



West 100 Plaza  
Site Type: Radius

16013 Manchester Rd  
Ellisville, MO 63011  
Radius: 1.0 mile

16013 Manchester Rd  
Ellisville, MO 63011  
Radius: 3.0 mile

16013 Manchester Rd  
Ellisville, MO 63011  
Radius: 5.0 mile

## 2007 Population

Total Population	7,164	62,105	129,763
Male Population	47.7%	48.7%	48.7%
Female Population	52.3%	51.3%	51.3%
Median Age	40.4	38.7	39.8

## 2007 Income

Median HH Income	\$80,858	\$104,578	\$100,389
Per Capita Income	\$37,913	\$48,279	\$49,420
Average HH Income	\$102,129	\$135,787	\$135,040

## 2007 Households

Total Households	2,690	21,962	47,454
Average Household Size	2.58	2.80	2.71
1990-2000 Annual Rate	3.91%	3.36%	2.78%

## 2007 Housing

Owner Occupied Housing Units	78.3%	84.8%	82.9%
Renter Occupied Housing Units	15.4%	11.4%	13.2%
Vacant Housing Units	6.3%	3.8%	3.9%

## Population

1990 Population	5,185	45,681	102,406
2000 Population	7,030	61,458	128,807
2007 Population	7,164	62,105	129,763
2012 Population	7,168	62,016	129,409
1990-2000 Annual Rate	3.09%	3.01%	2.32%
2000-2007 Annual Rate	0.3%	0.17%	0.12%
2007-2012 Annual Rate	0.01%	-0.03%	-0.05%

In the identified market area, the current year population is 129,763. In 2000, the Census count in the market area was 128,807. The rate of change since 2000 was 0.12 percent annually. The five-year projection for the population in the market area is 129,409, representing a change of -0.05 percent annually from 2007 to 2012. Currently, the population is 48.7 percent male and 51.3 percent female.

## Households

1990 Households	1,770	15,398	35,262
2000 Households	2,597	21,437	46,381
2007 Households	2,690	21,962	47,454
2012 Households	2,707	22,053	47,626
1990-2000 Annual Rate	3.91%	3.36%	2.78%
2000-2007 Annual Rate	0.56%	0.39%	0.37%
2007-2012 Annual Rate	0.13%	0.08%	0.07%

The household count in this market area has changed from 46,381 in 2000 to 47,454 in the current year, a change of 0.37 percent annually. The five-year projection of households is 47,626, a change of 0.07 percent annually from the current year total. Average household size is currently 2.71, compared to 2.76 in the year 2000. The number of families in the current year is 36,388 in the market area.

## Housing

Currently, 82.9 percent of the 49,380 housing units in the market area are owner occupied; 13.2 percent, renter occupied; and 3.9 percent are vacant. In 2000, there were 47,692 housing units— 83.1 percent owner occupied, 14.1 percent renter occupied and 2.8 percent vacant. The rate of change in housing units since 2000 is 0.56 percent. Median home value in the market area is \$277,823, compared to a median home value of \$181,127 for the U.S. In five years, median home value is projected to change by 4.29 percent annually to \$342,733. From 2000 to the current year, median home value changed by 6.92 percent annually.



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## Median Household Income

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1990 Median HH Income	\$48,775	\$54,697	\$55,080
2000 Median HH Income	\$62,614	\$78,041	\$76,575
2007 Median HH Income	\$80,858	\$104,578	\$100,389
2012 Median HH Income	\$100,519	\$128,509	\$120,007
1990-2000 Annual Rate	2.53%	3.62%	3.35%
2000-2007 Annual Rate	4.18%	4.79%	4.43%
2007-2012 Annual Rate	4.45%	4.21%	3.63%

## Per Capita Income

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1990 Per Capita Income	\$18,499	\$21,921	\$22,485
2000 Per Capita Income	\$27,624	\$33,629	\$35,059
2007 Per Capita Income	\$37,913	\$48,279	\$49,420
2012 Per Capita Income	\$48,295	\$63,890	\$64,435
1990-2000 Annual Rate	4.09%	4.37%	4.54%
2000-2007 Annual Rate	5.2%	5.96%	5.65%
2007-2012 Annual Rate	4.96%	5.76%	5.45%

## Average Household Income

	16013 Manchester Rd Ellisville, MO 63011 Radius: 1.0 mile	16013 Manchester Rd Ellisville, MO 63011 Radius: 3.0 mile	16013 Manchester Rd Ellisville, MO 63011 Radius: 5.0 mile
1990 Average Household Income	\$56,307	\$64,398	\$64,875
2000 Average Household Income	\$74,579	\$95,388	\$96,639
2007 Average HH Income	\$102,129	\$135,787	\$135,040
2012 Average HH Income	\$129,340	\$178,735	\$174,969
1990-2000 Annual Rate	2.85%	4.01%	4.07%
2000-2007 Annual Rate	5.16%	5.81%	5.5%
2007-2012 Annual Rate	4.84%	5.65%	5.32%

## Households by Income

Current median household income is \$100,389 in the market area, compared to \$51,546 for all U.S. households. Median household income is projected to be \$120,007 in five years. In 2000, median household income was \$76,575, compared to \$55,080 in 1990.

Current average household income is \$135,040 in this market area, compared to \$71,092 for all U.S. households. Average household income is projected to be \$174,969 in five years. In 2000, average household income was \$96,639, compared to \$64,875 in 1990.

Current per capita income is \$49,420 in the market area, compared to the U.S. per capita income of \$27,084. The per capita income is projected to be \$64,435 in five years. In 2000, the per capita income was \$35,059, compared to \$22,485 in 1990.

## Population by Employment

	16013 Manchester Rd Ellisville, MO 63011 Radius: 1.0 mile	16013 Manchester Rd Ellisville, MO 63011 Radius: 3.0 mile	16013 Manchester Rd Ellisville, MO 63011 Radius: 5.0 mile
Total Businesses	426	1,121	2,515
Total Employees	3,700	9,828	24,779

Currently, 96.2 percent of the civilian labor force in the identified market area is employed and 3.8 percent are unemployed. In comparison, 93.4 percent of the U.S. civilian labor force is employed, and 6.6 percent are unemployed. In five years the rate of employment in the market area will be 96.0 percent of the civilian labor force, and unemployment will be 4.0 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 93.8 percent, and 6.2 percent will be unemployed. In 2000, 70.4 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.1 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 82.3 percent in white collar jobs (compared to 60.5 percent of U.S. employment)
- 9.0 percent in service jobs (compared to 16.4 percent of U.S. employment)
- 8.7 percent in blue collar jobs (compared to 23.1 percent of U.S. employment)

In 2000, 87.5 percent of the market area population drove alone to work, and 5.2 percent worked at home. The average travel time to work in 2000 was 27.1 minutes in the market area, compared to the U.S. average of 25.5 minutes.

## Population by Education

In 2000, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 4.7 percent had not earned a high school diploma (19.6 percent in the U.S.)
- 15.2 percent were high school graduates only (28.6 percent in the U.S.)
- 5.5 percent had completed an Associate degree (6.3 percent in the U.S.)
- 34.4 percent had a Bachelor's degree (15.5 percent in the U.S.)
- 19.1 percent had earned a Master's/Professional/Doctorate Degree (8.9 percent in the U.S.)