



Executive Summary

Prepared by

West 5th St
Site Type: Radius

1391 W 5th St
Eureka, MO 63025
Radius: 1.0 mile

1391 W 5th St
Eureka, MO 63025
Radius: 3.0 mile

1391 W 5th St
Eureka, MO 63025
Radius: 5.0 mile

2008 Population

Total Population	5,802	11,978	22,531
Male Population	49.3%	49.1%	51.7%
Female Population	50.7%	50.9%	48.3%
Median Age	35.0	35.7	36.2

2008 Income

Median HH Income	\$125,821	\$113,421	\$103,604
Per Capita Income	\$50,451	\$45,706	\$42,897
Average HH Income	\$154,153	\$141,937	\$132,880

2008 Households

Total Households	1,851	3,835	7,244
Average Household Size	3.11	3.04	2.91
1990-2000 Annual Rate	6.67%	4.75%	5.11%

2008 Housing

Owner Occupied Housing Units	83.2%	85.5%	83.4%
Renter Occupied Housing Units	9.5%	8.7%	10.2%
Vacant Housing Units	7.3%	5.9%	6.4%

Population

1990 Population	2,236	6,245	12,242
2000 Population	4,295	9,647	18,947
2008 Population	5,802	11,978	22,531
2013 Population	6,047	12,436	23,392
1990-2000 Annual Rate	6.75%	4.44%	4.46%
2000-2008 Annual Rate	3.71%	2.66%	2.12%
2008-2013 Annual Rate	0.83%	0.75%	0.75%

In the identified market area, the current year population is 22,531. In 2000, the Census count in the market area was 18,947. The rate of change since 2000 was 2.12 percent annually. The five-year projection for the population in the market area is 23,392, representing a change of 0.75 percent annually from 2008 to 2013. Currently, the population is 51.7 percent male and 48.3 percent female.

Households

1990 Households	736	1,980	3,712
2000 Households	1,404	3,149	6,108
2008 Households	1,851	3,835	7,244
2013 Households	1,928	3,981	7,547
1990-2000 Annual Rate	6.67%	4.75%	5.11%
2000-2008 Annual Rate	3.41%	2.42%	2.09%
2008-2013 Annual Rate	0.82%	0.75%	0.82%

The household count in this market area has changed from 6,108 in 2000 to 7,244 in the current year, a change of 2.09 percent annually. The five-year projection of households is 7,547, a change of 0.82 percent annually from the current year total. Average household size is currently 2.91, compared to 2.87 in the year 2000. The number of families in the current year is 5,805 in the market area.

Housing

Currently, 83.4 percent of the 7,741 housing units in the market area are owner occupied; 10.2 percent, renter occupied; and 6.4 percent are vacant. In 2000, there were 6,474 housing units— 84.8 percent owner occupied, 9.7 percent renter occupied and 5.5 percent vacant. The rate of change in housing units since 2000 is 2.19 percent. Median home value in the market area is \$248,860, compared to a median home value of \$192,285 for the U.S. In five years, median home value is projected to change by 0.99 percent annually to \$261,487. From 2000 to the current year, median home value changed by 4.14 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013. ESRI converted 1990 Census data into 2000 geography.



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Median Household Income

1990 Median HH Income	\$39,306	\$41,310	\$42,457
2000 Median HH Income	\$79,839	\$77,570	\$75,099
2008 Median HH Income	\$125,821	\$113,421	\$103,604
2013 Median HH Income	\$150,403	\$132,404	\$119,740
1990-2000 Annual Rate	7.34%	6.5%	5.87%
2000-2008 Annual Rate	5.67%	4.71%	3.98%
2008-2013 Annual Rate	3.63%	3.14%	2.94%

Per Capita Income

1990 Per Capita Income	\$13,199	\$13,043	\$14,447
2000 Per Capita Income	\$30,988	\$29,261	\$28,170
2008 Per Capita Income	\$50,451	\$45,706	\$42,897
2013 Per Capita Income	\$69,680	\$61,077	\$56,253
1990-2000 Annual Rate	8.91%	8.41%	6.91%
2000-2008 Annual Rate	6.09%	5.55%	5.23%
2008-2013 Annual Rate	6.67%	5.97%	5.57%

Average Household Income

1990 Average Household Income	\$46,402	\$45,974	\$47,655
2000 Average Household Income	\$92,994	\$88,598	\$85,768
2008 Average HH Income	\$154,153	\$141,937	\$132,880
2013 Average HH Income	\$213,135	\$189,663	\$174,344
1990-2000 Annual Rate	7.2%	6.78%	6.05%
2000-2008 Annual Rate	6.32%	5.88%	5.45%
2008-2013 Annual Rate	6.69%	5.97%	5.58%

Households by Income

Current median household income is \$103,604 in the market area, compared to \$53,154 for all U.S. households. Median household income is projected to be \$119,740 in five years. In 2000, median household income was \$75,099, compared to \$42,457 in 1990.

Current average household income is \$132,880 in this market area, compared to \$73,126 for all U.S. households. Average household income is projected to be \$174,344 in five years. In 2000, average household income was \$85,768, compared to \$47,655 in 1990.

Current per capita income is \$42,897 in the market area, compared to the U.S. per capita income of \$27,916. The per capita income is projected to be \$56,253 in five years. In 2000, the per capita income was \$28,170, compared to \$14,447 in 1990.

Population by Employment

Total Businesses	277	647	1,050
Total Employees	2,789	5,776	9,430

Currently, 95.7 percent of the civilian labor force in the identified market area is employed and 4.3 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 93.9 percent, and 6.1 percent will be unemployed. In 2000, 67.9 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.0 percent were in the Armed Forces.

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

- 68.6 percent in white collar jobs (compared to 60.2 percent of U.S. employment)
- 14.4 percent in service jobs (compared to 16.5 percent of U.S. employment)
- 17.0 percent in blue collar jobs (compared to 23.3 percent of U.S. employment)

In 2000, 85.4 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 30.8 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2008, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 9.3 percent had not earned a high school diploma (16.4 percent in the U.S.)
- 21.5 percent were high school graduates only (29.6 percent in the U.S.)
- 8.0 percent had completed an Associate degree (7.2 percent in the U.S.)
- 27.5 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 13.6 percent had earned a Master's/Professional/Doctorate Degree (9.7 percent in the U.S.)