



Community Profile

Rings: 1, 3, 5 mile radii

14246 Manchester Rd, Manchester, MO

Latitude: 38.5911

Longitude: -90.50492

	1 mile	3 mile	5 mile
Population Summary			
2010 Total Population	9,303	79,980	159,220
2020 Total Population	9,479	82,786	164,574
2020 Group Quarters	11	919	3,121
2022 Total Population	9,426	82,712	164,307
2022 Group Quarters	11	919	3,121
2027 Total Population	9,297	82,004	162,876
2022-2027 Annual Rate	-0.28%	-0.17%	-0.17%
2022 Total Daytime Population	10,162	70,940	203,501
Workers	5,653	32,453	125,418
Residents	4,509	38,487	78,083
Household Summary			
2010 Households	3,729	32,113	61,790
2010 Average Household Size	2.49	2.46	2.53
2020 Total Households	3,745	33,585	63,933
2020 Average Household Size	2.53	2.44	2.53
2022 Households	3,724	33,568	63,829
2022 Average Household Size	2.53	2.44	2.53
2027 Households	3,681	33,387	63,413
2027 Average Household Size	2.52	2.43	2.52
2022-2027 Annual Rate	-0.23%	-0.11%	-0.13%
2010 Families	2,543	22,061	44,193
2010 Average Family Size	3.00	2.99	3.03
2022 Families	2,480	22,540	44,641
2022 Average Family Size	3.07	3.00	3.05
2027 Families	2,450	22,365	44,257
2027 Average Family Size	3.06	2.99	3.04
2022-2027 Annual Rate	-0.24%	-0.16%	-0.17%
Housing Unit Summary			
2000 Housing Units	3,916	31,915	60,980
Owner Occupied Housing Units	62.9%	78.7%	82.0%
Renter Occupied Housing Units	33.1%	18.6%	15.1%
Vacant Housing Units	4.0%	2.7%	2.9%
2010 Housing Units	3,884	33,690	64,940
Owner Occupied Housing Units	61.9%	74.6%	78.8%
Renter Occupied Housing Units	34.1%	20.8%	16.4%
Vacant Housing Units	4.0%	4.7%	4.9%
2020 Housing Units	3,924	34,927	66,788
Vacant Housing Units	4.6%	3.8%	4.3%
2022 Housing Units	3,909	34,958	66,739
Owner Occupied Housing Units	62.1%	74.7%	78.8%
Renter Occupied Housing Units	33.1%	21.3%	16.8%
Vacant Housing Units	4.7%	4.0%	4.4%
2027 Housing Units	3,851	34,723	66,293
Owner Occupied Housing Units	63.1%	75.5%	79.4%
Renter Occupied Housing Units	32.5%	20.6%	16.2%
Vacant Housing Units	4.4%	3.8%	4.3%
Median Household Income			
2022	\$77,110	\$101,449	\$111,396
2027	\$90,104	\$116,182	\$127,426
Median Home Value			
2022	\$272,829	\$316,290	\$358,188
2027	\$319,905	\$349,661	\$381,417
Per Capita Income			
2022	\$41,432	\$58,177	\$63,281
2027	\$50,234	\$67,759	\$72,859
Median Age			
2010	35.2	40.9	43.0
2022	37.8	42.9	45.0
2027	38.7	43.9	45.8

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households.

Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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2022 Households by Income			
Household Income Base	3,724	33,568	63,829
<\$15,000	5.0%	3.3%	3.0%
\$15,000 - \$24,999	5.1%	4.2%	3.9%
\$25,000 - \$34,999	6.1%	4.4%	3.7%
\$35,000 - \$49,999	12.9%	8.8%	7.6%
\$50,000 - \$74,999	18.9%	15.3%	13.5%
\$75,000 - \$99,999	16.9%	13.0%	11.9%
\$100,000 - \$149,999	19.6%	20.3%	20.8%
\$150,000 - \$199,999	5.5%	12.6%	13.6%
\$200,000+	9.9%	18.0%	22.1%
Average Household Income	\$106,146	\$144,421	\$161,341
2027 Households by Income			
Household Income Base	3,681	33,387	63,413
<\$15,000	3.4%	2.2%	1.9%
\$15,000 - \$24,999	3.8%	3.4%	2.8%
\$25,000 - \$34,999	6.2%	3.2%	2.6%
\$35,000 - \$49,999	13.2%	7.4%	5.8%
\$50,000 - \$74,999	13.8%	12.4%	11.3%
\$75,000 - \$99,999	14.2%	12.1%	11.4%
\$100,000 - \$149,999	23.5%	22.0%	21.9%
\$150,000 - \$199,999	7.7%	15.4%	16.4%
\$200,000+	14.2%	21.9%	25.9%
Average Household Income	\$128,340	\$167,618	\$185,414
2022 Owner Occupied Housing Units by Value			
Total	2,429	26,129	52,608
<\$50,000	0.2%	0.2%	0.2%
\$50,000 - \$99,999	0.5%	0.5%	0.5%
\$100,000 - \$149,999	2.7%	2.5%	1.8%
\$150,000 - \$199,999	12.8%	9.4%	6.4%
\$200,000 - \$249,999	25.4%	18.0%	12.3%
\$250,000 - \$299,999	18.5%	15.0%	12.7%
\$300,000 - \$399,999	24.9%	26.3%	27.7%
\$400,000 - \$499,999	11.8%	15.8%	20.4%
\$500,000 - \$749,999	2.1%	8.0%	13.1%
\$750,000 - \$999,999	0.5%	2.4%	3.2%
\$1,000,000 - \$1,499,999	0.2%	0.8%	1.0%
\$1,500,000 - \$1,999,999	0.4%	0.5%	0.4%
\$2,000,000 +	0.1%	0.4%	0.3%
Average Home Value	\$304,414	\$364,751	\$402,219
2027 Owner Occupied Housing Units by Value			
Total	2,431	26,221	52,642
<\$50,000	0.0%	0.0%	0.0%
\$50,000 - \$99,999	0.0%	0.1%	0.1%
\$100,000 - \$149,999	0.7%	0.7%	0.5%
\$150,000 - \$199,999	6.2%	5.1%	3.2%
\$200,000 - \$249,999	18.6%	13.3%	8.6%
\$250,000 - \$299,999	17.6%	14.2%	11.3%
\$300,000 - \$399,999	34.7%	33.1%	32.3%
\$400,000 - \$499,999	18.3%	20.1%	24.5%
\$500,000 - \$749,999	2.6%	8.8%	14.4%
\$750,000 - \$999,999	0.6%	2.8%	3.6%
\$1,000,000 - \$1,499,999	0.3%	1.0%	1.1%
\$1,500,000 - \$1,999,999	0.3%	0.4%	0.3%
\$2,000,000 +	0.1%	0.3%	0.2%
Average Home Value	\$338,939	\$390,069	\$424,260

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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2010 Population by Age			
Total	9,304	79,979	159,222
0 - 4	6.3%	5.7%	5.3%
5 - 9	7.0%	6.5%	6.5%
10 - 14	6.4%	6.7%	7.2%
15 - 24	14.4%	11.7%	11.5%
25 - 34	15.7%	12.2%	9.9%
35 - 44	12.4%	12.5%	12.2%
45 - 54	14.1%	15.9%	16.5%
55 - 64	11.8%	13.8%	14.4%
65 - 74	7.0%	7.8%	8.4%
75 - 84	4.0%	5.0%	5.4%
85 +	0.9%	2.3%	2.7%
18 +	76.1%	76.7%	76.3%
2022 Population by Age			
Total	9,424	82,712	164,307
0 - 4	5.7%	5.1%	4.7%
5 - 9	5.6%	5.7%	5.5%
10 - 14	5.9%	6.4%	6.4%
15 - 24	13.5%	10.9%	11.5%
25 - 34	14.8%	11.7%	10.2%
35 - 44	14.1%	12.8%	11.7%
45 - 54	11.2%	12.0%	12.4%
55 - 64	11.9%	14.0%	15.1%
65 - 74	9.8%	11.7%	12.5%
75 - 84	5.5%	6.7%	7.0%
85 +	1.9%	3.0%	3.1%
18 +	78.7%	79.0%	79.2%
2027 Population by Age			
Total	9,295	82,004	162,874
0 - 4	5.8%	5.0%	4.7%
5 - 9	5.6%	5.6%	5.5%
10 - 14	5.5%	5.9%	6.0%
15 - 24	13.6%	10.5%	10.7%
25 - 34	14.2%	11.1%	9.8%
35 - 44	14.7%	13.4%	12.4%
45 - 54	11.3%	12.0%	12.0%
55 - 64	10.5%	12.4%	13.4%
65 - 74	10.3%	12.4%	13.3%
75 - 84	6.2%	8.3%	8.8%
85 +	2.2%	3.4%	3.4%
18 +	79.7%	79.8%	80.1%
2010 Population by Sex			
Males	4,599	38,431	76,312
Females	4,704	41,550	82,908
2022 Population by Sex			
Males	4,652	39,915	79,279
Females	4,774	42,797	85,028
2027 Population by Sex			
Males	4,565	39,600	78,715
Females	4,732	42,404	84,160

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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Community Profile

Rings: 1, 3, 5 mile radii

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2010 Population by Race/Ethnicity			
Total	9,302	79,981	159,220
White Alone	83.8%	87.6%	89.3%
Black Alone	3.9%	2.9%	2.4%
American Indian Alone	0.2%	0.2%	0.2%
Asian Alone	7.9%	6.6%	5.9%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	1.9%	0.8%	0.6%
Two or More Races	2.4%	1.9%	1.6%
Hispanic Origin	6.3%	2.8%	2.3%
Diversity Index	37.3	26.8	23.5
2020 Population by Race/Ethnicity			
Total	9,479	82,786	164,574
White Alone	73.7%	80.4%	82.1%
Black Alone	5.1%	3.2%	2.8%
American Indian Alone	0.3%	0.2%	0.2%
Asian Alone	11.3%	8.7%	7.9%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	2.3%	1.2%	1.0%
Two or More Races	7.4%	6.3%	6.0%
Hispanic Origin	4.7%	3.7%	3.4%
Diversity Index	48.6	38.8	36.1
2022 Population by Race/Ethnicity			
Total	9,427	82,713	164,307
White Alone	73.1%	79.9%	81.6%
Black Alone	5.2%	3.2%	2.8%
American Indian Alone	0.3%	0.2%	0.2%
Asian Alone	11.4%	8.9%	8.1%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	2.3%	1.2%	1.0%
Two or More Races	7.7%	6.6%	6.3%
Hispanic Origin	4.7%	3.8%	3.5%
Diversity Index	49.3	39.5	36.8
2027 Population by Race/Ethnicity			
Total	9,296	82,004	162,876
White Alone	70.8%	77.9%	79.7%
Black Alone	5.3%	3.3%	2.9%
American Indian Alone	0.3%	0.2%	0.2%
Asian Alone	12.2%	9.5%	8.7%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	2.5%	1.4%	1.1%
Two or More Races	8.9%	7.7%	7.3%
Hispanic Origin	4.9%	4.0%	3.7%
Diversity Index	52.2	42.4	39.6
2010 Population by Relationship and Household Type			
Total	9,303	79,981	159,220
In Households	100.0%	98.7%	98.2%
In Family Households	83.6%	83.6%	84.9%
Householder	27.0%	27.5%	27.9%
Spouse	21.1%	22.9%	23.9%
Child	30.9%	30.3%	30.5%
Other relative	3.1%	2.0%	1.7%
Nonrelative	1.6%	1.1%	0.9%
In Nonfamily Households	16.4%	15.1%	13.3%
In Group Quarters	0.0%	1.3%	1.8%
Institutionalized Population	0.0%	1.1%	1.3%
Noninstitutionalized Population	0.0%	0.1%	0.5%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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2022 Population 25+ by Educational Attainment			
Total	6,529	59,518	118,064
Less than 9th Grade	1.1%	0.8%	0.9%
9th - 12th Grade, No Diploma	4.0%	1.8%	1.6%
High School Graduate	16.6%	12.3%	11.7%
GED/Alternative Credential	1.3%	1.3%	1.2%
Some College, No Degree	15.1%	14.9%	13.9%
Associate Degree	10.0%	7.7%	6.6%
Bachelor's Degree	29.9%	34.6%	35.7%
Graduate/Professional Degree	22.1%	26.7%	28.5%
2022 Population 15+ by Marital Status			
Total	7,805	68,571	136,945
Never Married	27.3%	24.0%	22.1%
Married	57.4%	59.7%	63.1%
Widowed	5.5%	6.9%	6.7%
Divorced	9.8%	9.4%	8.1%
2022 Civilian Population 16+ in Labor Force			
Civilian Population 16+	5,150	46,056	89,329
Population 16+ Employed	97.1%	97.4%	97.9%
Population 16+ Unemployment rate	2.9%	2.6%	2.1%
Population 16-24 Employed	13.5%	10.7%	11.2%
Population 16-24 Unemployment rate	5.6%	6.8%	5.7%
Population 25-54 Employed	61.8%	59.9%	57.0%
Population 25-54 Unemployment rate	2.1%	1.8%	1.5%
Population 55-64 Employed	17.3%	19.6%	21.2%
Population 55-64 Unemployment rate	2.4%	2.0%	1.8%
Population 65+ Employed	7.4%	9.8%	10.6%
Population 65+ Unemployment rate	5.4%	3.5%	2.2%
2022 Employed Population 16+ by Industry			
Total	5,001	44,872	87,420
Agriculture/Mining	0.9%	0.5%	0.5%
Construction	7.2%	4.8%	5.4%
Manufacturing	6.7%	8.9%	9.3%
Wholesale Trade	4.1%	3.6%	3.7%
Retail Trade	17.9%	11.3%	10.3%
Transportation/Utilities	4.4%	3.0%	2.7%
Information	2.0%	2.3%	2.1%
Finance/Insurance/Real Estate	9.1%	13.2%	12.5%
Services	45.7%	50.0%	51.0%
Public Administration	1.9%	2.5%	2.5%
2022 Employed Population 16+ by Occupation			
Total	5,003	44,871	87,419
White Collar	75.4%	80.9%	82.5%
Management/Business/Financial	21.8%	26.1%	27.9%
Professional	28.6%	34.2%	34.4%
Sales	14.1%	11.2%	11.6%
Administrative Support	10.9%	9.4%	8.6%
Services	10.6%	9.2%	8.3%
Blue Collar	14.1%	9.9%	9.2%
Farming/Forestry/Fishing	0.3%	0.1%	0.1%
Construction/Extraction	4.9%	2.4%	2.7%
Installation/Maintenance/Repair	1.6%	1.5%	1.1%
Production	2.4%	2.5%	2.1%
Transportation/Material Moving	4.9%	3.4%	3.1%

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2010 Households by Type			
Total	3,729	32,115	61,790
Households with 1 Person	24.5%	26.0%	24.0%
Households with 2+ People	75.5%	74.0%	76.0%
Family Households	68.2%	68.7%	71.5%
Husband-wife Families	53.5%	57.2%	61.1%
With Related Children	24.5%	24.8%	26.3%
Other Family (No Spouse Present)	14.7%	11.5%	10.4%
Other Family with Male Householder	4.2%	3.2%	2.8%
With Related Children	2.2%	1.7%	1.5%
Other Family with Female Householder	10.5%	8.3%	7.6%
With Related Children	6.6%	4.8%	4.4%
Nonfamily Households	7.3%	5.3%	4.5%
All Households with Children	33.7%	31.5%	32.4%
Multigenerational Households	2.8%	2.1%	1.9%
Unmarried Partner Households	5.0%	4.2%	3.7%
Male-female	4.3%	3.7%	3.2%
Same-sex	0.7%	0.6%	0.5%
2010 Households by Size			
Total	3,729	32,114	61,791
1 Person Household	24.5%	26.0%	24.0%
2 Person Household	34.6%	35.3%	36.2%
3 Person Household	18.2%	16.5%	16.4%
4 Person Household	13.7%	14.0%	14.8%
5 Person Household	6.1%	5.8%	6.2%
6 Person Household	2.0%	1.7%	1.8%
7 + Person Household	0.9%	0.7%	0.7%
2010 Households by Tenure and Mortgage Status			
Total	3,729	32,114	61,789
Owner Occupied	64.4%	78.2%	82.8%
Owned with a Mortgage/Loan	48.7%	59.1%	61.5%
Owned Free and Clear	15.7%	19.1%	21.3%
Renter Occupied	35.6%	21.8%	17.2%
2022 Affordability, Mortgage and Wealth			
Housing Affordability Index	119	136	133
Percent of Income for Mortgage	18.6%	16.4%	16.9%
Wealth Index	108	176	210
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	3,884	33,690	64,940
Housing Units Inside Urbanized Area	100.0%	100.0%	99.7%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.0%	0.3%
2010 Population By Urban/ Rural Status			
Total Population	9,303	79,980	159,220
Population Inside Urbanized Area	100.0%	100.0%	99.7%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.0%	0.3%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

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Top 3 Tapestry Segments			
1.	Young and Restless (11B)	Exurbanites (1E)	Exurbanites (1E)
2.	Bright Young Professionals (8C)	Savvy Suburbanites (1D)	Savvy Suburbanites (1D)
3.	Comfortable Empty Nesters (5A)	Workday Drive (4A)	Top Tier (1A)
2022 Consumer Spending			
Apparel & Services: Total \$	\$9,213,804	\$108,251,407	\$227,300,204
Average Spent	\$2,474.17	\$3,224.84	\$3,561.08
Spending Potential Index	103	134	148
Education: Total \$	\$7,884,531	\$95,564,985	\$207,714,281
Average Spent	\$2,117.22	\$2,846.91	\$3,254.23
Spending Potential Index	108	145	166
Entertainment/Recreation: Total \$	\$13,561,924	\$166,440,395	\$352,322,704
Average Spent	\$3,641.76	\$4,958.31	\$5,519.79
Spending Potential Index	99	135	150
Food at Home: Total \$	\$23,139,071	\$271,658,170	\$569,916,710
Average Spent	\$6,213.50	\$8,092.77	\$8,928.81
Spending Potential Index	100	131	144
Food Away from Home: Total \$	\$16,380,695	\$192,554,007	\$403,150,539
Average Spent	\$4,398.68	\$5,736.24	\$6,316.10
Spending Potential Index	102	133	146
Health Care: Total \$	\$25,872,259	\$318,051,345	\$672,971,451
Average Spent	\$6,947.44	\$9,474.84	\$10,543.35
Spending Potential Index	98	134	149
HH Furnishings & Equipment: Total \$	\$9,663,768	\$118,939,800	\$252,089,331
Average Spent	\$2,595.00	\$3,543.25	\$3,949.45
Spending Potential Index	101	138	154
Personal Care Products & Services: Total \$	\$3,883,077	\$46,582,264	\$98,349,725
Average Spent	\$1,042.72	\$1,387.70	\$1,540.83
Spending Potential Index	102	136	151
Shelter: Total \$	\$87,461,602	\$1,048,101,385	\$2,215,340,271
Average Spent	\$23,485.93	\$31,223.23	\$34,707.43
Spending Potential Index	103	136	152
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$9,924,768	\$128,958,942	\$274,669,484
Average Spent	\$2,665.08	\$3,841.72	\$4,303.21
Spending Potential Index	98	141	158
Travel: Total \$	\$10,846,751	\$138,448,049	\$296,704,979
Average Spent	\$2,912.66	\$4,124.41	\$4,648.44
Spending Potential Index	101	144	162
Vehicle Maintenance & Repairs: Total \$	\$4,727,774	\$56,125,196	\$117,096,340
Average Spent	\$1,269.54	\$1,671.99	\$1,834.53
Spending Potential Index	101	133	146

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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