

Demographic Detail Report

Cypress Point Shopping Center

25959 US Hwy 19 N, Clearwater, FL 33763

Building Type: **Shopping Center** Total Available: **7,887 SF**
 Center Type: **Neighborhood Center** % Leased: **96.49%**
 Center GLA: **167,280 SF** Rent/SF/Yr: **-**
 Year Built: **1983**



Radius	3 Mile		5 Mile		10 Mile	
Population						
2021 Projection	99,789		230,081		579,650	
2016 Estimate	97,309		223,850		560,091	
2010 Census	97,436		221,565		538,907	
Growth 2016 - 2021	2.55%		2.78%		3.49%	
Growth 2010 - 2016	-0.13%		1.03%		3.93%	
2016 Population by Age						
	97,309		223,850		560,091	
Age 0 - 4	4,494	4.62%	11,027	4.93%	28,277	5.05%
Age 5 - 9	4,314	4.43%	10,489	4.69%	27,239	4.86%
Age 10 - 14	4,443	4.57%	10,771	4.81%	28,003	5.00%
Age 15 - 19	4,539	4.66%	11,054	4.94%	28,494	5.09%
Age 20 - 24	4,802	4.93%	11,800	5.27%	29,844	5.33%
Age 25 - 29	5,086	5.23%	12,670	5.66%	31,900	5.70%
Age 30 - 34	5,201	5.34%	12,833	5.73%	32,549	5.81%
Age 35 - 39	4,988	5.13%	12,119	5.41%	31,408	5.61%
Age 40 - 44	5,222	5.37%	12,580	5.62%	33,344	5.95%
Age 45 - 49	5,819	5.98%	13,957	6.23%	36,665	6.55%
Age 50 - 54	6,898	7.09%	16,376	7.32%	41,705	7.45%
Age 55 - 59	7,402	7.61%	17,294	7.73%	42,817	7.64%
Age 60 - 64	7,311	7.51%	16,426	7.34%	40,061	7.15%
Age 65 - 69	7,058	7.25%	15,082	6.74%	36,614	6.54%
Age 70 - 74	6,106	6.27%	12,474	5.57%	30,070	5.37%
Age 75 - 79	4,849	4.98%	9,609	4.29%	22,833	4.08%
Age 80 - 84	3,774	3.88%	7,366	3.29%	16,994	3.03%
Age 85+	5,004	5.14%	9,924	4.43%	21,273	3.80%
Age 65+	26,791	27.53%	54,455	24.33%	127,784	22.81%
Median Age	49.80		47.40		46.20	
Average Age	46.50		44.90		44.00	

Demographic Detail Report

Cypress Point Shopping Center

25959 US Hwy 19 N, Clearwater, FL 33763

Radius	3 Mile		5 Mile		10 Mile	
2016 Population By Race	97,309		223,850		560,091	
White	87,497	89.92%	196,547	87.80%	486,582	86.88%
Black	4,784	4.92%	15,527	6.94%	38,487	6.87%
Am. Indian & Alaskan	341	0.35%	893	0.40%	2,283	0.41%
Asian	2,816	2.89%	6,156	2.75%	20,225	3.61%
Hawaiian & Pacific Island	106	0.11%	308	0.14%	802	0.14%
Other	1,765	1.81%	4,419	1.97%	11,711	2.09%
Population by Hispanic Origin	97,309		223,850		560,091	
Non-Hispanic Origin	86,988	89.39%	198,195	88.54%	481,573	85.98%
Hispanic Origin	10,321	10.61%	25,655	11.46%	78,518	14.02%
2016 Median Age, Male	46.90		45.30		44.50	
2016 Average Age, Male	44.50		43.20		42.60	
2016 Median Age, Female	51.90		49.30		47.80	
2016 Average Age, Female	48.30		46.30		45.30	
2016 Population by Occupation Classification	83,145		189,349		470,870	
Civilian Employed	46,051	55.39%	106,280	56.13%	267,747	56.86%
Civilian Unemployed	1,815	2.18%	4,546	2.40%	13,423	2.85%
Civilian Non-Labor Force	35,170	42.30%	78,211	41.31%	189,025	40.14%
Armed Forces	109	0.13%	312	0.16%	675	0.14%
Households by Marital Status						
Married	19,380		42,081		106,927	
Married No Children	13,820		29,418		72,740	
Married w/Children	5,560		12,663		34,187	
2016 Population by Education	78,606		178,660		444,635	
Some High School, No Diploma	6,814	8.67%	16,386	9.17%	42,269	9.51%
High School Grad (Incl Equivalency)	21,635	27.52%	49,641	27.79%	122,465	27.54%
Some College, No Degree	23,801	30.28%	54,391	30.44%	131,689	29.62%
Associate Degree	3,888	4.95%	9,951	5.57%	26,402	5.94%
Bachelor Degree	15,010	19.10%	32,415	18.14%	80,871	18.19%
Advanced Degree	7,458	9.49%	15,876	8.89%	40,939	9.21%

Demographic Detail Report

Cypress Point Shopping Center

25959 US Hwy 19 N, Clearwater, FL 33763

Radius	3 Mile		5 Mile		10 Mile	
2016 Population by Occupation	86,414		198,716		498,879	
Real Estate & Finance	4,173	4.83%	9,121	4.59%	25,913	5.19%
Professional & Management	24,526	28.38%	55,501	27.93%	141,482	28.36%
Public Administration	1,764	2.04%	3,897	1.96%	9,657	1.94%
Education & Health	11,027	12.76%	24,169	12.16%	58,112	11.65%
Services	7,189	8.32%	18,300	9.21%	47,600	9.54%
Information	687	0.80%	1,791	0.90%	5,213	1.04%
Sales	14,101	16.32%	32,046	16.13%	77,736	15.58%
Transportation	700	0.81%	1,964	0.99%	4,264	0.85%
Retail	6,544	7.57%	15,234	7.67%	36,010	7.22%
Wholesale	1,277	1.48%	3,207	1.61%	8,156	1.63%
Manufacturing	3,322	3.84%	7,319	3.68%	19,177	3.84%
Production	3,868	4.48%	8,870	4.46%	22,189	4.45%
Construction	2,856	3.31%	7,129	3.59%	18,216	3.65%
Utilities	1,617	1.87%	3,677	1.85%	9,760	1.96%
Agriculture & Mining	236	0.27%	337	0.17%	946	0.19%
Farming, Fishing, Forestry	175	0.20%	208	0.10%	394	0.08%
Other Services	2,352	2.72%	5,946	2.99%	14,054	2.82%
2016 Worker Travel Time to Job	43,639		100,446		252,127	
<30 Minutes	27,817	63.74%	63,530	63.25%	160,809	63.78%
30-60 Minutes	13,799	31.62%	31,424	31.28%	77,645	30.80%
60+ Minutes	2,023	4.64%	5,492	5.47%	13,673	5.42%
2010 Households by HH Size	45,745		100,535		239,099	
1-Person Households	16,720	36.55%	35,489	35.30%	80,518	33.68%
2-Person Households	17,154	37.50%	36,988	36.79%	88,093	36.84%
3-Person Households	5,705	12.47%	13,314	13.24%	32,718	13.68%
4-Person Households	3,867	8.45%	9,106	9.06%	23,460	9.81%
5-Person Households	1,506	3.29%	3,580	3.56%	9,234	3.86%
6-Person Households	516	1.13%	1,314	1.31%	3,315	1.39%
7 or more Person Households	277	0.61%	744	0.74%	1,761	0.74%
2016 Average Household Size	2.10		2.10		2.20	
Households						
2021 Projection	46,654		104,080		257,061	
2016 Estimate	45,528		101,314		248,398	
2010 Census	45,745		100,536		239,099	
Growth 2016 - 2021	2.47%		2.73%		3.49%	
Growth 2010 - 2016	-0.47%		0.77%		3.89%	

Demographic Detail Report

Cypress Point Shopping Center

25959 US Hwy 19 N, Clearwater, FL 33763

Radius	3 Mile	5 Mile	10 Mile
2016 Households by HH Income	45,528	101,314	248,397
<\$25,000	11,977 26.31%	26,629 26.28%	61,713 24.84%
\$25,000 - \$50,000	12,476 27.40%	27,210 26.86%	66,765 26.88%
\$50,000 - \$75,000	7,883 17.31%	17,579 17.35%	43,332 17.44%
\$75,000 - \$100,000	5,036 11.06%	11,597 11.45%	27,204 10.95%
\$100,000 - \$125,000	3,220 7.07%	7,664 7.56%	19,644 7.91%
\$125,000 - \$150,000	1,875 4.12%	4,178 4.12%	10,050 4.05%
\$150,000 - \$200,000	1,483 3.26%	3,104 3.06%	9,001 3.62%
\$200,000+	1,578 3.47%	3,353 3.31%	10,688 4.30%
2016 Avg Household Income	\$64,468	\$64,207	\$67,966
2016 Med Household Income	\$46,588	\$46,861	\$48,213
2016 Occupied Housing	45,528	101,314	248,398
Owner Occupied	33,081 72.66%	68,708 67.82%	167,652 67.49%
Renter Occupied	12,447 27.34%	32,606 32.18%	80,746 32.51%
2010 Housing Units	47,292	105,303	248,917
1 Unit	26,265 55.54%	60,780 57.72%	143,693 57.73%
2 - 4 Units	3,522 7.45%	8,734 8.29%	20,272 8.14%
5 - 19 Units	8,075 17.07%	17,007 16.15%	44,266 17.78%
20+ Units	9,430 19.94%	18,782 17.84%	40,686 16.35%
2016 Housing Value	33,081	68,709	167,651
<\$100,000	11,826 35.75%	22,672 33.00%	54,420 32.46%
\$100,000 - \$200,000	10,448 31.58%	23,486 34.18%	51,436 30.68%
\$200,000 - \$300,000	5,820 17.59%	12,917 18.80%	30,473 18.18%
\$300,000 - \$400,000	2,676 8.09%	5,339 7.77%	14,978 8.93%
\$400,000 - \$500,000	1,120 3.39%	2,061 3.00%	5,984 3.57%
\$500,000 - \$1,000,000	1,053 3.18%	1,953 2.84%	8,578 5.12%
\$1,000,000+	138 0.42%	281 0.41%	1,782 1.06%
2016 Median Home Value	\$145,123	\$149,742	\$157,169
2016 Housing Units by Yr Built	52,061	116,235	284,964
Built 2010+	850 1.63%	2,335 2.01%	8,770 3.08%
Built 2000 - 2010	2,599 4.99%	6,913 5.95%	32,355 11.35%
Built 1990 - 1999	5,544 10.65%	13,147 11.31%	38,159 13.39%
Built 1980 - 1989	16,321 31.35%	32,143 27.65%	69,093 24.25%
Built 1970 - 1979	18,564 35.66%	31,182 26.83%	72,397 25.41%
Built 1960 - 1969	4,973 9.55%	15,055 12.95%	33,289 11.68%
Built 1950 - 1959	2,445 4.70%	11,129 9.57%	22,036 7.73%
Built <1949	765 1.47%	4,331 3.73%	8,865 3.11%
2016 Median Year Built	1979	1978	1980