



Demographic and Income Profile

Drew Street Properties
 1884 Drew St, Clearwater, Florida, 33765
 Drive Time: 5 minute radius

Prepared by Esri
 Latitude: 27.96803
 Longitude: -82.75951

Summary	Census 2010	2021	2026
Population	37,533	40,567	41,776
Households	15,062	15,865	16,259
Families	8,998	9,418	9,634
Average Household Size	2.42	2.49	2.50
Owner Occupied Housing Units	9,431	9,901	10,292
Renter Occupied Housing Units	5,631	5,965	5,967
Median Age	41.2	43.3	43.6
Trends: 2021-2026 Annual Rate	Area	State	National
Population	0.59%	1.31%	0.71%
Households	0.49%	1.27%	0.71%
Families	0.45%	1.22%	0.64%
Owner HHs	0.78%	1.45%	0.91%
Median Household Income	2.24%	2.38%	2.41%

Households by Income	2021		2026	
	Number	Percent	Number	Percent
<\$15,000	2,031	12.8%	1,821	11.2%
\$15,000 - \$24,999	1,721	10.8%	1,552	9.5%
\$25,000 - \$34,999	1,745	11.0%	1,540	9.5%
\$35,000 - \$49,999	2,433	15.3%	2,325	14.3%
\$50,000 - \$74,999	2,640	16.6%	2,850	17.5%
\$75,000 - \$99,999	1,940	12.2%	2,130	13.1%
\$100,000 - \$149,999	2,199	13.9%	2,606	16.0%
\$150,000 - \$199,999	676	4.3%	859	5.3%
\$200,000+	481	3.0%	576	3.5%
Median Household Income	\$50,019		\$55,876	
Average Household Income	\$67,678		\$76,473	
Per Capita Income	\$26,837		\$30,181	

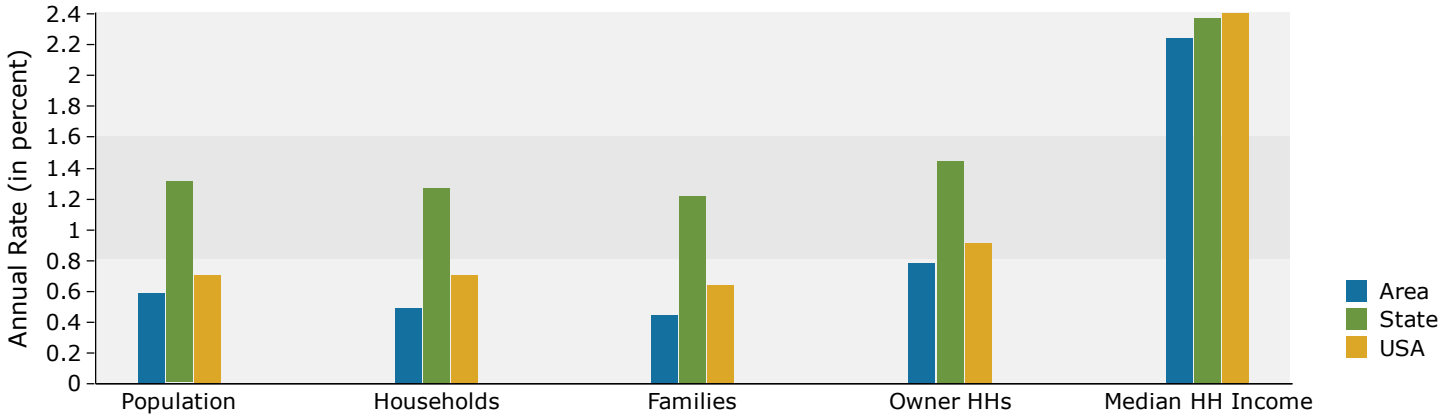
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,209	5.9%	2,085	5.1%	2,200	5.3%
5 - 9	1,993	5.3%	2,115	5.2%	2,108	5.0%
10 - 14	2,192	5.8%	2,235	5.5%	2,232	5.3%
15 - 19	2,307	6.1%	2,009	5.0%	2,163	5.2%
20 - 24	2,306	6.1%	2,260	5.6%	2,115	5.1%
25 - 34	4,726	12.6%	5,459	13.5%	5,465	13.1%
35 - 44	4,964	13.2%	4,916	12.1%	5,342	12.8%
45 - 54	6,029	16.1%	5,200	12.8%	4,966	11.9%
55 - 64	4,838	12.9%	5,875	14.5%	5,522	13.2%
65 - 74	2,848	7.6%	4,746	11.7%	5,330	12.8%
75 - 84	2,128	5.7%	2,463	6.1%	3,146	7.5%
85+	995	2.7%	1,204	3.0%	1,186	2.8%

Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	29,144	77.6%	30,039	74.0%	30,129	72.1%
Black Alone	4,080	10.9%	4,562	11.2%	4,743	11.4%
American Indian Alone	206	0.5%	237	0.6%	253	0.6%
Asian Alone	711	1.9%	915	2.3%	1,028	2.5%
Pacific Islander Alone	43	0.1%	43	0.1%	43	0.1%
Some Other Race Alone	2,297	6.1%	3,306	8.1%	3,910	9.4%
Two or More Races	1,052	2.8%	1,465	3.6%	1,670	4.0%
Hispanic Origin (Any Race)	6,803	18.1%	9,612	23.7%	11,241	26.9%

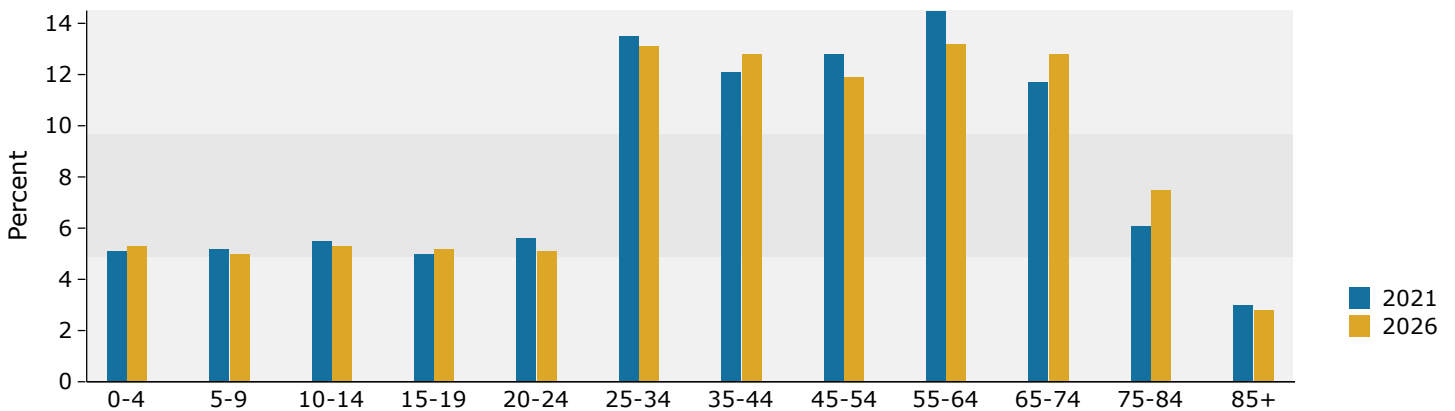
Data Note: Income is expressed in current dollars.

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

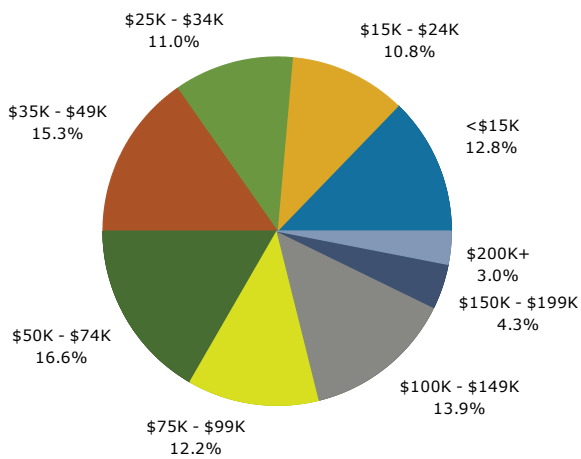
Trends 2021-2026



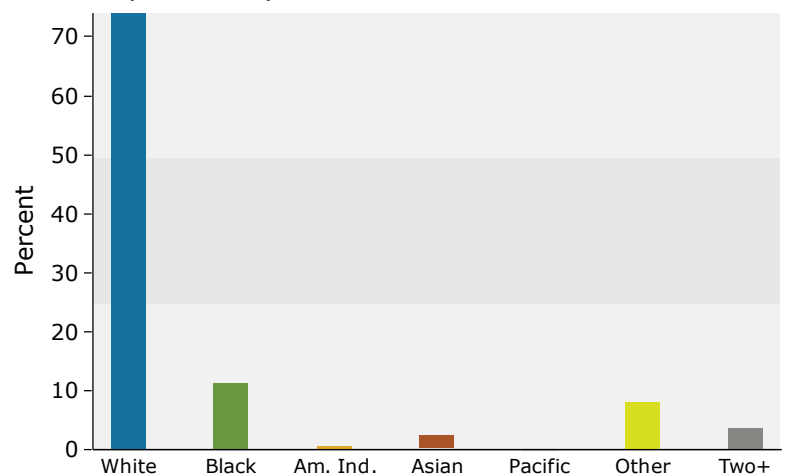
Population by Age



2021 Household Income



2021 Population by Race



2021 Percent Hispanic Origin: 23.7%



Demographic and Income Profile

Drew Street Properties
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Summary	Census 2010	2021	2026
Population	152,396	162,818	167,609
Households	69,477	73,446	75,459
Families	37,312	38,996	39,947
Average Household Size	2.13	2.16	2.16
Owner Occupied Housing Units	42,175	44,255	46,173
Renter Occupied Housing Units	27,302	29,191	29,286
Median Age	45.0	48.0	48.6
Trends: 2021-2026 Annual Rate	Area	State	National
Population	0.58%	1.31%	0.71%
Households	0.54%	1.27%	0.71%
Families	0.48%	1.22%	0.64%
Owner HHs	0.85%	1.45%	0.91%
Median Household Income	2.28%	2.38%	2.41%

Households by Income	2021		2026	
	Number	Percent	Number	Percent
<\$15,000	9,089	12.4%	8,083	10.7%
\$15,000 - \$24,999	7,939	10.8%	6,985	9.3%
\$25,000 - \$34,999	7,928	10.8%	7,189	9.5%
\$35,000 - \$49,999	12,041	16.4%	11,567	15.3%
\$50,000 - \$74,999	12,575	17.1%	13,358	17.7%
\$75,000 - \$99,999	9,555	13.0%	10,684	14.2%
\$100,000 - \$149,999	9,047	12.3%	10,982	14.6%
\$150,000 - \$199,999	2,856	3.9%	3,700	4.9%
\$200,000+	2,415	3.3%	2,910	3.9%
Median Household Income	\$49,533		\$55,436	
Average Household Income	\$67,745		\$76,906	
Per Capita Income	\$30,560		\$34,576	

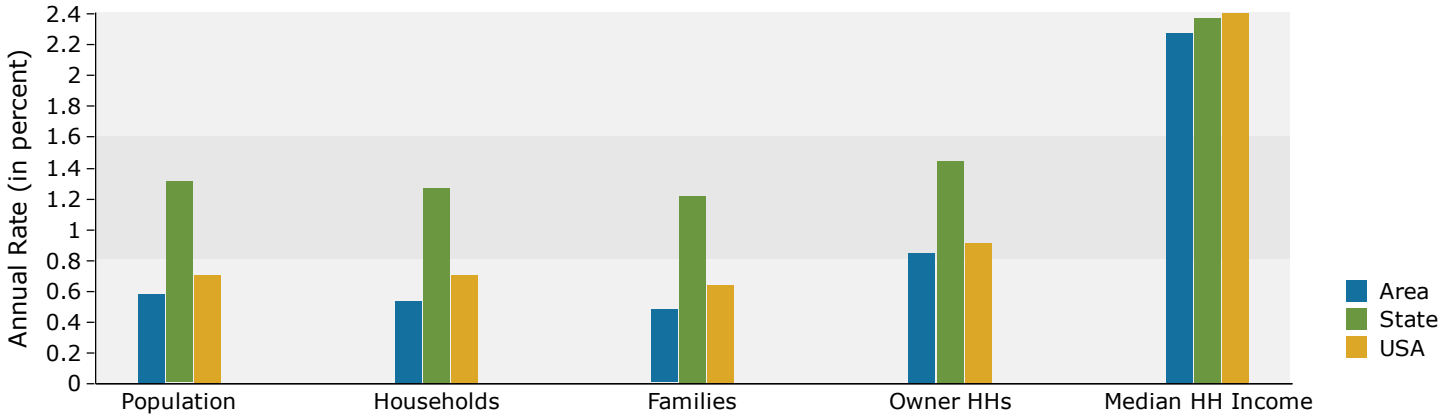
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	7,927	5.2%	7,330	4.5%	7,679	4.6%
5 - 9	7,367	4.8%	7,365	4.5%	7,379	4.4%
10 - 14	7,557	5.0%	7,652	4.7%	7,562	4.5%
15 - 19	8,030	5.3%	7,352	4.5%	7,625	4.5%
20 - 24	8,756	5.7%	8,437	5.2%	8,350	5.0%
25 - 34	18,317	12.0%	19,458	12.0%	19,181	11.4%
35 - 44	18,250	12.0%	18,407	11.3%	19,407	11.6%
45 - 54	22,582	14.8%	18,987	11.7%	18,431	11.0%
55 - 64	20,075	13.2%	23,347	14.3%	22,016	13.1%
65 - 74	14,997	9.8%	22,161	13.6%	24,009	14.3%
75 - 84	11,976	7.9%	14,201	8.7%	17,571	10.5%
85+	6,563	4.3%	8,121	5.0%	8,399	5.0%

Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	123,997	81.4%	128,082	78.7%	129,277	77.1%
Black Alone	14,589	9.6%	15,953	9.8%	16,591	9.9%
American Indian Alone	602	0.4%	693	0.4%	741	0.4%
Asian Alone	3,324	2.2%	4,227	2.6%	4,757	2.8%
Pacific Islander Alone	200	0.1%	206	0.1%	212	0.1%
Some Other Race Alone	5,997	3.9%	8,567	5.3%	10,196	6.1%
Two or More Races	3,687	2.4%	5,091	3.1%	5,835	3.5%
Hispanic Origin (Any Race)	20,014	13.1%	28,250	17.4%	33,344	19.9%

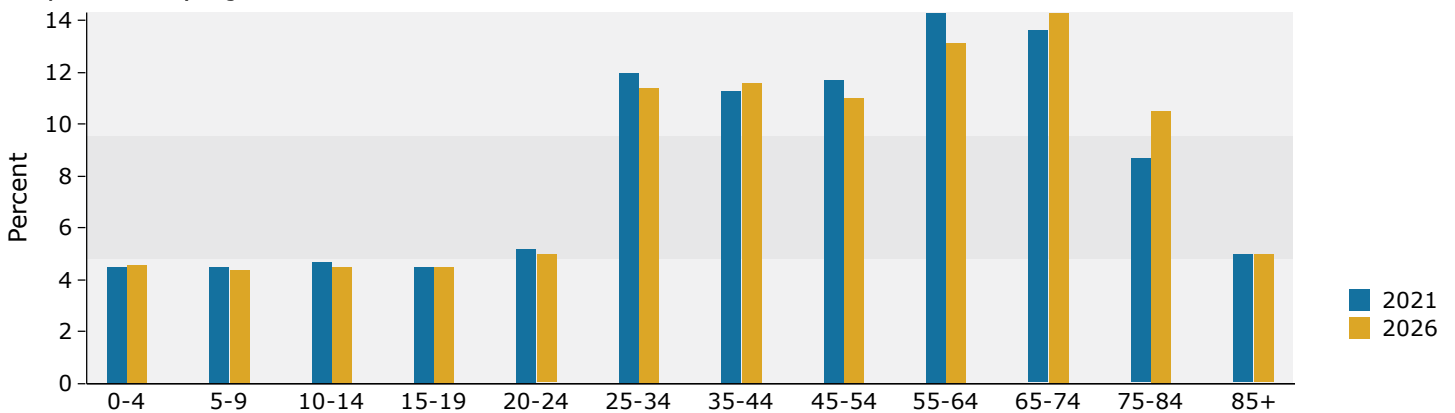
Data Note: Income is expressed in current dollars.

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

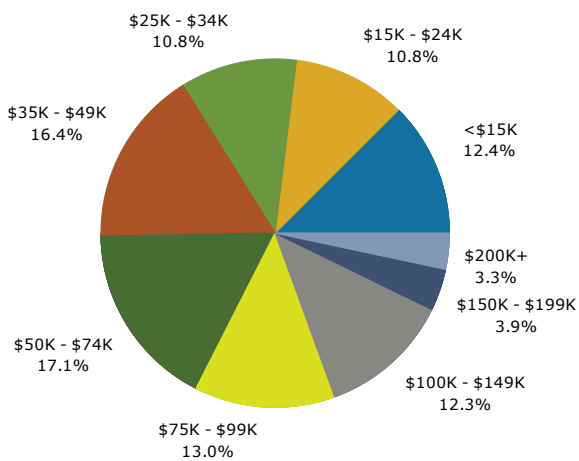
Trends 2021-2026



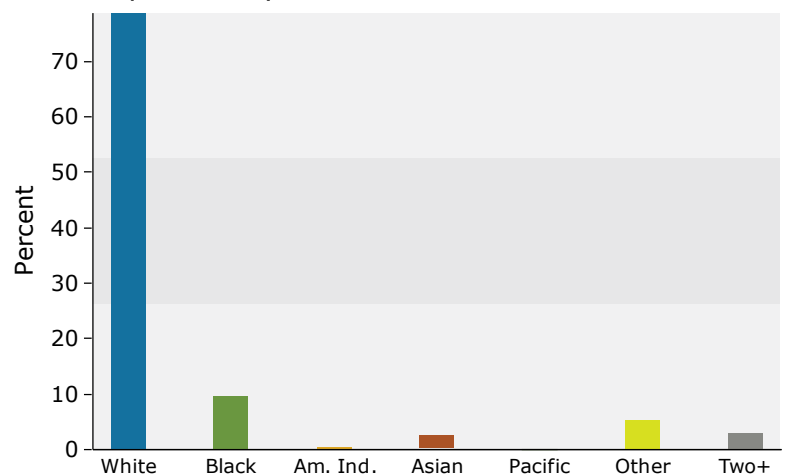
Population by Age



2021 Household Income



2021 Population by Race



2021 Percent Hispanic Origin: 17.4%



Demographic and Income Profile

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Summary	Census 2010	2021	2026
Population	300,231	320,629	330,372
Households	136,408	144,326	148,395
Families	75,551	79,107	81,117
Average Household Size	2.14	2.16	2.17
Owner Occupied Housing Units	89,733	94,291	98,167
Renter Occupied Housing Units	46,675	50,034	50,229
Median Age	46.2	49.8	50.5
Trends: 2021-2026 Annual Rate	Area	State	National
Population	0.60%	1.31%	0.71%
Households	0.56%	1.27%	0.71%
Families	0.50%	1.22%	0.64%
Owner HHs	0.81%	1.45%	0.91%
Median Household Income	2.36%	2.38%	2.41%

Households by Income	2021		2026	
	Number	Percent	Number	Percent
<\$15,000	15,535	10.8%	13,549	9.1%
\$15,000 - \$24,999	14,570	10.1%	12,570	8.5%
\$25,000 - \$34,999	14,989	10.4%	13,626	9.2%
\$35,000 - \$49,999	22,917	15.9%	22,035	14.8%
\$50,000 - \$74,999	25,186	17.5%	26,308	17.7%
\$75,000 - \$99,999	19,296	13.4%	21,310	14.4%
\$100,000 - \$149,999	18,320	12.7%	21,932	14.8%
\$150,000 - \$199,999	6,826	4.7%	8,950	6.0%
\$200,000+	6,687	4.6%	8,115	5.5%
Median Household Income	\$52,913		\$59,462	
Average Household Income	\$74,277		\$84,664	
Per Capita Income	\$33,579		\$38,154	

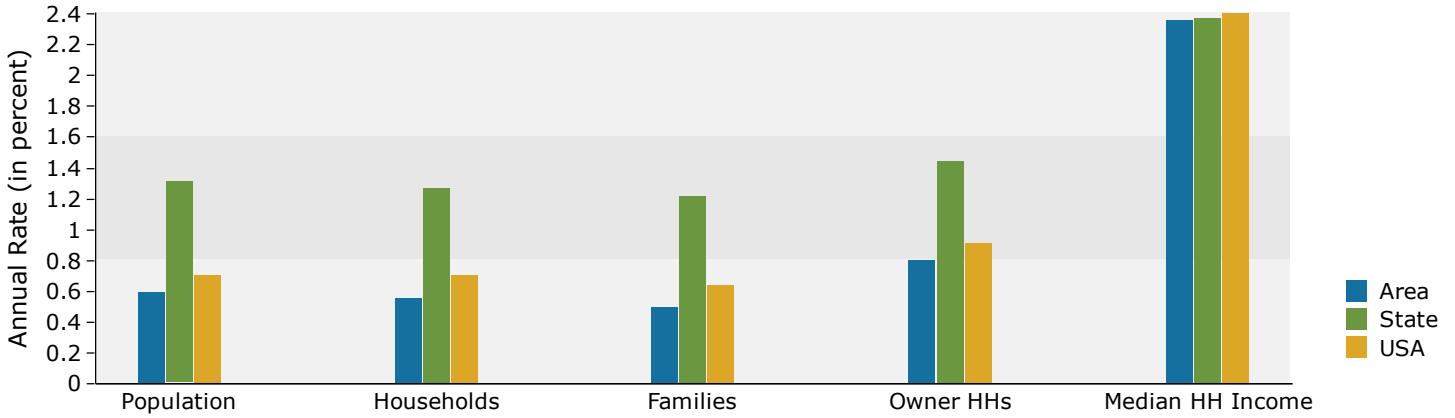
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	14,195	4.7%	13,133	4.1%	13,749	4.2%
5 - 9	13,814	4.6%	13,395	4.2%	13,526	4.1%
10 - 14	14,722	4.9%	14,283	4.5%	14,114	4.3%
15 - 19	15,709	5.2%	14,141	4.4%	14,424	4.4%
20 - 24	16,103	5.4%	15,710	4.9%	15,381	4.7%
25 - 34	34,182	11.4%	36,857	11.5%	36,389	11.0%
35 - 44	35,705	11.9%	35,369	11.0%	37,585	11.4%
45 - 54	46,219	15.4%	38,069	11.9%	36,540	11.1%
55 - 64	42,820	14.3%	48,980	15.3%	45,861	13.9%
65 - 74	31,970	10.6%	47,082	14.7%	50,916	15.4%
75 - 84	23,194	7.7%	29,007	9.0%	36,352	11.0%
85+	11,600	3.9%	14,603	4.6%	15,533	4.7%

Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	253,096	84.3%	261,904	81.7%	264,938	80.2%
Black Alone	21,763	7.2%	24,043	7.5%	25,166	7.6%
American Indian Alone	1,109	0.4%	1,270	0.4%	1,363	0.4%
Asian Alone	7,723	2.6%	9,973	3.1%	11,293	3.4%
Pacific Islander Alone	396	0.1%	420	0.1%	449	0.1%
Some Other Race Alone	9,309	3.1%	13,467	4.2%	16,125	4.9%
Two or More Races	6,835	2.3%	9,552	3.0%	11,038	3.3%
Hispanic Origin (Any Race)	32,199	10.7%	46,185	14.4%	55,007	16.7%

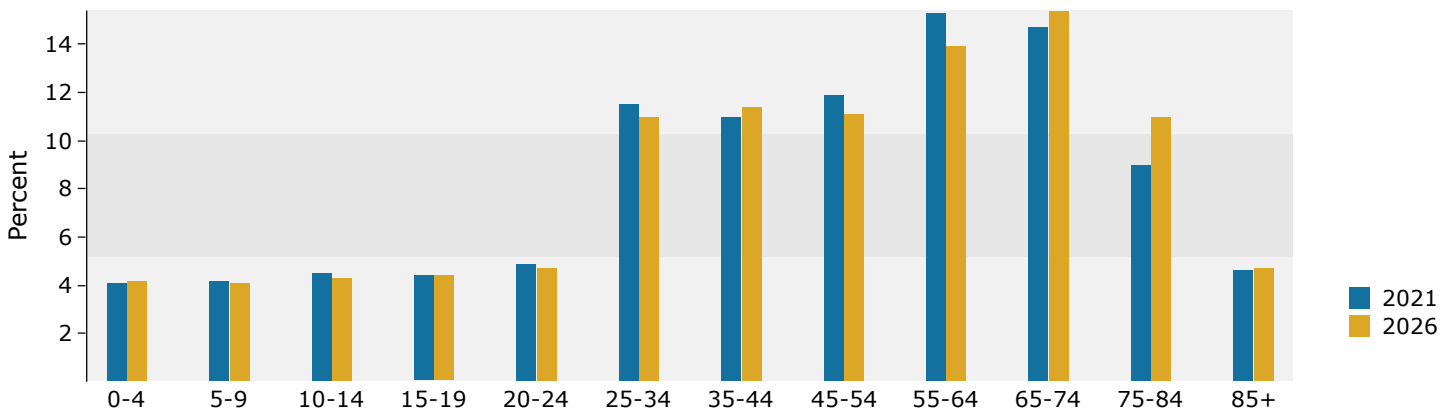
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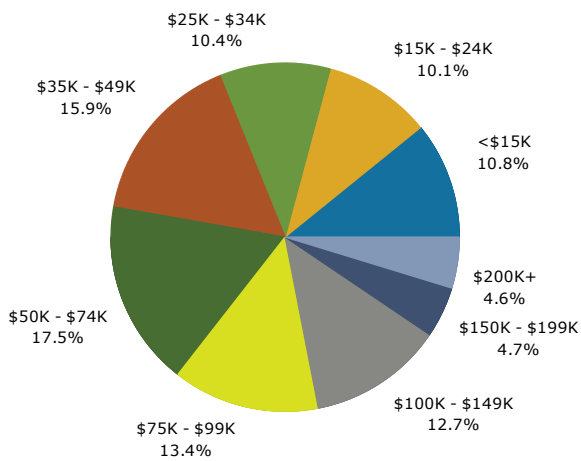
Trends 2021-2026



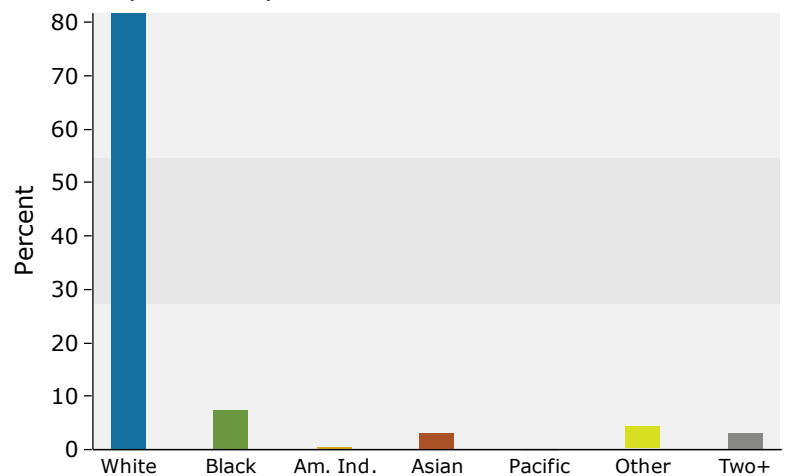
Population by Age



2021 Household Income



2021 Population by Race



2021 Percent Hispanic Origin: 14.4%