

Demographic Detail Report

The Fountains Plaza

34718-35080 US Highway 19 N, Palm Harbor, FL 34684

Building Type: **General Retail**
 Secondary: **Storefront Retail/Office**
 GLA: **83,300 SF**
 Year Built: **1983**

Total Available: **8,722 SF**
 % Leased: **100%**
 Rent/SF/Yr: **Negotiable**



Radius	1 Mile		3 Mile		5 Mile	
Population						
2024 Projection	12,019		77,177		165,079	
2019 Estimate	11,478		73,924		158,314	
2010 Census	10,864		71,239		153,665	
Growth 2019 - 2024	4.71%		4.40%		4.27%	
Growth 2010 - 2019	5.65%		3.77%		3.03%	
2019 Population by Age						
	11,478		73,924		158,314	
Age 0 - 4	406	3.54%	2,970	4.02%	6,256	3.95%
Age 5 - 9	415	3.62%	2,910	3.94%	6,254	3.95%
Age 10 - 14	469	4.09%	3,290	4.45%	7,034	4.44%
Age 15 - 19	502	4.37%	3,656	4.95%	7,674	4.85%
Age 20 - 24	506	4.41%	3,883	5.25%	8,026	5.07%
Age 25 - 29	570	4.97%	4,491	6.08%	9,255	5.85%
Age 30 - 34	493	4.30%	3,725	5.04%	7,791	4.92%
Age 35 - 39	496	4.32%	3,500	4.73%	7,430	4.69%
Age 40 - 44	522	4.55%	3,580	4.84%	7,563	4.78%
Age 45 - 49	672	5.85%	4,724	6.39%	9,890	6.25%
Age 50 - 54	789	6.87%	5,766	7.80%	12,057	7.62%
Age 55 - 59	895	7.80%	6,532	8.84%	13,778	8.70%
Age 60 - 64	896	7.81%	6,163	8.34%	13,292	8.40%
Age 65 - 69	885	7.71%	5,499	7.44%	12,246	7.74%
Age 70 - 74	820	7.14%	4,534	6.13%	10,408	6.57%
Age 75 - 79	671	5.85%	3,226	4.36%	7,511	4.74%
Age 80 - 84	571	4.97%	2,366	3.20%	5,404	3.41%
Age 85+	899	7.83%	3,112	4.21%	6,443	4.07%
Age 65+	3,846	33.51%	18,737	25.35%	42,012	26.54%
Median Age	54.40		50.20		50.80	
Average Age	50.10		46.30		46.70	

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Radius	1 Mile		3 Mile		5 Mile	
2019 Population By Race	11,478		73,924		158,314	
White	10,796	94.06%	68,868	93.16%	145,565	91.95%
Black	214	1.86%	1,721	2.33%	4,979	3.15%
Am. Indian & Alaskan	16	0.14%	174	0.24%	434	0.27%
Asian	238	2.07%	1,784	2.41%	4,334	2.74%
Hawaiian & Pacific Island	4	0.03%	33	0.04%	89	0.06%
Other	210	1.83%	1,344	1.82%	2,912	1.84%
Population by Hispanic Origin	11,478		73,924		158,314	
Non-Hispanic Origin	10,701	93.23%	68,627	92.83%	145,668	92.01%
Hispanic Origin	777	6.77%	5,297	7.17%	12,645	7.99%
2019 Median Age, Male	51.60		48.40		49.10	
2019 Average Age, Male	47.70		44.90		45.40	
2019 Median Age, Female	56.50		51.50		52.10	
2019 Average Age, Female	52.10		47.50		47.90	
2019 Population by Occupation Classification	10,089		64,023		137,237	
Civilian Employed	5,518	54.69%	35,740	55.82%	74,551	54.32%
Civilian Unemployed	136	1.35%	1,129	1.76%	2,532	1.84%
Civilian Non-Labor Force	4,423	43.84%	27,065	42.27%	60,002	43.72%
Armed Forces	12	0.12%	89	0.14%	152	0.11%
Households by Marital Status						
Married	2,679		16,207		34,400	
Married No Children	1,936		11,091		23,934	
Married w/Children	743		5,116		10,466	
2019 Population by Education	9,822		60,193		129,993	
Some High School, No Diploma	456	4.64%	2,850	4.73%	8,076	6.21%
High School Grad (Incl Equivalency)	2,305	23.47%	14,094	23.41%	31,611	24.32%
Some College, No Degree	3,496	35.59%	20,345	33.80%	41,262	31.74%
Associate Degree	642	6.54%	2,977	4.95%	6,925	5.33%
Bachelor Degree	1,802	18.35%	13,198	21.93%	27,453	21.12%
Advanced Degree	1,121	11.41%	6,729	11.18%	14,666	11.28%

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Radius	1 Mile		3 Mile		5 Mile	
2019 Population by Occupation	10,280		66,970		138,721	
Real Estate & Finance	541	5.26%	3,469	5.18%	7,304	5.27%
Professional & Management	3,333	32.42%	21,393	31.94%	42,775	30.84%
Public Administration	288	2.80%	1,350	2.02%	2,856	2.06%
Education & Health	1,406	13.68%	8,419	12.57%	17,542	12.65%
Services	1,163	11.31%	5,368	8.02%	11,990	8.64%
Information	99	0.96%	751	1.12%	1,579	1.14%
Sales	1,336	13.00%	10,381	15.50%	22,375	16.13%
Transportation	12	0.12%	168	0.25%	376	0.27%
Retail	551	5.36%	4,483	6.69%	10,107	7.29%
Wholesale	72	0.70%	1,120	1.67%	2,187	1.58%
Manufacturing	449	4.37%	2,548	3.80%	4,873	3.51%
Production	374	3.64%	2,289	3.42%	4,479	3.23%
Construction	308	3.00%	2,021	3.02%	4,060	2.93%
Utilities	209	2.03%	1,569	2.34%	2,666	1.92%
Agriculture & Mining	0	0.00%	96	0.14%	172	0.12%
Farming, Fishing, Forestry	1	0.01%	1	0.00%	19	0.01%
Other Services	138	1.34%	1,544	2.31%	3,361	2.42%
2019 Worker Travel Time to Job	5,166		32,931		68,936	
<30 Minutes	3,082	59.66%	19,108	58.02%	39,807	57.74%
30-60 Minutes	1,741	33.70%	11,331	34.41%	23,935	34.72%
60+ Minutes	343	6.64%	2,492	7.57%	5,194	7.53%
2010 Households by HH Size	5,175		31,985		69,742	
1-Person Households	1,838	35.52%	10,036	31.38%	22,382	32.09%
2-Person Households	2,001	38.67%	12,423	38.84%	27,440	39.35%
3-Person Households	668	12.91%	4,563	14.27%	9,529	13.66%
4-Person Households	461	8.91%	3,367	10.53%	6,843	9.81%
5-Person Households	145	2.80%	1,130	3.53%	2,483	3.56%
6-Person Households	44	0.85%	345	1.08%	755	1.08%
7 or more Person Households	18	0.35%	121	0.38%	310	0.44%
2019 Average Household Size	2.10		2.20		2.20	
Households						
2024 Projection	5,699		34,542		74,527	
2019 Estimate	5,452		33,135		71,601	
2010 Census	5,175		31,985		69,742	
Growth 2019 - 2024	4.53%		4.25%		4.09%	
Growth 2010 - 2019	5.35%		3.60%		2.67%	



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Radius	1 Mile	3 Mile	5 Mile
2019 Households by HH Income	5,453	33,137	71,602
<\$25,000	1,122 20.58%	6,169 18.62%	14,819 20.70%
\$25,000 - \$50,000	1,317 24.15%	7,245 21.86%	15,871 22.17%
\$50,000 - \$75,000	947 17.37%	5,851 17.66%	11,694 16.33%
\$75,000 - \$100,000	664 12.18%	4,234 12.78%	8,805 12.30%
\$100,000 - \$125,000	612 11.22%	3,153 9.52%	6,817 9.52%
\$125,000 - \$150,000	349 6.40%	2,528 7.63%	4,923 6.88%
\$150,000 - \$200,000	328 6.02%	2,151 6.49%	4,456 6.22%
\$200,000+	114 2.09%	1,806 5.45%	4,217 5.89%
2019 Avg Household Income	\$71,699	\$82,404	\$81,482
2019 Med Household Income	\$55,989	\$62,328	\$59,585
2019 Occupied Housing	5,451	33,135	71,600
Owner Occupied	4,395 80.63%	24,149 72.88%	53,283 74.42%
Renter Occupied	1,056 19.37%	8,986 27.12%	18,317 25.58%
2010 Housing Units	5,711	33,979	71,951
1 Unit	3,683 64.49%	22,978 67.62%	47,580 66.13%
2 - 4 Units	424 7.42%	2,129 6.27%	5,962 8.29%
5 - 19 Units	659 11.54%	5,477 16.12%	12,218 16.98%
20+ Units	945 16.55%	3,395 9.99%	6,191 8.60%
2019 Housing Value	4,394	24,149	53,284
<\$100,000	743 16.91%	3,210 13.29%	8,894 16.69%
\$100,000 - \$200,000	1,478 33.64%	6,481 26.84%	14,132 26.52%
\$200,000 - \$300,000	1,330 30.27%	6,512 26.97%	13,320 25.00%
\$300,000 - \$400,000	407 9.26%	3,638 15.06%	7,450 13.98%
\$400,000 - \$500,000	79 1.80%	2,125 8.80%	4,310 8.09%
\$500,000 - \$1,000,000	215 4.89%	1,857 7.69%	4,397 8.25%
\$1,000,000+	142 3.23%	326 1.35%	781 1.47%
2019 Median Home Value	\$198,375	\$236,601	\$227,147
2019 Housing Units by Yr Built	5,876	36,460	80,155
Built 2010+	41 0.70%	1,891 5.19%	5,153 6.43%
Built 2000 - 2010	551 9.38%	3,252 8.92%	7,119 8.88%
Built 1990 - 1999	825 14.04%	7,159 19.64%	15,008 18.72%
Built 1980 - 1989	2,613 44.47%	14,718 40.37%	27,641 34.48%
Built 1970 - 1979	1,537 26.16%	6,713 18.41%	16,934 21.13%
Built 1960 - 1969	153 2.60%	1,404 3.85%	4,350 5.43%
Built 1950 - 1959	119 2.03%	947 2.60%	2,554 3.19%
Built <1949	37 0.63%	376 1.03%	1,396 1.74%
2019 Median Year Built	1983	1985	1984



Steven A. Leeds

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