

Expanded Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 28.1964/-82.3939

Cypress Creek Town Center		3 mi radius		5 mi radius		10 mi radius	
Lutz, FL 33559							
Population							
Estimated Population (2025)		51,025		121,469		449,255	
Projected Population (2030)		56,733		133,701		497,842	
Census Population (2020)		49,661		112,289		389,487	
Census Population (2010)		38,257		88,635		305,185	
Projected Annual Growth (2025 to 2030)		5,708	2.2%	12,233	2.0%	48,587	2.2%
Historical Annual Growth (2020 to 2025)		1,364	0.5%	9,180	1.6%	59,768	3.1%
Historical Annual Growth (2010 to 2020)		11,404	6.0%	23,653	5.3%	84,302	5.5%
Estimated Population Density (2025)		1,806	psm	1,547	psm	1,431	psm
Trade Area Size		28.3	sq mi	78.5	sq mi	314.0	sq mi
Households							
Estimated Households (2025)		19,029		45,529		169,959	
Projected Households (2030)		21,305		50,493		188,450	
Census Households (2020)		17,650		40,480		144,509	
Census Households (2010)		13,554		32,063		116,161	
Estimated Households with Children (2025)		7,591	39.9%	17,226	37.8%	58,926	34.7%
Estimated Average Household Size (2025)		2.68		2.66		2.56	
Average Household Income							
Estimated Average Household Income (2025)		\$140,381		\$143,685		\$132,329	
Projected Average Household Income (2030)		\$136,207		\$139,824		\$130,789	
Estimated Average Family Income (2025)		\$152,770		\$159,825		\$158,505	
Median Household Income							
Estimated Median Household Income (2025)		\$108,713		\$110,515		\$99,904	
Projected Median Household Income (2030)		\$106,365		\$108,250		\$99,581	
Estimated Median Family Income (2025)		\$118,766		\$124,122		\$121,753	
Per Capita Income							
Estimated Per Capita Income (2025)		\$52,364		\$53,875		\$50,212	
Projected Per Capita Income (2030)		\$51,160		\$52,822		\$49,644	
Estimated Per Capita Income 5 Year Growth		-\$1,204	-2.3%	-\$1,053	-2.0%	-\$569	-1.1%
Estimated Average Household Net Worth (2025)		\$1,226,233		\$1,333,581		\$1,201,756	
Daytime Demos (2025)							
Total Businesses		3,520		7,749		22,078	
Total Employees		18,226		43,075		124,054	
Company Headquarter Businesses		54	1.5%	125	1.6%	390	1.8%
Company Headquarter Employees		614	3.4%	4,411	10.2%	9,611	7.7%
Employee Population per Business		5.2		5.6		5.6	
Residential Population per Business		14.5		15.7		20.3	

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Cypress Creek Town Center Lutz, FL 33559		3 mi radius		5 mi radius		10 mi radius	
Race & Ethnicity							
White (2025)	31,376	61.5%	75,086	61.8%	262,665	58.5%	
Black or African American (2025)	6,047	11.9%	14,359	11.8%	65,837	14.7%	
American Indian or Alaska Native (2025)	138	0.3%	324	0.3%	1,488	0.3%	
Asian (2025)	3,910	7.7%	10,010	8.2%	35,371	7.9%	
Hawaiian or Pacific Islander (2025)	42	-	89	-	343	-	
Other Race (2025)	2,682	5.3%	6,044	5.0%	26,926	6.0%	
Two or More Races (2025)	6,830	13.4%	15,557	12.8%	56,626	12.6%	
Not Hispanic or Latino Population (2025)	39,513	77.4%	95,153	78.3%	346,145	77.0%	
Hispanic or Latino Population (2025)	11,512	22.6%	26,316	21.7%	103,109	23.0%	
Not Hispanic or Latino Population (2030)	43,325	76.4%	103,052	77.1%	378,921	76.1%	
Hispanic or Latino Population (2030)	13,407	23.6%	30,649	22.9%	118,921	23.9%	
Not Hispanic or Latino Population (2020)	37,745	76.0%	87,956	78.3%	299,295	76.8%	
Hispanic or Latino Population (2020)	11,916	24.0%	24,333	21.7%	90,191	23.2%	
Not Hispanic or Latino Population (2010)	31,045	81.2%	73,591	83.0%	248,263	81.3%	
Hispanic or Latino Population (2010)	7,211	18.8%	15,045	17.0%	56,921	18.7%	
Projected Hispanic Annual Growth (2025 to 2030)	1,895	3.3%	4,333	3.3%	15,812	3.1%	
Historic Hispanic Annual Growth (2010 to 2025)	4,301	4.0%	11,272	5.0%	46,188	5.4%	
Age Distribution (2025)							
Age Under 5	2,572	5.0%	6,331	5.2%	24,423	5.4%	
Age 5 to 9 Years	3,381	6.6%	8,133	6.7%	28,496	6.3%	
Age 10 to 14 Years	3,553	7.0%	8,449	7.0%	28,527	6.3%	
Age 15 to 19 Years	3,498	6.9%	8,145	6.7%	33,272	7.4%	
Age 20 to 24 Years	3,126	6.1%	6,764	5.6%	33,528	7.5%	
Age 25 to 29 Years	3,183	6.2%	7,002	5.8%	28,426	6.3%	
Age 30 to 34 Years	3,597	7.1%	8,092	6.7%	31,319	7.0%	
Age 35 to 39 Years	3,905	7.7%	8,963	7.4%	33,614	7.5%	
Age 40 to 44 Years	4,219	8.3%	9,836	8.1%	34,150	7.6%	
Age 45 to 49 Years	3,899	7.6%	9,005	7.4%	30,208	6.7%	
Age 50 to 54 Years	3,747	7.3%	8,786	7.2%	28,942	6.4%	
Age 55 to 59 Years	2,968	5.8%	7,634	6.3%	25,760	5.7%	
Age 60 to 64 Years	2,825	5.5%	7,076	5.8%	24,515	5.5%	
Age 65 to 74 Years	3,989	7.8%	10,461	8.6%	38,072	8.5%	
Age 75 to 84 Years	1,966	3.9%	5,289	4.4%	19,895	4.4%	
Age 85 Years or Over	596	1.2%	1,503	1.2%	6,111	1.4%	
Median Age	37.5		38.7		37.5		
Gender Age Distribution (2025)							
Female Population	26,317	51.6%	62,569	51.5%	224,245	49.9%	
Age 0 to 19 Years	6,272	23.8%	15,176	24.3%	53,851	24.0%	
Age 20 to 64 Years	16,444	62.5%	38,073	60.8%	136,583	60.9%	
Age 65 Years or Over	3,602	13.7%	9,320	14.9%	33,811	15.1%	
Female Median Age	38.3		39.3		38.4		
Male Population	24,708	48.4%	58,900	48.5%	225,010	50.1%	
Age 0 to 19 Years	6,733	27.2%	15,882	27.0%	60,865	27.1%	
Age 20 to 64 Years	15,026	60.8%	35,086	59.6%	133,877	59.5%	
Age 65 Years or Over	2,949	11.9%	7,932	13.5%	30,267	13.5%	
Male Median Age	36.7		37.9		36.7		

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Cypress Creek Town Center Lutz, FL 33559		3 mi radius		5 mi radius		10 mi radius	
Household Income Distribution (2025)							
HH Income \$200,000 or More	2,693	14.1%	7,742	17.0%	27,068	15.9%	
HH Income \$150,000 to \$199,999	2,785	14.6%	5,903	13.0%	18,309	10.8%	
HH Income \$100,000 to \$149,999	4,901	25.8%	10,704	23.5%	32,641	19.2%	
HH Income \$75,000 to \$99,999	2,678	14.1%	6,032	13.2%	20,837	12.3%	
HH Income \$50,000 to \$74,999	2,712	14.3%	7,118	15.6%	26,948	15.9%	
HH Income \$35,000 to \$49,999	1,348	7.1%	2,968	6.5%	14,855	8.7%	
HH Income \$25,000 to \$34,999	321	1.7%	1,531	3.4%	9,710	5.7%	
HH Income \$15,000 to \$24,999	498	2.6%	1,351	3.0%	7,216	4.2%	
HH Income Under \$15,000	1,093	5.7%	2,180	4.8%	12,376	7.3%	
HH Income \$35,000 or More	17,117	89.9%	40,468	88.9%	140,658	82.8%	
HH Income \$75,000 or More	13,057	68.6%	30,382	66.7%	98,854	58.2%	
Housing (2025)							
Total Housing Units	20,250		48,392		180,836		
Housing Units Occupied	19,029	94.0%	45,529	94.1%	169,959	94.0%	
Housing Units Owner-Occupied	12,157	63.9%	30,683	67.4%	103,055	60.6%	
Housing Units, Renter-Occupied	6,872	36.1%	14,847	32.6%	66,904	39.4%	
Housing Units, Vacant	1,221	6.4%	2,863	6.3%	10,877	6.4%	
Marital Status (2025)							
Never Married	12,596	30.3%	29,563	30.0%	128,429	34.9%	
Currently Married	21,921	52.8%	53,132	53.9%	176,288	47.9%	
Separated	1,206	2.9%	2,788	2.8%	13,532	3.7%	
Widowed	1,638	3.9%	4,092	4.2%	15,962	4.3%	
Divorced	4,157	10.0%	8,981	9.1%	33,599	9.1%	
Household Type (2025)							
Population Family	45,706	89.6%	105,859	87.1%	355,741	79.2%	
Population Non-Family	5,259	10.3%	15,335	12.6%	79,993	17.8%	
Population Group Quarters	60	0.1%	275	0.2%	13,520	3.0%	
Family Households	15,427	81.1%	35,065	77.0%	114,662	67.5%	
Non-Family Households	3,602	18.9%	10,464	23.0%	55,297	32.5%	
Married Couple with Children	5,373	24.5%	12,619	23.8%	41,932	23.8%	
Average Family Household Size	3.0		3.0		3.1		
Household Size (2025)							
1 Person Households	2,532	13.3%	7,451	16.4%	40,809	24.0%	
2 Person Households	8,281	43.5%	18,551	40.7%	60,409	35.5%	
3 Person Households	3,679	19.3%	8,422	18.5%	27,206	16.0%	
4 Person Households	2,731	14.4%	6,596	14.5%	24,717	14.5%	
5 Person Households	1,176	6.2%	2,841	6.2%	10,612	6.2%	
6 or More Person Households	630	3.3%	1,668	3.7%	6,206	3.7%	
Household Vehicles (2025)							
Households with 0 Vehicles Available	433	2.3%	1,008	2.2%	8,690	5.1%	
Households with 1 Vehicles Available	6,362	33.4%	15,249	33.5%	61,764	36.3%	
Households with 2 or More Vehicles Available	12,234	64.3%	29,272	64.3%	99,505	58.5%	
Total Vehicles Available	36,079		86,620		303,096		
Average Vehicles Per Household	1.9		1.9		1.8		

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Cypress Creek Town Center		3 mi radius		5 mi radius		10 mi radius	
Lutz, FL 33559							
Labor Force (2025)							
Estimated Labor Population Age 16 Years or Over		40,755		96,768		361,809	
Estimated Civilian Employed		29,098	71.4%	68,387	70.7%	241,135	66.6%
Estimated Civilian Unemployed		1,596	3.9%	2,761	2.9%	8,833	2.4%
Estimated in Armed Forces		40	-	100	0.1%	399	0.1%
Estimated Not in Labor Force		10,020	24.6%	25,521	26.4%	111,442	30.8%
Unemployment Rate		3.9%		2.9%		2.4%	
Occupation (2025)							
Occupation: Population Age 16 Years or Over		29,097		68,385		241,114	
Management, Business, Financial Operations		7,013	24.1%	16,363	23.9%	52,267	21.7%
Professional, Related Service		8,528	29.3%	19,521	28.5%	64,678	26.8%
Sales, Office		3,625	12.5%	9,304	13.6%	36,734	15.2%
Farming, Fishing, Forestry		6,643	22.8%	14,963	21.9%	52,501	21.8%
Construct, Extraction, Maintenance		9	-	45	-	320	0.1%
Production, Transport Material Moving		1,071	3.7%	3,225	4.7%	13,624	5.7%
White Collar Workers		2,208	7.6%	4,963	7.3%	20,990	8.7%
Blue Collar Workers		22,184	76.2%	50,847	74.4%	169,446	70.3%
		6,914	23.8%	17,537	25.6%	71,668	29.7%
Consumer Expenditure (2025)							
Total Household Expenditure		\$2.28 B		\$5.52 B		\$19.18 B	
Total Non-Retail Expenditure		\$1.15 B	50.5%	\$2.8 B	50.7%	\$9.71 B	50.6%
Total Retail Expenditure		\$1.13 B	49.5%	\$2.72 B	49.3%	\$9.47 B	49.4%
Alcoholic Beverages		\$14.25 M	0.6%	\$34.51 M	0.6%	\$119.4 M	0.6%
Apparel		\$42.64 M	1.9%	\$102.97 M	1.9%	\$358.2 M	1.9%
Contributions		\$75.65 M	3.3%	\$184.29 M	3.3%	\$630.99 M	3.3%
Education		\$53.52 M	2.4%	\$130.07 M	2.4%	\$447.23 M	2.3%
Entertainment		\$131.87 M	5.8%	\$318.14 M	5.8%	\$1.11 B	5.8%
Food Away From Home		\$101.69 M	4.5%	\$245.72 M	4.4%	\$853.38 M	4.4%
Grocery		\$144.92 M	6.4%	\$345 M	6.2%	\$1.23 B	6.4%
Health Care		\$124.85 M	5.5%	\$301.63 M	5.5%	\$1.1 B	5.8%
Household Furnishings and Equipment		\$61.66 M	2.7%	\$149.14 M	2.7%	\$517.02 M	2.7%
Household Operations		\$42.87 M	1.9%	\$103.48 M	1.9%	\$361.53 M	1.9%
Miscellaneous Expenses		\$39.59 M	1.7%	\$95.56 M	1.7%	\$331.37 M	1.7%
Personal Care		\$28.78 M	1.3%	\$68.78 M	1.2%	\$243.48 M	1.3%
Shelter		\$366.32 M	16.1%	\$872.26 M	15.8%	\$3.09 B	16.1%
Tax and Retirement		\$582.44 M	25.6%	\$1.44 B	26.2%	\$4.88 B	25.4%
Tobacco and Related		\$9.94 M	0.4%	\$23.19 M	0.4%	\$87.41 M	0.5%
Transportation		\$352.54 M	15.5%	\$858.8 M	15.6%	\$2.94 B	15.3%
Utilities		\$102.89 M	4.5%	\$244.6 M	4.4%	\$873.89 M	4.6%
Educational Attainment (2025)							
Adult Population Age 25 Years or Over		34,895		83,647		301,009	
Elementary (Grade Level 0 to 8)		880	2.5%	1,700	2.0%	7,860	2.6%
Some High School (Grade Level 9 to 11)		918	2.6%	2,625	3.1%	11,200	3.7%
High School Graduate		6,401	18.3%	16,275	19.5%	62,307	20.7%
Some College		7,137	20.5%	15,683	18.7%	51,888	17.2%
Associate Degree Only		3,484	10.0%	8,436	10.1%	30,614	10.2%
Bachelor Degree Only		10,150	29.1%	23,743	28.4%	81,076	26.9%
Graduate Degree		5,925	17.0%	15,185	18.2%	56,063	18.6%

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Cypress Creek Town Center

Lutz, FL 33559

3 mi radius 5 mi radius 10 mi radius

	3 mi radius		5 mi radius		10 mi radius	
Units In Structure (2025)						
1 Detached Unit	12,223	90.2%	29,322	91.4%	96,919	83.4%
1 Attached Unit	1,697	12.5%	4,552	14.2%	14,570	12.5%
2 to 4 Units	635	4.7%	1,512	4.7%	8,636	7.4%
5 to 9 Units	950	7.0%	1,973	6.2%	10,138	8.7%
10 to 19 Units	1,031	7.6%	2,256	7.0%	10,751	9.3%
20 to 49 Units	991	7.3%	1,823	5.7%	7,442	6.4%
50 or More Units	1,050	7.7%	2,106	6.6%	11,229	9.7%
Mobile Home or Trailer	447	3.3%	1,961	6.1%	10,155	8.7%
Other Structure	5	-	24	-	119	0.1%
Homes Built By Year (2025)						
Homes Built 2010 or later	4,070	30.0%	10,828	33.8%	41,976	36.1%
Homes Built 2000 to 2009	7,161	52.8%	14,669	45.7%	46,308	39.9%
Homes Built 1990 to 1999	2,809	20.7%	7,548	23.5%	23,999	20.7%
Homes Built 1980 to 1989	2,362	17.4%	5,977	18.6%	28,129	24.2%
Homes Built 1970 to 1979	1,754	12.9%	3,963	12.4%	16,991	14.6%
Homes Built 1960 to 1969	496	3.7%	1,440	4.5%	6,659	5.7%
Homes Built 1950 to 1959	236	1.7%	731	2.3%	4,212	3.6%
Homes Built Before 1949	143	1.1%	372	1.2%	1,686	1.5%
Home Values (2025)						
Home Values \$1,000,000 or More	265	2.2%	1,078	3.5%	3,751	3.6%
Home Values \$500,000 to \$999,999	3,356	27.6%	8,683	28.3%	31,650	30.7%
Home Values \$400,000 to \$499,999	2,401	19.7%	6,179	20.1%	20,232	19.6%
Home Values \$300,000 to \$399,999	3,328	27.4%	7,553	24.6%	23,776	23.1%
Home Values \$200,000 to \$299,999	1,965	16.2%	4,673	15.2%	13,189	12.8%
Home Values \$150,000 to \$199,999	319	2.6%	865	2.8%	2,859	2.8%
Home Values \$100,000 to \$149,999	143	1.2%	491	1.6%	2,178	2.1%
Home Values \$70,000 to \$99,999	94	0.8%	248	0.8%	1,387	1.3%
Home Values \$50,000 to \$69,999	104	0.9%	312	1.0%	1,361	1.3%
Home Values \$25,000 to \$49,999	60	0.5%	203	0.7%	1,011	1.0%
Home Values Under \$25,000	122	1.0%	398	1.3%	1,660	1.6%
Owner-Occupied Median Home Value	\$414,918		\$430,264		\$432,862	
Renter-Occupied Median Rent	\$1,816		\$1,756		\$1,591	
Transportation To Work (2025)						
Drive to Work Alone	18,462	63.4%	43,007	62.9%	151,910	63.0%
Drive to Work in Carpool	2,645	9.1%	6,796	9.9%	22,871	9.5%
Travel to Work by Public Transportation	35	0.1%	212	0.3%	1,870	0.8%
Drive to Work on Motorcycle	25	-	49	-	270	0.1%
Walk or Bicycle to Work	260	0.9%	1,012	1.5%	4,135	1.7%
Other Means	210	0.7%	728	1.1%	3,758	1.6%
Work at Home	7,461	25.6%	16,581	24.2%	56,301	23.4%
Travel Time (2025)						
Travel to Work in 14 Minutes or Less	3,088	10.6%	7,369	10.8%	27,947	11.6%
Travel to Work in 15 to 29 Minutes	6,957	23.9%	15,545	22.7%	56,879	23.6%
Travel to Work in 30 to 59 Minutes	9,193	31.6%	23,172	33.9%	80,149	33.2%
Travel to Work in 60 Minutes or More	2,399	8.2%	5,717	8.4%	19,838	8.2%
Average Minutes Travel to Work	29.2		29.9		29.9	

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