



Market Profile

933 Gardenview Office Pkwy, Creve Coeur, Missouri, 63141
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 38.67485
Longitude: -90.40689

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	8,729	64,323	215,136
2010 Total Population	8,869	64,844	212,372
2016 Total Population	9,010	65,356	213,419
2016 Group Quarters	153	583	3,693
2021 Total Population	9,099	65,759	214,407
2016-2021 Annual Rate	0.20%	0.12%	0.09%
Household Summary			
2000 Households	4,470	28,483	92,304
2000 Average Household Size	1.93	2.24	2.29
2010 Households	4,393	28,541	91,081
2010 Average Household Size	1.98	2.25	2.29
2016 Households	4,430	28,653	91,289
2016 Average Household Size	2.00	2.26	2.30
2021 Households	4,461	28,780	91,618
2021 Average Household Size	2.01	2.26	2.30
2016-2021 Annual Rate	0.14%	0.09%	0.07%
2010 Families	2,398	17,241	54,930
2010 Average Family Size	2.68	2.89	2.94
2016 Families	2,390	17,115	54,419
2016 Average Family Size	2.71	2.91	2.95
2021 Families	2,391	17,092	54,287
2021 Average Family Size	2.73	2.92	2.96
2016-2021 Annual Rate	0.01%	-0.03%	-0.05%
Housing Unit Summary			
2000 Housing Units	4,713	30,070	97,599
Owner Occupied Housing Units	56.9%	65.1%	65.7%
Renter Occupied Housing Units	37.9%	29.6%	28.8%
Vacant Housing Units	5.2%	5.3%	5.4%
2010 Housing Units	4,885	31,461	99,800
Owner Occupied Housing Units	51.1%	59.9%	61.4%
Renter Occupied Housing Units	38.8%	30.9%	29.8%
Vacant Housing Units	10.1%	9.3%	8.7%
2016 Housing Units	4,902	31,740	100,673
Owner Occupied Housing Units	49.7%	58.1%	59.5%
Renter Occupied Housing Units	40.7%	32.2%	31.2%
Vacant Housing Units	9.6%	9.7%	9.3%
2021 Housing Units	4,928	32,013	101,607
Owner Occupied Housing Units	49.7%	57.8%	59.1%
Renter Occupied Housing Units	40.8%	32.1%	31.1%
Vacant Housing Units	9.5%	10.1%	9.8%
Median Household Income			
2016	\$55,889	\$61,320	\$59,086
2021	\$64,131	\$69,470	\$65,860
Median Home Value			
2016	\$235,298	\$219,359	\$197,116
2021	\$250,601	\$244,076	\$229,032
Per Capita Income			
2016	\$43,686	\$44,121	\$40,882
2021	\$47,976	\$47,930	\$44,359
Median Age			
2010	42.5	42.0	39.9
2016	43.8	42.8	40.8
2021	45.3	43.5	41.6

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: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.



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2016 Households by Income			
Household Income Base	4,430	28,653	91,289
<\$15,000	13.2%	9.4%	10.2%
\$15,000 - \$24,999	9.2%	9.1%	8.6%
\$25,000 - \$34,999	9.6%	9.4%	10.0%
\$35,000 - \$49,999	13.0%	13.0%	13.2%
\$50,000 - \$74,999	16.2%	16.7%	17.6%
\$75,000 - \$99,999	10.0%	11.8%	12.2%
\$100,000 - \$149,999	13.8%	13.7%	13.2%
\$150,000 - \$199,999	6.2%	6.2%	5.9%
\$200,000+	8.8%	10.6%	9.2%
Average Household Income	\$91,566	\$100,952	\$94,750
2021 Households by Income			
Household Income Base	4,461	28,780	91,618
<\$15,000	12.9%	9.1%	9.9%
\$15,000 - \$24,999	8.7%	8.6%	8.0%
\$25,000 - \$34,999	9.8%	9.7%	10.3%
\$35,000 - \$49,999	7.3%	7.5%	8.2%
\$50,000 - \$74,999	17.3%	18.2%	18.8%
\$75,000 - \$99,999	10.6%	12.9%	12.9%
\$100,000 - \$149,999	16.2%	15.5%	15.0%
\$150,000 - \$199,999	7.5%	7.2%	6.9%
\$200,000+	9.7%	11.4%	9.8%
Average Household Income	\$100,973	\$109,896	\$102,999
2016 Owner Occupied Housing Units by Value			
Total	2,437	18,439	59,891
<\$50,000	5.5%	2.8%	3.8%
\$50,000 - \$99,999	9.2%	15.0%	18.0%
\$100,000 - \$149,999	10.1%	14.2%	14.6%
\$150,000 - \$199,999	13.5%	13.5%	14.5%
\$200,000 - \$249,999	16.5%	11.6%	10.0%
\$250,000 - \$299,999	10.0%	6.8%	6.7%
\$300,000 - \$399,999	11.7%	9.2%	8.9%
\$400,000 - \$499,999	6.9%	6.6%	6.0%
\$500,000 - \$749,999	6.1%	8.4%	7.5%
\$750,000 - \$999,999	5.5%	6.3%	5.3%
\$1,000,000 +	5.0%	5.6%	4.8%
Average Home Value	\$329,852	\$337,167	\$310,054
2021 Owner Occupied Housing Units by Value			
Total	2,451	18,497	60,005
<\$50,000	4.2%	2.0%	3.1%
\$50,000 - \$99,999	8.7%	13.4%	16.3%
\$100,000 - \$149,999	5.4%	8.5%	8.5%
\$150,000 - \$199,999	10.9%	12.2%	14.0%
\$200,000 - \$249,999	20.7%	15.7%	14.1%
\$250,000 - \$299,999	13.6%	10.3%	10.0%
\$300,000 - \$399,999	13.6%	11.0%	10.4%
\$400,000 - \$499,999	6.6%	6.6%	5.9%
\$500,000 - \$749,999	5.7%	8.1%	7.3%
\$750,000 - \$999,999	5.8%	6.7%	5.7%
\$1,000,000 +	4.9%	5.4%	4.6%
Average Home Value	\$341,843	\$351,664	\$324,260

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: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.



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2010 Population by Age			
Total	8,872	64,844	212,371
0 - 4	5.5%	5.8%	5.9%
5 - 9	5.3%	5.7%	5.8%
10 - 14	5.5%	6.2%	6.1%
15 - 24	9.9%	10.8%	12.2%
25 - 34	14.7%	13.1%	14.2%
35 - 44	12.0%	12.1%	12.2%
45 - 54	13.7%	14.8%	15.0%
55 - 64	12.4%	13.2%	12.7%
65 - 74	8.7%	8.3%	7.8%
75 - 84	8.0%	6.4%	5.6%
85 +	4.2%	3.5%	2.5%
18 +	80.1%	78.4%	78.1%
2016 Population by Age			
Total	9,010	65,356	213,420
0 - 4	5.0%	5.4%	5.5%
5 - 9	5.3%	5.8%	5.8%
10 - 14	5.4%	6.1%	6.0%
15 - 24	10.2%	11.0%	11.9%
25 - 34	13.8%	12.6%	13.6%
35 - 44	11.7%	11.7%	12.3%
45 - 54	12.2%	13.0%	13.2%
55 - 64	13.8%	14.3%	13.9%
65 - 74	10.1%	10.0%	9.6%
75 - 84	7.5%	6.2%	5.5%
85 +	5.0%	4.0%	2.8%
18 +	81.1%	79.2%	79.1%
2021 Population by Age			
Total	9,099	65,759	214,408
0 - 4	4.9%	5.3%	5.4%
5 - 9	5.0%	5.6%	5.6%
10 - 14	5.3%	6.0%	6.0%
15 - 24	9.3%	10.3%	11.1%
25 - 34	13.1%	12.2%	13.0%
35 - 44	12.1%	12.3%	13.2%
45 - 54	11.5%	12.0%	12.1%
55 - 64	13.2%	13.8%	13.5%
65 - 74	12.0%	11.7%	11.0%
75 - 84	8.2%	6.6%	6.0%
85 +	5.4%	4.0%	2.9%
18 +	81.8%	79.6%	79.4%
2010 Population by Sex			
Males	4,080	30,714	101,500
Females	4,789	34,130	110,872
2016 Population by Sex			
Males	4,166	31,126	102,464
Females	4,845	34,230	110,956
2021 Population by Sex			
Males	4,206	31,427	103,301
Females	4,893	34,332	111,106

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

December 03, 2016



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2010 Population by Race/Ethnicity			
Total	8,869	64,845	212,373
White Alone	69.4%	72.1%	70.2%
Black Alone	15.0%	16.7%	19.5%
American Indian Alone	0.2%	0.2%	0.2%
Asian Alone	12.3%	7.0%	5.7%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	0.9%	1.7%	1.9%
Two or More Races	2.2%	2.3%	2.4%
Hispanic Origin	3.0%	4.1%	4.3%
Diversity Index	51.0	49.1	50.9
2016 Population by Race/Ethnicity			
Total	9,011	65,357	213,419
White Alone	65.4%	68.9%	67.1%
Black Alone	16.2%	17.8%	20.8%
American Indian Alone	0.2%	0.2%	0.2%
Asian Alone	14.6%	8.3%	6.8%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	1.0%	1.8%	2.1%
Two or More Races	2.6%	2.8%	2.9%
Hispanic Origin	3.4%	4.7%	4.9%
Diversity Index	55.6	53.3	54.8
2021 Population by Race/Ethnicity			
Total	9,099	65,760	214,407
White Alone	61.7%	65.7%	64.1%
Black Alone	17.3%	19.0%	22.0%
American Indian Alone	0.2%	0.2%	0.2%
Asian Alone	16.6%	9.6%	7.8%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	1.1%	2.1%	2.4%
Two or More Races	3.0%	3.3%	3.3%
Hispanic Origin	3.9%	5.4%	5.5%
Diversity Index	59.5	57.2	58.3
2010 Population by Relationship and Household Type			
Total	8,869	64,844	212,372
In Households	98.3%	99.1%	98.3%
In Family Households	73.6%	78.6%	77.8%
Householder	25.9%	26.5%	25.9%
Spouse	20.0%	19.5%	18.5%
Child	24.5%	28.0%	28.6%
Other relative	2.2%	2.9%	3.0%
Nonrelative	1.1%	1.7%	1.8%
In Nonfamily Households	24.6%	20.5%	20.5%
In Group Quarters	1.7%	0.9%	1.7%
Institutionalized Population	0.8%	0.5%	1.4%
Noninstitutionalized Population	0.9%	0.4%	0.4%

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.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.



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2016 Population 25+ by Educational Attainment			
Total	6,673	46,957	151,344
Less than 9th Grade	1.2%	2.1%	2.1%
9th - 12th Grade, No Diploma	2.5%	4.3%	4.8%
High School Graduate	13.3%	15.4%	16.3%
GED/Alternative Credential	1.2%	2.3%	2.7%
Some College, No Degree	14.4%	18.3%	19.1%
Associate Degree	4.6%	5.6%	6.2%
Bachelor's Degree	27.3%	27.1%	25.9%
Graduate/Professional Degree	35.5%	24.8%	22.8%
2016 Population 15+ by Marital Status			
Total	7,595	54,117	176,648
Never Married	26.2%	29.3%	33.4%
Married	46.8%	50.5%	48.3%
Widowed	10.0%	7.5%	6.3%
Divorced	16.9%	12.7%	11.9%
2016 Civilian Population 16+ in Labor Force			
Civilian Employed	96.6%	96.3%	95.7%
Civilian Unemployed	3.4%	3.7%	4.3%
2016 Employed Population 16+ by Industry			
Total	4,487	33,868	111,381
Agriculture/Mining	0.6%	0.5%	0.4%
Construction	1.5%	3.0%	3.1%
Manufacturing	8.9%	9.5%	9.1%
Wholesale Trade	2.2%	3.0%	3.1%
Retail Trade	12.3%	10.5%	10.3%
Transportation/Utilities	1.8%	3.1%	3.7%
Information	2.9%	2.4%	2.2%
Finance/Insurance/Real Estate	10.1%	10.2%	10.1%
Services	57.3%	56.0%	55.6%
Public Administration	2.3%	1.8%	2.5%
2016 Employed Population 16+ by Occupation			
Total	4,488	33,868	111,381
White Collar	84.4%	74.9%	72.3%
Management/Business/Financial	21.1%	18.1%	17.8%
Professional	43.9%	31.6%	29.6%
Sales	10.5%	11.4%	11.7%
Administrative Support	8.9%	13.8%	13.2%
Services	11.3%	14.1%	15.0%
Blue Collar	4.4%	11.0%	12.7%
Farming/Forestry/Fishing	0.0%	0.1%	0.1%
Construction/Extraction	0.7%	2.1%	2.4%
Installation/Maintenance/Repair	0.4%	2.1%	2.4%
Production	1.7%	3.3%	3.6%
Transportation/Material Moving	1.6%	3.5%	4.3%
2010 Population By Urban/ Rural Status			
Total Population	8,869	64,844	212,372
Population Inside Urbanized Area	100.0%	100.0%	100.0%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.0%	0.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

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2010 Households by Type			
Total	4,393	28,541	91,081
Households with 1 Person	39.6%	33.8%	33.0%
Households with 2+ People	60.4%	66.2%	67.0%
Family Households	54.6%	60.4%	60.3%
Husband-wife Families	42.2%	44.4%	43.1%
With Related Children	17.1%	17.9%	17.6%
Other Family (No Spouse Present)	12.4%	16.0%	17.2%
Other Family with Male Householder	2.7%	4.0%	4.2%
With Related Children	1.3%	2.1%	2.2%
Other Family with Female Householder	9.7%	12.0%	13.0%
With Related Children	5.7%	7.2%	8.0%
Nonfamily Households	5.8%	5.8%	6.7%
All Households with Children	24.1%	27.4%	28.1%
Multigenerational Households	1.4%	2.4%	2.8%
Unmarried Partner Households	3.9%	5.2%	5.8%
Male-female	3.4%	4.5%	5.1%
Same-sex	0.5%	0.6%	0.6%
2010 Households by Size			
Total	4,393	28,540	91,080
1 Person Household	39.6%	33.8%	33.0%
2 Person Household	33.9%	34.3%	33.8%
3 Person Household	12.3%	14.2%	15.0%
4 Person Household	9.5%	11.1%	11.1%
5 Person Household	3.6%	4.6%	4.7%
6 Person Household	0.8%	1.5%	1.6%
7 + Person Household	0.3%	0.6%	0.8%
2010 Households by Tenure and Mortgage Status			
Total	4,393	28,541	91,081
Owner Occupied	56.8%	66.0%	67.3%
Owned with a Mortgage/Loan	39.8%	45.6%	47.6%
Owned Free and Clear	17.0%	20.4%	19.7%
Renter Occupied	43.2%	34.0%	32.7%
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	4,885	31,461	99,800
Housing Units Inside Urbanized Area	100.0%	100.0%	100.0%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.0%	0.0%

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.	Old and Newcomers (8F)	Top Tier (1A)	Top Tier (1A)
2.	In Style (5B)	In Style (5B)	Traditional Living (12B)
3.	Retirement Communities	Traditional Living (12B)	In Style (5B)
2016 Consumer Spending			
Apparel & Services: Total \$	\$10,462,776	\$74,137,677	\$223,447,498
Average Spent	\$2,361.80	\$2,587.43	\$2,447.69
Spending Potential Index	117	128	122
Education: Total \$	\$7,885,084	\$57,278,657	\$169,419,232
Average Spent	\$1,779.93	\$1,999.05	\$1,855.86
Spending Potential Index	126	141	131
Entertainment/Recreation: Total \$	\$15,179,731	\$107,745,458	\$322,578,398
Average Spent	\$3,426.58	\$3,760.36	\$3,533.60
Spending Potential Index	118	129	121
Food at Home: Total \$	\$25,785,379	\$181,003,857	\$546,247,472
Average Spent	\$5,820.63	\$6,317.10	\$5,983.72
Spending Potential Index	117	127	120
Food Away from Home: Total \$	\$16,064,827	\$113,314,240	\$342,250,535
Average Spent	\$3,626.37	\$3,954.71	\$3,749.09
Spending Potential Index	117	128	121
Health Care: Total \$	\$27,786,076	\$195,991,532	\$582,759,917
Average Spent	\$6,272.25	\$6,840.17	\$6,383.68
Spending Potential Index	118	129	120
HH Furnishings & Equipment: Total \$	\$9,249,577	\$65,823,321	\$197,319,795
Average Spent	\$2,087.94	\$2,297.26	\$2,161.48
Spending Potential Index	118	130	122
Personal Care Products & Services: Total \$	\$3,887,010	\$27,280,129	\$81,507,056
Average Spent	\$877.43	\$952.09	\$892.85
Spending Potential Index	120	130	122
Shelter: Total \$	\$83,234,731	\$589,490,634	\$1,766,111,832
Average Spent	\$18,788.88	\$20,573.44	\$19,346.38
Spending Potential Index	121	132	124
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$12,573,090	\$88,654,710	\$262,921,632
Average Spent	\$2,838.17	\$3,094.08	\$2,880.10
Spending Potential Index	122	133	124
Travel: Total \$	\$9,978,436	\$71,900,296	\$212,744,794
Average Spent	\$2,252.47	\$2,509.35	\$2,330.45
Spending Potential Index	121	135	125
Vehicle Maintenance & Repairs: Total \$	\$5,363,596	\$37,894,518	\$113,775,280
Average Spent	\$1,210.74	\$1,322.53	\$1,246.32
Spending Potential Index	117	128	120

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 2013 and 2014 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.