

Population and Household Growth Trends

Block Group Summary Method: <i>Boundary Area Weighted</i>	1990 Census	2000 Census	2005 Estimate**	2010 Projection**
3 Mile Riverview Towncentre				
Population	18,689	28,294	37,206	45,815
Change (# Numerical)		9,605	8,912	8,609
Change (% Percent)		51.4%	31.5%	23.1%
Annual Change (# Numerical)		961	1,782	1,722
Annual Change (% Percent)		5.1%	6.3%	4.6%
Households	6,937	10,543	13,820	16,960
Change (# Numerical)		3,606	3,277	3,141
Change (% Percent)		52.0%	31.1%	22.7%
Annual Change (# Numerical)		361	655	628
Annual Change (% Percent)		5.2%	6.2%	4.5%
Median Age	34.7	36.8	37.4	38.2
Average Household Size	0.00	2.67	2.68	2.69
Median Household Income	\$29,664	\$47,858	\$55,122	\$62,907
Average Household Income	\$34,993	\$56,312	\$66,639	\$76,623
Median Home Value (\$)	\$0	\$94,354	\$136,559	\$166,894
Owner Occupied Housing Units	5,461 78.7%	8,187 77.7%	10,669 77.2%	13,050 76.9%
Renter Occupied Housing Units	1,476 21.3%	2,356 22.3%	3,151 22.8%	3,911 23.1%
Households w/ 1 Person		2,051 19.5%	2,705 19.6%	3,359 19.8%
Households w/ 2 Persons		3,806 36.1%	4,914 35.6%	5,943 35.0%
Households w/ 3-5 Persons		4,325 41.0%	5,704 41.3%	7,008 41.3%
Households w/ 6+ Persons		361 3.4%	496 3.6%	650 3.8%
Tampa				
Population	2,161,474	2,514,082	2,722,426	2,945,565
Change (# Numerical)		352,608	208,344	223,139
Change (% Percent)		16.3%	8.3%	8.2%
Annual Change (# Numerical)		35,261	41,669	44,628
Annual Change (% Percent)		1.6%	1.7%	1.6%
Households	910,054	1,061,950	1,148,572	1,240,958
Change (# Numerical)		151,896	86,622	92,386
Change (% Percent)		16.7%	8.2%	8.0%
Annual Change (# Numerical)		15,190	17,324	18,477
Annual Change (% Percent)		1.7%	1.6%	1.6%
Median Age	41.4	41.7	41.9	43.2
Average Household Size	0.00	2.32	2.32	2.33
Median Household Income	\$27,424	\$40,085	\$46,117	\$52,267
Average Household Income	\$33,460	\$50,508	\$58,160	\$66,070
Median Home Value (\$)	\$0	\$92,795	\$136,116	\$167,775
Owner Occupied Housing Units	636,259 69.9%	759,415 71.5%	825,401 71.9%	895,084 72.1%
Renter Occupied Housing Units	273,795 30.1%	302,535 28.5%	323,171 28.1%	345,874 27.9%
Households w/ 1 Person		313,684 29.5%	340,330 29.6%	369,249 29.8%
Households w/ 2 Persons		404,467 38.1%	433,419 37.7%	464,185 37.4%
Households w/ 3-5 Persons		317,437 29.9%	346,004 30.1%	375,620 30.3%
Households w/ 6+ Persons		26,362 2.5%	28,819 2.5%	31,904 2.6%
TMA Market Share				
Population	0.9%	1.1%	1.4%	1.6%
Households	0.8%	1.0%	1.2%	1.4%

**Source: Claritas



Age Distribution of Population

<i>Block Group</i> <i>Summary Method: Boundary Area Weighted</i>	1990 Census		2000 Census		2005 Estimate**		2010 Projection**	
	Population	%	Population	%	Population	%	Population	%
3 Mile Riverview Towncentre								
Population By Age Group								
0-24	6,328	33.9%	9,720	34.4%	13,375	35.9%	16,507	36.0%
25-34	3,311	17.7%	4,002	14.1%	4,332	11.6%	4,833	10.5%
35-44	2,906	15.6%	5,056	17.9%	6,110	16.4%	6,538	14.3%
45-54	2,106	11.3%	4,482	15.8%	5,364	14.4%	6,970	15.2%
55-59	828	4.4%	1,373	4.9%	2,158	5.8%	2,821	6.2%
60-64	881	4.7%	1,141	4.0%	1,702	4.6%	2,563	5.6%
65-74	1,539	8.2%	1,860	6.6%	2,467	6.6%	3,312	7.2%
75+	790	4.2%	1,275	4.5%	1,696	4.6%	2,271	5.0%
Total	18,689	100.0%	28,294	100.0%	37,206	100.0%	46,815	100.0%
Annual Change								
0-24			339	5.4%	731	7.5%	626	4.7%
25-34			69	2.1%	66	1.6%	100	2.3%
35-44			215	7.4%	211	4.2%	86	1.4%
45-54			238	11.3%	176	3.9%	321	6.0%
55-59			55	6.6%	157	11.4%	132	6.1%
60-64			26	2.9%	112	9.8%	172	10.1%
65-74			32	2.1%	121	6.5%	169	6.8%
75+			48	6.1%	84	6.6%	115	6.8%
Total			961	5.1%	1,782	6.3%	1,722	4.6%
Median Age	34.7		36.8		37.4		38.2	

Tampa								
Population By Age Group								
0-24	622,037	28.8%	730,046	29.0%	820,566	30.1%	876,990	29.8%
25-34	336,094	15.5%	315,280	12.5%	315,420	11.6%	321,355	10.9%
35-44	295,857	13.7%	385,652	15.3%	385,533	14.2%	372,811	12.7%
45-54	211,310	9.8%	354,349	14.1%	381,044	14.0%	420,940	14.3%
55-59	98,832	4.6%	133,089	5.3%	163,665	6.0%	188,035	6.4%
60-64	122,389	5.7%	118,788	4.7%	143,699	5.3%	176,979	6.0%
65-74	269,820	12.5%	246,893	9.8%	248,293	9.1%	292,514	9.9%
75+	205,135	9.5%	251,109	10.0%	264,206	9.7%	295,941	10.0%
Total	2,161,474	100.0%	2,514,082	100.0%	2,722,426	100.0%	2,945,565	100.0%
Annual Change								
0-24			10,801	1.7%	18,104	2.5%	11,285	1.4%
25-34			-2,081	-0.6%	28	0.0%	1,187	0.4%
35-44			8,980	3.0%	-24	0.0%	-2,544	-0.7%
45-54			14,304	6.8%	5,339	1.5%	7,979	2.1%
55-59			3,426	3.5%	6,115	4.6%	4,874	3.0%
60-64			-360	-0.3%	4,982	4.2%	6,656	4.6%
65-74			-2,293	-0.8%	280	0.1%	8,844	3.6%
75+			4,597	2.2%	2,619	1.0%	6,347	2.4%
Total			35,261	1.6%	41,669	1.7%	44,628	1.6%
Median Age	41.4		41.7		41.9		43.2	

**Source: Claritas



Income Distribution of Households

<i>Block Group</i> <i>Summary Method: <u>Boundary Area Weighted</u></i>	1990 Census		2000 Census		2005 Estimate**		2010 Projection**	
	Households	%	Households	%	Households	%	Households	%
3 Mile Riverview Towncentre								
Households By Annual Income								
Less than \$25,000	3,037	43.8%	2,441	23.1%	2,743	19.9%	2,876	17.0%
\$25,000-\$34,999	1,186	17.1%	1,407	13.3%	1,449	10.5%	1,537	9.1%
\$35,000-\$49,999	1,259	18.1%	1,966	18.6%	2,346	17.0%	2,577	15.2%
\$50,000-\$74,999	1,009	14.5%	2,183	20.7%	3,041	22.0%	3,636	21.4%
\$75,000-\$99,999	355	5.1%	1,332	12.6%	1,715	12.4%	2,281	13.4%
\$100,000-\$149,999	59	0.9%	817	7.7%	1,715	12.4%	2,636	15.5%
\$150,000 and Over	48	0.7%	410	3.9%	811	5.9%	1,417	8.4%
Total	6,937	100.0%	10,543	100.0%	13,820	100.0%	16,960	100.0%
Annual Change								
Less than \$25,000			-60	-2.0%	61	2.5%	27	1.0%
\$25,000-\$34,999			22	1.9%	8	0.6%	18	1.2%
\$35,000-\$49,999			71	5.6%	76	3.9%	46	2.0%
\$50,000-\$74,999			117	11.6%	172	7.9%	119	3.9%
\$75,000-\$99,999			98	27.5%	77	5.8%	113	6.6%
\$100,000-\$149,999			76	127.3%	180	22.0%	184	10.8%
\$150,000 and Over			36	74.6%	80	19.6%	121	15.0%
Total			361	5.2%	655	6.2%	628	4.5%
Median Household Income	\$29,664		\$47,858		\$55,122		\$62,907	
Average Household Income	\$34,993		\$56,312		\$66,639		\$76,623	

Tampa								
Households By Annual Income								
Less than \$25,000	440,935	48.5%	339,182	31.9%	310,292	27.0%	289,893	23.4%
\$25,000-\$34,999	156,966	17.2%	160,252	15.1%	158,451	13.8%	153,388	12.4%
\$35,000-\$49,999	151,474	16.6%	188,873	17.8%	200,424	17.4%	208,238	16.8%
\$50,000-\$74,999	103,824	11.4%	190,562	17.9%	216,783	18.9%	238,790	19.2%
\$75,000-\$99,999	31,564	3.5%	85,849	8.1%	111,943	9.7%	135,629	10.9%
\$100,000-\$149,999	16,898	1.9%	60,531	5.7%	95,841	8.3%	132,865	10.7%
\$150,000 and Over	9,844	1.1%	37,204	3.5%	54,838	4.8%	82,155	6.6%
Total	910,054	100.0%	1,061,950	100.0%	1,148,572	100.0%	1,240,958	100.0%
Annual Change								
Less than \$25,000								
\$25,000-\$34,999								
\$35,000-\$49,999								
\$50,000-\$74,999								
\$75,000-\$99,999								
\$100,000-\$149,999								
\$150,000 and Over								
Total			15,190	1.7%	17,324	1.6%	18,477	1.6%
Median Household Income	\$27,424		\$40,085		\$46,117		\$52,267	
Average Household Income	\$33,460		\$50,508		\$58,160		\$66,070	

**Source: Claritas

