



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			
2000 Total Population	9,533	80,139	159,674
2010 Total Population	9,240	79,237	159,632
2021 Total Population	9,147	80,448	160,762
2021 Group Quarters	2	993	2,825
2026 Total Population	9,167	81,288	162,095
2021-2026 Annual Rate	0.04%	0.21%	0.17%
2021 Total Daytime Population	9,671	74,651	196,453
Workers	5,172	36,438	118,463
Residents	4,499	38,213	77,990
Household Summary			
2000 Households	3,670	30,674	59,374
2000 Average Household Size	2.60	2.59	2.64
2010 Households	3,639	31,770	62,085
2010 Average Household Size	2.54	2.46	2.53
2021 Households	3,629	32,561	63,119
2021 Average Household Size	2.52	2.44	2.50
2026 Households	3,644	32,955	63,759
2026 Average Household Size	2.51	2.44	2.50
2021-2026 Annual Rate	0.08%	0.24%	0.20%
2010 Families	2,477	21,756	44,422
2010 Average Family Size	3.06	3.00	3.02
2021 Families	2,417	21,886	44,364
2021 Average Family Size	3.05	2.99	3.01
2026 Families	2,413	22,032	44,582
2026 Average Family Size	3.05	2.99	3.01
2021-2026 Annual Rate	-0.03%	0.13%	0.10%
Housing Unit Summary			
2000 Housing Units	3,845	31,563	61,092
Owner Occupied Housing Units	61.9%	78.5%	82.1%
Renter Occupied Housing Units	33.6%	18.7%	15.1%
Vacant Housing Units	4.6%	2.8%	2.8%
2010 Housing Units	3,814	33,370	65,183
Owner Occupied Housing Units	60.8%	74.2%	78.9%
Renter Occupied Housing Units	34.6%	21.0%	16.3%
Vacant Housing Units	4.6%	4.8%	4.8%
2021 Housing Units	3,825	34,015	66,177
Owner Occupied Housing Units	58.8%	72.6%	77.4%
Renter Occupied Housing Units	36.0%	23.2%	18.0%
Vacant Housing Units	5.1%	4.3%	4.6%
2026 Housing Units	3,834	34,262	66,655
Owner Occupied Housing Units	59.4%	73.5%	78.0%
Renter Occupied Housing Units	35.6%	22.7%	17.6%
Vacant Housing Units	5.0%	3.8%	4.3%
Median Household Income			
2021	\$69,110	\$91,226	\$103,928
2026	\$76,359	\$103,054	\$113,555
Median Home Value			
2021	\$263,305	\$307,806	\$355,439
2026	\$296,481	\$340,555	\$381,892
Per Capita Income			
2021	\$36,883	\$51,500	\$57,153
2026	\$41,432	\$57,713	\$63,743
Median Age			
2010	35.1	40.9	42.9
2021	37.4	42.9	45.3
2026	38.2	43.9	46.0

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: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.



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
2021 Households by Income			
Household Income Base	3,629	32,561	63,119
<\$15,000	5.6%	3.8%	3.4%
\$15,000 - \$24,999	5.9%	4.9%	4.5%
\$25,000 - \$34,999	7.1%	5.2%	4.4%
\$35,000 - \$49,999	14.4%	10.1%	8.6%
\$50,000 - \$74,999	20.5%	16.7%	14.7%
\$75,000 - \$99,999	16.5%	13.2%	12.1%
\$100,000 - \$149,999	17.4%	19.3%	20.1%
\$150,000 - \$199,999	4.5%	11.1%	12.2%
\$200,000+	8.0%	15.8%	20.0%
Average Household Income	\$92,056	\$127,610	\$144,924
2026 Households by Income			
Household Income Base	3,644	32,955	63,759
<\$15,000	4.6%	3.2%	2.8%
\$15,000 - \$24,999	5.2%	4.3%	3.8%
\$25,000 - \$34,999	6.5%	4.4%	3.6%
\$35,000 - \$49,999	13.8%	9.3%	7.6%
\$50,000 - \$74,999	18.7%	14.6%	13.1%
\$75,000 - \$99,999	16.1%	12.3%	11.4%
\$100,000 - \$149,999	20.3%	20.9%	21.3%
\$150,000 - \$199,999	5.4%	13.1%	14.0%
\$200,000+	9.3%	17.9%	22.4%
Average Household Income	\$103,174	\$142,736	\$161,345
2021 Owner Occupied Housing Units by Value			
Total	2,251	24,679	51,213
<\$50,000	0.2%	0.3%	0.2%
\$50,000 - \$99,999	0.3%	0.3%	0.2%
\$100,000 - \$149,999	3.0%	2.5%	1.8%
\$150,000 - \$199,999	14.4%	10.7%	7.4%
\$200,000 - \$249,999	27.2%	19.3%	13.1%
\$250,000 - \$299,999	18.6%	15.1%	12.9%
\$300,000 - \$399,999	22.4%	24.6%	25.8%
\$400,000 - \$499,999	10.6%	14.3%	18.2%
\$500,000 - \$749,999	2.0%	8.6%	14.3%
\$750,000 - \$999,999	0.4%	2.4%	3.5%
\$1,000,000 - \$1,499,999	0.3%	0.8%	1.2%
\$1,500,000 - \$1,999,999	0.5%	0.7%	0.7%
\$2,000,000 +	0.1%	0.5%	0.5%
Average Home Value	\$298,269	\$365,654	\$411,926
2026 Owner Occupied Housing Units by Value			
Total	2,279	25,167	52,010
<\$50,000	0.0%	0.1%	0.0%
\$50,000 - \$99,999	0.1%	0.1%	0.1%
\$100,000 - \$149,999	1.4%	1.1%	0.7%
\$150,000 - \$199,999	9.0%	6.9%	4.5%
\$200,000 - \$249,999	22.7%	15.8%	10.2%
\$250,000 - \$299,999	18.1%	14.6%	11.8%
\$300,000 - \$399,999	28.2%	28.5%	27.8%
\$400,000 - \$499,999	16.4%	18.1%	22.0%
\$500,000 - \$749,999	2.9%	10.6%	16.9%
\$750,000 - \$999,999	0.6%	2.3%	3.6%
\$1,000,000 - \$1,499,999	0.2%	0.9%	1.2%
\$1,500,000 - \$1,999,999	0.4%	0.7%	0.8%
\$2,000,000 +	0.0%	0.5%	0.5%
Average Home Value	\$324,770	\$390,964	\$436,559

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: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

September 24, 2021



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
2010 Population by Age			
Total	9,243	79,237	159,634
0 - 4	6.3%	5.8%	5.3%
5 - 9	7.0%	6.5%	6.6%
10 - 14	6.4%	6.7%	7.2%
15 - 24	14.4%	11.7%	11.5%
25 - 34	15.8%	12.2%	9.9%
35 - 44	12.5%	12.5%	12.2%
45 - 54	14.1%	15.9%	16.5%
55 - 64	11.7%	13.7%	14.4%
65 - 74	6.9%	7.7%	8.3%
75 - 84	4.0%	5.0%	5.4%
85 +	0.9%	2.3%	2.6%
18 +	76.1%	76.7%	76.3%
2021 Population by Age			
Total	9,148	80,448	160,761
0 - 4	5.8%	5.1%	4.7%
5 - 9	5.6%	5.6%	5.5%
10 - 14	5.9%	6.3%	6.5%
15 - 24	13.7%	10.9%	11.1%
25 - 34	15.1%	11.9%	10.2%
35 - 44	14.3%	12.8%	11.6%
45 - 54	11.2%	12.0%	12.4%
55 - 64	11.9%	14.1%	15.2%
65 - 74	9.6%	11.6%	12.4%
75 - 84	5.2%	6.5%	6.9%
85 +	1.8%	3.1%	3.3%
18 +	78.6%	79.1%	79.3%
2026 Population by Age			
Total	9,166	81,289	162,096
0 - 4	5.9%	5.1%	4.7%
5 - 9	5.6%	5.6%	5.5%
10 - 14	5.5%	5.9%	6.0%
15 - 24	13.8%	10.6%	10.4%
25 - 34	14.6%	11.3%	9.9%
35 - 44	14.6%	13.2%	12.3%
45 - 54	11.3%	12.1%	12.1%
55 - 64	10.6%	12.5%	13.6%
65 - 74	10.0%	12.2%	13.2%
75 - 84	6.0%	8.2%	8.7%
85 +	2.1%	3.4%	3.6%
18 +	79.6%	79.9%	80.1%
2010 Population by Sex			
Males	4,571	38,066	76,534
Females	4,669	41,171	83,098
2021 Population by Sex			
Males	4,512	38,700	77,240
Females	4,635	41,748	83,522
2026 Population by Sex			
Males	4,496	39,120	77,990
Females	4,670	42,169	84,105

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

September 24, 2021



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
2010 Population by Race/Ethnicity			
Total	9,240	79,237	159,631
White Alone	83.8%	87.7%	89.3%
Black Alone	3.9%	2.9%	2.4%
American Indian Alone	0.2%	0.2%	0.2%
Asian Alone	7.8%	6.5%	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	37.4	26.8	23.5
2021 Population by Race/Ethnicity			
Total	9,147	80,447	160,761
White Alone	78.1%	82.7%	84.8%
Black Alone	5.0%	3.8%	3.2%
American Indian Alone	0.2%	0.2%	0.2%
Asian Alone	10.9%	9.4%	8.5%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	2.4%	1.1%	0.8%
Two or More Races	3.4%	2.7%	2.4%
Hispanic Origin	8.0%	3.7%	3.1%
Diversity Index	46.8	35.5	31.6
2026 Population by Race/Ethnicity			
Total	9,167	81,288	162,094
White Alone	74.8%	79.8%	82.2%
Black Alone	5.6%	4.4%	3.6%
American Indian Alone	0.2%	0.2%	0.2%
Asian Alone	12.7%	11.1%	10.1%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	2.8%	1.3%	1.0%
Two or More Races	3.9%	3.3%	2.9%
Hispanic Origin	9.1%	4.3%	3.6%
Diversity Index	51.7	40.3	36.1
2010 Population by Relationship and Household Type			
Total	9,240	79,237	159,632
In Households	100.0%	98.7%	98.2%
In Family Households	83.5%	83.5%	84.9%
Householder	26.9%	27.4%	27.9%
Spouse	21.1%	22.8%	23.8%
Child	30.8%	30.2%	30.5%
Other relative	3.1%	2.0%	1.7%
Nonrelative	1.6%	1.1%	0.9%
In Nonfamily Households	16.4%	15.2%	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: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

September 24, 2021



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
2021 Population 25+ by Educational Attainment			
Total	6,312	57,966	116,012
Less than 9th Grade	1.2%	0.9%	1.0%
9th - 12th Grade, No Diploma	4.3%	1.9%	1.7%
High School Graduate	16.5%	12.2%	11.5%
GED/Alternative Credential	1.3%	1.3%	1.2%
Some College, No Degree	16.6%	16.5%	15.3%
Associate Degree	9.3%	7.2%	6.1%
Bachelor's Degree	29.1%	33.7%	34.9%
Graduate/Professional Degree	21.6%	26.3%	28.3%
2021 Population 15+ by Marital Status			
Total	7,565	66,729	133,921
Never Married	27.5%	24.2%	22.2%
Married	56.7%	58.8%	62.4%
Widowed	5.3%	6.9%	6.8%
Divorced	10.5%	10.1%	8.6%
2021 Civilian Population 16+ in Labor Force			
Civilian Population 16+	4,886	44,124	85,915
Population 16+ Employed	96.1%	96.5%	97.0%
Population 16+ Unemployment rate	3.9%	3.5%	3.0%
Population 16-24 Employed	12.4%	9.8%	10.0%
Population 16-24 Unemployment rate	6.1%	7.3%	6.4%
Population 25-54 Employed	63.1%	60.6%	57.7%
Population 25-54 Unemployment rate	3.1%	2.8%	2.4%
Population 55-64 Employed	17.4%	19.9%	21.6%
Population 55-64 Unemployment rate	3.9%	3.3%	2.9%
Population 65+ Employed	7.1%	9.7%	10.7%
Population 65+ Unemployment rate	7.5%	4.7%	2.9%
2021 Employed Population 16+ by Industry			
Total	4,694	42,561	83,377
Agriculture/Mining	1.0%	0.5%	0.5%
Construction	7.3%	4.9%	5.4%
Manufacturing	6.7%	9.0%	9.6%
Wholesale Trade	4.0%	3.7%	3.7%
Retail Trade	17.7%	11.0%	10.1%
Transportation/Utilities	4.1%	2.7%	2.5%
Information	2.0%	2.2%	2.1%
Finance/Insurance/Real Estate	9.7%	13.7%	13.1%
Services	45.3%	49.6%	50.5%
Public Administration	1.9%	2.6%	2.6%
2021 Employed Population 16+ by Occupation			
Total	4,692	42,561	83,375
White Collar	76.4%	82.0%	83.7%
Management/Business/Financial	22.2%	26.4%	28.3%
Professional	29.2%	35.2%	35.4%
Sales	14.2%	11.1%	11.5%
Administrative Support	10.8%	9.3%	8.4%
Services	9.8%	8.5%	7.6%
Blue Collar	13.8%	9.5%	8.7%
Farming/Forestry/Fishing	0.3%	0.1%	0.1%
Construction/Extraction	4.9%	2.4%	2.7%
Installation/Maintenance/Repair	1.6%	1.4%	1.1%
Production	2.3%	2.3%	2.0%
Transportation/Material Moving	4.7%	3.3%	2.9%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

September 24, 2021



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
2010 Households by Type			
Total	3,639	31,769	62,086
Households with 1 Person	24.5%	26.2%	24.0%
Households with 2+ People	75.5%	73.8%	76.0%
Family Households	68.1%	68.5%	71.5%
Husband-wife Families	53.2%	57.0%	61.1%
With Related Children	24.5%	24.7%	26.3%
Other Family (No Spouse Present)	14.8%	11.5%	10.4%
Other Family with Male Householder	4.3%	3.2%	2.8%
With Related Children	2.3%	1.7%	1.6%
Other Family with Female Householder	10.6%	8.3%	7.6%
With Related Children	6.6%	4.8%	4.4%
Nonfamily Households	7.5%	5.3%	4.5%
All Households with Children	33.7%	31.5%	32.5%
Multigenerational Households	2.8%	2.1%	1.9%
Unmarried Partner Households	5.1%	4.2%	3.7%
Male-female	4.4%	3.7%	3.2%
Same-sex	0.7%	0.6%	0.5%
2010 Households by Size			
Total	3,639	31,770	62,086
1 Person Household	24.5%	26.2%	24.0%
2 Person Household	34.5%	35.2%	36.1%
3 Person Household	18.3%	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	3,639	31,770	62,085
Owner Occupied	63.7%	77.9%	82.9%
Owned with a Mortgage/Loan	48.2%	58.9%	61.6%
Owned Free and Clear	15.5%	19.0%	21.3%
Renter Occupied	36.3%	22.1%	17.1%
2021 Affordability, Mortgage and Wealth			
Housing Affordability Index	134	151	150
Percent of Income for Mortgage	16.0%	14.2%	14.3%
Wealth Index	106	175	212
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	3,814	33,370	65,183
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	9,240	79,237	159,632
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.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

September 24, 2021



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
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)
2021 Consumer Spending			
Apparel & Services: Total \$	\$7,814,039	\$92,884,731	\$201,944,155
Average Spent	\$2,153.22	\$2,852.64	\$3,199.42
Spending Potential Index	102	135	151
Education: Total \$	\$6,679,783	\$81,755,637	\$184,491,435
Average Spent	\$1,840.67	\$2,510.85	\$2,922.91
Spending Potential Index	107	145	169
Entertainment/Recreation: Total \$	\$11,449,451	\$142,699,977	\$312,917,940
Average Spent	\$3,154.99	\$4,382.54	\$4,957.59
Spending Potential Index	98	136	153
Food at Home: Total \$	\$19,606,295	\$233,130,128	\$506,235,163
Average Spent	\$5,402.67	\$7,159.80	\$8,020.33
Spending Potential Index	99	131	147
Food Away from Home: Total \$	\$13,897,871	\$165,256,220	\$358,155,684
Average Spent	\$3,829.67	\$5,075.28	\$5,674.29
Spending Potential Index	101	134	149
Health Care: Total \$	\$21,796,356	\$272,759,994	\$597,627,812
Average Spent	\$6,006.16	\$8,376.89	\$9,468.27
Spending Potential Index	96	134	152
HH Furnishings & Equipment: Total \$	\$8,158,381	\$101,961,861	\$223,901,183
Average Spent	\$2,248.11	\$3,131.41	\$3,547.29
Spending Potential Index	100	139	157
Personal Care Products & Services: Total \$	\$3,285,407	\$39,956,758	\$87,363,864
Average Spent	\$905.32	\$1,227.14	\$1,384.11
Spending Potential Index	101	137	154
Shelter: Total \$	\$74,093,120	\$898,744,781	\$1,967,602,939
Average Spent	\$20,416.95	\$27,601.88	\$31,172.91
Spending Potential Index	101	137	155
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$8,353,129	\$110,514,531	\$243,942,404
Average Spent	\$2,301.77	\$3,394.08	\$3,864.80
Spending Potential Index	96	142	162
Travel: Total \$	\$9,134,497	\$118,560,812	\$263,498,074
Average Spent	\$2,517.08	\$3,641.19	\$4,174.62
Spending Potential Index	100	144	165
Vehicle Maintenance & Repairs: Total \$	\$4,004,146	\$48,183,330	\$104,003,894
Average Spent	\$1,103.37	\$1,479.79	\$1,647.74
Spending Potential Index	100	134	149

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: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

September 24, 2021