PACE
PROPERTIES

Lat/Lon: 38.6004/-90.4307

11768 Manchester Rd St. Louis, MO 63131	1 mi radius		3 mi radius		5 mi radius	
Population						
Estimated Population (2022)	8,445		61,530		166,558	
Projected Population (2027)	8,367		61,067		165,378	
Census Population (2020)	8,648		61,956		167,662	
Census Population (2010)	8,224		57,816		159,109	
Projected Annual Growth (2022-2027)	-78	-0.2%	-463	-0.2%	-1,180	-0.1%
Historical Annual Growth (2020-2022)	-203	-	-426	-0.3%	-1,104	-0.3%
Historical Annual Growth (2010-2020)	424	0.5%	4,140	0.7%	8,553	0.5%
Estimated Population Density (2022)	2,689	psm	2,177	psm	2,121	psm
Trade Area Size	3.1	sq mi	28.3	sq mi	78.5	sq mi
Households						
Estimated Households (2022)	3,325		24,078		66,648	
Projected Households (2027)	3,302		23,946		66,308	
Census Households (2020)	3,402		24,321		67,170	
Census Households (2010)	3,334		23,204		64,663	
Projected Annual Growth (2022-2027)	-23	-0.1%	-132	-0.1%	-340	-0.1%
Historical Annual Change (2010-2022)	-9	-	874	0.3%	1,985	0.3%
Average Household Income						
Estimated Average Household Income (2022)	$171,856		$173,983		$158,484	
Projected Average Household Income (2027)	$213,429		$220,439		$199,697	
Census Average Household Income (2020)	$129,886		$133,272		$117,164	
Census Average Household Income (2010)	$100,274		$104,577		$96,575	
Projected Annual Change (2022-2027)	$41,573	4.8%	$46,455	5.3%	$41,214	5.2%
Historical Annual Change (2010-2022)	$71,582	3.2%	$69,406	3.0%	$61,908	2.9%
Median Household Income						
Estimated Median Household Income (2022)	$124,610		$116,813		$110,845	
Projected Median Household Income (2027)	$148,653		$138,625		$131,231	
Census Median Household Income (2020)	$87,338		$91,459		$84,478	
Census Median Household Income (2010)	$80,641		$79,718		$74,480	
Projected Annual Change (2022-2027)	$24,043	3.9%	$21,812	3.7%	$20,386	3.7%
Historical Annual Change (2010-2022)	$43,969	2.5%	$37,094	2.1%	$36,365	2.2%
Per Capita Income						
Estimated Per Capita Income (2022)	$67,683		$68,155		$63,551	
Projected Per Capita Income (2027)	$84,243		$86,513		$80,203	
Census Per Capita Income (2020)	$52,664		$53,485		$47,611	
Census Per Capita Income (2010)	$40,239		$41,622		$38,903	
Projected Annual Change (2022-2027)	$16,561	4.9%	$18,357	5.4%	$16,652	5.2%
Historical Annual Change (2010-2022)	$27,444	3.1%	$26,533	2.9%	$24,648	2.9%
Estimated Average Household Net Worth (2022)	$1.18 M		$1.12 M		$1.01 M	

PACE
PROPERTIES

Lat/Lon: 38.6004/-90.4307

11768 Manchester Rd **St. Louis, MO 63131**	**1 mi radius**		**3 mi radius**		**5 mi radius**	
Race and Ethnicity						
Total Population (2022)	8,445		61,530		166,558	
White (2022)	7,339	86.9%	51,504	83.7%	133,436	80.1%
Black or African American (2022)	378	4.5%	3,629	5.9%	11,491	6.9%
American Indian or Alaska Native (2022)	14	0.2%	78	0.1%	233	0.1%
Asian (2022)	206	2.4%	2,324	3.8%	9,703	5.8%
Hawaiian or Pacific Islander (2022)	5	-	17	-	37	-
Other Race (2022)	273	3.2%	1,851	3.0%	5,000	3.0%
Two or More Races (2022)	231	2.7%	2,127	3.5%	6,657	4.0%
Population < 18 (2022)	1,944	23.0%	14,423	23.4%	36,762	22.1%
White Not Hispanic	1,638	84.3%	11,507	79.8%	27,540	74.9%
Black or African American	75	3.9%	834	5.8%	2,632	7.2%
Asian	38	2.0%	413	2.9%	1,804	4.9%
Other Race Not Hispanic	128	6.6%	1,071	7.4%	3,130	8.5%
Hispanic	65	3.3%	598	4.1%	1,655	4.5%
Not Hispanic or Latino Population (2022)	8,211	97.2%	59,528	96.7%	160,623	96.4%
Not Hispanic White	7,141	87.0%	50,014	84.0%	129,294	80.5%
Not Hispanic Black or African American	374	4.6%	3,565	6.0%	11,261	7.0%
Not Hispanic American Indian or Alaska Native	14	0.2%	77	0.1%	228	0.1%
Not Hispanic Asian	204	2.5%	2,292	3.9%	9,584	6.0%
Not Hispanic Hawaiian or Pacific Islander	5	-	17	-	37	-
Not Hispanic Other Race	256	3.1%	1,623	2.7%	4,319	2.7%
Not Hispanic Two or More Races	217	2.6%	1,940	3.3%	5,899	3.7%
Hispanic or Latino Population (2022)	234	2.8%	2,002	3.3%	5,935	3.6%
Hispanic White	198	84.7%	1,491	74.5%	4,141	69.8%
Hispanic Black or African American	4	1.6%	63	3.2%	230	3.9%
Hispanic American Indian or Alaska Native	-	-	-	-	5	-
Hispanic Asian	2	0.9%	32	1.6%	118	2.0%
Hispanic Hawaiian or Pacific Islander	-	-	-	-	-	-
Hispanic Other Race	17	7.2%	228	11.4%	682	11.5%
Hispanic Two or More Races	13	5.7%	187	9.4%	759	12.8%
Not Hispanic or Latino Population (2020)	8,434	97.5%	60,201	97.2%	161,982	96.6%
Hispanic or Latino Population (2020)	214	2.5%	1,754	2.8%	5,680	3.4%
Not Hispanic or Latino Population (2010)	8,111	98.6%	56,775	98.2%	155,585	97.8%
Hispanic or Latino Population (2010)	112	1.4%	1,041	1.8%	3,524	2.2%
Not Hispanic or Latino Population (2027)	8,133	97.2%	59,064	96.7%	159,446	96.4%
Hispanic or Latino Population (2027)	234	2.8%	2,003	3.3%	5,932	3.6%
Projected Annual Growth (2022-2027)	-	-	1	-	-3	-
Historical Annual Growth (2010-2020)	102	9.1%	713	6.9%	2,156	6.1%

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Lat/Lon: 38.6004/-90.4307

11768 Manchester Rd St. Louis, MO 63131	1 mi radius		3 mi radius		5 mi radius	
Total Age Distribution (2022)						
Total Population	8,445		61,530		166,558	
Age Under 5 Years	426	5.0%	3,092	5.0%	8,257	5.0%
Age 5 to 9 Years	485	5.7%	3,920	6.4%	10,078	6.1%
Age 10 to 14 Years	651	7.7%	4,714	7.7%	11,432	6.9%
Age 15 to 19 Years	522	6.2%	3,789	6.2%	10,711	6.4%
Age 20 to 24 Years	273	3.2%	2,095	3.4%	7,462	4.5%
Age 25 to 29 Years	321	3.8%	2,593	4.2%	8,809	5.3%
Age 30 to 34 Years	395	4.7%	3,026	4.9%	9,256	5.6%
Age 35 to 39 Years	416	4.9%	3,344	5.4%	9,267	5.6%
Age 40 to 44 Years	474	5.6%	3,557	5.8%	9,484	5.7%
Age 45 to 49 Years	526	6.2%	3,755	6.1%	9,756	5.9%
Age 50 to 54 Years	670	7.9%	4,478	7.3%	11,521	6.9%
Age 55 to 59 Years	630	7.5%	4,948	8.0%	12,646	7.6%
Age 60 to 64 Years	671	7.9%	5,002	8.1%	12,445	7.5%
Age 65 to 69 Years	652	7.7%	4,185	6.8%	10,548	6.3%
Age 70 to 74 Years	478	5.7%	3,339	5.4%	8,798	5.3%
Age 75 to 79 Years	366	4.3%	2,371	3.9%	6,480	3.9%
Age 80 to 84 Years	276	3.3%	1,706	2.8%	4,810	2.9%
Age 85 Years or Over	213	2.5%	1,617	2.6%	4,797	2.9%
Median Age	46.4		44.8		43.2	
Age 19 Years or Less	2,084	24.7%	15,515	25.2%	40,478	24.3%
Age 20 to 64 Years	4,376	51.8%	32,797	53.3%	90,646	54.4%
Age 65 Years or Over	1,985	23.5%	13,218	21.5%	35,433	21.3%
Female Age Distribution (2022)						
Female Population	4,362	51.7%	32,115	52.2%	86,593	52.0%
Age Under 5 Years	208	4.8%	1,525	4.7%	4,035	4.7%
Age 5 to 9 Years	233	5.3%	1,931	6.0%	4,922	5.7%
Age 10 to 14 Years	325	7.4%	2,349	7.3%	5,559	6.4%
Age 15 to 19 Years	241	5.5%	1,874	5.8%	5,401	6.2%
Age 20 to 24 Years	136	3.1%	1,057	3.3%	3,821	4.4%
Age 25 to 29 Years	160	3.7%	1,304	4.1%	4,391	5.1%
Age 30 to 34 Years	201	4.6%	1,581	4.9%	4,666	5.4%
Age 35 to 39 Years	227	5.2%	1,713	5.3%	4,719	5.5%
Age 40 to 44 Years	240	5.5%	1,883	5.9%	4,924	5.7%
Age 45 to 49 Years	272	6.2%	2,004	6.2%	5,174	6.0%
Age 50 to 54 Years	359	8.2%	2,348	7.3%	6,005	6.9%
Age 55 to 59 Years	331	7.6%	2,566	8.0%	6,523	7.5%
Age 60 to 64 Years	354	8.1%	2,588	8.1%	6,510	7.5%
Age 65 to 69 Years	334	7.7%	2,198	6.8%	5,597	6.5%
Age 70 to 74 Years	258	5.9%	1,799	5.6%	4,798	5.5%
Age 75 to 79 Years	216	5.0%	1,364	4.2%	3,692	4.3%
Age 80 to 84 Years	147	3.4%	981	3.1%	2,807	3.2%
Age 85 Years or Over	121	2.8%	1,052	3.3%	3,048	3.5%
Female Median Age	47.7		46.1		44.7	
Age 19 Years or Less	1,007	23.1%	7,679	23.9%	19,917	23.0%
Age 20 to 64 Years	2,280	52.3%	17,044	53.1%	46,733	54.0%
Age 65 Years or Over	1,076	24.7%	7,393	23.0%	19,942	23.0%

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Lat/Lon: 38.6004/-90.4307

11768 Manchester Rd **St. Louis, MO 63131**	**1 mi radius**		**3 mi radius**		**5 mi radius**	
Male Age Distribution (2022)						
Male Population	4,083	48.3%	29,415	47.8%	79,965	48.0%
Age Under 5 Years	218	5.3%	1,567	5.3%	4,222	5.3%
Age 5 to 9 Years	251	6.2%	1,989	6.8%	5,156	6.4%
Age 10 to 14 Years	327	8.0%	2,365	8.0%	5,874	7.3%
Age 15 to 19 Years	281	6.9%	1,915	6.5%	5,309	6.6%
Age 20 to 24 Years	137	3.4%	1,038	3.5%	3,641	4.6%
Age 25 to 29 Years	161	3.9%	1,289	4.4%	4,418	5.5%
Age 30 to 34 Years	193	4.7%	1,445	4.9%	4,590	5.7%
Age 35 to 39 Years	189	4.6%	1,631	5.5%	4,547	5.7%
Age 40 to 44 Years	234	5.7%	1,674	5.7%	4,561	5.7%
Age 45 to 49 Years	254	6.2%	1,751	6.0%	4,582	5.7%
Age 50 to 54 Years	311	7.6%	2,130	7.2%	5,516	6.9%
Age 55 to 59 Years	300	7.3%	2,382	8.1%	6,123	7.7%
Age 60 to 64 Years	317	7.8%	2,414	8.2%	5,935	7.4%
Age 65 to 69 Years	318	7.8%	1,987	6.8%	4,951	6.2%
Age 70 to 74 Years	220	5.4%	1,540	5.2%	4,000	5.0%
Age 75 to 79 Years	150	3.7%	1,007	3.4%	2,789	3.5%
Age 80 to 84 Years	129	3.2%	725	2.5%	2,003	2.5%
Age 85 Years or Over	92	2.3%	565	1.9%	1,749	2.2%
Male Median Age	44.9		43.4		41.8	
Age 19 Years or Less	1,077	26.4%	7,836	26.6%	20,561	25.7%
Age 20 to 64 Years	2,097	51.4%	15,753	53.6%	43,914	54.9%
Age 65 Years or Over	909	22.3%	5,825	19.8%	15,491	19.4%
Males per 100 Females (2022)						
Overall Comparison	94		92		92	
Age Under 5 Years	105	51.2%	103	50.7%	105	51.1%
Age 5 to 9 Years	108	51.9%	103	50.7%	105	51.2%
Age 10 to 14 Years	101	50.1%	101	50.2%	106	51.4%
Age 15 to 19 Years	117	53.9%	102	50.5%	98	49.6%
Age 20 to 24 Years	101	50.2%	98	49.6%	95	48.8%
Age 25 to 29 Years	101	50.3%	99	49.7%	101	50.2%
Age 30 to 34 Years	96	49.0%	91	47.7%	98	49.6%
Age 35 to 39 Years	83	45.4%	95	48.8%	96	49.1%
Age 40 to 44 Years	98	49.4%	89	47.0%	93	48.1%
Age 45 to 49 Years	93	48.3%	87	46.6%	89	47.0%
Age 50 to 54 Years	87	46.4%	91	47.6%	92	47.9%
Age 55 to 59 Years	91	47.5%	93	48.1%	94	48.4%
Age 60 to 64 Years	89	47.2%	93	48.3%	91	47.7%
Age 65 to 69 Years	95	48.8%	90	47.5%	88	46.9%
Age 70 to 74 Years	85	46.0%	86	46.1%	83	45.5%
Age 75 to 79 Years	69	40.9%	74	42.5%	76	43.0%
Age 80 to 84 Years	88	46.9%	74	42.5%	71	41.6%
Age 85 Years or Over	76	43.2%	54	35.0%	57	36.5%
Age 19 Years or Less	107	51.7%	102	50.5%	103	50.8%
Age 20 to 39 Years	94	48.5%	96	48.9%	98	49.4%
Age 40 to 64 Years	91	47.7%	91	47.6%	92	47.8%
Age 65 Years or Over	85	45.8%	79	44.1%	78	43.7%

Lat/Lon: 38.6004/-90.4307

11768 Manchester Rd St. Louis, MO 63131	1 mi radius		3 mi radius		5 mi radius	
Household Type (2022)						
Total Households	3,325		24,078		66,648	
Households with Children	969	29.1%	6,684	27.8%	18,133	27.2%
Average Household Size	2.5		2.5		2.4	
Household Density per Square Mile	1,059		852		849	
Population Family	7,346	87.0%	52,795	85.8%	136,725	82.1%
Population Non-Family	1,083	12.8%	8,003	13.0%	25,979	15.6%
Population Group Quarters	16	0.2%	732	1.2%	3,854	2.3%
Family Households	2,401	72.2%	17,132	71.2%	44,868	67.3%
Married Couple Households	2,037	84.8%	13,261	77.4%	35,409	78.9%
Other Family Households with Children	364	15.2%	3,871	22.6%	9,460	21.1%
Family Households with Children	969	40.3%	6,683	39.0%	18,123	40.4%
Married Couple with Children	782	80.7%	5,385	80.6%	14,388	79.4%
Other Family Households with Children	187	19.3%	1,298	19.4%	3,735	20.6%
Family Households No Children	1,433	59.7%	10,449	61.0%	26,746	59.6%
Married Couple No Children	1,255	87.6%	7,876	75.4%	21,021	78.6%
Other Family Households No Children	178	12.4%	2,573	24.6%	5,725	21.4%
Non-Family Households	924	27.8%	6,946	28.8%	21,780	32.7%
Non-Family Households with Children	-	-	-	-	10	-
Non-Family Households No Children	924	100.0%	6,945	100.0%	21,770	100.0%
Average Family Household Size	3.1		3.1		3.0	
Average Family Income	$213,837		$208,263		$194,452	
Median Family Income	$149,926		$148,990		$144,024	
Average Non-Family Household Size	1.2		1.2		1.2	
Marital Status (2022)						
Population Age 15 Years or Over	6,883		49,804		136,790	
Never Married	1,486	21.6%	10,885	21.9%	33,813	24.7%
Currently Married	4,487	65.2%	30,652	61.5%	79,313	58.0%
Previously Married	910	13.2%	8,267	16.6%	23,664	17.3%
Separated	222	24.4%	1,359	16.4%	3,201	13.5%
Widowed	284	31.2%	2,891	35.0%	8,140	34.4%
Divorced	404	44.4%	4,017	48.6%	12,323	52.1%
Educational Attainment (2022)						
Adult Population Age 25 Years or Over	6,088		43,920		118,618	
Elementary (Grade Level 0 to 8)	68	1.1%	321	0.7%	1,146	1.0%
Some High School (Grade Level 9 to 11)	47	0.8%	579	1.3%	2,269	1.9%
High School Graduate	502	8.2%	3,892	8.9%	12,905	10.9%
Some College	725	11.9%	6,297	14.3%	17,525	14.8%
Associate Degree Only	337	5.5%	1,972	4.5%	6,363	5.4%
Bachelor Degree Only	2,581	42.4%	16,192	36.9%	40,306	34.0%
Graduate Degree	1,827	30.0%	14,667	33.4%	38,103	32.1%
Any College (Some College or Higher)	5,471	89.9%	39,128	89.1%	102,297	86.2%
College Degree + (Bachelor Degree or Higher)	4,408	72.4%	30,859	70.3%	78,409	66.1%

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PACE
P R O P E R T I E S

Lat/Lon: 38.6004/-90.4307

11768 Manchester Rd St. Louis, MO 63131	1 mi radius		3 mi radius		5 mi radius	
Housing						
Total Housing Units (2022)	3,436		25,161		70,134	
Total Housing Units (2020)	3,511		25,433		70,720	
Historical Annual Growth (2020-2022)	-76	-	-272	-	-586	-
Housing Units Occupied (2022)	3,325	96.8%	24,078	95.7%	66,648	95.0%
Housing Units Owner-Occupied	3,047	91.6%	20,588	85.5%	53,929	80.9%
Housing Units Renter-Occupied	278	8.4%	3,490	14.5%	12,720	19.1%
Housing Units Vacant (2022)	111	3.2%	1,083	4.3%	3,486	5.0%
Household Size (2022)						
Total Households	3,325		24,078		66,648	
1 Person Households	803	24.2%	6,048	25.1%	18,432	27.7%
2 Person Households	1,208	36.3%	8,466	35.2%	23,549	35.3%
3 Person Households	554	16.7%	3,945	16.4%	10,452	15.7%
4 Person Households	473	14.2%	3,456	14.4%	8,918	13.4%
5 Person Households	208	6.3%	1,554	6.5%	3,832	5.7%
6 Person Households	56	1.7%	463	1.9%	1,133	1.7%
7 or More Person Households	22	0.6%	145	0.6%	333	0.5%
Household Income Distribution (2022)						
HH Income $200,000 or More	860	25.9%	5,926	24.6%	14,357	21.5%
HH Income $150,000 to $199,999	390	11.7%	2,592	10.8%	6,359	9.5%
HH Income $125,000 to $149,999	365	11.0%	2,177	9.0%	5,552	8.3%
HH Income $100,000 to $124,999	296	8.9%	2,334	9.7%	6,623	9.9%
HH Income $75,000 to $99,999	309	9.3%	2,554	10.6%	8,333	12.5%
HH Income $50,000 to $74,999	395	11.9%	3,371	14.0%	10,520	15.8%
HH Income $35,000 to $49,999	357	10.7%	1,917	8.0%	5,710	8.6%
HH Income $25,000 to $34,999	119	3.6%	1,048	4.4%	3,143	4.7%
HH Income $15,000 to $24,999	106	3.2%	930	3.9%	2,828	4.2%
HH Income $10,000 to $14,999	33	1.0%	487	2.0%	1,161	1.7%
HH Income Under $10,000	95	2.9%	740	3.1%	2,061	3.1%
Household Vehicles (2022)						
Households 0 Vehicles Available	69	2.1%	612	2.5%	2,310	3.5%
Households 1 Vehicle Available	759	22.8%	6,815	28.3%	19,714	29.6%
Households 2 Vehicles Available	1,771	53.3%	11,478	47.7%	30,953	46.4%
Households 3 or More Vehicles Available	725	21.8%	5,172	21.5%	13,671	20.5%
Total Vehicles Available	6,757		47,263		127,538	
Average Vehicles per Household	2.0		2.0		1.9	
Owner-Occupied Household Vehicles	6,372	94.3%	42,620	90.2%	111,115	87.1%
Average Vehicles per Owner-Occupied Household	2.1		2.1		2.1	
Renter-Occupied Household Vehicles	385	5.7%	4,643	9.8%	16,423	12.9%
Average Vehicles per Renter-Occupied Household	1.4		1.3		1.3	
Travel Time (2022)						
Worker Base Age 16 years or Over	4,158		29,714		84,792	
Travel to Work in 14 Minutes or Less	899	21.6%	5,632	19.0%	17,760	20.9%
Travel to Work in 15 to 29 Minutes	1,992	47.9%	14,484	48.7%	40,584	47.9%
Travel to Work in 30 to 59 Minutes	760	18.3%	6,489	21.8%	18,708	22.1%
Travel to Work in 60 Minutes or More	75	1.8%	873	2.9%	2,119	2.5%
Work at Home	431	10.4%	2,237	7.5%	5,620	6.6%
Average Minutes Travel to Work	21.0		21.4		21.1	

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PACE
P R O P E R T I E S

Lat/Lon: 38.6004/-90.4307

11768 Manchester Rd **St. Louis, MO 63131**	**1 mi radius**		**3 mi radius**		**5 mi radius**	
Transportation To Work (2022)						
Worker Base Age 16 years or Over	4,158		29,714		84,792	
Drive to Work Alone	3,413	*82.1%*	24,910	*83.8%*	71,779	*84.7%*
Drive to Work in Carpool	234	*5.6%*	1,668	*5.6%*	4,483	*5.3%*
Travel to Work by Public Transportation	15	*0.4%*	229	*0.8%*	890	*1.0%*
Drive to Work on Motorcycle	-	-	41	*0.1%*	107	*0.1%*
Bicycle to Work	6	*0.1%*	34	*0.1%*	88	*0.1%*
Walk to Work	39	*0.9%*	333	*1.1%*	1,167	*1.4%*
Other Means	19	*0.5%*	261	*0.9%*	658	*0.8%*
Work at Home	431	*10.4%*	2,237	*7.5%*	5,620	*6.6%*
Daytime Demographics (2022)						
Total Businesses	545		3,269		9,912	
Total Employees	8,155		49,928		158,044	
Company Headquarter Businesses	29	*5.3%*	163	*5.0%*	522	*5.3%*
Company Headquarter Employees	2,002	*24.5%*	9,827	*19.7%*	43,062	*27.2%*
Employee Population per Business	15.0	*to 1*	15.3	*to 1*	15.9	*to 1*
Residential Population per Business	15.5	*to 1*	18.8	*to 1*	16.8	*to 1*
Adj. Daytime Demographics Age 16 Years or Over	10,749		69,141		207,638	
Labor Force						
Labor Population Age 16 Years or Over (2022)	6,756		48,931		134,478	
Labor Force Total Males (2022)	3,213	*47.6%*	23,074	*47.2%*	63,554	*47.3%*
Male Civilian Employed	2,318	*72.1%*	16,126	*69.9%*	44,836	*70.5%*
Male Civilian Unemployed	98	*3.1%*	359	*1.6%*	1,132	*1.8%*
Males in Armed Forces	4	*0.1%*	4	-	74	*0.1%*
Males Not in Labor Force	793	*24.7%*	6,585	*28.5%*	17,512	*27.6%*
Labor Force Total Females (2022)	3,543	*52.4%*	25,858	*52.8%*	70,923	*52.7%*
Female Civilian Employed	1,840	*51.9%*	13,588	*52.5%*	39,955	*56.3%*
Female Civilian Unemployed	97	*2.7%*	382	*1.5%*	1,118	*1.6%*
Females in Armed Forces	-	-	-	-	18	-
Females Not in Labor Force	1,606	*45.3%*	11,888	*46.0%*	29,832	*42.1%*
Unemployment Rate	195	*2.9%*	741	*1.5%*	2,250	*1.7%*
Occupation (2022)						
Occupation Population Age 16 Years or Over	4,158		29,714		84,792	
Occupation Total Males	2,318	*55.7%*	16,126	*54.3%*	44,836	*52.9%*
Occupation Total Females	1,840	*44.3%*	13,588	*45.7%*	39,955	*47.1%*
Management, Business, Financial Operations	1,119	-	8,802	*29.6%*	22,175	*26.2%*
Professional, Related	1,448	*34.8%*	10,117	*34.0%*	30,341	*35.8%*
Service	367	*8.8%*	2,456	*8.3%*	8,157	*9.6%*
Sales, Office	790	*19.0%*	5,765	*19.4%*	15,728	*18.5%*
Farming, Fishing, Forestry	-	-	34	*0.1%*	190	*0.2%*
Construction, Extraction, Maintenance	233	*5.6%*	1,116	*3.8%*	3,862	*4.6%*
Production, Transport, Material Moving	201	*4.8%*	1,424	*4.8%*	4,339	*5.1%*
White Collar Workers	3,357	*80.7%*	24,684	*83.1%*	68,244	*80.5%*
Blue Collar Workers	801	*19.3%*	5,030	*16.9%*	16,547	*19.5%*

PACE
P R O P E R T I E S

Lat/Lon: 38.6004/-90.4307

11768 Manchester Rd St. Louis, MO 63131	1 mi radius		3 mi radius		5 mi radius	
Units In Structure (2022)						
Total Units	3,325		24,078		66,648	
1 Detached Unit	2,995	90.1%	19,944	82.8%	52,313	78.5%
1 Attached Unit	90	2.7%	874	3.6%	2,864	4.3%
2 Units	10	0.3%	160	0.7%	499	0.7%
3 to 4 Units	35	1.0%	554	2.3%	1,855	2.8%
5 to 9 Units	119	3.6%	846	3.5%	2,816	4.2%
10 to 19 Units	28	0.8%	657	2.7%	2,684	4.0%
20 to 49 Units	14	0.4%	310	1.3%	1,329	2.0%
50 or More Units	28	0.8%	707	2.9%	2,235	3.4%
Mobile Home or Trailer	7	0.2%	26	0.1%	53	-
Other Structure	-	-	-	-	1	-
Homes Built By Year (2022)						
Homes Built 2014 or later	136	3.9%	1,090	4.3%	2,111	3.0%
Homes Built 2010 to 2013	38	1.1%	444	1.8%	1,038	1.5%
Homes Built 2000 to 2009	123	3.6%	1,594	6.3%	4,232	6.0%
Homes Built 1990 to 1999	227	6.6%	1,557	6.2%	5,053	7.2%
Homes Built 1980 to 1989	378	11.0%	2,584	10.3%	7,177	10.2%
Homes Built 1970 to 1979	463	13.5%	3,634	14.4%	11,263	16.1%
Homes Built 1960 to 1969	643	18.7%	3,522	14.0%	10,194	14.5%
Homes Built 1950 to 1959	941	27.4%	4,754	18.9%	12,389	17.7%
Homes Built 1940 to 1949	132	3.9%	2,042	8.1%	5,044	7.2%
Homes Built Before 1939	243	7.1%	2,857	11.4%	8,146	11.6%
Median Age of Homes	46.8	yrs	46.9	yrs	46.9	yrs
Home Values (2022)						
Owner Specified Housing Units	3,047		20,588		53,929	
Home Values $1,000,000 or More	190	6.2%	1,542	7.5%	3,170	5.9%
Home Values $750,000 to $999,999	252	8.3%	1,397	6.8%	3,530	6.5%
Home Values $500,000 to $749,999	423	13.9%	4,027	19.6%	7,627	14.1%
Home Values $400,000 to $499,999	620	20.4%	3,854	18.7%	7,519	13.9%
Home Values $300,000 to $399,999	632	20.7%	3,831	18.6%	9,655	17.9%
Home Values $250,000 to $299,999	329	10.8%	1,637	8.0%	5,270	9.8%
Home Values $200,000 to $249,999	318	10.5%	1,805	8.8%	6,251	11.6%
Home Values $175,000 to $199,999	48	1.6%	476	2.3%	2,893	5.4%
Home Values $150,000 to $174,999	79	2.6%	499	2.4%	2,404	4.5%
Home Values $125,000 to $149,999	55	1.8%	417	2.0%	2,096	3.9%
Home Values $100,000 to $124,999	62	2.0%	568	2.8%	1,887	3.5%
Home Values $90,000 to $99,999	6	0.2%	94	0.5%	282	0.5%
Home Values $80,000 to $89,999	11	0.4%	79	0.4%	270	0.5%
Home Values $70,000 to $79,999	4	0.1%	86	0.4%	196	0.4%
Home Values $60,000 to $69,999	4	0.1%	101	0.5%	241	0.4%
Home Values $50,000 to $59,999	3	0.1%	56	0.3%	170	0.3%
Home Values $35,000 to $49,999	4	0.1%	56	0.3%	155	0.3%
Home Values $25,000 to $34,999	-	-	16	-	66	0.1%
Home Values $10,000 to $24,999	7	0.2%	27	0.1%	153	0.3%
Home Values Under $10,000	-	-	20	-	94	0.2%
Owner-Occupied Median Home Value	$420,604		$436,903		$389,528	
Renter-Occupied Median Rent	$1,231		$944		$968	

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Lat/Lon: 38.6004/-90.4307

11768 Manchester Rd St. Louis, MO 63131	1 mi radius	3 mi radius	5 mi radius
Total Annual Consumer Expenditure (2022)			
Total Household Expenditure	$347.29 M	$2.57 B	$6.61 B
Total Non-Retail Expenditure	$184.76 M	$1.37 B	$3.51 B
Total Retail Expenditure	$162.54 M	$1.2 B	$3.09 B
Apparel	$12.49 M	$92.44 M	$237.39 M
Contributions	$12.72 M	$93.5 M	$238.51 M
Education	$12.36 M	$91.21 M	$230.66 M
Entertainment	$20.4 M	$150.58 M	$386.08 M
Food and Beverages	$49.69 M	$367.93 M	$949.87 M
Furnishings and Equipment	$12.6 M	$92.89 M	$238.32 M
Gifts	$9.83 M	$72.23 M	$184.4 M
Health Care	$28.26 M	$208.59 M	$539.5 M
Household Operations	$14.18 M	$104.59 M	$268.25 M
Miscellaneous Expenses	$6.68 M	$49.22 M	$126.59 M
Personal Care	$4.65 M	$34.34 M	$88.4 M
Personal Insurance	$2.73 M	$20.01 M	$50.88 M
Reading	$778.27 K	$5.73 M	$14.75 M
Shelter	$72.3 M	$534.98 M	$1.38 B
Tobacco	$1.68 M	$12.58 M	$33.27 M
Transportation	$62.32 M	$460.35 M	$1.19 B
Utilities	$23.62 M	$175.19 M	$454.91 M
Monthly Household Consumer Expenditure (2022)			
Total Household Expenditure	$8,704	$8,882	$8,264
Total Non-Retail Expenditure	$4,631 *53.2%*	$4,725 *53.2%*	$4,395 *53.2%*
Total Retail Expenditures	$4,074 *46.8%*	$4,157 *46.8%*	$3,869 *46.8%*
Apparel	$313 *3.6%*	$320 *3.6%*	$297 *3.6%*
Contributions	$319 *3.7%*	$324 *3.6%*	$298 *3.6%*
Education	$310 *3.6%*	$316 *3.6%*	$288 *3.5%*
Entertainment	$511 *5.9%*	$521 *5.9%*	$483 *5.8%*
Food and Beverages	$1,245 *14.3%*	$1,273 *14.3%*	$1,188 *14.4%*
Furnishings and Equipment	$316 *3.6%*	$322 *3.6%*	$298 *3.6%*
Gifts	$246 *2.8%*	$250 *2.8%*	$231 *2.8%*
Health Care	$708 *8.1%*	$722 *8.1%*	$675 *8.2%*
Household Operations	$355 *4.1%*	$362 *4.1%*	$335 *4.1%*
Miscellaneous Expenses	$167 *1.9%*	$170 *1.9%*	$158 *1.9%*
Personal Care	$117 *1.3%*	$119 *1.3%*	$111 *1.3%*
Personal Insurance	$68 *0.8%*	$69 *0.8%*	$64 *0.8%*
Reading	$20 *0.2%*	$20 *0.2%*	$18 *0.2%*
Shelter	$1,812 *20.8%*	$1,852 *20.8%*	$1,726 *20.9%*
Tobacco	$42 *0.5%*	$44 *0.5%*	$42 *0.5%*
Transportation	$1,562 *17.9%*	$1,593 *17.9%*	$1,484 *18.0%*
Utilities	$592 *6.8%*	$606 *6.8%*	$569 *6.9%*