

# PopStats: Full Demographics – With Daytime Pop



1990 - 2000 - 2010 Census, Q3 2022 Estimates & Q3 2027 Projections  
 Calculated using TAS Retrieval

| 12100 Manchester Rd, Des Peres, MO 63131 |                                       | 1 Mile | 3 Miles | 5 Miles |
|--|---------------------------------------|--------|---------|---------|
| Population                               | Q3 2022 Estimated Population          | 7,952  | 56,359  | 161,078 |
|  | 2027 Projected Population             | 7,944  | 56,039  | 160,240 |
|  | 2010 Census Population                | 7,640  | 55,048  | 158,289 |
|  | 2000 Census Population                | 7,942  | 55,375  | 159,084 |
|  | 1990 Census Population                | 8,032  | 55,841  | 160,579 |
|  | Daytime Population                    | 8,171  | 54,626  | 160,965 |
|  | Historical Annual Growth 1990 to 2000 | -0.11% | -0.08%  | -0.09%  |
|  | Historical Annual Growth 2000 to 2010 | -0.39% | -0.06%  | -0.05%  |
|  | Estimated Annual Growth 2010 to 2022  | 0.32%  | 0.19%   | 0.14%   |
|  | Projected Annual Growth 2022 to 2027  | -0.02% | -0.11%  | -0.10%  |
| Households                               | Q3 2022 Estimated Households          | 3,109  | 22,675  | 65,175  |
|  | 2027 Projected Households             | 3,105  | 22,537  | 64,816  |
|  | 2010 Census Households                | 2,994  | 22,142  | 63,995  |
|  | 2000 Census Households                | 3,047  | 22,033  | 63,504  |
|  | 1990 Census Households                | 2,872  | 21,015  | 60,508  |
|  | Historical Annual Growth 1990 to 2000 | 0.59%  | 0.47%   | 0.48%   |
|  | Historical Annual Growth 2000 to 2010 | -0.18% | 0.05%   | 0.08%   |
|  | Estimated Annual Growth 2010 to 2022  | 0.30%  | 0.19%   | 0.15%   |
|  | Projected Annual Growth 2022 to 2027  | -0.03% | -0.12%  | -0.11%  |
|  | Persons per Household                 | 2.55   | 2.46    | 2.43    |
| Population by Age                        | Population 0 to 4 Years               | 4.42%  | 4.87%   | 5.29%   |
|  | Population 5 to 13 Years              | 7.79%  | 8.83%   | 9.48%   |
|  | Population 14 to 21 Years             | 10.31% | 10.33%  | 9.98%   |
|  | Population 22 to 29 Years             | 13.24% | 11.93%  | 11.15%  |
|  | Population 30 to 44 Years             | 11.80% | 13.42%  | 15.52%  |
|  | Population 45 to 59 Years             | 17.50% | 18.00%  | 18.04%  |
|  | Population 60 to 74 Years             | 24.67% | 23.10%  | 21.34%  |
|  | Population 74 Years Plus              | 10.28% | 9.51%   | 9.20%   |
| Median Age                               | 47.8                                  | 45.6   | 43.6    |         |
| Gender                                   | Male Population                       | 3,778  | 26,572  | 76,710  |
|  | Female Population                     | 4,175  | 29,787  | 84,368  |
| Work place                               | Workplace Establishments              | 421    | 3,027   | 8,487   |
|  | Workplace Employees (FTE)             | 5,593  | 36,671  | 112,708 |
| Race                                     | Q3 2022 Estimated Population          | 7,952  | 56,359  | 161,078 |
|  | White                                 | 89.98% | 90.59%  | 87.30%  |
|  | Black or African American             | 1.21%  | 2.51%   | 4.44%   |
|  | Asian or Pacific Islander             | 2.43%  | 3.57%   | 4.61%   |
|  | Other Races                           | 6.38%  | 3.33%   | 3.65%   |
| Hispanic                                 | Q3 2022 Hispanic Population           | 79     | 1,145   | 4,056   |
|  | Q3 2022 Hispanic Population Percent   | 0.99%  | 2.03%   | 2.52%   |
|  | 2000 Hispanic Population Percent      | 1.92%  | 1.17%   | 1.23%   |
|  | 1990 Hispanic Population Percent      | 1.29%  | 0.93%   | 1.04%   |

# PopStats: Full Demographics – With Daytime Pop



1990 - 2000 - 2010 Census, Q3 2022 Estimates & Q3 2027 Projections  
 Calculated using TAS Retrieval

| 12100 Manchester Rd, Des Peres, MO 63131 |   | 1 Mile    | 3 Miles   | 5 Miles   |
|--|---|-----------|-----------|-----------|
| <b>Income</b>                            | HH Income \$500,000 or more                 | 4.66%     | 4.62%     | 3.73%     |
|  | HH Income \$250,000 to \$499,999            | 5.60%     | 5.55%     | 4.49%     |
|  | HH Income \$200,000 to \$249,999            | 13.06%    | 12.95%    | 10.48%    |
|  | HH Income \$175,000 to \$199,999            | 14.33%    | 8.07%     | 7.72%     |
|  | HH Income \$150,000 to \$174,999            | 8.95%     | 8.18%     | 7.37%     |
|  | HH Income \$100,000 to \$149,999            | 21.60%    | 19.34%    | 18.64%    |
|  | HH Income \$75,000 to \$99,999              | 6.88%     | 10.09%    | 11.81%    |
|  | HH Income \$50,000 to \$74,999              | 8.71%     | 12.40%    | 14.04%    |
|  | HH Income \$35,000 to \$49,999              | 8.56%     | 7.76%     | 8.88%     |
|  | HH Income \$25,000 to \$34,999              | 2.56%     | 3.79%     | 4.74%     |
|  | HH Income \$15,000 to \$24,999              | 2.64%     | 3.64%     | 4.19%     |
|  | HH Income \$0 to \$14,999                   | 2.46%     | 3.62%     | 3.92%     |
|  | Average Household Income                    | \$195,541 | \$172,144 | \$154,011 |
| Median Household Income                  | \$142,526                                   | \$120,417 | \$105,869 |           |
| Per Capita Income                        | \$76,587                                    | \$70,118  | \$63,674  |           |
| <b>Disposable Income</b>                 | HH Disposable Income \$500,000 or more      | 0.65%     | 0.66%     | 0.53%     |
|  | HH Disposable Income \$250,000 to \$499,999 | 7.37%     | 7.29%     | 5.90%     |
|  | HH Disposable Income \$200,000 to \$249,999 | 5.41%     | 5.32%     | 4.31%     |
|  | HH Disposable Income \$175,000 to \$199,999 | 5.15%     | 5.15%     | 4.19%     |
|  | HH Disposable Income \$150,000 to \$174,999 | 16.20%    | 9.77%     | 8.39%     |
|  | HH Disposable Income \$100,000 to \$149,999 | 24.94%    | 21.61%    | 20.53%    |
|  | HH Disposable Income \$75,000 to \$99,999   | 11.37%    | 13.15%    | 13.77%    |
|  | HH Disposable Income \$50,000 to \$74,999   | 9.64%     | 13.83%    | 15.57%    |
|  | HH Disposable Income \$35,000 to \$49,999   | 9.31%     | 9.70%     | 11.13%    |
|  | HH Disposable Income \$25,000 to \$34,999   | 3.73%     | 5.06%     | 6.34%     |
|  | HH Disposable Income \$15,000 to \$24,999   | 3.59%     | 4.47%     | 5.00%     |
|  | HH Disposable Income \$0 to \$14,999        | 2.63%     | 3.99%     | 4.36%     |
|  | Average Disposable Household Income         | \$121,897 | \$112,555 | \$103,456 |
| Median Disposable Household Income       | \$116,820                                   | \$99,665  | \$88,796  |           |
| <b>Education (Age 25+)</b>               | Adult Population (25 Years or Older)        | 5,750     | 40,196    | 114,264   |
|  | Elementary                                  | 1.27%     | 0.76%     | 0.93%     |
|  | Some High School                            | 0.47%     | 0.94%     | 1.81%     |
|  | High School Graduate                        | 6.28%     | 7.76%     | 9.90%     |
|  | Some College                                | 11.39%    | 14.10%    | 15.53%    |
|  | Associates Degree                           | 5.36%     | 4.28%     | 5.84%     |
|  | Bachelors Degree                            | 45.16%    | 37.97%    | 34.43%    |
|  | Graduate Degree                             | 30.08%    | 34.20%    | 31.56%    |
| <b>Housing</b>                           | Total Housing Units                         | 3,238     | 24,040    | 69,205    |
|  | Owner Occupied Percent                      | 88.96%    | 80.50%    | 76.01%    |
|  | Renter Occupied Percent                     | 7.06%     | 13.82%    | 18.16%    |
|  | Vacant Housing Percent                      | 3.98%     | 5.68%     | 5.82%     |
| <b>Homes Built By Year</b>               | Homes Built 1990 to 2000                    | 5.41%     | 8.33%     | 8.96%     |
|  | Homes Built 1980 to 1989                    | 16.91%    | 13.98%    | 13.54%    |
|  | Homes Built 1970 to 1979                    | 15.54%    | 15.85%    | 18.72%    |
|  | Homes Built 1960 to 1969                    | 25.50%    | 15.63%    | 17.11%    |
|  | Homes Built 1950 to 1959                    | 27.24%    | 22.57%    | 20.56%    |
|  | Homes Built 1940 to 1949                    | 5.92%     | 11.40%    | 9.32%     |
|  | Homes Built Before 1940                     | 3.48%     | 12.25%    | 11.78%    |

# PopStats: Full Demographics – With Daytime Pop



1990 - 2000 - 2010 Census, Q3 2022 Estimates & Q3 2027 Projections  
 Calculated using TAS Retrieval

| 12100 Manchester Rd, Des Peres, MO 63131   |  | 1 Mile  | 3 Miles | 5 Miles |
|--|--|---------|---------|---------|
| Home Value<br>(Owner Occupied)             | Property Value \$1,000,000 or more             | 14.12%  | 11.35%  | 8.05%   |
|  | Property Value \$750,000 to \$999,999          | 15.45%  | 15.15%  | 10.70%  |
|  | Property Value \$500,000 to \$749,999          | 30.26%  | 26.91%  | 21.91%  |
|  | Property Value \$400,000 to \$499,999          | 12.08%  | 13.70%  | 13.63%  |
|  | Property Value \$300,000 to \$399,999          | 9.53%   | 11.53%  | 15.92%  |
|  | Property Value \$200,000 to \$299,999          | 5.46%   | 8.49%   | 15.66%  |
|  | Property Value \$150,000 to \$199,999          | 1.25%   | 2.53%   | 4.39%   |
|  | Property Value \$100,000 to \$149,999          | 0.97%   | 1.35%   | 1.79%   |
|  | Property Value \$60,000 to \$99,999            | 0.22%   | 0.57%   | 0.64%   |
|  | Property Value \$40,000 to \$59,999            | 0.14%   | 0.07%   | 0.11%   |
|  | Property Value \$0 to \$39,999                 | 0.58%   | 0.26%   | 0.61%   |
|  | Median Home Value                              | 622,336 | 569,258 | 455,651 |
|  | Median Rent (Census 2000)                      | 920     | 683     | 700     |
| Occupation<br>(Employed Civilians Age 16+) | Employed Civilian Population 16+ by Occupation | 4,225   | 29,328  | 85,377  |
|  | Managerial/Executive                           | 29.68%  | 29.59%  | 25.82%  |
|  | Professional Specialty                         | 31.90%  | 34.94%  | 35.54%  |
|  | Healthcare Support                             | 1.23%   | 0.79%   | 1.10%   |
|  | Sales  | 18.05%  | 13.92%  | 12.56%  |
|  | Office & Administrative Support                | 5.28%   | 7.43%   | 8.40%   |
|  | Protective Service                             | 1.86%   | 0.95%   | 1.18%   |
|  | Food Preparation                               | 1.90%   | 2.26%   | 3.05%   |
|  | Building Maintenance & Cleaning                | 0.80%   | 1.43%   | 1.40%   |
|  | Personal Care                                  | 2.07%   | 2.14%   | 2.51%   |
|  | Farming, Fishing, & Forestry                   | 0       | 0.07%   | 0.17%   |
|  | Construction                                   | 4.24%   | 2.45%   | 3.69%   |
|  | Production & Transportation                    | 3.01%   | 4.03%   | 4.58%   |
|  | Percent White Collar                           | 86.13%  | 86.67%  | 83.42%  |
|  | Percent Blue Collar                            | 13.87%  | 13.33%  | 16.58%  |
| Transportation<br>To Work                  | Drive to Work Alone                            | 88.90%  | 87.57%  | 87.22%  |
|  | Drive to Work Carpool                          | 5.47%   | 5.72%   | 6.08%   |
|  | Travel to Work by Public Transportation        | 0.46%   | 0.61%   | 0.65%   |
|  | Drive to Work on Motorcycle                    | 0       | 0.01%   | 0.03%   |
|  | Drive to Work on Bicycle                       | 0       | 0.08%   | 0.08%   |
|  | Walked to Work                                 | 0.75%   | 1.17%   | 1.23%   |
|  | Other Means                                    | 0.04%   | 0.21%   | 0.34%   |
|  | Work at Home                                   | 4.37%   | 4.63%   | 4.37%   |
| Travel Time<br>To Work                     | Travel Time in Less than 5 minutes             | 2.35%   | 2.23%   | 2.14%   |
|  | Travel to Work in 5 to 9 minutes               | 10.55%  | 9.68%   | 9.63%   |
|  | Travel to Work in 10 to 14 minutes             | 11.90%  | 13.22%  | 13.84%  |
|  | Travel to Work in 15 to 19 minutes             | 15.88%  | 18.22%  | 17.81%  |
|  | Travel to Work in 20 to 29 minutes             | 38.65%  | 33.74%  | 31.09%  |
|  | Travel to Work in 30 to 44 minutes             | 15.39%  | 18.30%  | 19.65%  |
|  | Travel to Work in 45 to 59 minutes             | 2.43%   | 2.21%   | 3.19%   |
|  | Travel to Work in 60 minutes or more           | 2.87%   | 2.42%   | 2.67%   |
| Average Travel Time to Work                | 20.3   | 20.1    | 20.8    |         |