0	71.8	74.1
2023 Population by Race/Ethnicity			
Total	4,310	62,908	155,244
White Alone	72.0%	59.5%	56.9%
Black Alone	9.0%	17.3%	18.8%
American Indian Alone	0.1%	0.3%	0.4%
Asian Alone	2.3%	2.2%	2.1%
Pacific Islander Alone	0.0%	0.0%	0.1%
Some Other Race Alone	5.3%	6.4%	7.1%
Two or More Races	11.2%	14.2%	14.7%
Hispanic Origin	15.8%	21.7%	22.8%
Diversity Index	60.1	73.0	75.0
2028 Population by Race/Ethnicity			
Total	4,203	73,566	173,160
White Alone	70.4%	59.1%	55.7%
Black Alone	9.6%	17.2%	19.1%
American Indian Alone	0.1%	0.3%	0.4%
Asian Alone	2.1%	2.3%	2.0%
Pacific Islander Alone	0.0%	0.0%	0.1%
Some Other Race Alone	5.7%	6.5%	7.4%
Two or More Races	12.1%	14.5%	15.3%
Hispanic Origin	16.8%	21.7%	23.3%
Diversity Index	62.3	73.3	75.8

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.

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2020 Population by Relationship and Household Type			
Total	4,223	57,565	140,167
In Households	100.0%	99.7%	99.7%
Householder	49.0%	39.5%	37.5%
Opposite-Sex Spouse	25.3%	21.8%	20.3%
Same-Sex Spouse	0.1%	0.2%	0.2%
Opposite-Sex Unmarried Partner	2.4%	2.6%	2.6%
Same-Sex Unmarried Partner	0.2%	0.1%	0.1%
Biological Child	15.2%	23.4%	25.4%
Adopted Child	0.5%	0.5%	0.6%
Stepchild	1.0%	1.5%	1.6%
Grandchild	1.2%	2.4%	2.6%
Brother or Sister	0.7%	1.1%	1.1%
Parent	1.4%	1.7%	1.9%
Parent-in-law	0.3%	0.5%	0.5%
Son-in-law or Daughter-in-law	0.2%	0.5%	0.5%
Other Relatives	0.9%	1.4%	1.6%
Foster Child	0.0%	0.1%	0.1%
Other Nonrelatives	1.6%	2.5%	2.9%
In Group Quarters	0.0%	0.3%	0.3%
Institutionalized	0.0%	0.0%	0.1%
Noninstitutionalized	0.0%	0.3%	0.2%
2023 Population 25+ by Educational Attainment			
Total	3,514	45,803	110,835
Less than 9th Grade	1.3%	3.3%	3.6%
9th - 12th Grade, No Diploma	5.7%	4.5%	4.7%
High School Graduate	23.7%	23.2%	24.3%
GED/Alternative Credential	8.6%	6.5%	7.0%
Some College, No Degree	18.3%	17.7%	18.7%
Associate Degree	9.0%	12.6%	11.7%
Bachelor's Degree	21.6%	21.0%	19.9%
Graduate/Professional Degree	11.8%	11.1%	10.1%
2023 Population 15+ by Marital Status			
Total	3,856	52,557	128,174
Never Married	15.3%	27.1%	27.0%
Married	63.1%	56.5%	56.0%
Widowed	7.3%	6.2%	6.0%
Divorced	14.2%	10.2%	11.0%
2023 Civilian Population 16+ in Labor Force			
Civilian Population 16+	1,195	27,538	71,455
Population 16+ Employed	98.3%	95.6%	95.6%
Population 16+ Unemployment rate	1.7%	4.4%	4.4%
Population 16-24 Employed	11.2%	11.9%	11.4%
Population 16-24 Unemployment rate	10.8%	9.9%	9.6%
Population 25-54 Employed	70.9%	65.8%	67.0%
Population 25-54 Unemployment rate	0.5%	2.9%	3.6%
Population 55-64 Employed	5.3%	13.9%	14.9%
Population 55-64 Unemployment rate	0.0%	8.6%	5.5%
Population 65+ Employed	12.7%	8.4%	6.6%
Population 65+ Unemployment rate	0.0%	0.7%	0.4%

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2023 Employed Population 16+ by Industry			
Total	1,175	26,320	68,283
Agriculture/Mining	0.1%	1.1%	0.6%
Construction	0.0%	9.5%	9.4%
Manufacturing	1.7%	3.7%	4.6%
Wholesale Trade	7.5%	1.8%	1.9%
Retail Trade	7.1%	13.3%	13.8%
Transportation/Utilities	14.5%	8.3%	7.5%
Information	3.0%	2.2%	1.6%
Finance/Insurance/Real Estate	1.6%	5.2%	5.0%
Services	57.7%	51.3%	51.6%
Public Administration	6.8%	3.6%	3.9%
2023 Employed Population 16+ by Occupation			
Total	1,172	26,321	68,281
White Collar	78.5%	60.7%	60.6%
Management/Business/Financial	21.0%	17.8%	17.1%
Professional	25.4%	21.1%	20.0%
Sales	16.4%	11.2%	11.4%
Administrative Support	15.6%	10.5%	12.0%
Services	10.0%	18.3%	19.0%
Blue Collar	11.3%	21.0%	20.4%
Farming/Forestry/Fishing	0.0%	0.1%	0.0%
Construction/Extraction	0.0%	5.2%	4.9%
Installation/Maintenance/Repair	1.4%	4.1%	4.1%
Production	0.9%	3.7%	4.2%
Transportation/Material Moving	9.0%	8.0%	7.2%
2020 Households by Type			
Total	2,132	22,692	52,466
Married Couple Households	52.3%	55.5%	54.7%
With Own Children <18	7.2%	14.9%	17.1%
Without Own Children <18	45.2%	40.6%	37.6%
Cohabiting Couple Households	5.0%	6.8%	7.3%
With Own Children <18	0.8%	2.2%	2.7%
Without Own Children <18	4.2%	4.6%	4.7%
Male Householder, No Spouse/Partner	14.6%	13.3%	13.8%
Living Alone	10.4%	8.3%	8.3%
65 Years and over	5.2%	4.0%	3.7%
With Own Children <18	1.1%	1.4%	1.5%
Without Own Children <18, With Relatives	2.4%	2.6%	2.8%
No Relatives Present	0.7%	1.0%	1.2%
Female Householder, No Spouse/Partner	28.0%	24.4%	24.2%
Living Alone	19.7%	13.4%	11.8%
65 Years and over	13.2%	9.1%	7.4%
With Own Children <18	2.3%	3.8%	4.5%
Without Own Children <18, With Relatives	5.3%	6.3%	6.9%
No Relatives Present	0.7%	0.9%	1.0%
2020 Households by Size			
Total	2,132	22,692	52,466
1 Person Household	30.2%	21.7%	20.1%
2 Person Household	47.7%	41.2%	38.2%
3 Person Household	11.1%	15.4%	16.7%
4 Person Household	7.2%	11.8%	13.7%
5 Person Household	2.6%	5.8%	6.7%
6 Person Household	0.8%	2.7%	3.0%
7 + Person Household	0.4%	1.4%	1.7%

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2020 Households by Tenure and Mortgage Status			
Total	2,132	22,692	52,466
Owner Occupied	76.7%	82.2%	80.4%
Owned with a Mortgage/Loan	41.2%	54.9%	57.3%
Owned Free and Clear	35.5%	27.3%	23.1%
Renter Occupied	23.3%	17.8%	19.6%
2023 Affordability, Mortgage and Wealth			
Housing Affordability Index	77	90	94
Percent of Income for Mortgage	29.8%	26.0%	25.2%
Wealth Index	102	93	83
2020 Housing Units By Urban/ Rural Status			
Total	2,641	25,169	56,973
Urban Housing Units	99.9%	99.4%	98.6%
Rural Housing Units	0.1%	0.6%	1.4%
2020 Population By Urban/ Rural Status			
Total	4,223	57,565	140,167
Urban Population	100.0%	99.4%	98.9%
Rural Population	0.0%	0.6%	1.1%

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.	Midlife Constants (5E)	Comfortable Empty Nesters	Comfortable Empty Nesters
2.	The Elders (9C)	Urban Edge Families (7C)	Urban Edge Families (7C)
3.	Comfortable Empty Nesters	Middleburg (4C)	Middleburg (4C)
2023 Consumer Spending			
Apparel & Services: Total \$	\$3,913,788	\$46,744,965	\$106,773,421
Average Spent	\$1,842.65	\$1,895.19	\$1,857.93
Spending Potential Index	84	86	85
Education: Total \$	\$3,052,529	\$35,601,189	\$80,344,712
Average Spent	\$1,437.16	\$1,443.39	\$1,398.05
Spending Potential Index	80	80	78
Entertainment/Recreation: Total \$	\$7,201,579	\$82,990,482	\$187,852,841
Average Spent	\$3,390.57	\$3,364.71	\$3,268.77
Spending Potential Index	90	89	86
Food at Home: Total \$	\$12,652,058	\$146,334,582	\$330,691,302
Average Spent	\$5,956.71	\$5,932.88	\$5,754.26
Spending Potential Index	88	87	85
Food Away from Home: Total \$	\$6,638,187	\$80,609,276	\$183,902,947
Average Spent	\$3,125.32	\$3,268.16	\$3,200.04
Spending Potential Index	84	88	86
Health Care: Total \$	\$15,023,431	\$168,246,190	\$377,557,055
Average Spent	\$7,073.18	\$6,821.25	\$6,569.75
Spending Potential Index	96	93	89
HH Furnishings & Equipment: Total \$	\$5,517,916	\$65,214,672	\$147,522,840
Average Spent	\$2,597.89	\$2,644.02	\$2,567.00
Spending Potential Index	88	89	87
Personal Care Products & Services: Total \$	\$1,776,846	\$21,265,396	\$47,639,797
Average Spent	\$836.56	\$862.17	\$828.97
Spending Potential Index	87	90	87
Shelter: Total \$	\$44,683,605	\$535,163,869	\$1,204,897,535
Average Spent	\$21,037.48	\$21,697.30	\$20,966.04
Spending Potential Index	85	88	85
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$6,354,327	\$73,295,745	\$162,741,831
Average Spent	\$2,991.68	\$2,971.65	\$2,831.82
Spending Potential Index	96	95	91
Travel: Total \$	\$4,141,095	\$49,649,388	\$112,410,630
Average Spent	\$1,949.67	\$2,012.95	\$1,956.02
Spending Potential Index	87	89	87
Vehicle Maintenance & Repairs: Total \$	\$2,470,903	\$29,081,530	\$66,190,810
Average Spent	\$1,163.33	\$1,179.06	\$1,151.77
Spending Potential Index	89	90	88

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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