

# COMMUNITY OVERVIEW

ECONOMIC DEVELOPMENT  
ST. JOHNS COUNTY / 2024



# COMMUNITY OVERVIEW

St. Johns County is one of the fastest-growing counties in Florida. From 2010 to 2022, St. Johns County's population increased by 47%, reaching 278,722 in 2022.

Relative to the U.S. overall, the County is generally, older, wealthier, and has higher educational attainment.

In 2023, St. Johns County issued 3,982 new single-family residential permits to meet the needs of our surging popularity.



## 2022 COUNTY DEMOGRAPHICS

POPULATION **278,722**

MEDIAN HOUSEHOLD INCOME **\$100,200**

HOUSEHOLDS **102,056**

MEDIAN AGE **44**

AGE 25+ WITH A BACHELOR'S DEGREE OR HIGHER **47.4%**



## 2023 LABOR FORCE

**149,370**  
LABOR FORCE

**145,684**  
EMPLOYMENT

**3,686**  
UNEMPLOYMENT

**2.5%**  
UNEMPLOYMENT  
RATE

**St. Johns County School District**

*Government / Education*

**6,438**

**EMPLOYEES**

**UF Health St. Johns**

*Hospital / Healthcare*

**1,564**

**EMPLOYEES**

**PGA Tour, Inc.**

*Headquarters / Entertainment / Media*

**964**

**EMPLOYEES**

**Florida Army National Guard**

*Headquarters / Military*

**900**

**EMPLOYEES**

**St. Johns County Sheriff's Office**

*Law Enforcement*

**816**

**EMPLOYEES**

**Florida School for the Deaf & Blind**

*Public Education*

**689**

**EMPLOYEES**

**Ring Power Corporation**

*Headquarters / Heavy Equipment*

**560**

**EMPLOYEES**

**Flagler College**

*Higher Education*

**556**

**EMPLOYEES**

**St. Johns County**

*Government / Public Administration*

**1,527**

**EMPLOYEES**

**Northrop Grumman**

*Manufacturing / Aviation / Aerospace*

**1,100**

**EMPLOYEES**

# NOTABLE MAJOR EMPLOYERS

**Carlisle Interconnect Technologies**

*Manufacturing / Aviation / Aerospace*

**650**

**EMPLOYEES**

**KeHE Distributors**

*Organic Food Distribution*

**345**

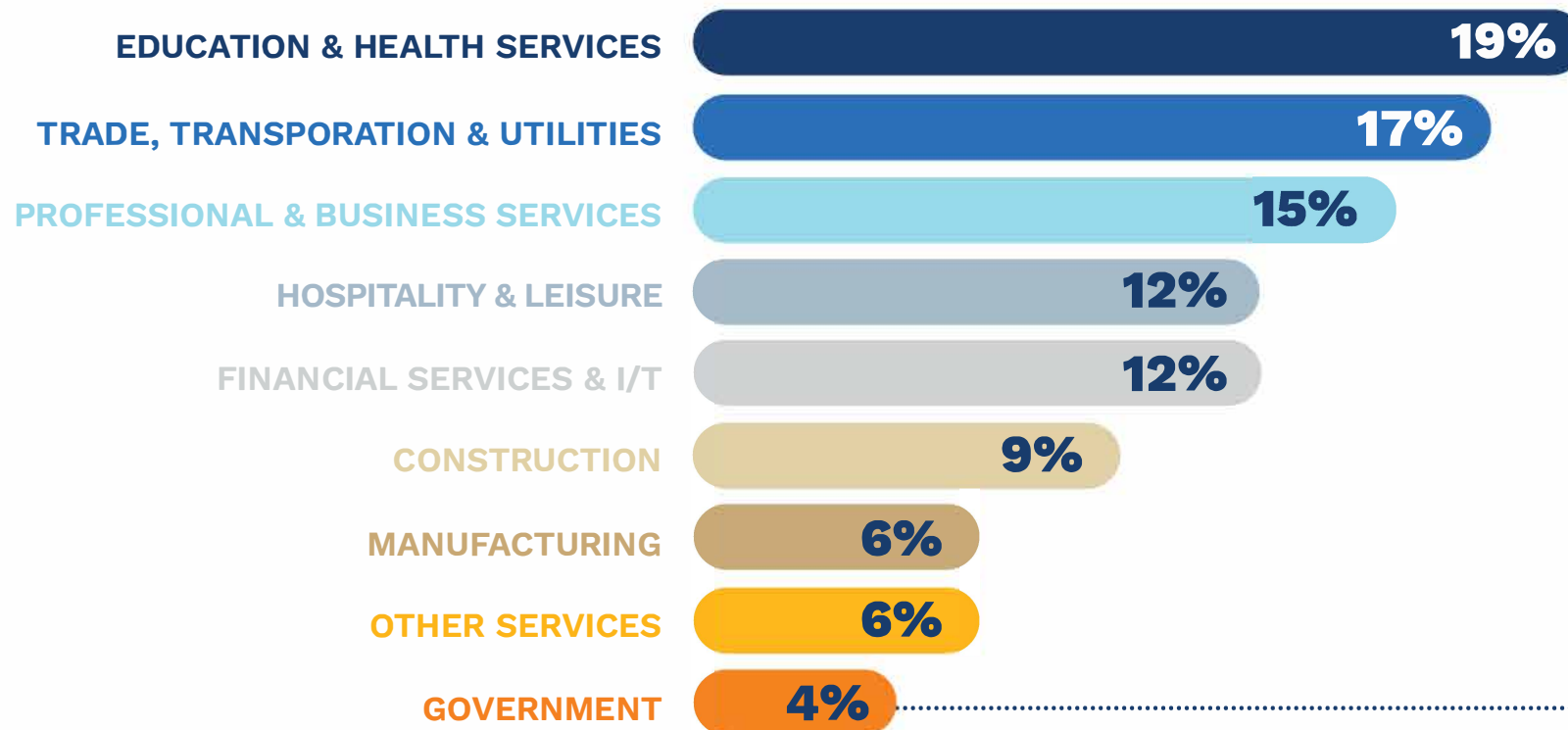
**EMPLOYEES**

# BUSINESS CLIMATE

Contributing to St. Johns County's popularity is our low overall cost of doing business. In addition to not having any state personal income tax, St. Johns County **does not charge a local gas tax or utility franchise tax**, and has a **0.5% local option sales tax** to support schools. St. Johns County's real estate taxes are also the **lowest in Northeast Florida** with a millage of 12.6935 for residents in unincorporated areas of the County.



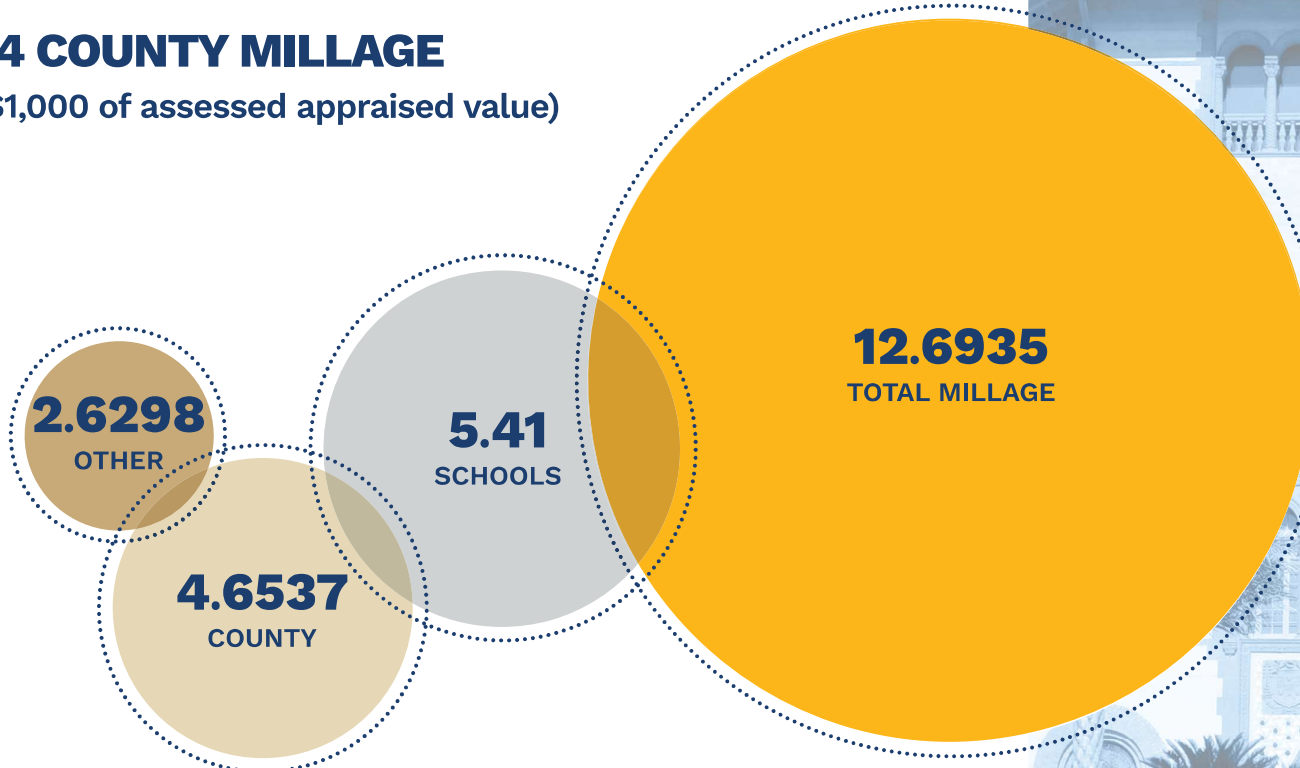
## EMPLOYMENT BY INDUSTRY



# BUSINESS CLIMATE

## FY24 COUNTY MILLAGE

(Per \$1,000 of assessed appraised value)



“From the Governor’s visit to many of our accomplishments, we feel like St. Johns County has been side by side with us in our endeavors.”  
- Michael A. Siegel / Co-owner, *iDeal Aluminum*



# LABOR FORCE

St. Johns County's average unemployment rate in 2023 was **2.5%** with a labor force of **156,615**.

Notable major employers that call St. Johns County home are defense manufacturer **Northrop Grumman (1,100)**, **Florida Army National Guard Headquarters Office (900)**, **PGA TOUR (964)** and **Ring Power Corporation (560)**.

Other headquarters operations in St. Johns County include **D.R. Horton**, **Ideal Aluminum**, **Rulon International**, **Historic Tours of America**, **American Roll-On Roll-Off Carrier Group**, and more.

In 2021, PGA TOUR built its **Global Home Headquarters** and recently completed construction of its **Broadcast Media Building** on the same campus.

In 2018, Northrop Grumman completed construction of an **Aircraft Integration Center of Excellence** at our regional airport.

Currently, **Publix Super Markets** is building out a **Central Fill Pharmaceutical Facility** to open in 2026.

## ST. JOHNS COUNTY

### 2024 EMPLOYMENT WAGE STATISTICS

TOTAL AVERAGE  
EMPLOYMENT  
**145,684**

2022 AVERAGE  
ANNUAL WAGE  
**\$56,425**

## NORTHEAST FLORIDA (JAX MSA)

### EMPLOYMENT WAGE STATISTICS

TOTAL AVERAGE  
EMPLOYMENT  
**846,962**

2022 AVERAGE  
ANNUAL WAGE  
**\$62,759**

## FLORIDA

### EMPLOYMENT WAGE STATISTICS

TOTAL AVERAGE  
EMPLOYMENT  
**10,747,583**

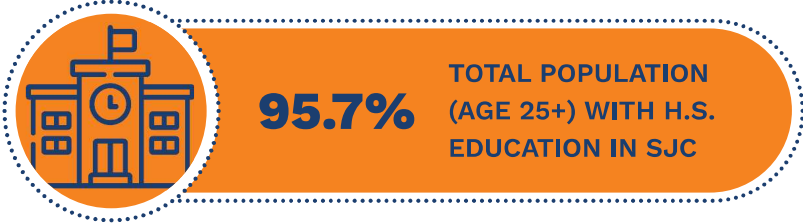
2022 AVERAGE  
ANNUAL WAGE  
**\$63,781**

# TRAINING & EDUCATION

St. Johns County has developed a well-educated population and benefits from its top-ranked public school system. The total population age 25+ in St. Johns County with a high school education is 95.7%, compared to Florida at 89.6%. The total population with post-secondary education is 74.2%.

## 2023 ST. JOHNS COUNTY POPULATION 25+ BY EDUCATIONAL ATTAINMENT

LESS THAN 9TH GRADE	<b>1.4%</b>
9TH TO 12TH GRADE, NO DIPLOMA	<b>2.9%</b>
HIGH SCHOOL GRADUATE OR GED	<b>21.5%</b>
SOME COLLEGE, NO DEGREE	<b>15.6%</b>
COLLEGE DEGREE	<b>58.6%</b>



## LOCAL EDUCATIONAL INSTITUTIONS

St. Johns County is proud to be home to Flagler College, ranked second-best regional college in the South by U.S. News & World Report and one of the most beautiful college campuses in the U.S. by Travel & Leisure. The local institutions featured here support professional services-related education.

**FLAGLER COLLEGE**  
2,100 ENROLLMENT (2024)

**ST. JOHNS RIVER STATE COLLEGE**  
1,140 ENROLLMENT - SJC CAMPUS (2024)

**FIRST COAST TECHNICAL COLLEGE**  
1,358 ENROLLMENT (2024)

**ST. JOHNS COUNTY SCHOOL DISTRICT**  
51,832 ENROLLMENT (2024)

# TRANSPORTATION & INFRASTRUCTURE



## AIRPORTS

Business locations within St. Johns County and Northeast Florida are connected to multi-modal transportation networks through Interstate 95 and U.S. 1 corridors, which provide convenient access to regional assets such as Jacksonville International Airport and JAXPORT, as well as local assets like Northeast Florida Regional Airport in St. Augustine.

### JACKSONVILLE INTERNATIONAL AIRPORT (JAX)

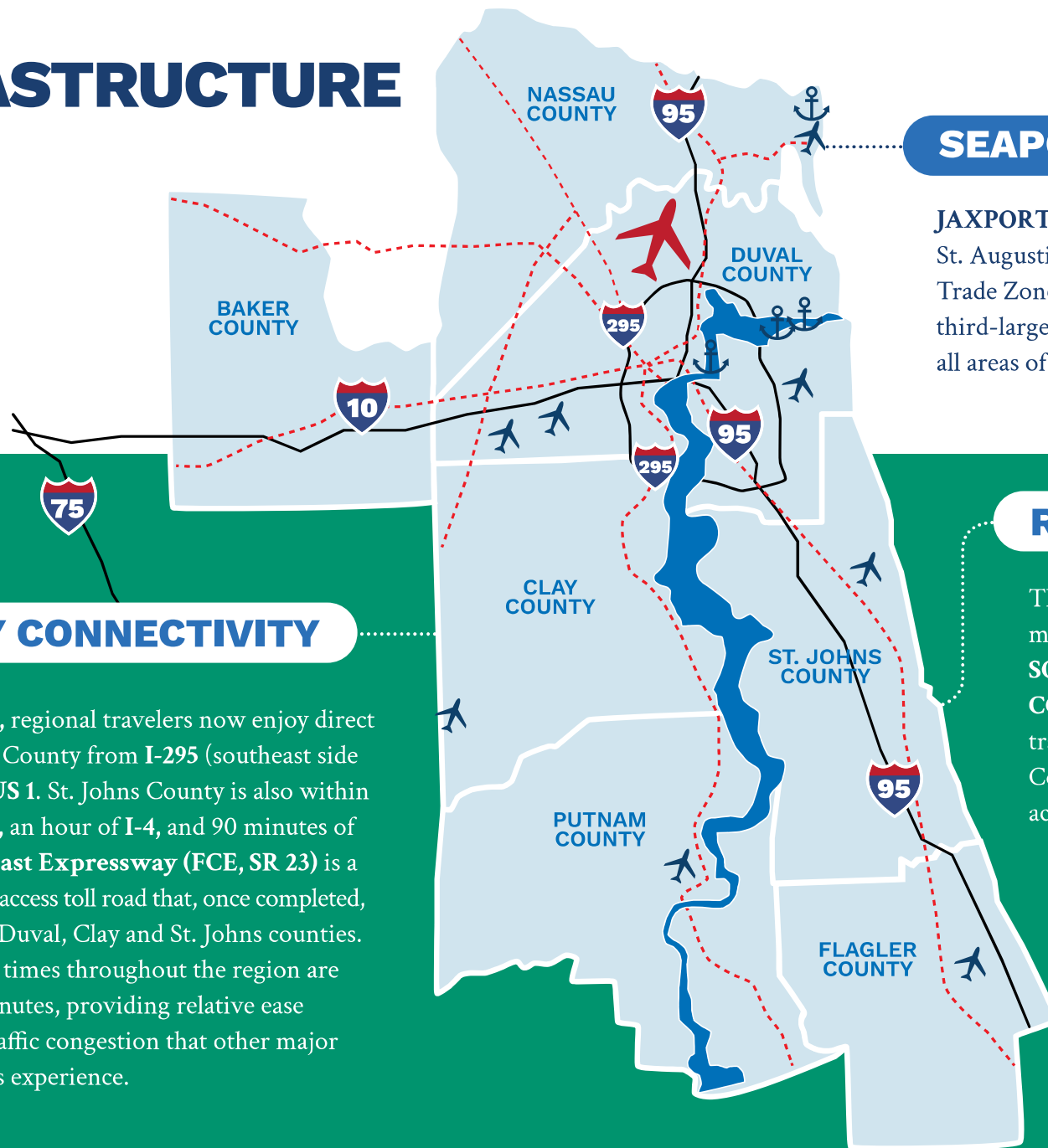
Jacksonville's commercial airport, **JACKSONVILLE INTERNATIONAL AIRPORT (JAX)**, offers more than 90 non-stop scheduled flights to 27 markets around the US and is located within 30 minutes of Ponte Vedra and an hour of downtown St. Augustine.

### NORTHEAST FLORIDA REGIONAL AIRPORT (UST)

**NORTHEAST FLORIDA REGIONAL AIRPORT (UST)** along US 1 in St. Augustine is a controlled airfield featuring an 8,000-foot runway to accommodate all size jets. Full-service fixed-based operation (FBO) amenities are provided through Atlantic Aviation for corporate and general aviation travel. Northeast Florida Regional Airport also facilitates U.S. Customs and Border Control services for international travel.



# INFRASTRUCTURE



## SEAPORT

**JAXPORT** is 36 miles from St. Augustine. Its Foreign Trade Zone #64 is Florida's third-largest FTZ and includes all areas of St. Johns County.

## RAILWAY

The region is served by three major rail lines: **CSX**, **NORFOLK SOUTHERN** and **FLORIDA EAST COAST RAILWAY (FEC)**. FEC travels directly through St. Johns County and CSX and NS are accessed through JAXPORT.

## ROADWAY CONNECTIVITY

In addition to **I-95**, regional travelers now enjoy direct access to St. Johns County from **I-295** (southeast side of I-95) on **9B** to **US 1**. St. Johns County is also within 30 minutes of **I-10**, an hour of **I-4**, and 90 minutes of **I-75**. The **First Coast Expressway (FCE, SR 23)** is a multi-lane, limited access toll road that, once completed, will cross parts of Duval, Clay and St. Johns counties. Average commute times throughout the region are between 20-30 minutes, providing relative ease with little to no traffic congestion that other major metropolitan areas experience.

# QUALITY OF LIFE

Bordered by the picturesque Atlantic Ocean and St. Johns River, St. Johns County embraces its historic heritage and uniquely diverse communities, which have piqued people's interest for centuries, such as the City of St. Augustine – the nation's oldest city, St. Augustine Beach, Ponte Vedra, and Hastings.

Exceptional quality of life, beautiful public parks and natural waterways, low crime rate and an overall low cost of living are just some of the amenities that make St. Johns County a great place for businesses.

Residents and visitors alike enjoy numerous outdoor recreational activities such as golf, tennis, boating, fishing and musical entertainment at the nationally recognized St. Augustine Amphitheatre. Shopping, dining, arts and culture are also on the list of things to experience with a variety of choices for everyone.



## ACCOLADES

— *St. Augustine* —  
**Cooldest Small Towns  
in America**  
*Budget Travel*

**2023**

— *St. Johns County* —  
**Top 10 Richest  
Counties in Florida**  
*SmartAsset*

**2023**

— *St. Augustine* —  
**#1 Best Places for  
Young Professionals**  
*Niche*

**2023**

— *Flagler College* —  
**Top 25 Most Beautiful  
College Campuses in U.S.**  
*Travel & Leisure*

**2023**

# QUALITY OF LIFE

“ The great live/work/play lifestyles available here have been magnets for attracting the right talent for our headquarters and manufacturing facility. ”  
- Wayne Robison / *President & CEO, Rulon International*

## ACCOLADES

— *St. Johns County* —  
**(#4) Best Counties to Live in Florida**

*Niche*

**2023**

— *St. Johns County* —  
**(#2) Best Counties for Families in FL**

*Niche*

**2023**

— *Flagler College* —  
**Best College Towns to Live in Forever**

*USA Today*

**2020**

— *St. Augustine* —  
**(#1) of 50 Best Small Towns in U.S.**  
*Southern Living Magazine*

**2023**

— *St. Johns County* —  
**(#1) Healthiest County in Florida**

*Robert Wood Johnson Foundation*

**2012-2022**



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