PACE
PROPERTIES

Lat/Lon: 38.5994/-90.5076

1001 Brittany Pkwy Manchester, MO 63011	1 mi radius	3 mi radius	5 mi radius
Population			
2023 Estimated Population	8,151	79,191	167,802
2028 Projected Population	8,146	78,149	167,276
2020 Census Population	8,344	79,969	169,307
2010 Census Population	8,221	77,578	162,887
Projected Annual Growth 2023 to 2028	-	-0.3%	-
Historical Annual Growth 2010 to 2023	-	0.2%	0.2%
Households			
2023 Estimated Households	3,251	32,111	66,769
2028 Projected Households	3,231	31,408	65,943
2020 Census Households	3,287	32,134	66,638
2010 Census Households	3,227	30,979	63,864
Projected Annual Growth 2023 to 2028	-0.1%	-0.4%	-0.2%
Historical Annual Growth 2010 to 2023	-	0.3%	0.3%
Age			
2023 Est. Population Under 10 Years	11.9%	11.1%	11.0%
2023 Est. Population 10 to 19 Years	11.7%	12.0%	12.7%
2023 Est. Population 20 to 29 Years	12.0%	10.7%	9.5%
2023 Est. Population 30 to 44 Years	18.5%	18.9%	18.2%
2023 Est. Population 45 to 59 Years	17.6%	19.1%	19.5%
2023 Est. Population 60 to 74 Years	20.8%	20.4%	20.9%
2023 Est. Population 75 Years or Over	7.5%	7.8%	8.2%
2023 Est. Median Age	41.8	42.6	43.4
Marital Status & Gender			
2023 Est. Male Population	49.2%	48.7%	48.7%
2023 Est. Female Population	50.8%	51.3%	51.3%
2023 Est. Never Married	25.7%	24.4%	23.9%
2023 Est. Now Married	56.3%	57.2%	59.1%
2023 Est. Separated or Divorced	13.0%	12.6%	11.1%
2023 Est. Widowed	5.0%	5.8%	5.9%
Income			
2023 Est. HH Income $200,000 or More	21.2%	24.7%	28.6%
2023 Est. HH Income $150,000 to $199,999	11.0%	11.5%	12.6%
2023 Est. HH Income $100,000 to $149,999	18.5%	17.6%	17.4%
2023 Est. HH Income $75,000 to $99,999	14.6%	10.6%	10.0%
2023 Est. HH Income $50,000 to $74,999	16.1%	13.4%	12.2%
2023 Est. HH Income $35,000 to $49,999	7.0%	7.8%	7.1%
2023 Est. HH Income $25,000 to $34,999	3.8%	5.6%	4.5%
2023 Est. HH Income $15,000 to $24,999	3.5%	3.8%	3.7%
2023 Est. HH Income Under $15,000	4.4%	5.0%	4.0%
2023 Est. Average Household Income	$144,910	$173,680	$191,808
2023 Est. Median Household Income	$115,547	$120,383	$132,953
2023 Est. Per Capita Income	$57,817	$70,516	$76,427
2023 Est. Total Businesses	621	3,207	8,069
2023 Est. Total Employees	6,289	36,814	100,505

Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups

PACE
P R O P E R T I E S

Lat/Lon: 38.5994/-90.5076

1001 Brittany Pkwy Manchester, MO 63011	1 mi radius	3 mi radius	5 mi radius
Race			
2023 Est. White	76.5%	81.6%	82.0%
2023 Est. Black	6.4%	4.7%	4.3%
2023 Est. Asian or Pacific Islander	12.0%	8.8%	9.2%
2023 Est. American Indian or Alaska Native	0.2%	-	-
2023 Est. Other Races	4.9%	4.7%	4.3%
Hispanic			
2023 Est. Hispanic Population	275	2,537	4,922
2023 Est. Hispanic Population	3.4%	3.2%	2.9%
2028 Proj. Hispanic Population	3.4%	3.2%	2.9%
2020 Hispanic Population	3.9%	4.0%	3.7%
Education (Adults 25 & Older)			
2023 Est. Adult Population (25 Years or Over)	5,726	56,917	120,160
2023 Est. Elementary (Grade Level 0 to 8)	0.4%	0.9%	0.9%
2023 Est. Some High School (Grade Level 9 to 11)	2.7%	1.7%	1.6%
2023 Est. High School Graduate	16.0%	13.1%	12.2%
2023 Est. Some College	13.1%	15.2%	14.4%
2023 Est. Associate Degree Only	6.1%	6.2%	6.0%
2023 Est. Bachelor Degree Only	31.4%	35.0%	35.5%
2023 Est. Graduate Degree	30.4%	27.8%	29.2%
Housing			
2023 Est. Total Housing Units	3,383	33,569	69,968
2023 Est. Owner-Occupied	71.4%	75.3%	77.9%
2023 Est. Renter-Occupied	24.7%	20.4%	17.6%
2023 Est. Vacant Housing	3.9%	4.3%	4.6%
Homes Built by Year			
2023 Homes Built 2010 or later	4.1%	4.7%	5.9%
2023 Homes Built 2000 to 2009	3.0%	6.1%	7.6%
2023 Homes Built 1990 to 1999	3.1%	9.1%	10.5%
2023 Homes Built 1980 to 1989	12.1%	18.7%	17.7%
2023 Homes Built 1970 to 1979	31.4%	28.7%	24.8%
2023 Homes Built 1960 to 1969	32.2%	16.8%	14.0%
2023 Homes Built 1950 to 1959	6.6%	7.1%	9.0%
2023 Homes Built Before 1949	3.6%	4.4%	5.9%
Home Values			
2023 Home Value $1,000,000 or More	4.6%	4.6%	4.6%
2023 Home Value $500,000 to $999,999	11.2%	13.0%	17.2%
2023 Home Value $400,000 to $499,999	6.9%	12.9%	15.0%
2023 Home Value $300,000 to $399,999	28.4%	20.8%	21.6%
2023 Home Value $200,000 to $299,999	30.8%	27.9%	23.7%
2023 Home Value $150,000 to $199,999	11.5%	10.6%	8.7%
2023 Home Value $100,000 to $149,999	3.9%	6.1%	5.1%
2023 Home Value $50,000 to $99,999	1.7%	2.4%	2.4%
2023 Home Value $25,000 to $49,999	0.6%	0.5%	0.6%
2023 Home Value Under $25,000	0.6%	1.1%	0.9%
2023 Median Home Value	$313,731	$347,095	$370,260
2023 Median Rent	$1,200	$1,073	$1,128

Full Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups

PACE
PROPERTIES

Lat/Lon: 38.5994/-90.5076

1001 Brittany Pkwy **Manchester, MO 63011**	**1 mi radius**	**3 mi radius**	**5 mi radius**
Labor Force			
2023 Est. Labor Population Age 16 Years or Over	6,587	64,477	136,169
2023 Est. Civilian Employed	60.4%	62.9%	61.8%
2023 Est. Civilian Unemployed	1.0%	1.1%	1.2%
2023 Est. in Armed Forces	-	0.3%	0.2%
2023 Est. not in Labor Force	38.5%	35.6%	36.8%
2023 Labor Force Males	48.7%	48.1%	48.1%
2023 Labor Force Females	51.3%	51.9%	51.9%
Occupation			
2023 Occupation: Population Age 16 Years or Over	3,978	40,565	84,168
2023 Mgmt, Business, & Financial Operations	23.1%	25.4%	26.4%
2023 Professional, Related	39.5%	36.5%	35.8%
2023 Service	9.0%	9.2%	9.0%
2023 Sales, Office	16.9%	18.7%	18.6%
2023 Farming, Fishing, Forestry	0.9%	0.2%	0.2%
2023 Construction, Extraction, Maintenance	2.8%	3.3%	3.2%
2023 Production, Transport, Material Moving	7.8%	6.7%	6.8%
2023 White Collar Workers	79.5%	80.6%	80.8%
2023 Blue Collar Workers	20.5%	19.4%	19.2%
Transportation to Work			
2023 Drive to Work Alone	68.4%	63.4%	61.7%
2023 Drive to Work in Carpool	3.7%	3.5%	3.6%
2023 Travel to Work by Public Transportation	0.4%	0.3%	0.3%
2023 Drive to Work on Motorcycle	-	0.3%	0.2%
2023 Walk or Bicycle to Work	0.3%	0.6%	0.7%
2023 Other Means	0.1%	0.5%	0.5%
2023 Work at Home	27.0%	31.4%	33.0%
Travel Time			
2023 Travel to Work in 14 Minutes or Less	19.4%	23.2%	23.7%
2023 Travel to Work in 15 to 29 Minutes	53.8%	48.2%	47.5%
2023 Travel to Work in 30 to 59 Minutes	26.0%	26.6%	26.8%
2023 Travel to Work in 60 Minutes or More	0.7%	2.0%	2.0%
2023 Average Travel Time to Work	21.6	22.0	21.9
Consumer Expenditure			
2023 Est. Total Household Expenditure	$299.89 M	$3.43 B	$7.75 B
2023 Est. Apparel	$10.75 M	$123.98 M	$280.97 M
2023 Est. Contributions, Gifts	$18.94 M	$223.2 M	$512.62 M
2023 Est. Education, Reading	$10.92 M	$131.22 M	$303.78 M
2023 Est. Entertainment	$17.45 M	$201.46 M	$457.37 M
2023 Est. Food, Beverages, Tobacco	$44.77 M	$507.97 M	$1.14 B
2023 Est. Furnishings, Equipment	$10.8 M	$124.2 M	$281.51 M
2023 Est. Health Care, Insurance	$26.83 M	$304.09 M	$682.24 M
2023 Est. Household Operations, Shelter, Utilities	$95.6 M	$1.09 B	$2.45 B
2023 Est. Miscellaneous Expenses	$5.72 M	$65.82 M	$148.83 M
2023 Est. Personal Care	$4.02 M	$45.89 M	$103.47 M
2023 Est. Transportation	$54.09 M	$613.47 M	$1.38 B