

Community Profile

8601 N Boardwalk | Kansas City, MO
 8601 N Boardwalk Ave, Kansas City, Missouri, 64154
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 39.25057
 Longitude: -94.65201

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	8,988	39,625	96,030
2020 Total Population	10,239	48,114	112,724
2020 Group Quarters	123	400	1,041
2024 Total Population	11,510	50,934	118,455
2024 Group Quarters	124	400	1,038
2029 Total Population	12,448	54,160	124,236
2024-2029 Annual Rate	1.58%	1.24%	0.96%
2024 Total Daytime Population	14,917	47,236	99,685
Workers	10,082	25,964	48,043
Residents	4,835	21,272	51,642
Household Summary			
2010 Households	4,123	17,027	39,596
2010 Average Household Size	2.18	2.32	2.41
2020 Total Households	4,529	20,303	46,296
2020 Average Household Size	2.23	2.35	2.41
2024 Households	5,258	21,664	49,013
2024 Average Household Size	2.17	2.33	2.40
2029 Households	5,689	23,027	51,566
2029 Average Household Size	2.17	2.33	2.39
2024-2029 Annual Rate	1.59%	1.23%	1.02%
2010 Families	2,234	10,446	25,560
2010 Average Family Size	2.91	2.94	2.98
2024 Families	2,854	13,282	30,907
2024 Average Family Size	2.91	2.93	2.97
2029 Families	3,088	14,103	32,489
2029 Average Family Size	2.90	2.93	2.96
2024-2029 Annual Rate	1.59%	1.21%	1.00%
Housing Unit Summary			
2000 Housing Units	3,673	14,032	35,118
Owner Occupied Housing Units	36.6%	59.4%	63.0%
Renter Occupied Housing Units	52.7%	35.0%	31.9%
Vacant Housing Units	10.7%	5.6%	5.1%
2010 Housing Units	4,556	18,473	42,856
Owner Occupied Housing Units	39.5%	55.0%	59.4%
Renter Occupied Housing Units	51.0%	37.2%	33.0%
Vacant Housing Units	9.5%	7.8%	7.6%
2020 Housing Units	4,893	21,699	49,164
Owner Occupied Housing Units	39.4%	53.4%	57.0%
Renter Occupied Housing Units	53.1%	40.1%	37.2%
Vacant Housing Units	6.9%	6.5%	5.8%
2024 Housing Units	5,741	23,117	51,908
Owner Occupied Housing Units	38.2%	53.5%	56.8%
Renter Occupied Housing Units	53.4%	40.2%	37.6%
Vacant Housing Units	8.4%	6.3%	5.6%
2029 Housing Units	6,176	24,486	54,464
Owner Occupied Housing Units	39.4%	53.7%	57.2%
Renter Occupied Housing Units	52.7%	40.3%	37.5%
Vacant Housing Units	7.9%	6.0%	5.3%

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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2024 Households by Income			
Household Income Base	5,258	21,658	49,005
<\$15,000	4.3%	6.2%	7.4%
\$15,000 - \$24,999	3.6%	3.7%	3.9%
\$25,000 - \$34,999	6.0%	4.5%	5.7%
\$35,000 - \$49,999	14.8%	10.5%	10.1%
\$50,000 - \$74,999	18.5%	15.9%	17.2%
\$75,000 - \$99,999	16.6%	14.5%	13.6%
\$100,000 - \$149,999	19.6%	23.0%	21.6%
\$150,000 - \$199,999	7.5%	10.3%	10.5%
\$200,000+	9.0%	11.2%	10.1%
Average Household Income	\$102,135	\$113,538	\$109,164
2029 Households by Income			
Household Income Base	5,689	23,021	51,558
<\$15,000	3.8%	5.4%	6.3%
\$15,000 - \$24,999	2.4%	2.5%	2.8%
\$25,000 - \$34,999	4.8%	3.5%	4.6%
\$35,000 - \$49,999	12.2%	8.5%	8.2%
\$50,000 - \$74,999	17.0%	14.2%	15.3%
\$75,000 - \$99,999	17.0%	13.9%	13.2%
\$100,000 - \$149,999	22.3%	25.8%	24.4%
\$150,000 - \$199,999	9.9%	13.4%	13.7%
\$200,000+	10.6%	12.8%	11.5%
Average Household Income	\$116,442	\$128,938	\$124,362
2024 Owner Occupied Housing Units by Value			
Total	2,188	12,356	29,472
<\$50,000	1.4%	1.1%	2.0%
\$50,000 - \$99,999	2.9%	1.1%	1.2%
\$100,000 - \$149,999	4.3%	3.0%	3.1%
\$150,000 - \$199,999	6.7%	8.0%	10.9%
\$200,000 - \$249,999	8.1%	11.0%	12.0%
\$250,000 - \$299,999	21.8%	21.0%	20.2%
\$300,000 - \$399,999	33.4%	22.3%	19.1%
\$400,000 - \$499,999	12.4%	16.9%	14.0%
\$500,000 - \$749,999	7.5%	14.1%	15.7%
\$750,000 - \$999,999	1.1%	0.9%	1.0%
\$1,000,000 - \$1,499,999	0.3%	0.2%	0.3%
\$1,500,000 - \$1,999,999	0.0%	0.2%	0.2%
\$2,000,000 +	0.0%	0.0%	0.3%
Average Home Value	\$331,459	\$359,377	\$358,342
2029 Owner Occupied Housing Units by Value			
Total	2,427	13,137	31,140
<\$50,000	0.8%	0.5%	0.9%
\$50,000 - \$99,999	1.6%	0.5%	0.4%
\$100,000 - \$149,999	2.1%	1.3%	1.2%
\$150,000 - \$199,999	4.1%	4.6%	6.0%
\$200,000 - \$249,999	6.1%	8.1%	8.9%
\$250,000 - \$299,999	19.3%	18.8%	19.5%
\$300,000 - \$399,999	37.0%	24.7%	21.8%
\$400,000 - \$499,999	17.5%	22.3%	18.5%
\$500,000 - \$749,999	9.6%	17.9%	20.7%
\$750,000 - \$999,999	1.4%	1.0%	1.1%
\$1,000,000 - \$1,499,999	0.5%	0.2%	0.3%
\$1,500,000 - \$1,999,999	0.0%	0.2%	0.2%
\$2,000,000 +	0.0%	0.0%	0.4%
Average Home Value	\$364,555	\$394,255	\$400,317

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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Median Household Income			
2024	\$78,124	\$88,830	\$83,912
2029	\$87,437	\$102,314	\$98,985
Median Home Value			
2024	\$314,295	\$321,213	\$303,485
2029	\$343,215	\$366,008	\$359,704
Per Capita Income			
2024	\$47,349	\$47,916	\$45,018
2029	\$53,928	\$54,416	\$51,451
Median Age			
2010	33.9	37.2	36.4
2020	34.5	37.4	36.8
2024	35.2	38.0	37.3
2029	36.7	39.1	38.5
2020 Population by Age			
Total	10,239	48,114	112,724
0 - 4	5.9%	5.8%	6.2%
5 - 9	6.1%	6.3%	6.6%
10 - 14	6.4%	6.7%	6.8%
15 - 24	14.2%	12.6%	12.8%
25 - 34	18.2%	15.1%	14.9%
35 - 44	13.6%	14.1%	14.1%
45 - 54	11.5%	12.1%	11.9%
55 - 64	10.3%	12.0%	12.3%
65 - 74	7.7%	8.8%	8.8%
75 - 84	4.4%	4.6%	4.1%
85 +	1.7%	1.9%	1.5%
18 +	78.1%	77.4%	76.5%
2024 Population by Age			
Total	11,509	50,934	118,454
0 - 4	5.8%	5.7%	6.1%
5 - 9	5.6%	6.0%	6.3%
10 - 14	5.7%	6.1%	6.3%
15 - 24	12.5%	12.2%	12.8%
25 - 34	19.9%	15.6%	15.2%
35 - 44	14.5%	14.6%	14.4%
45 - 54	11.6%	12.2%	12.0%
55 - 64	10.1%	11.3%	11.3%
65 - 74	7.6%	9.2%	9.2%
75 - 84	4.7%	5.2%	4.8%
85 +	1.8%	2.0%	1.6%
18 +	79.4%	78.4%	77.6%
2029 Population by Age			
Total	12,447	54,160	124,237
0 - 4	5.7%	5.6%	5.9%
5 - 9	5.2%	5.5%	5.8%
10 - 14	5.4%	5.8%	6.1%
15 - 24	12.3%	11.9%	12.4%
25 - 34	18.5%	15.0%	14.6%
35 - 44	15.4%	14.5%	14.4%
45 - 54	11.9%	12.7%	12.6%
55 - 64	9.9%	10.7%	10.5%
65 - 74	8.1%	9.6%	9.8%
75 - 84	5.4%	6.3%	6.0%
85 +	2.1%	2.3%	1.9%
18 +	80.4%	79.5%	78.5%

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2020 Population by Sex			
Males	4,898	23,218	54,792
Females	5,341	24,896	57,932
2024 Population by Sex			
Males	5,602	24,979	58,479
Females	5,908	25,955	59,976
2029 Population by Sex			
Males	6,038	26,413	60,974
Females	6,410	27,746	63,263
2010 Population by Race/Ethnicity			
Total	8,989	39,625	96,030
White Alone	78.1%	84.0%	83.9%
Black Alone	11.8%	8.0%	7.7%
American Indian Alone	0.5%	0.5%	0.5%
Asian Alone	3.6%	2.9%	2.7%
Pacific Islander Alone	0.4%	0.3%	0.4%
Some Other Race Alone	2.1%	1.5%	1.8%
Two or More Races	3.3%	2.7%	3.0%
Hispanic Origin	6.8%	6.0%	6.4%
Diversity Index	45.2	36.6	37.3
2020 Population by Race/Ethnicity			
Total	10,239	48,114	112,724
White Alone	69.4%	73.9%	74.1%
Black Alone	12.9%	10.4%	10.1%
American Indian Alone	0.4%	0.5%	0.6%
Asian Alone	4.2%	3.4%	3.0%
Pacific Islander Alone	1.1%	0.9%	0.7%
Some Other Race Alone	2.9%	2.2%	2.5%
Two or More Races	9.2%	8.8%	9.0%
Hispanic Origin	9.3%	7.8%	8.1%
Diversity Index	57.7	51.5	51.5
2024 Population by Race/Ethnicity			
Total	11,510	50,933	118,455
White Alone	67.6%	72.2%	72.5%
Black Alone	14.2%	11.4%	10.9%
American Indian Alone	0.4%	0.5%	0.6%
Asian Alone	4.3%	3.5%	3.1%
Pacific Islander Alone	1.2%	1.0%	0.8%
Some Other Race Alone	3.1%	2.4%	2.7%
Two or More Races	9.2%	9.0%	9.4%
Hispanic Origin	9.6%	8.1%	8.6%
Diversity Index	59.7	53.7	53.8
2029 Population by Race/Ethnicity			
Total	12,448	54,159	124,236
White Alone	66.1%	70.6%	70.9%
Black Alone	14.7%	12.0%	11.3%
American Indian Alone	0.4%	0.5%	0.6%
Asian Alone	4.7%	3.8%	3.4%
Pacific Islander Alone	1.2%	1.1%	0.9%
Some Other Race Alone	3.1%	2.4%	2.8%
Two or More Races	9.8%	9.6%	10.1%
Hispanic Origin	10.1%	8.6%	9.1%
Diversity Index	61.5	55.8	56.0

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

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2020 Population by Relationship and Household Type			
Total	10,239	48,114	112,724
In Households	98.8%	99.2%	99.1%
Householder	43.9%	41.8%	40.8%
Opposite-Sex Spouse	17.1%	19.6%	19.1%
Same-Sex Spouse	0.2%	0.2%	0.2%
Opposite-Sex Unmarried Partner	3.5%	2.8%	2.9%
Same-Sex Unmarried Partner	0.2%	0.2%	0.2%
Biological Child	25.5%	26.1%	26.9%
Adopted Child	0.6%	0.6%	0.7%
Stepchild	1.0%	1.3%	1.3%
Grandchild	1.2%	1.4%	1.6%
Brother or Sister	0.9%	0.8%	0.8%
Parent	0.9%	0.9%	0.9%
Parent-in-law	0.2%	0.2%	0.2%
Son-in-law or Daughter-in-law	0.3%	0.3%	0.3%
Other Relatives	0.8%	0.7%	0.8%
Foster Child	0.0%	0.1%	0.1%
Other Nonrelatives	2.6%	2.2%	2.4%
In Group Quarters	1.2%	0.8%	0.9%
Institutionalized	1.1%	0.7%	0.4%
Noninstitutionalized	0.1%	0.2%	0.5%
2024 Population 25+ by Educational Attainment			
Total	8,093	35,635	81,202
Less than 9th Grade	0.6%	0.8%	1.1%
9th - 12th Grade, No Diploma	1.4%	2.1%	2.7%
High School Graduate	14.9%	16.5%	19.0%
GED/Alternative Credential	1.9%	2.0%	3.1%
Some College, No Degree	25.6%	22.9%	21.0%
Associate Degree	11.1%	9.3%	9.4%
Bachelor's Degree	26.7%	29.7%	28.4%
Graduate/Professional Degree	17.9%	16.8%	15.3%
2024 Population 15+ by Marital Status			
Total	9,534	41,872	96,357
Never Married	33.0%	31.4%	30.7%
Married	50.4%	52.7%	52.2%
Widowed	4.5%	5.0%	4.9%
Divorced	12.1%	10.9%	12.2%
2024 Civilian Population 16+ in Labor Force			
Civilian Population 16+	6,989	30,724	69,210
Population 16+ Employed	95.6%	97.2%	97.3%
Population 16+ Unemployment rate	4.4%	2.9%	2.7%
Population 16-24 Employed	13.8%	13.7%	13.7%
Population 16-24 Unemployment rate	7.0%	5.5%	5.6%
Population 25-54 Employed	67.2%	64.1%	63.9%
Population 25-54 Unemployment rate	4.8%	2.8%	2.5%
Population 55-64 Employed	12.6%	14.5%	14.7%
Population 55-64 Unemployment rate	0.6%	1.3%	1.8%
Population 65+ Employed	6.5%	7.8%	7.7%
Population 65+ Unemployment rate	1.8%	1.7%	1.5%

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2024 Employed Population 16+ by Industry			
Total	6,683	29,849	67,322
Agriculture/Mining	0.2%	0.2%	0.3%
Construction	4.5%	5.2%	5.9%
Manufacturing	5.2%	7.1%	8.3%
Wholesale Trade	1.8%	1.9%	2.3%
Retail Trade	7.7%	8.8%	9.4%
Transportation/Utilities	13.2%	9.5%	9.4%
Information	1.3%	1.5%	1.9%
Finance/Insurance/Real Estate	8.0%	8.7%	8.5%
Services	51.7%	51.1%	48.8%
Public Administration	6.3%	6.1%	5.2%
2024 Employed Population 16+ by Occupation			
Total	6,682	29,851	67,322
White Collar	73.9%	71.1%	67.9%
Management/Business/Financial	22.2%	23.2%	22.0%
Professional	29.5%	29.9%	26.8%
Sales	8.1%	8.1%	8.5%
Administrative Support	14.1%	9.8%	10.5%
Services	11.3%	13.1%	13.0%
Blue Collar	14.8%	15.9%	19.1%
Farming/Forestry/Fishing	0.0%	0.1%	0.1%
Construction/Extraction	1.0%	2.1%	3.1%
Installation/Maintenance/Repair	3.1%	2.9%	3.3%
Production	2.8%	3.1%	4.3%
Transportation/Material Moving	7.9%	7.6%	8.3%
2020 Households by Type			
Total	4,529	20,303	46,296
Married Couple Households	38.8%	47.2%	47.4%
With Own Children <18	15.4%	19.2%	19.4%
Without Own Children <18	23.4%	28.1%	28.0%
Cohabiting Couple Households	8.8%	7.1%	7.5%
With Own Children <18	2.2%	1.8%	2.2%
Without Own Children <18	6.6%	5.3%	5.3%
Male Householder, No Spouse/Partner	21.6%	18.2%	18.3%
Living Alone	16.3%	13.3%	13.2%
65 Years and over	3.0%	2.9%	2.9%
With Own Children <18	1.8%	1.8%	1.7%
Without Own Children <18, With Relatives	1.8%	1.6%	2.0%
No Relatives Present	1.7%	1.5%	1.4%
Female Householder, No Spouse/Partner	30.8%	27.5%	26.9%
Living Alone	18.9%	17.2%	15.8%
65 Years and over	6.0%	7.1%	6.4%
With Own Children <18	5.8%	4.9%	5.3%
Without Own Children <18, With Relatives	4.8%	4.4%	4.7%
No Relatives Present	1.4%	1.0%	1.0%
2020 Households by Size			
Total	4,529	20,303	46,296
1 Person Household	35.2%	30.5%	29.0%
2 Person Household	34.1%	34.8%	34.5%
3 Person Household	14.3%	14.8%	15.3%
4 Person Household	9.4%	11.8%	12.6%
5 Person Household	4.9%	5.4%	5.7%
6 Person Household	1.3%	1.8%	1.9%
7 + Person Household	0.8%	0.9%	1.0%

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2020 Households by Tenure and Mortgage Status			
Total	4,529	20,303	46,296
Owner Occupied	42.6%	57.1%	60.5%
Owned with a Mortgage/Loan	32.5%	43.1%	44.9%
Owned Free and Clear	10.1%	14.0%	15.6%
Renter Occupied	57.4%	42.9%	39.5%
2024 Affordability, Mortgage and Wealth			
Housing Affordability Index	95	105	105
Percent of Income for Mortgage	25.2%	22.6%	22.6%
Wealth Index	79	93	89
2020 Housing Units By Urban/ Rural Status			
Total	4,893	21,699	49,164
Urban Housing Units	99.8%	99.4%	99.2%
Rural Housing Units	0.2%	0.6%	0.8%
2020 Population By Urban/ Rural Status			
Total	10,239	48,114	112,724
Urban Population	99.7%	99.0%	99.0%
Rural Population	0.3%	1.0%	1.0%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

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Top 3 Tapestry Segments			
1.	In Style (5B)	Bright Young Professionals	Bright Young Professionals
2.	Bright Young Professionals	In Style (5B)	Middleburg (4C)
3.	Young and Restless (11B)	Boomburbs (1C)	Workday Drive (4A)
2024 Consumer Spending			
Apparel & Services: Total \$	\$12,251,273	\$53,852,921	\$116,755,197
Average Spent	\$2,330.03	\$2,485.83	\$2,382.13
Spending Potential Index	98	104	100
Education: Total \$	\$8,004,661	\$37,153,564	\$81,212,081
Average Spent	\$1,522.38	\$1,714.99	\$1,656.95
Spending Potential Index	88	99	96
Entertainment/Recreation: Total \$	\$19,290,196	\$88,690,871	\$193,115,763
Average Spent	\$3,668.73	\$4,093.93	\$3,940.09
Spending Potential Index	90	100	96
Food at Home: Total \$	\$35,715,770	\$159,054,687	\$345,915,893
Average Spent	\$6,792.65	\$7,341.89	\$7,057.64
Spending Potential Index	93	101	97
Food Away from Home: Total \$	\$19,852,258	\$88,286,873	\$191,057,592
Average Spent	\$3,775.63	\$4,075.28	\$3,898.10
Spending Potential Index	97	105	100
Health Care: Total \$	\$35,484,016	\$164,779,314	\$362,143,593
Average Spent	\$6,748.58	\$7,606.14	\$7,388.73
Spending Potential Index	88	99	96
HH Furnishings & Equipment: Total \$	\$15,299,805	\$69,750,458	\$151,777,749
Average Spent	\$2,909.81	\$3,219.65	\$3,096.68
Spending Potential Index	92	102	98
Personal Care Products & Services: Total \$	\$4,946,983	\$22,060,375	\$47,705,089
Average Spent	\$940.85	\$1,018.30	\$973.32
Spending Potential Index	94	102	98
Shelter: Total \$	\$129,279,976	\$580,955,363	\$1,257,028,104
Average Spent	\$24,587.29	\$26,816.62	\$25,646.83
Spending Potential Index	92	101	96
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$15,873,948	\$75,432,909	\$164,878,159
Average Spent	\$3,019.01	\$3,481.95	\$3,363.97
Spending Potential Index	86	99	96
Travel: Total \$	\$13,987,145	\$65,244,625	\$141,632,284
Average Spent	\$2,660.16	\$3,011.66	\$2,889.69
Spending Potential Index	88	99	95
Vehicle Maintenance & Repairs: Total \$	\$7,405,396	\$32,980,542	\$71,747,959
Average Spent	\$1,408.41	\$1,522.37	\$1,463.86
Spending Potential Index	95	103	99

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.