

**Population and Household Growth Trends**

<i>Block Group</i> <i>Summary Method: Boundary Area Weighted</i>	<b>1990 Census</b>	<b>2000 Census</b>	<b>2005 Estimate**</b>	<b>2010 Projection**</b>
<b>5 mile Riverview Towncentre</b>				
Population	57,543	84,349	106,037	127,296
Change (# Numerical)		26,806	21,688	21,259
Change (% Percent)		46.6%	25.7%	20.0%
Annual Change (# Numerical)		2,681	4,338	4,252
Annual Change (% Percent)		4.7%	5.1%	4.0%
Households	20,268	30,522	38,689	46,658
Change (# Numerical)		10,254	8,168	7,969
Change (% Percent)		50.6%	26.8%	20.6%
Annual Change (# Numerical)		1,025	1,634	1,594
Annual Change (% Percent)		5.1%	5.4%	4.1%
Median Age	33.0	34.7	35.3	36.4
Average Household Size	0.00	2.75	2.73	2.72
Median Household Income	\$34,981	\$51,753	\$58,189	\$65,055
Average Household Income	\$40,561	\$58,745	\$67,576	\$76,216
Median Home Value (\$)	\$0	\$99,972	\$144,841	\$175,640
Owner Occupied Housing Units	15,548 76.7%	22,599 74.0%	28,295 73.1%	33,863 72.6%
Renter Occupied Housing Units	4,719 23.3%	7,923 26.0%	10,394 26.9%	12,796 27.4%
Households w/ 1 Person		5,678 18.6%	7,453 19.3%	9,243 19.8%
Households w/ 2 Persons		10,278 33.7%	12,942 33.5%	15,481 33.2%
Households w/ 3-5 Persons		13,403 43.9%	16,838 43.5%	20,153 43.2%
Households w/ 6+ Persons		1,163 3.8%	1,456 3.8%	1,782 3.8%
<b>Tampa</b>				
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	41,689	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%
<b>TMA Market Share</b>				
Population	2.7%	3.4%	3.9%	4.3%
Households	2.2%	2.9%	3.4%	3.8%

\*\*Source: Claritas



**Age Distribution of Population**

Block Group Summary Method: <i>Boundary Area Weighted</i>	1990 Census		2000 Census		2005 Estimate**		2010 Projection**	
	Population	%	Population	%	Population	%	Population	%
<b>5 mile Riverview Towncentre</b>								
<b>Population By Age Group</b>								
0-24	21,207	36.9%	30,881	36.6%	39,603	37.3%	46,706	36.7%
25-34	10,314	17.9%	12,573	14.9%	13,960	13.2%	15,679	12.3%
35-44	10,072	17.5%	15,183	18.0%	17,228	16.2%	18,272	14.4%
45-54	6,571	11.4%	13,603	16.1%	15,722	14.8%	19,539	15.3%
55-59	2,241	3.9%	3,882	4.6%	6,066	5.7%	8,020	6.3%
60-64	2,135	3.7%	2,906	3.4%	4,370	4.1%	6,678	5.2%
65-74	3,382	5.9%	4,260	5.1%	5,519	5.2%	7,594	6.0%
75+	1,621	2.8%	2,725	3.2%	3,570	3.4%	4,808	3.8%
<b>Total</b>	<b>57,543</b>	<b>100.0%</b>	<b>84,349</b>	<b>100.0%</b>	<b>106,037</b>	<b>100.0%</b>	<b>127,296</b>	<b>100.0%</b>
<b>Annual Change</b>								
0-24			967	4.6%	1,744	5.6%	1,421	3.6%
25-34			226	2.2%	277	2.2%	344	2.5%
35-44			511	5.1%	409	2.7%	209	1.2%
45-54			703	10.7%	424	3.1%	763	4.9%
55-59			164	7.3%	437	11.3%	391	6.4%
60-64			77	3.6%	293	10.1%	462	10.6%
65-74			88	2.6%	252	5.9%	415	7.5%
75+			110	6.8%	169	6.2%	248	6.9%
<b>Total</b>			<b>2,681</b>	<b>4.7%</b>	<b>4,338</b>	<b>5.1%</b>	<b>4,252</b>	<b>4.0%</b>
<b>Median Age</b>	<b>33.0</b>		<b>34.7</b>		<b>35.3</b>		<b>36.4</b>	

<b>Tampa</b>								
<b>Population By Age Group</b>								
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%
<b>Total</b>	<b>2,161,474</b>	<b>100.0%</b>	<b>2,514,082</b>	<b>100.0%</b>	<b>2,722,426</b>	<b>100.0%</b>	<b>2,945,565</b>	<b>100.0%</b>
<b>Annual Change</b>								
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%
<b>Total</b>			<b>35,261</b>	<b>1.6%</b>	<b>41,669</b>	<b>1.7%</b>	<b>44,628</b>	<b>1.6%</b>
<b>Median Age</b>	<b>41.4</b>		<b>41.7</b>		<b>41.9</b>		<b>43.2</b>	

\*\*Source: Claritas



**Income Distribution of Households**

<i>Block Group</i>	<b>1990 Census</b>		<b>2000 Census</b>		<b>2005 Estimate**</b>		<b>2010 Projection**</b>	
<i>Summary Method: Boundary Area Weighted</i>	Households	%	Households	%	Households	%	Households	%
<b>5 mile Riverview Towncentre</b>								
<b>Households By Annual Income</b>								
Less than \$25,000	7,194	35.5%	5,909	19.4%	6,500	16.8%	6,754	14.5%
\$25,000-\$34,999	3,358	16.6%	3,888	12.7%	4,012	10.4%	4,148	8.9%
\$35,000-\$49,999	4,230	20.9%	5,545	18.2%	6,547	16.9%	7,069	15.2%
\$50,000-\$74,999	3,850	19.0%	7,058	23.1%	8,905	23.0%	10,332	22.1%
\$75,000-\$99,999	1,102	5.4%	4,133	13.5%	5,595	14.5%	7,140	15.3%
\$100,000-\$149,999	399	2.0%	2,820	9.2%	5,151	13.3%	7,661	16.4%
\$150,000 and Over	198	1.0%	1,040	3.4%	1,981	5.1%	3,553	7.6%
<b>Total</b>	<b>20,268</b>	<b>100.0%</b>	<b>30,522</b>	<b>100.0%</b>	<b>38,689</b>	<b>100.0%</b>	<b>46,658</b>	<b>100.0%</b>
<b>Annual Change</b>								
Less than \$25,000			-128	-1.8%	118	2.0%	51	0.8%
\$25,000-\$34,999			53	1.6%	25	0.6%	27	0.7%
\$35,000-\$49,999			131	3.1%	200	3.6%	105	1.6%
\$50,000-\$74,999			321	8.3%	369	5.2%	285	3.2%
\$75,000-\$99,999			303	27.5%	292	7.1%	309	5.5%
\$100,000-\$149,999			242	60.6%	466	16.5%	502	9.7%
\$150,000 and Over			84	42.5%	188	18.1%	315	15.9%
<b>Total</b>			<b>1,025</b>	<b>5.1%</b>	<b>1,634</b>	<b>5.4%</b>	<b>1,594</b>	<b>4.1%</b>
<b>Median Household Income</b>	<b>\$34,981</b>		<b>\$51,753</b>		<b>\$58,189</b>		<b>\$65,055</b>	
<b>Average Household Income</b>	<b>\$40,561</b>		<b>\$58,745</b>		<b>\$67,576</b>		<b>\$76,216</b>	

<b>Tampa</b>								
<b>Households By Annual Income</b>								
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%
<b>Total</b>	<b>910,054</b>	<b>100.0%</b>	<b>1,061,950</b>	<b>100.0%</b>	<b>1,148,572</b>	<b>100.0%</b>	<b>1,240,958</b>	<b>100.0%</b>
<b>Annual Change</b>								
Less than \$25,000								
\$25,000-\$34,999								
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\$50,000-\$74,999								
\$75,000-\$99,999								
\$100,000-\$149,999								
\$150,000 and Over								
<b>Total</b>			<b>16,190</b>	<b>1.7%</b>	<b>17,324</b>	<b>1.6%</b>	<b>18,477</b>	<b>1.6%</b>
<b>Median Household Income</b>	<b>\$27,424</b>		<b>\$40,085</b>		<b>\$46,117</b>		<b>\$52,267</b>	
<b>Average Household Income</b>	<b>\$33,460</b>		<b>\$50,508</b>		<b>\$58,160</b>		<b>\$66,070</b>	

\*\*Source: Claritas

