



Demographic and Income Profile

The Bluffs.
 2790 W Bay Dr, Belleair Bluffs, Florida, 33770
 Drive Time: 5 minute radius

Prepared by Esri
 Latitude: 27.91677
 Longitude: -82.81738

Summary	Census 2010	2021	2026
Population	22,603	23,833	24,634
Households	10,441	10,915	11,236
Families	5,914	6,110	6,266
Average Household Size	2.15	2.17	2.18
Owner Occupied Housing Units	7,095	7,430	7,672
Renter Occupied Housing Units	3,346	3,485	3,563
Median Age	47.9	52.0	52.8
Trends: 2021-2026 Annual Rate	Area	State	National
Population	0.66%	1.31%	0.71%
Households	0.58%	1.27%	0.71%
Families	0.51%	1.22%	0.64%
Owner HHs	0.64%	1.45%	0.91%
Median Household Income	2.84%	2.38%	2.41%

Households by Income	2021		2026	
	Number	Percent	Number	Percent
<\$15,000	1,124	10.3%	956	8.5%
\$15,000 - \$24,999	966	8.9%	808	7.2%
\$25,000 - \$34,999	1,082	9.9%	1,037	9.2%
\$35,000 - \$49,999	1,330	12.2%	1,293	11.5%
\$50,000 - \$74,999	1,722	15.8%	1,737	15.5%
\$75,000 - \$99,999	1,743	16.0%	1,869	16.6%
\$100,000 - \$149,999	1,324	12.1%	1,564	13.9%
\$150,000 - \$199,999	653	6.0%	830	7.4%
\$200,000+	970	8.9%	1,142	10.2%
Median Household Income	\$61,628		\$70,899	
Average Household Income	\$90,785		\$102,924	
Per Capita Income	\$41,799		\$47,229	

Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,084	4.8%	967	4.1%	1,018	4.1%
5 - 9	1,079	4.8%	1,008	4.2%	1,028	4.2%
10 - 14	1,201	5.3%	1,142	4.8%	1,101	4.5%
15 - 19	1,140	5.0%	1,080	4.5%	1,115	4.5%
20 - 24	918	4.1%	1,052	4.4%	1,024	4.2%
25 - 34	2,060	9.1%	2,246	9.4%	2,397	9.7%
35 - 44	2,670	11.8%	2,349	9.9%	2,452	10.0%
45 - 54	3,845	17.0%	3,027	12.7%	2,816	11.4%
55 - 64	3,417	15.1%	3,994	16.8%	3,760	15.3%
65 - 74	2,337	10.3%	3,478	14.6%	3,752	15.2%
75 - 84	1,758	7.8%	2,131	8.9%	2,706	11.0%
85+	1,093	4.8%	1,359	5.7%	1,466	6.0%

Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	20,103	88.9%	20,736	87.0%	21,131	85.8%
Black Alone	1,274	5.6%	1,409	5.9%	1,500	6.1%
American Indian Alone	56	0.2%	62	0.3%	67	0.3%
Asian Alone	339	1.5%	440	1.8%	509	2.1%
Pacific Islander Alone	35	0.2%	40	0.2%	44	0.2%
Some Other Race Alone	267	1.2%	394	1.7%	492	2.0%
Two or More Races	530	2.3%	752	3.2%	890	3.6%
Hispanic Origin (Any Race)	1,318	5.8%	1,943	8.2%	2,398	9.7%

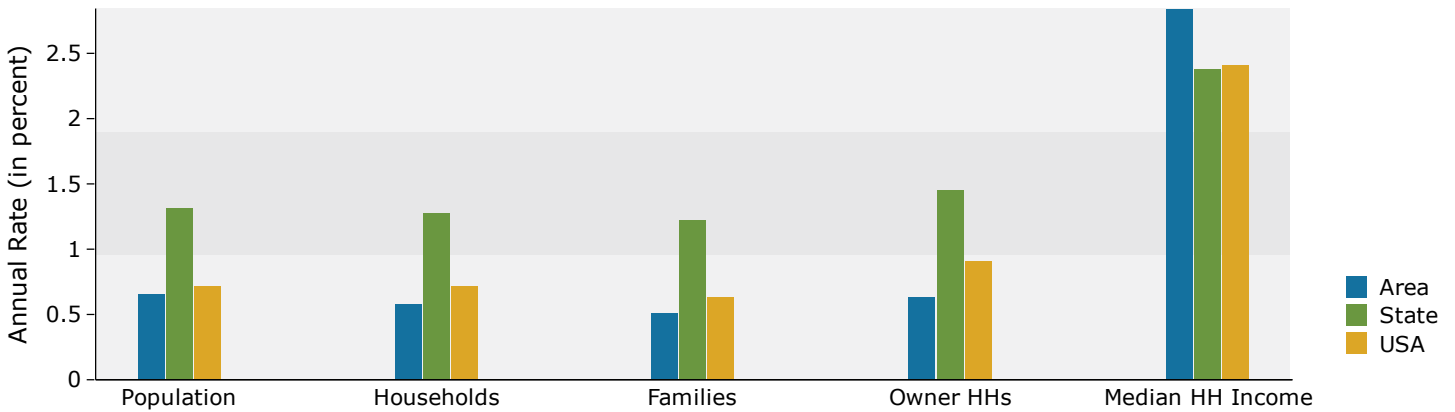
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

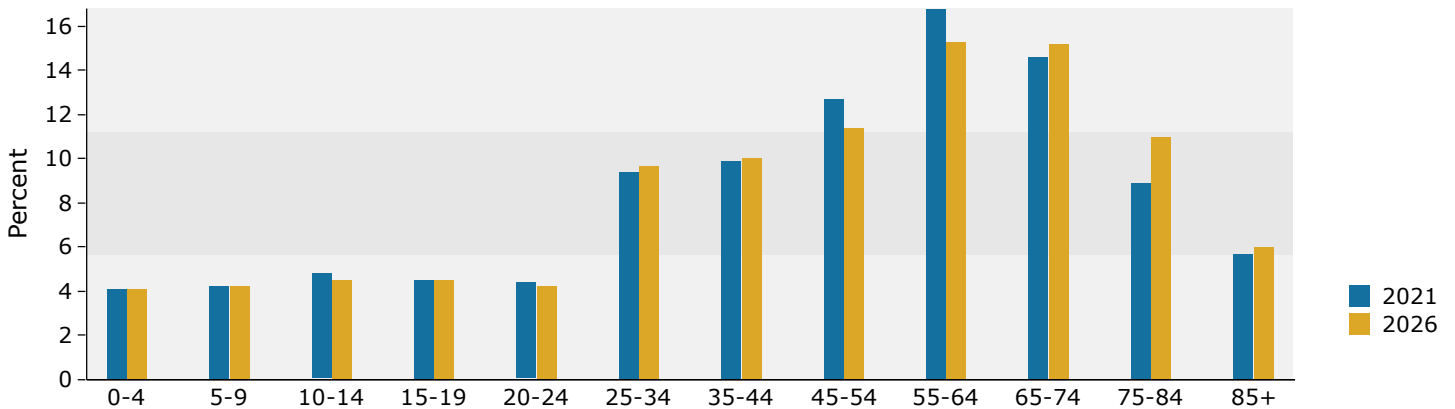
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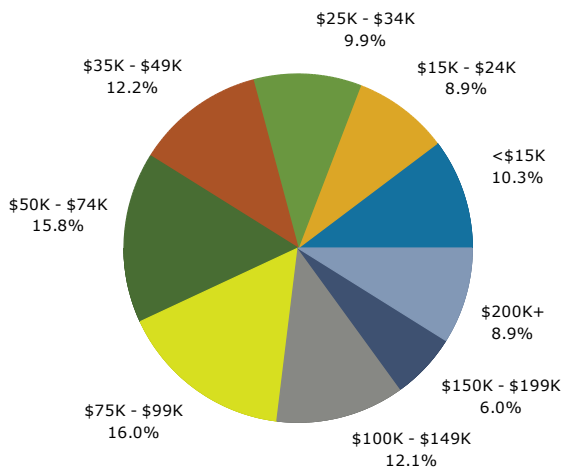
Trends 2021-2026



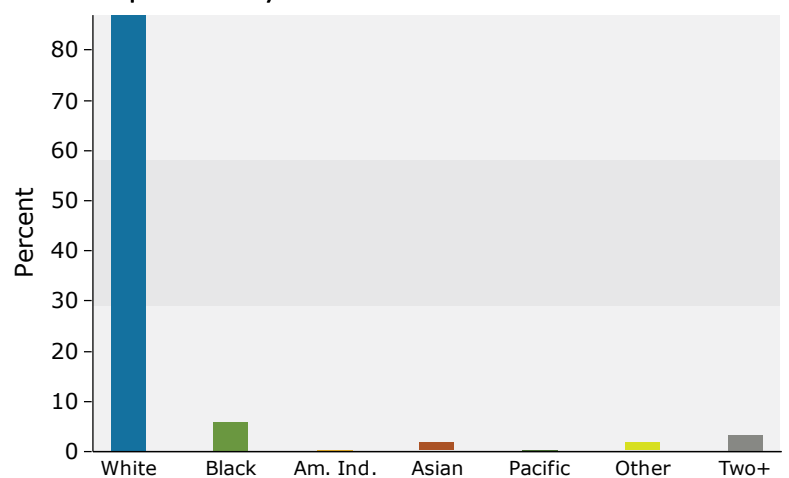
Population by Age



2021 Household Income



2021 Population by Race



2021 Percent Hispanic Origin: 8.2%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.



Demographic and Income Profile

The Bluffs.
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Summary	Census 2010	2021	2026
Population	95,293	99,846	102,861
Households	45,427	47,044	48,269
Families	24,659	25,347	25,957
Average Household Size	2.08	2.10	2.11
Owner Occupied Housing Units	29,673	30,962	32,069
Renter Occupied Housing Units	15,754	16,082	16,200
Median Age	49.3	53.5	54.5
Trends: 2021-2026 Annual Rate	Area	State	National
Population	0.60%	1.31%	0.71%
Households	0.52%	1.27%	0.71%
Families	0.48%	1.22%	0.64%
Owner HHs	0.71%	1.45%	0.91%
Median Household Income	2.74%	2.38%	2.41%

Households by Income	2021		2026	
	Number	Percent	Number	Percent
<\$15,000	5,612	11.9%	4,842	10.0%
\$15,000 - \$24,999	4,521	9.6%	3,974	8.2%
\$25,000 - \$34,999	5,053	10.7%	4,736	9.8%
\$35,000 - \$49,999	6,967	14.8%	6,337	13.1%
\$50,000 - \$74,999	7,904	16.8%	8,107	16.8%
\$75,000 - \$99,999	6,821	14.5%	7,716	16.0%
\$100,000 - \$149,999	5,386	11.4%	6,553	13.6%
\$150,000 - \$199,999	2,282	4.9%	2,999	6.2%
\$200,000+	2,499	5.3%	3,007	6.2%
Median Household Income	\$53,095		\$60,788	
Average Household Income	\$76,169		\$87,253	
Per Capita Income	\$35,860		\$40,909	

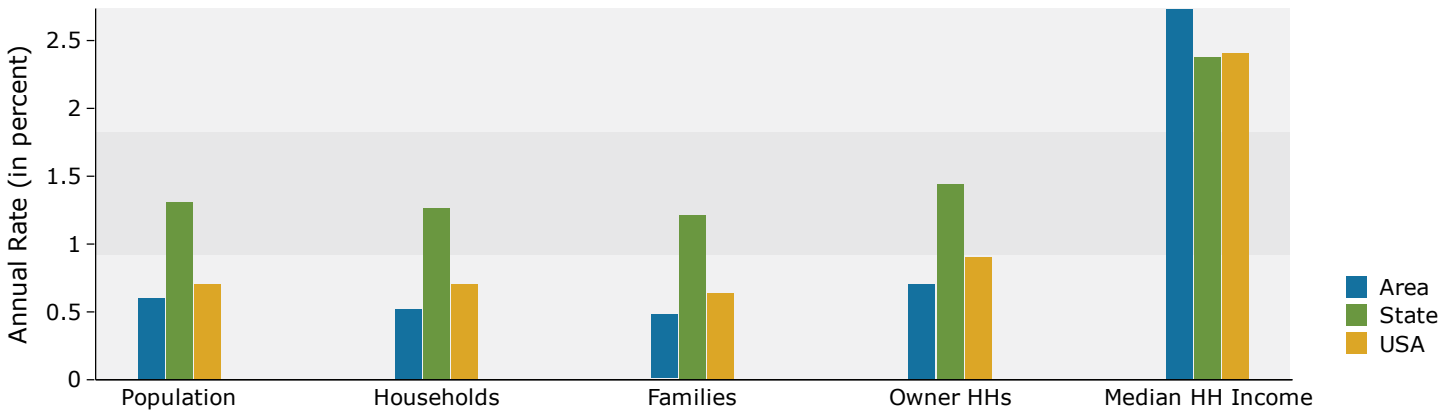
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,221	4.4%	3,831	3.8%	4,008	3.9%
5 - 9	4,257	4.5%	3,985	4.0%	4,056	3.9%
10 - 14	4,479	4.7%	4,330	4.3%	4,245	4.1%
15 - 19	4,738	5.0%	4,244	4.3%	4,348	4.2%
20 - 24	4,350	4.6%	4,199	4.2%	4,246	4.1%
25 - 34	9,053	9.5%	9,556	9.6%	9,418	9.2%
35 - 44	10,383	10.9%	9,858	9.9%	10,445	10.2%
45 - 54	14,566	15.3%	11,766	11.8%	11,197	10.9%
55 - 64	14,571	15.3%	15,995	16.0%	15,123	14.7%
65 - 74	11,677	12.3%	16,397	16.4%	17,411	16.9%
75 - 84	8,513	8.9%	10,378	10.4%	12,787	12.4%
85+	4,487	4.7%	5,306	5.3%	5,579	5.4%

Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	82,402	86.5%	84,294	84.4%	85,538	83.2%
Black Alone	6,917	7.3%	7,587	7.6%	8,022	7.8%
American Indian Alone	329	0.3%	370	0.4%	400	0.4%
Asian Alone	1,791	1.9%	2,271	2.3%	2,580	2.5%
Pacific Islander Alone	143	0.2%	152	0.2%	164	0.2%
Some Other Race Alone	1,697	1.8%	2,390	2.4%	2,906	2.8%
Two or More Races	2,015	2.1%	2,783	2.8%	3,251	3.2%
Hispanic Origin (Any Race)	7,193	7.5%	10,175	10.2%	12,338	12.0%

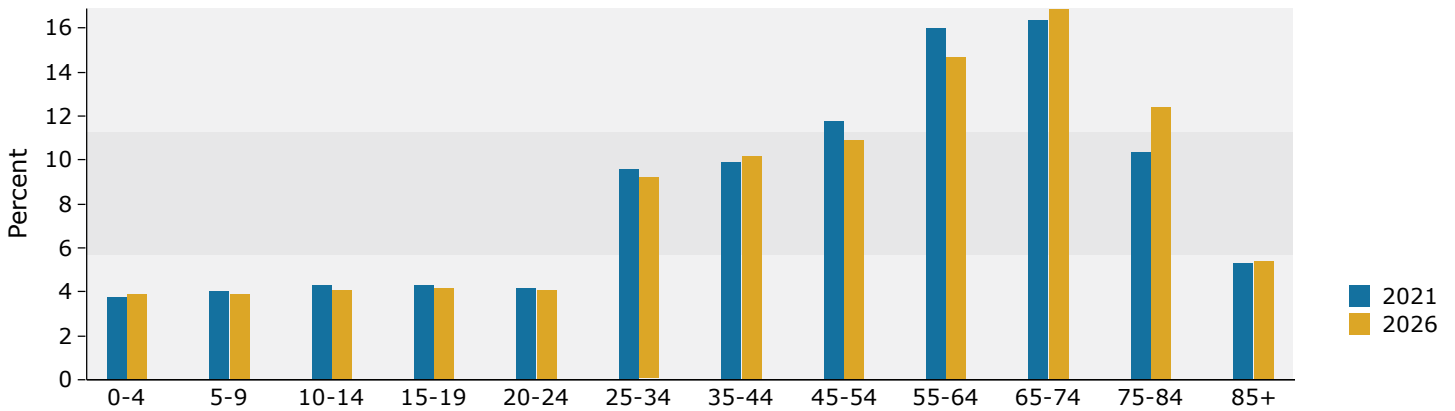
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

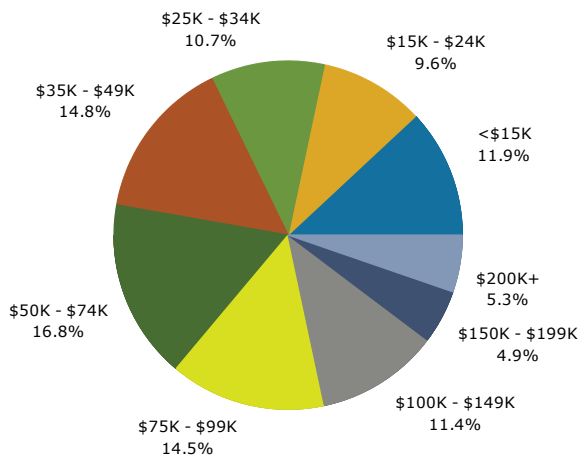
Trends 2021-2026



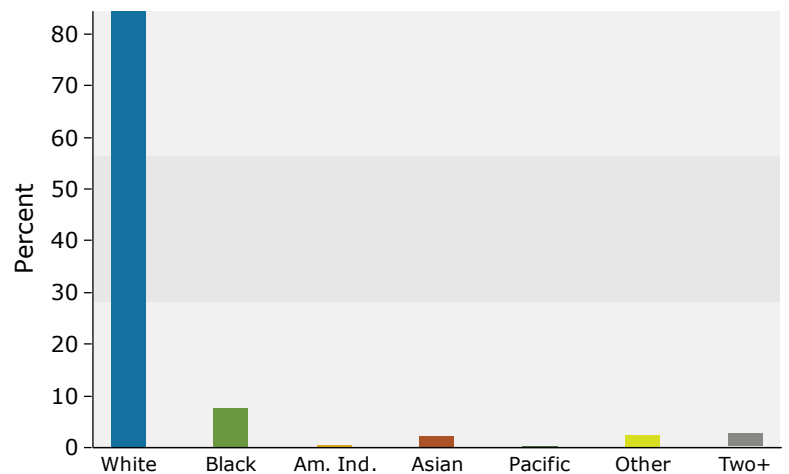
Population by Age



2021 Household Income



2021 Population by Race



2021 Percent Hispanic Origin: 10.2%



Demographic and Income Profile

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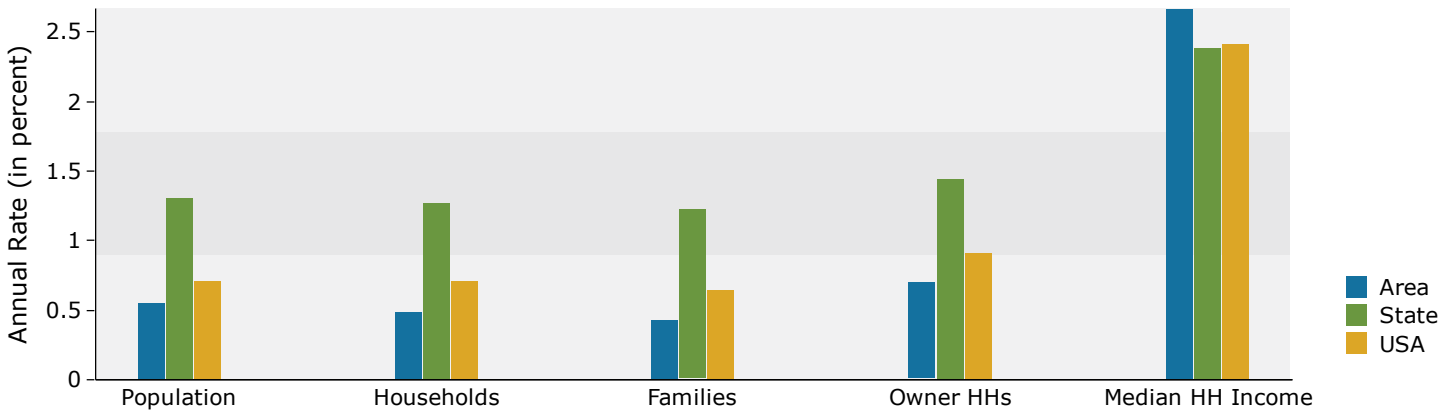
Prepared by Esri
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Summary	Census 2010		2021		2026	
Population	200,871		211,630		217,468	
Households	92,046		95,967		98,319	
Families	51,918		53,591		54,763	
Average Household Size	2.15		2.17		2.18	
Owner Occupied Housing Units	62,266		65,041		67,341	
Renter Occupied Housing Units	29,780		30,926		30,978	
Median Age	47.7		51.7		52.6	
Trends: 2021-2026 Annual Rate	Area		State		National	
Population	0.55%		1.31%		0.71%	
Households	0.49%		1.27%		0.71%	
Families	0.43%		1.22%		0.64%	
Owner HHs	0.70%		1.45%		0.91%	
Median Household Income	2.67%		2.38%		2.41%	
Households by Income			2021		2026	
			Number	Percent	Number	Percent
<\$15,000			10,762	11.2%	9,380	9.5%
\$15,000 - \$24,999			9,244	9.6%	8,060	8.2%
\$25,000 - \$34,999			9,767	10.2%	8,892	9.0%
\$35,000 - \$49,999			14,500	15.1%	13,421	13.7%
\$50,000 - \$74,999			16,124	16.8%	16,628	16.9%
\$75,000 - \$99,999			13,689	14.3%	15,278	15.5%
\$100,000 - \$149,999			11,869	12.4%	14,143	14.4%
\$150,000 - \$199,999			4,863	5.1%	6,347	6.5%
\$200,000+			5,149	5.4%	6,170	6.3%
Median Household Income			\$54,207		\$61,843	
Average Household Income			\$77,223		\$88,128	
Per Capita Income			\$35,019		\$39,833	
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	9,120	4.5%	8,378	4.0%	8,740	4.0%
5 - 9	9,370	4.7%	8,715	4.1%	8,810	4.1%
10 - 14	10,039	5.0%	9,462	4.5%	9,293	4.3%
15 - 19	10,606	5.3%	9,354	4.4%	9,376	4.3%
20 - 24	9,678	4.8%	9,542	4.5%	9,348	4.3%
25 - 34	20,092	10.0%	21,999	10.4%	21,834	10.0%
35 - 44	23,133	11.5%	21,889	10.3%	23,221	10.7%
45 - 54	31,608	15.7%	25,607	12.1%	24,125	11.1%
55 - 64	29,925	14.9%	33,715	15.9%	31,918	14.7%
65 - 74	22,641	11.3%	32,667	15.4%	35,155	16.2%
75 - 84	16,333	8.1%	20,061	9.5%	24,825	11.4%
85+	8,326	4.1%	10,242	4.8%	10,825	5.0%
Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	172,548	85.9%	176,728	83.5%	178,620	82.1%
Black Alone	13,838	6.9%	15,184	7.2%	15,908	7.3%
American Indian Alone	683	0.3%	766	0.4%	817	0.4%
Asian Alone	4,338	2.2%	5,568	2.6%	6,310	2.9%
Pacific Islander Alone	260	0.1%	279	0.1%	298	0.1%
Some Other Race Alone	4,827	2.4%	7,019	3.3%	8,467	3.9%
Two or More Races	4,376	2.2%	6,086	2.9%	7,049	3.2%
Hispanic Origin (Any Race)	17,636	8.8%	25,346	12.0%	30,385	14.0%

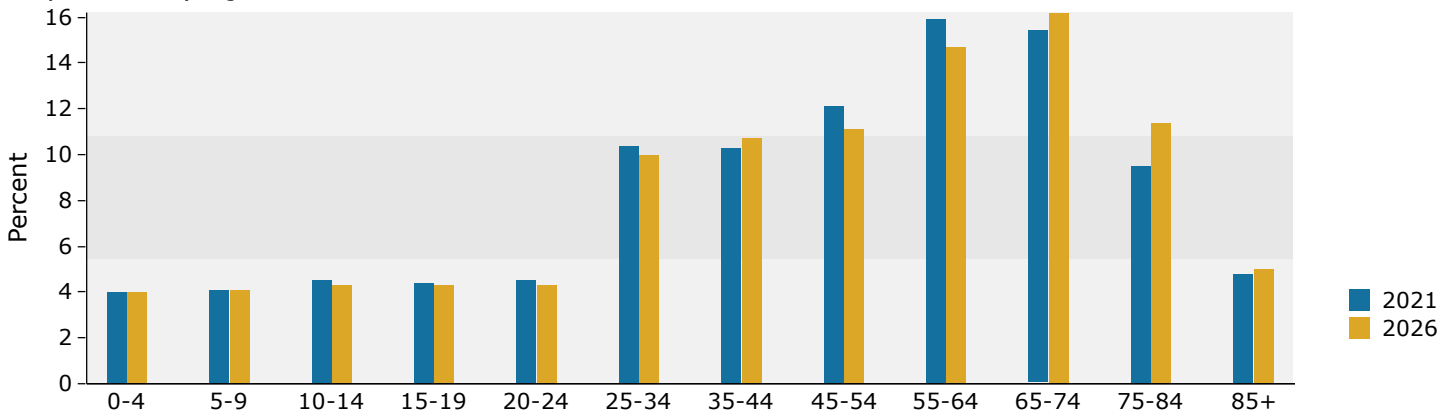
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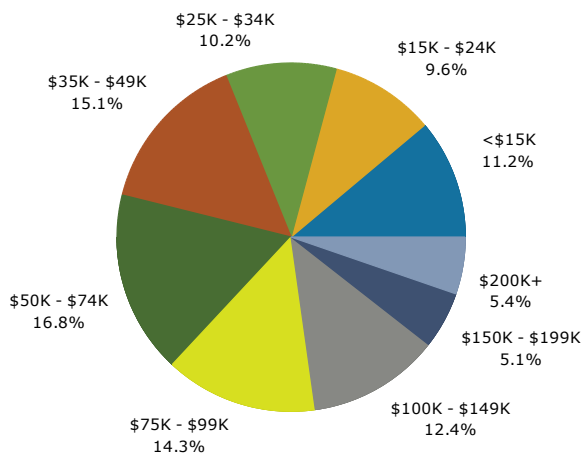
Trends 2021-2026



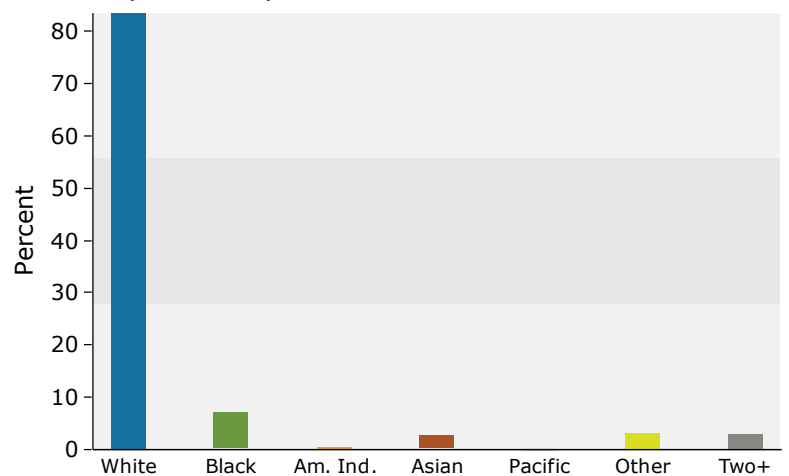
Population by Age



2021 Household Income



2021 Population by Race



2021 Percent Hispanic Origin: 12.0%