FULL PROFILE

2000-2010 Census, 2020 Estimates with 2025 Projections

Calculated using Weighted Block Centroid from Block Groups

PACE
P R O P E R T I E S

Lat/Lon: 38.728/-90.2467

River Roads
St. Louis, MO 63136

		1 mi radius	3 mi radius	5 mi radius
POPULATION	2020 Estimated Population	15,941	97,675	229,992
	2025 Projected Population	15,521	98,281	235,836
	2010 Census Population	16,632	100,838	237,712
	2000 Census Population	17,750	111,715	268,501
	Projected Annual Growth 2020 to 2025	-0.5%	0.1%	0.5%
	Historical Annual Growth 2000 to 2020	-0.5%	-0.6%	-0.7%
HOUSEHOLDS	2020 Estimated Households	6,893	39,314	93,892
	2025 Projected Households	6,652	39,313	95,710
	2010 Census Households	6,756	38,257	91,173
	2000 Census Households	6,950	41,503	101,155
	Projected Annual Growth 2020 to 2025	-0.7%	-	0.4%
	Historical Annual Growth 2000 to 2020	-	-0.3%	-0.4%
AGE	2020 Est. Population Under 10 Years	11.5%	13.8%	13.6%
	2020 Est. Population 10 to 19 Years	12.0%	13.7%	13.5%
	2020 Est. Population 20 to 29 Years	12.4%	14.6%	14.3%
	2020 Est. Population 30 to 44 Years	17.1%	17.8%	17.7%
	2020 Est. Population 45 to 59 Years	20.3%	18.4%	18.2%
	2020 Est. Population 60 to 74 Years	18.6%	15.5%	15.8%
	2020 Est. Population 75 Years or Over	7.9%	6.3%	6.7%
	2020 Est. Median Age	41.3	36.0	36.4
MARITAL STATUS & GENDER	2020 Est. Male Population	44.1%	44.7%	45.0%
	2020 Est. Female Population	55.9%	55.3%	55.0%
	2020 Est. Never Married	47.0%	50.2%	48.8%
	2020 Est. Now Married	24.9%	23.4%	24.3%
	2020 Est. Separated or Divorced	21.2%	19.6%	19.8%
	2020 Est. Widowed	6.9%	6.8%	7.2%
INCOME	2020 Est. HH Income $200,000 or More	0.3%	0.8%	1.2%
	2020 Est. HH Income $150,000 to $199,999	1.0%	0.9%	1.4%
	2020 Est. HH Income $100,000 to $149,999	6.1%	6.1%	7.1%
	2020 Est. HH Income $75,000 to $99,999	9.9%	7.9%	8.6%
	2020 Est. HH Income $50,000 to $74,999	18.2%	17.9%	17.7%
	2020 Est. HH Income $35,000 to $49,999	18.2%	17.5%	17.0%
	2020 Est. HH Income $25,000 to $34,999	13.6%	13.1%	12.7%
	2020 Est. HH Income $15,000 to $24,999	16.5%	17.7%	16.1%
	2020 Est. HH Income Under $15,000	16.2%	18.1%	18.2%
	2020 Est. Average Household Income	$50,307	$47,176	$48,349
	2020 Est. Median Household Income	$37,610	$36,783	$38,428
	2020 Est. Per Capita Income	$21,788	$19,199	$19,897
	2020 Est. Total Businesses	234	1,541	4,740
	2020 Est. Total Employees	2,039	20,277	67,164

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RF1

River Roads	1 mi radius	3 mi radius	5 mi radius
St. Louis, MO 63136			
RACE			
2020 Est. White	9.3%	11.9%	15.0%
2020 Est. Black	88.8%	85.5%	81.6%
2020 Est. Asian or Pacific Islander	0.3%	0.4%	0.6%
2020 Est. American Indian or Alaska Native	-	0.2%	0.2%
2020 Est. Other Races	1.5%	2.0%	2.6%
HISPANIC			
2020 Est. Hispanic Population	76	918	3,397
2020 Est. Hispanic Population	0.5%	0.9%	1.5%
2025 Proj. Hispanic Population	0.5%	1.0%	1.5%
2010 Hispanic Population	0.3%	0.8%	1.2%
EDUCATION (Adults 25 or Older)			
2020 Est. Adult Population (25 Years or Over)	11,293	64,111	151,678
2020 Est. Elementary (Grade Level 0 to 8)	2.7%	3.3%	3.0%
2020 Est. Some High School (Grade Level 9 to 11)	11.3%	12.3%	10.8%
2020 Est. High School Graduate	32.2%	34.1%	32.4%
2020 Est. Some College	29.6%	26.3%	27.2%
2020 Est. Associate Degree Only	9.0%	8.7%	8.7%
2020 Est. Bachelor Degree Only	8.5%	9.3%	10.9%
2020 Est. Graduate Degree	6.6%	6.0%	7.0%
HOUSING			
2020 Est. Total Housing Units	7,599	44,140	109,388
2020 Est. Owner-Occupied	58.3%	51.7%	47.9%
2020 Est. Renter-Occupied	32.4%	37.4%	37.9%
2020 Est. Vacant Housing	9.3%	10.9%	14.2%
HOMES BUILT BY YEAR			
2020 Homes Built 2010 or later	3.3%	1.3%	1.0%
2020 Homes Built 2000 to 2009	3.4%	2.5%	2.8%
2020 Homes Built 1990 to 1999	3.5%	2.9%	3.4%
2020 Homes Built 1980 to 1989	3.1%	4.0%	4.1%
2020 Homes Built 1970 to 1979	6.0%	8.2%	8.9%
2020 Homes Built 1960 to 1969	12.2%	14.4%	14.6%
2020 Homes Built 1950 to 1959	29.2%	28.6%	21.3%
2020 Homes Built Before 1949	30.0%	27.2%	29.8%
HOME VALUES			
2020 Home Value $1,000,000 or More	0.6%	0.8%	0.6%
2020 Home Value $500,000 to $999,999	3.6%	4.0%	3.9%
2020 Home Value $400,000 to $499,999	2.6%	2.8%	2.6%
2020 Home Value $300,000 to $399,999	6.3%	5.6%	5.6%
2020 Home Value $200,000 to $299,999	9.4%	9.0%	9.6%
2020 Home Value $150,000 to $199,999	9.1%	9.6%	10.5%
2020 Home Value $100,000 to $149,999	13.2%	12.1%	16.5%
2020 Home Value $50,000 to $99,999	38.2%	35.2%	32.3%
2020 Home Value $25,000 to $49,999	12.2%	14.9%	12.9%
2020 Home Value Under $25,000	4.1%	5.5%	5.1%
2020 Median Home Value	$93,565	$91,043	$99,849
2020 Median Rent	$625	$641	$646

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PACE PROPERTIES

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RF1

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LABOR FORCE			
2020 Est. Labor Population Age 16 Years or Over	12,983	76,486	180,318
2020 Est. Civilian Employed	56.2%	56.4%	56.1%
2020 Est. Civilian Unemployed	2.3%	3.1%	3.2%
2020 Est. in Armed Forces	-	-	-
2020 Est. not in Labor Force	41.4%	40.4%	40.6%
2020 Labor Force Males	42.3%	42.9%	43.3%
2020 Labor Force Females	57.7%	57.1%	56.7%
OCCUPATION			
2020 Occupation: Population Age 16 Years or Over	7,299	43,113	101,247
2020 Mgmt, Business, & Financial Operations	8.7%	8.1%	10.0%
2020 Professional, Related	15.4%	16.3%	17.2%
2020 Service	27.5%	27.9%	25.8%
2020 Sales, Office	25.8%	24.8%	23.9%
2020 Farming, Fishing, Forestry	-	-	0.1%
2020 Construction, Extraction, Maintenance	3.9%	3.7%	4.7%
2020 Production, Transport, Material Moving	18.9%	19.1%	18.3%
2020 White Collar Workers	49.8%	49.1%	51.1%
2020 Blue Collar Workers	50.2%	50.9%	48.9%
TRANSPORTATION TO WORK			
2020 Drive to Work Alone	81.5%	77.8%	77.1%
2020 Drive to Work in Carpool	6.1%	9.0%	8.5%
2020 Travel to Work by Public Transportation	7.7%	7.7%	7.9%
2020 Drive to Work on Motorcycle	-	-	-
2020 Walk or Bicycle to Work	2.3%	1.6%	2.1%
2020 Other Means	0.8%	1.3%	1.0%
2020 Work at Home	1.7%	2.5%	3.4%
TRAVEL TIME			
2020 Travel to Work in 14 Minutes or Less	13.2%	11.3%	13.1%
2020 Travel to Work in 15 to 29 Minutes	41.0%	41.4%	40.1%
2020 Travel to Work in 30 to 59 Minutes	30.9%	27.5%	27.2%
2020 Travel to Work in 60 Minutes or More	4.7%	6.8%	6.5%
2020 Average Travel Time to Work	25.0	25.0	24.3
CONSUMER EXPENDITURE			
2020 Est. Total Household Expenditure	$302.24 M	$1.65 B	$4 B
2020 Est. Apparel	$10.37 M	$56.96 M	$138.2 M
2020 Est. Contributions, Gifts	$15.86 M	$86.59 M	$211.48 M
2020 Est. Education, Reading	$8.51 M	$47.39 M	$116.12 M
2020 Est. Entertainment	$16.39 M	$89.31 M	$217.14 M
2020 Est. Food, Beverages, Tobacco	$47.63 M	$260.4 M	$629.05 M
2020 Est. Furnishings, Equipment	$10.19 M	$55.58 M	$135.16 M
2020 Est. Health Care, Insurance	$28.73 M	$155.47 M	$375.37 M
2020 Est. Household Operations, Shelter, Utilities	$100.28 M	$548.43 M	$1.33 B
2020 Est. Miscellaneous Expenses	$5.7 M	$31.03 M	$75.24 M
2020 Est. Personal Care	$4.05 M	$22.09 M	$53.53 M
2020 Est. Transportation	$54.51 M	$296.97 M	$719.47 M