



# Demographic and Income Profile

Pinellas Groves Plaza  
 2401 E Bay Dr, Largo, Florida, 33771  
 Drive Time: 5 minute radius

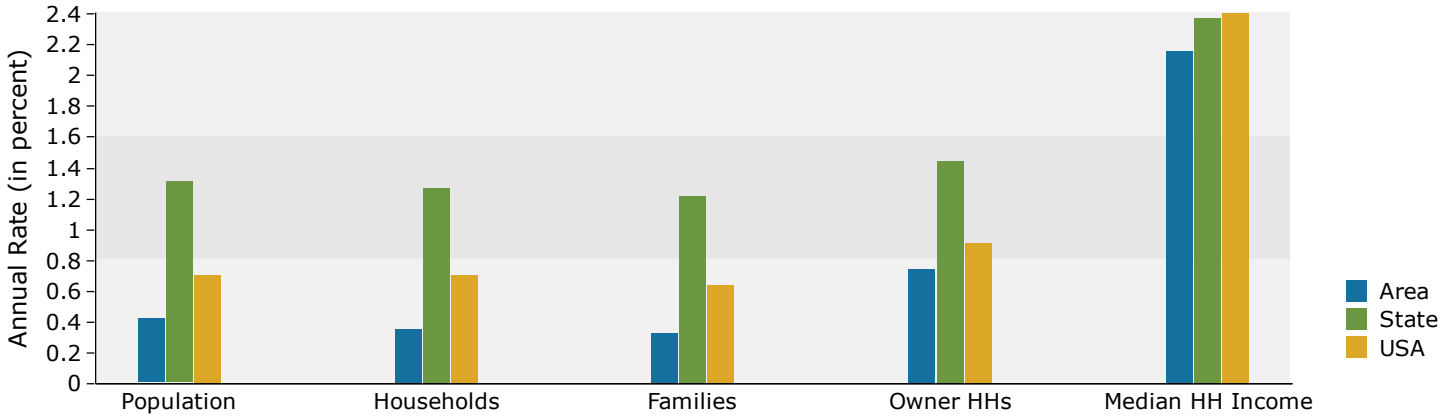
Prepared by Esri  
 Latitude: 27.91645  
 Longitude: -82.76223

Summary	Census 2010		2021		2026	
Population	37,228		38,303		39,115	
Households	17,674		17,982		18,306	
Families	9,517		9,623		9,785	
Average Household Size	2.08		2.11		2.11	
Owner Occupied Housing Units	11,120		11,539		11,976	
Renter Occupied Housing Units	6,554		6,443		6,330	
Median Age	47.7		52.3		53.9	
Trends: 2021-2026 Annual Rate	Area		State		National	
Population	0.42%		1.31%		0.71%	
Households	0.36%		1.27%		0.71%	
Families	0.33%		1.22%		0.64%	
Owner HHs	0.75%		1.45%		0.91%	
Median Household Income	2.16%		2.38%		2.41%	
Households by Income	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	1,916	10.7%	1,653	10.7%	1,653	9.0%
\$15,000 - \$24,999	1,855	10.3%	1,599	10.3%	1,599	8.7%
\$25,000 - \$34,999	2,007	11.2%	1,815	11.2%	1,815	9.9%
\$35,000 - \$49,999	3,132	17.4%	2,901	17.4%	2,901	15.8%
\$50,000 - \$74,999	3,419	19.0%	3,618	19.0%	3,618	19.8%
\$75,000 - \$99,999	2,755	15.3%	3,163	15.3%	3,163	17.3%
\$100,000 - \$149,999	1,961	10.9%	2,367	10.9%	2,367	12.9%
\$150,000 - \$199,999	571	3.2%	754	3.2%	754	4.1%
\$200,000+	365	2.0%	435	2.0%	435	2.4%
Median Household Income			\$50,383		\$56,068	
Average Household Income			\$64,044		\$72,509	
Per Capita Income			\$30,198		\$34,081	
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,642	4.4%	1,433	3.7%	1,460	3.7%
5 - 9	1,609	4.3%	1,460	3.8%	1,444	3.7%
10 - 14	1,650	4.4%	1,574	4.1%	1,523	3.9%
15 - 19	1,845	5.0%	1,551	4.0%	1,556	4.0%
20 - 24	1,915	5.1%	1,656	4.3%	1,639	4.2%
25 - 34	4,202	11.3%	4,121	10.8%	3,839	9.8%
35 - 44	4,278	11.5%	4,198	11.0%	4,345	11.1%
45 - 54	5,541	14.9%	4,462	11.6%	4,232	10.8%
55 - 64	5,160	13.9%	5,723	14.9%	5,492	14.0%
65 - 74	4,377	11.8%	5,889	15.4%	6,347	16.2%
75 - 84	3,357	9.0%	4,121	10.8%	4,997	12.8%
85+	1,653	4.4%	2,113	5.5%	2,241	5.7%
Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	32,209	86.5%	32,091	83.8%	32,145	82.2%
Black Alone	1,761	4.7%	1,895	4.9%	1,985	5.1%
American Indian Alone	98	0.3%	107	0.3%	114	0.3%
Asian Alone	1,112	3.0%	1,388	3.6%	1,555	4.0%
Pacific Islander Alone	43	0.1%	43	0.1%	44	0.1%
Some Other Race Alone	1,108	3.0%	1,570	4.1%	1,890	4.8%
Two or More Races	897	2.4%	1,209	3.2%	1,383	3.5%
Hispanic Origin (Any Race)	3,546	9.5%	4,992	13.0%	5,949	15.2%

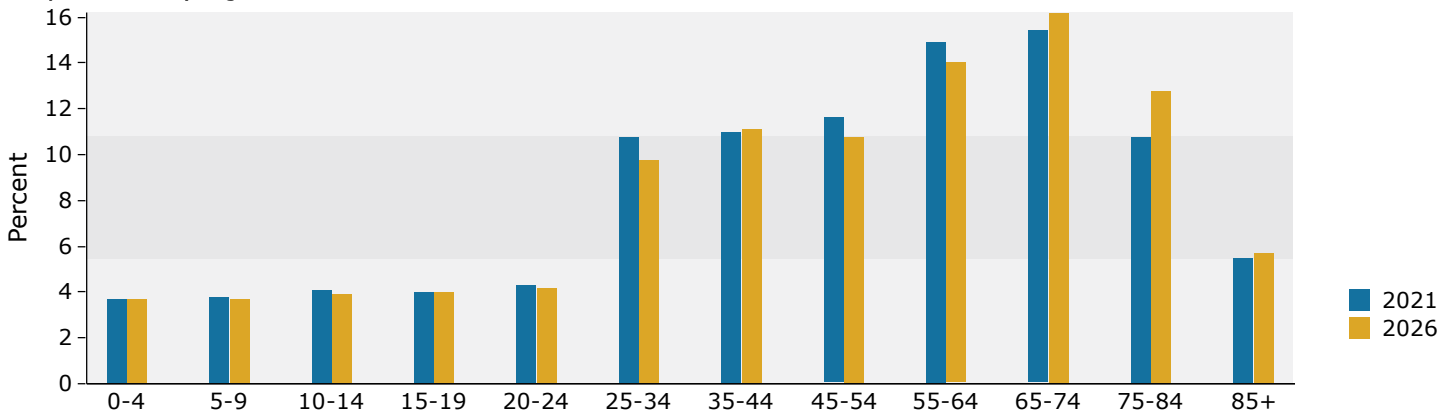
**Data Note:** Income is expressed in current dollars.

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

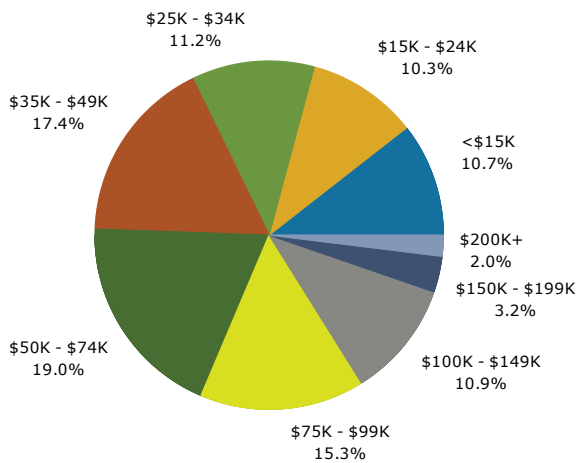
## Trends 2021-2026



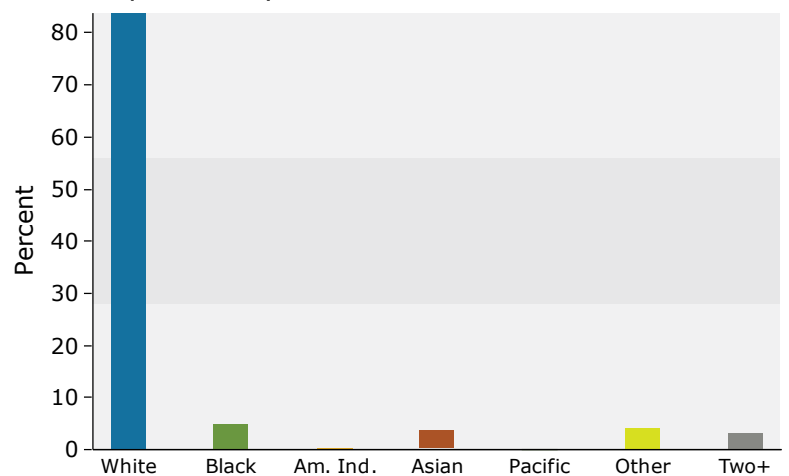
## Population by Age



## 2021 Household Income



## 2021 Population by Race



2021 Percent Hispanic Origin: 13.0%



# Demographic and Income Profile

Pinellas Groves Plaza  
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 Drive Time: 10 minute radius

Prepared by Esri  
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Summary	Census 2010	2021	2026
Population	178,638	191,281	197,507
Households	79,258	83,858	86,340
Families	44,104	46,224	47,476
Average Household Size	2.18	2.21	2.22
Owner Occupied Housing Units	50,751	53,207	55,370
Renter Occupied Housing Units	28,507	30,651	30,970
Median Age	45.0	48.0	48.6
Trends: 2021-2026 Annual Rate	Area	State	National
Population	0.64%	1.31%	0.71%
Households	0.59%	1.27%	0.71%
Families	0.54%	1.22%	0.64%
Owner HHs	0.80%	1.45%	0.91%
Median Household Income	2.32%	2.38%	2.41%

Households by Income	2021		2026	
	Number	Percent	Number	Percent
<\$15,000	10,008	11.9%	8,704	10.1%
\$15,000 - \$24,999	8,641	10.3%	7,531	8.7%
\$25,000 - \$34,999	9,235	11.0%	8,534	9.9%
\$35,000 - \$49,999	13,664	16.3%	13,135	15.2%
\$50,000 - \$74,999	14,537	17.3%	15,265	17.7%
\$75,000 - \$99,999	11,686	13.9%	13,063	15.1%
\$100,000 - \$149,999	9,654	11.5%	11,840	13.7%
\$150,000 - \$199,999	3,485	4.2%	4,664	5.4%
\$200,000+	2,948	3.5%	3,605	4.2%
Median Household Income	\$50,438		\$56,561	
Average Household Income	\$68,853		\$78,629	
Per Capita Income	\$30,374		\$34,568	

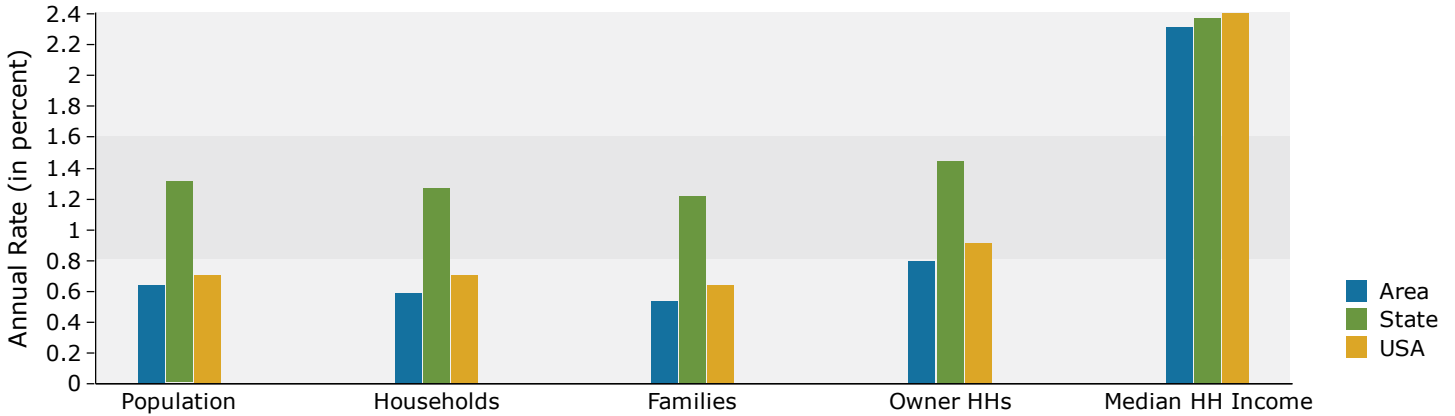
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	8,977	5.0%	8,375	4.4%	8,781	4.4%
5 - 9	8,507	4.8%	8,403	4.4%	8,551	4.3%
10 - 14	8,886	5.0%	8,858	4.6%	8,865	4.5%
15 - 19	9,528	5.3%	8,702	4.5%	9,096	4.6%
20 - 24	10,021	5.6%	9,795	5.1%	9,704	4.9%
25 - 34	21,540	12.1%	22,858	12.0%	22,505	11.4%
35 - 44	21,890	12.3%	22,048	11.5%	23,210	11.8%
45 - 54	27,478	15.4%	23,059	12.1%	22,464	11.4%
55 - 64	24,415	13.7%	28,112	14.7%	26,740	13.5%
65 - 74	18,323	10.3%	26,674	13.9%	28,651	14.5%
75 - 84	12,923	7.2%	16,534	8.6%	20,486	10.4%
85+	6,150	3.4%	7,861	4.1%	8,454	4.3%

Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	148,218	83.0%	153,109	80.0%	154,865	78.4%
Black Alone	13,595	7.6%	15,136	7.9%	15,877	8.0%
American Indian Alone	722	0.4%	819	0.4%	877	0.4%
Asian Alone	5,367	3.0%	6,932	3.6%	7,843	4.0%
Pacific Islander Alone	270	0.2%	293	0.2%	316	0.2%
Some Other Race Alone	6,069	3.4%	8,845	4.6%	10,618	5.4%
Two or More Races	4,398	2.5%	6,147	3.2%	7,110	3.6%
Hispanic Origin (Any Race)	20,172	11.3%	28,992	15.2%	34,559	17.5%

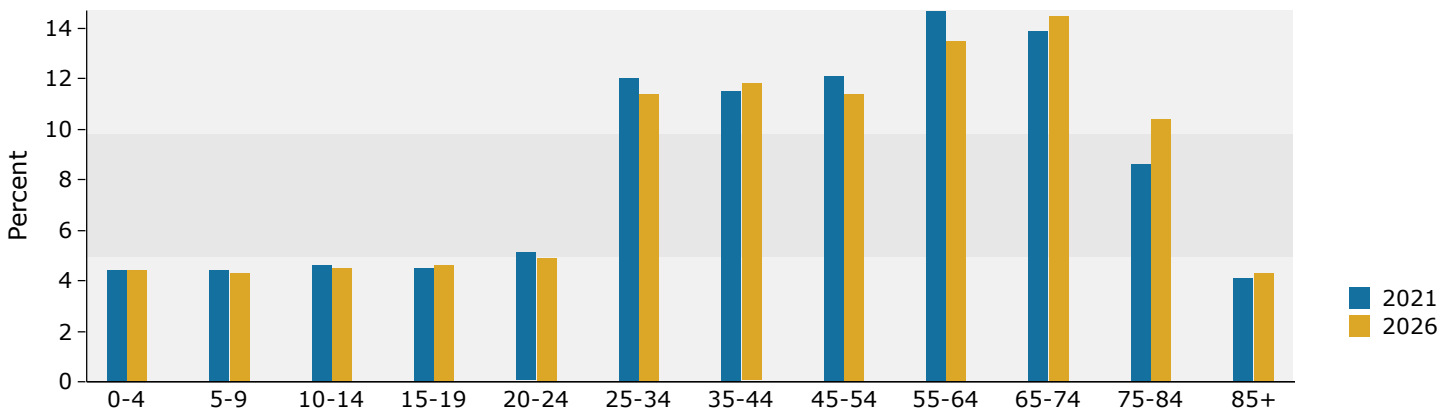
Data Note: Income is expressed in current dollars.

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

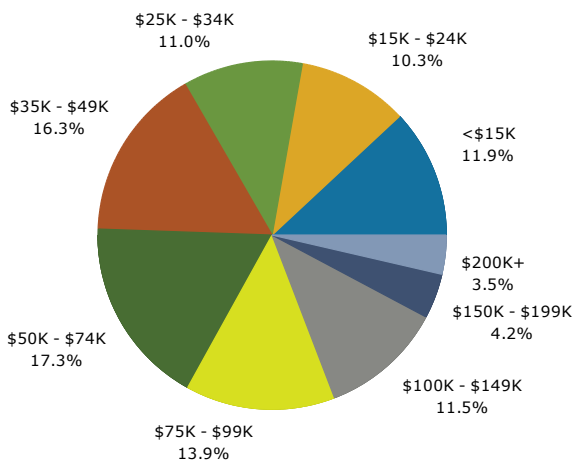
## Trends 2021-2026



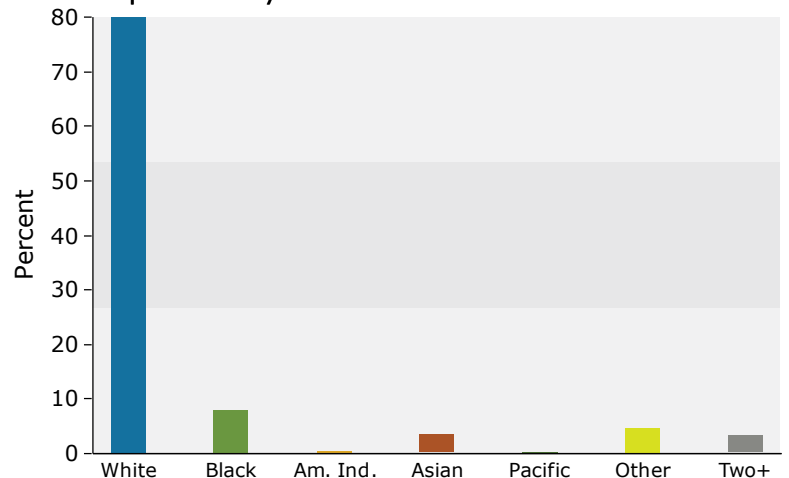
## Population by Age



## 2021 Household Income



## 2021 Population by Race



2021 Percent Hispanic Origin: 15.2%



# Demographic and Income Profile

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Summary	Census 2010	2021	2026
Population	366,975	392,485	405,548
Households	165,650	175,747	181,255
Families	92,530	97,127	99,888
Average Household Size	2.16	2.18	2.19
Owner Occupied Housing Units	110,922	116,787	121,572
Renter Occupied Housing Units	54,728	58,960	59,683
Median Age	45.9	49.5	50.1
Trends: 2021-2026 Annual Rate	Area	State	National
Population	0.66%	1.31%	0.71%
Households	0.62%	1.27%	0.71%
Families	0.56%	1.22%	0.64%
Owner HHs	0.81%	1.45%	0.91%
Median Household Income	2.42%	2.38%	2.41%

Households by Income	2021		2026	
	Number	Percent	Number	Percent
<\$15,000	19,494	11.1%	16,921	9.3%
\$15,000 - \$24,999	17,161	9.8%	14,647	8.1%
\$25,000 - \$34,999	18,349	10.4%	16,717	9.2%
\$35,000 - \$49,999	27,410	15.6%	26,444	14.6%
\$50,000 - \$74,999	31,188	17.7%	32,586	18.0%
\$75,000 - \$99,999	24,529	14.0%	27,243	15.0%
\$100,000 - \$149,999	21,937	12.5%	26,813	14.8%
\$150,000 - \$199,999	7,725	4.4%	10,234	5.6%
\$200,000+	7,955	4.5%	9,651	5.3%
Median Household Income	\$53,097		\$59,830	
Average Household Income	\$73,645		\$84,082	
Per Capita Income	\$33,043		\$37,637	

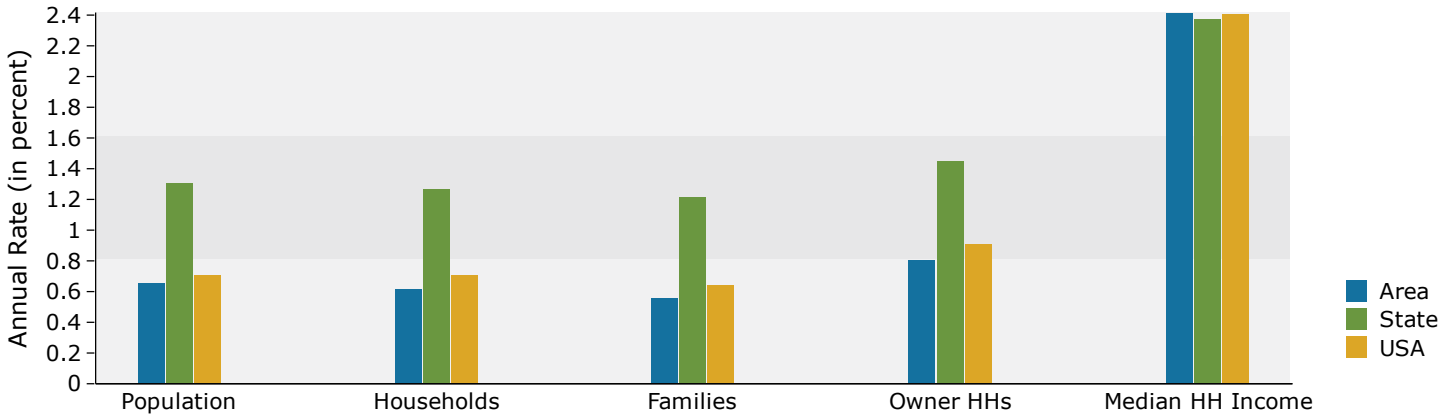
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	17,610	4.8%	16,337	4.2%	17,111	4.2%
5 - 9	17,409	4.7%	16,772	4.3%	17,022	4.2%
10 - 14	18,195	5.0%	17,796	4.5%	17,736	4.4%
15 - 19	19,490	5.3%	17,554	4.5%	18,045	4.4%
20 - 24	19,468	5.3%	19,176	4.9%	18,812	4.6%
25 - 34	41,968	11.4%	45,055	11.5%	45,002	11.1%
35 - 44	44,069	12.0%	43,615	11.1%	46,011	11.3%
45 - 54	55,757	15.2%	46,633	11.9%	44,948	11.1%
55 - 64	51,301	14.0%	58,811	15.0%	55,970	13.8%
65 - 74	39,017	10.6%	57,065	14.5%	61,311	15.1%
75 - 84	28,475	7.8%	35,608	9.1%	44,413	11.0%
85+	14,217	3.9%	18,062	4.6%	19,167	4.7%

Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	307,869	83.9%	318,771	81.2%	323,162	79.7%
Black Alone	26,065	7.1%	28,846	7.3%	30,279	7.5%
American Indian Alone	1,379	0.4%	1,559	0.4%	1,660	0.4%
Asian Alone	11,745	3.2%	15,062	3.8%	17,074	4.2%
Pacific Islander Alone	460	0.1%	492	0.1%	530	0.1%
Some Other Race Alone	10,980	3.0%	15,937	4.1%	19,173	4.7%
Two or More Races	8,478	2.3%	11,818	3.0%	13,669	3.4%
Hispanic Origin (Any Race)	37,928	10.3%	54,478	13.9%	65,100	16.1%

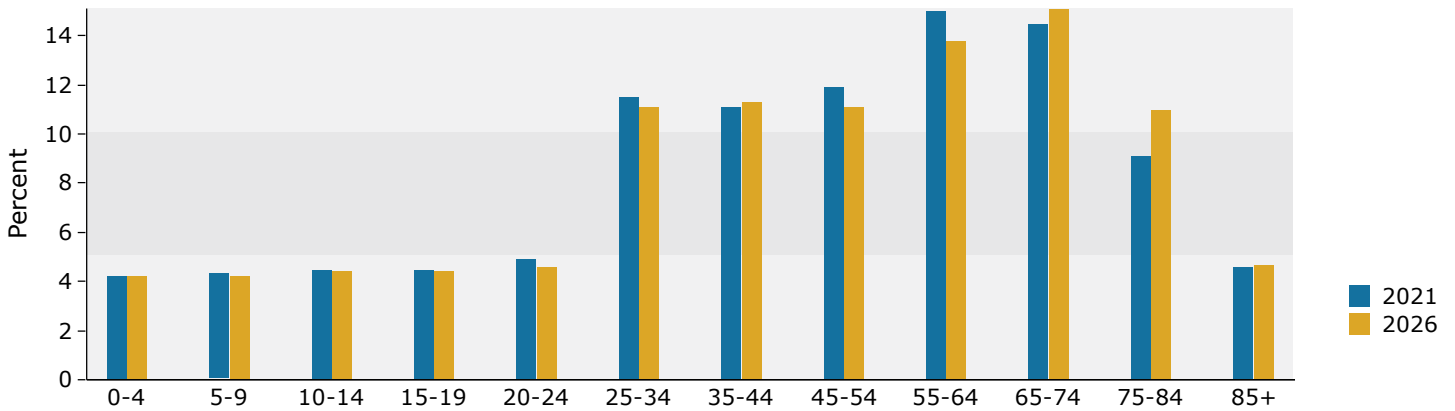
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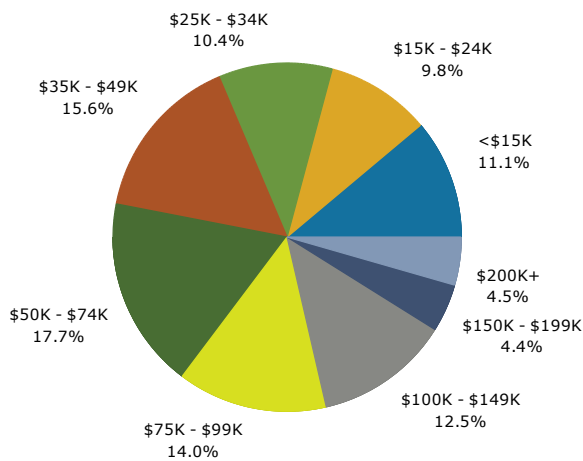
## Trends 2021-2026



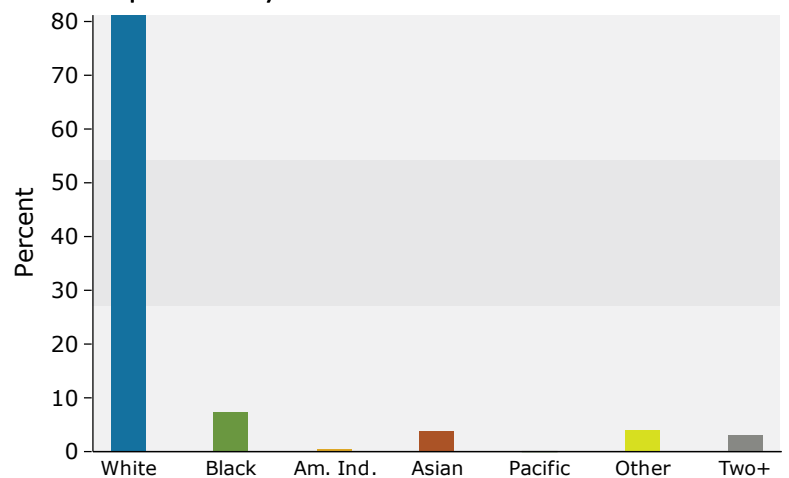
## Population by Age



## 2021 Household Income



## 2021 Population by Race



2021 Percent Hispanic Origin: 13.9%