

Property Analysis
6575 80th Avenue N, Pinellas Park, FL

CENTURY 21
COMMERCIAL.
Beggin's Enterprises

Demographic Analysis

Demographic Analysis Report

FOR

PROPERTY ANALYSIS

6575 80TH AVENUE N, PINELLAS PARK, FL

Prepared by
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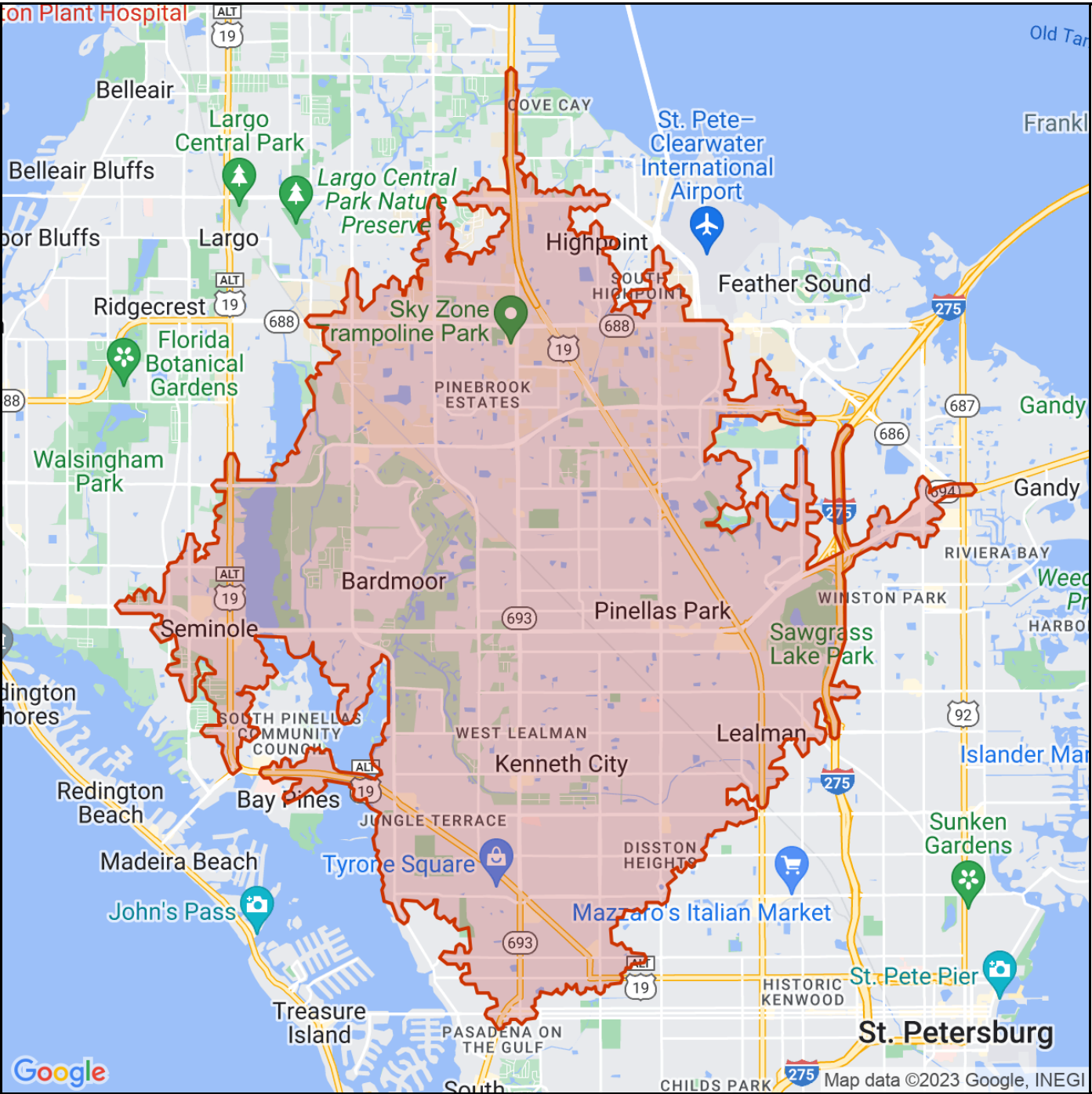


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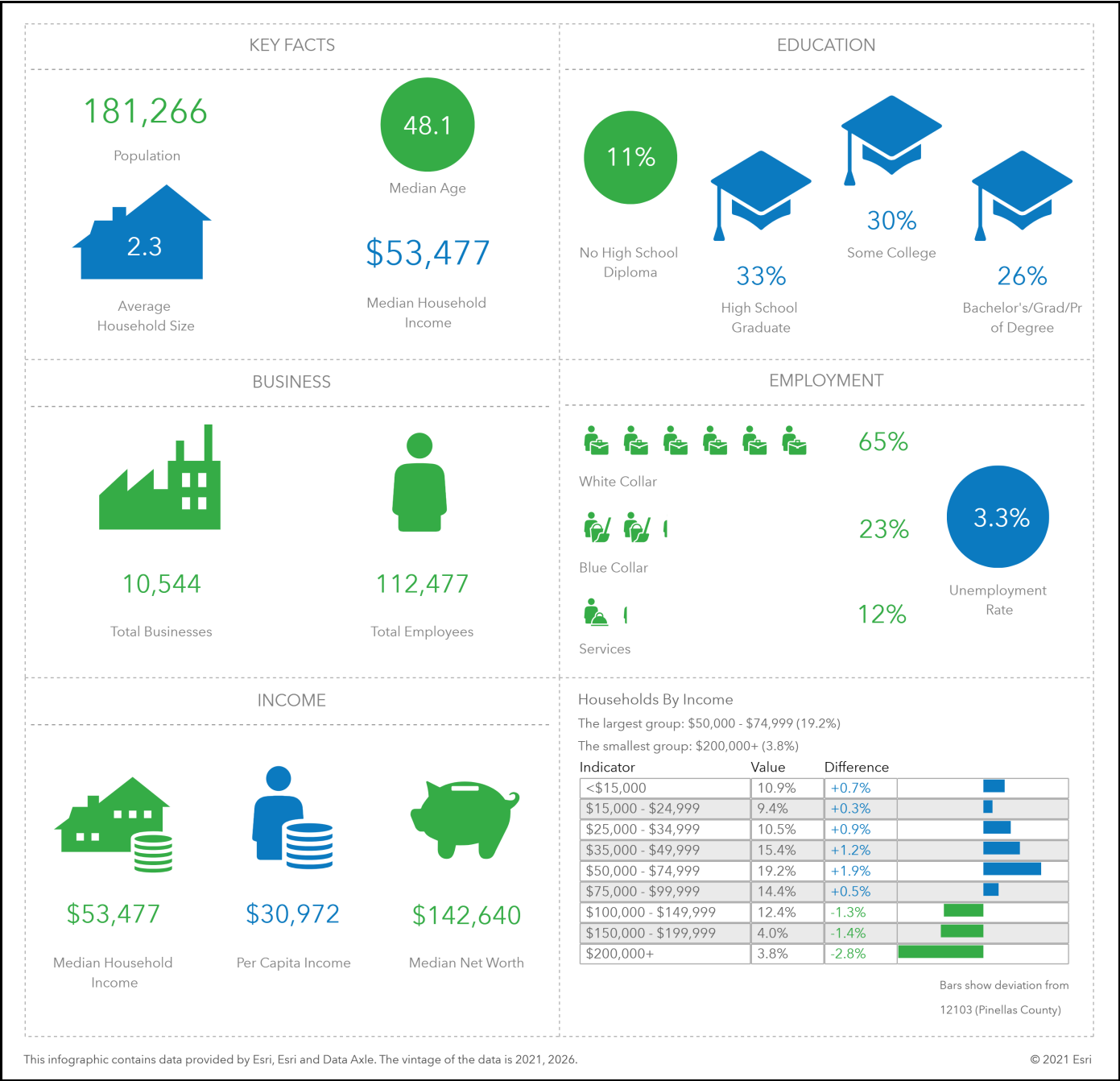
Location/Study Area Map (Drive Time: 10 minutes)



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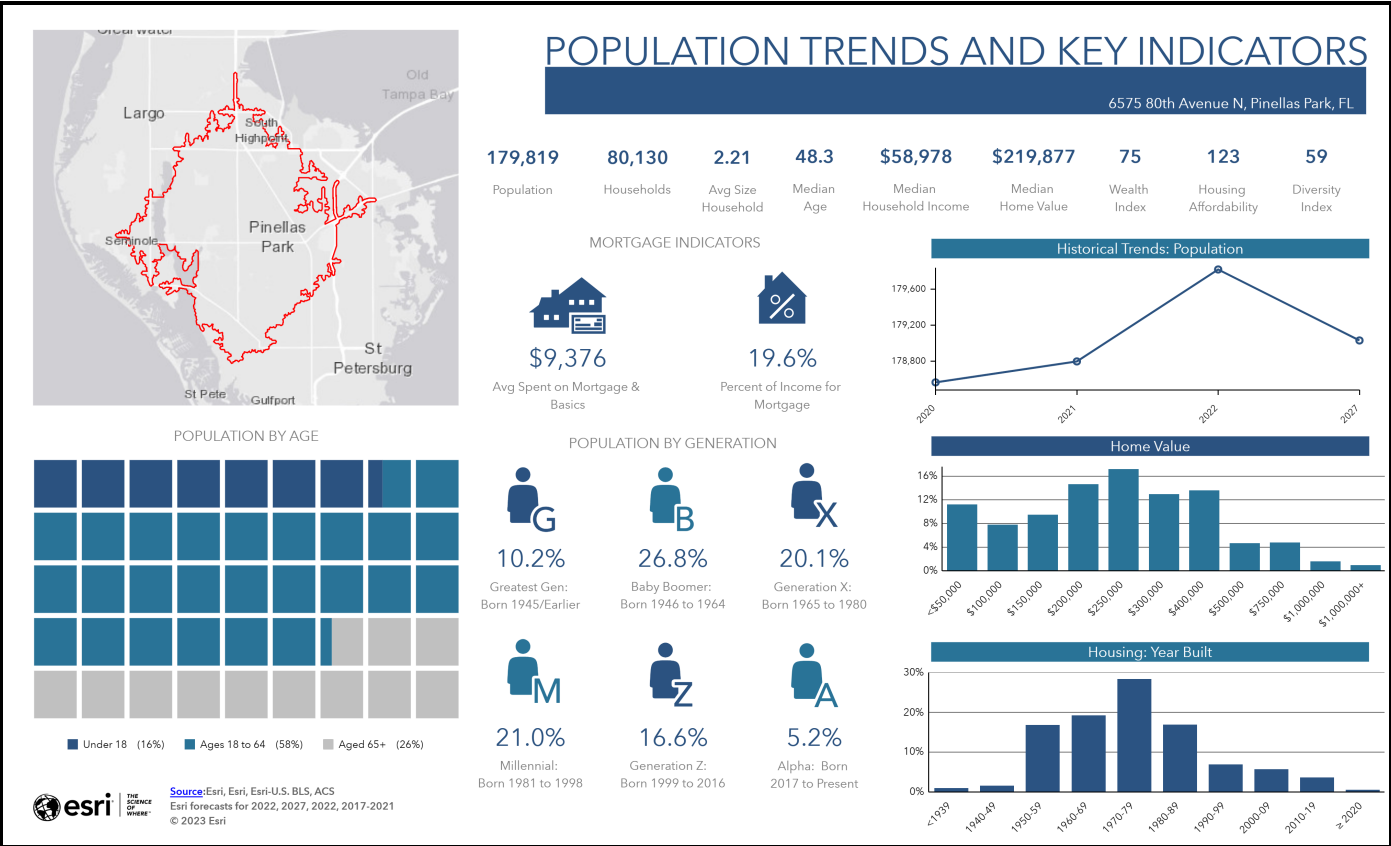
Infographic: Key Facts (Drive Time : 10 minutes)



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Infographic: Population Trends (Drive Time : 10 minutes)



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Demographic Analysis

Executive Summary (Drive Time: 10 minutes)

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Population

2010 Population	170,284
2020 Population	178,414
2022 Population	179,819
2027 Population	179,030
2010-2020 Annual Rate	0.47%
2020-2022 Annual Rate	0.35%
2022-2027 Annual Rate	-0.09%
2022 Male Population	48.4%
2022 Female Population	51.6%
2022 Median Age	48.3

In the identified area, the current year population is 179,819. In 2020, the Census count in the area was 178,414. The rate of change since 2020 was 0.35% annually. The five-year projection for the population in the area is 179,030 representing a change of -0.09% annually from 2022 to 2027. Currently, the population is 48.4% male and 51.6% female.

Median Age

The median age in this area is 48.3, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	71.5%
2022 Black Alone	6.2%
2022 American Indian/Alaska Native Alone	0.4%
2022 Asian Alone	6.8%
2022 Pacific Islander Alone	0.1%
2022 Other Race	4.4%
2022 Two or More Races	10.5%
2022 Hispanic Origin (Any Race)	13.1%

Persons of Hispanic origin represent 13.1% of the population in the identified area compared to 19.0% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 58.8 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	75
2010 Households	74,450
2020 Households	79,387
2022 Households	80,130
2027 Households	79,937
2010-2020 Annual Rate	0.64%
2020-2022 Annual Rate	0.41%
2022-2027 Annual Rate	-0.05%
2022 Average Household Size	2.21

The household count in this area has changed from 79,387 in 2020 to 80,130 in the current year, a change of 0.41% annually. The five-year projection of households is 79,937, a change of -0.05% annually from the current year total. Average household size is currently 2.21, compared to 2.21 in the year 2020. The number of families in the current year is 45,874 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.
Source: U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.



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Mortgage Income

2022 Percent of Income for Mortgage 19.6%

Median Household Income

2022 Median Household Income \$58,978

2027 Median Household Income \$71,316

2022-2027 Annual Rate 3.87%

Average Household Income

2022 Average Household Income \$81,820

2027 Average Household Income \$97,818

2022-2027 Annual Rate 3.64%

Per Capita Income

2022 Per Capita Income \$36,498

2027 Per Capita Income \$43,722

2022-2027 Annual Rate 3.68%

Households by Income

Current median household income is \$58,978 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$71,316 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$81,820 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$97,818 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$36,498 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$43,722 in five years, compared to \$47,064 for all U.S. households

Housing

2022 Housing Affordability Index 123

2010 Total Housing Units 86,024

2010 Owner Occupied Housing Units 52,930

2010 Renter Occupied Housing Units 21,526

2010 Vacant Housing Units 11,574

2020 Total Housing Units 88,766

2020 Vacant Housing Units 9,379

2022 Total Housing Units 89,417

2022 Owner Occupied Housing Units 56,871

2022 Renter Occupied Housing Units 23,259

2022 Vacant Housing Units 9,287

2027 Total Housing Units 89,389

2027 Owner Occupied Housing Units 57,239

2027 Renter Occupied Housing Units 22,698

2027 Vacant Housing Units 9,452

Currently, 63.6% of the 89,417 housing units in the area are owner occupied; 26.0%, renter occupied; and 10.4% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 88,766 housing units in the area and 10.6% vacant housing units. The annual rate of change in housing units since 2020 is 0.33%. Median home value in the area is \$219,877, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 5.26% annually to \$284,108.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.
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