



## Demographic and Income Profile

Subject Property  
8158 Big Bend Blvd, Saint Louis, Missouri, 63119  
Ring: 1 mile radius

Prepared by Esri  
Latitude: 38.59162  
Longitude: -90.33843

Summary	Census 2010	2017	2022				
Population	13,503	14,222	14,591				
Households	5,691	5,959	6,100				
Families	3,228	3,314	3,366				
Average Household Size	2.25	2.27	2.28				
Owner Occupied Housing Units	4,231	4,265	4,360				
Renter Occupied Housing Units	1,460	1,693	1,739				
Median Age	40.5	42.2	43.4				
Trends: 2017 - 2022 Annual Rate	Area	State	National				
Population	0.51%	0.44%	0.83%				
Households	0.47%	0.41%	0.79%				
Families	0.31%	0.32%	0.71%				
Owner HHs	0.44%	0.40%	0.72%				
Median Household Income	2.58%	1.91%	2.12%				
Households by Income	2017		2022				
	Number	Percent	Number	Percent			
	<\$15,000	399	6.7%	369	6.0%		
	\$15,000 - \$24,999	537	9.0%	472	7.7%		
	\$25,000 - \$34,999	459	7.7%	384	6.3%		
	\$35,000 - \$49,999	649	10.9%	562	9.2%		
	\$50,000 - \$74,999	1,166	19.6%	1,119	18.3%		
	\$75,000 - \$99,999	830	13.9%	1,005	16.5%		
	\$100,000 - \$149,999	997	16.7%	1,147	18.8%		
	\$150,000 - \$199,999	424	7.1%	482	7.9%		
	\$200,000+	499	8.4%	559	9.2%		
Median Household Income	\$68,398		\$77,671				
Average Household Income	\$95,470		\$107,280				
Per Capita Income	\$41,148		\$46,003				
Population by Age	Census 2010		2017		2022		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	750	5.6%	694	4.9%	690	4.7%
	5 - 9	832	6.2%	824	5.8%	783	5.4%
	10 - 14	805	6.0%	908	6.4%	896	6.1%
	15 - 19	1,015	7.5%	1,066	7.5%	1,117	7.7%
	20 - 24	898	6.6%	972	6.8%	942	6.5%
	25 - 34	1,508	11.2%	1,400	9.8%	1,416	9.7%
	35 - 44	1,711	12.7%	1,744	12.3%	1,750	12.0%
	45 - 54	1,956	14.5%	1,854	13.0%	1,797	12.3%
	55 - 64	1,781	13.2%	2,005	14.1%	1,950	13.4%
	65 - 74	802	5.9%	1,321	9.3%	1,673	11.5%
	75 - 84	794	5.9%	728	5.1%	903	6.2%
	85+	653	4.8%	707	5.0%	674	4.6%
Race and Ethnicity	Census 2010		2017		2022		
	Number	Percent	Number	Percent	Number	Percent	
	White Alone	12,449	92.2%	12,847	90.3%	12,930	88.6%
	Black Alone	482	3.6%	592	4.2%	691	4.7%
	American Indian Alone	24	0.2%	32	0.2%	35	0.2%
	Asian Alone	279	2.1%	382	2.7%	477	3.3%
	Pacific Islander Alone	2	0.0%	2	0.0%	2	0.0%
	Some Other Race Alone	66	0.5%	80	0.6%	96	0.7%
	Two or More Races	201	1.5%	287	2.0%	360	2.5%
	Hispanic Origin (Any Race)	244	1.8%	322	2.3%	396	2.7%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

December 04, 2017

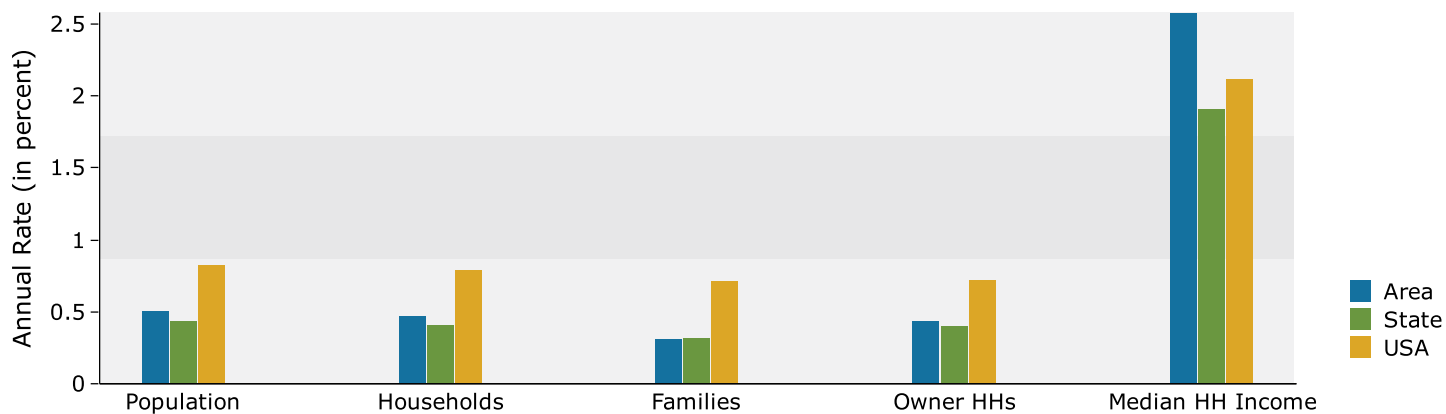


## Demographic and Income Profile

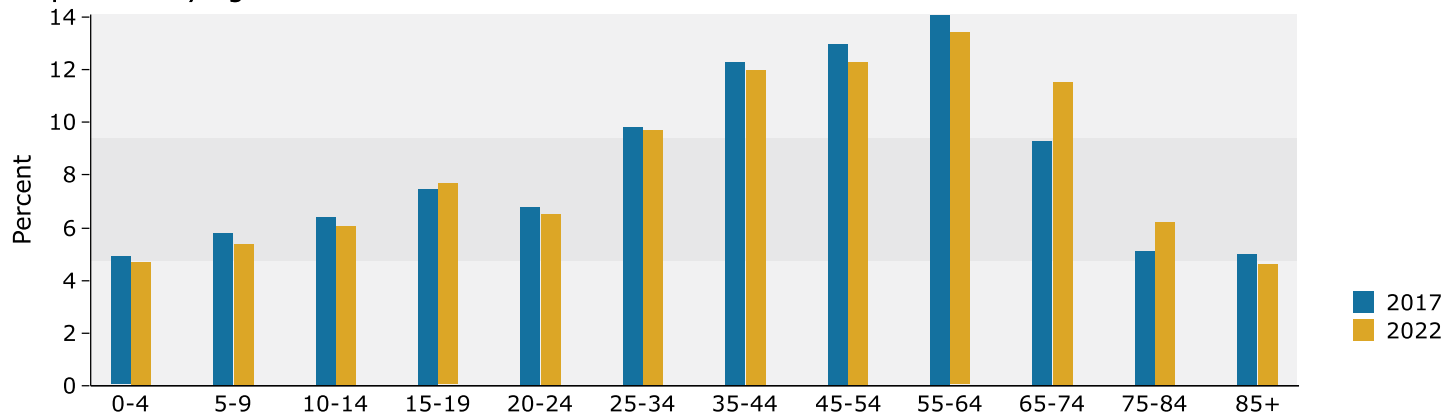
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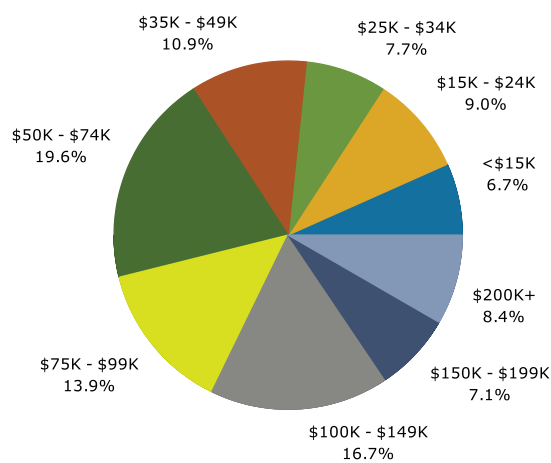
### Trends 2017-2022



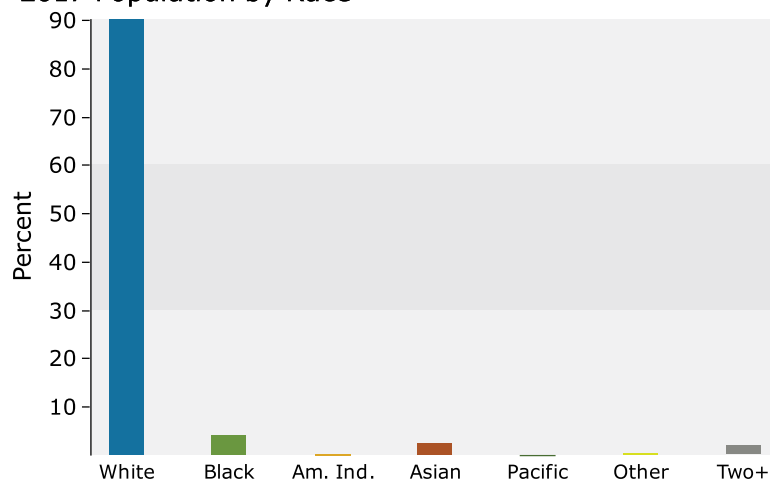
### Population by Age



### 2017 Household Income



### 2017 Population by Race



2017 Percent Hispanic Origin: 2.3%



## Demographic and Income Profile

Subject Property  
8158 Big Bend Blvd, Saint Louis, Missouri, 63119  
Ring: 3 mile radius

Prepared by Esri  
Latitude: 38.59162  
Longitude: -90.33843

Summary	Census 2010		2017		2022	
Population	122,343		122,906		123,285	
Households	56,899		56,895		56,940	
Families	30,254		29,872		29,728	
Average Household Size	2.13		2.14		2.14	
Owner Occupied Housing Units	39,131		37,729		37,711	
Renter Occupied Housing Units	17,768		19,166		19,230	
Median Age	39.1		40.5		41.5	
Trends: 2017 - 2022 Annual Rate	Area		State		National	
Population	0.06%		0.44%		0.83%	
Households	0.02%		0.41%		0.79%	
Families	-0.10%		0.32%		0.71%	
Owner HHs	-0.01%		0.40%		0.72%	
Median Household Income	3.11%		1.91%		2.12%	
Households by Income	2017		2022			
	Number	Percent	Number	Percent		
<\$15,000	4,441	7.8%	4,009	7.0%		
\$15,000 - \$24,999	5,355	9.4%	4,610	8.1%		
\$25,000 - \$34,999	4,887	8.6%	4,063	7.1%		
\$35,000 - \$49,999	7,496	13.2%	6,399	11.2%		
\$50,000 - \$74,999	10,849	19.1%	10,187	17.9%		
\$75,000 - \$99,999	7,862	13.8%	9,301	16.3%		
\$100,000 - \$149,999	8,792	15.5%	10,223	18.0%		
\$150,000 - \$199,999	3,418	6.0%	3,925	6.9%		
\$200,000+	3,794	6.7%	4,222	7.4%		
Median Household Income	\$62,022		\$72,290			
Average Household Income	\$87,905		\$99,595			
Per Capita Income	\$40,851		\$46,148			
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	7,358	6.0%	6,531	5.3%	6,480	5.3%
5 - 9	6,474	5.3%	6,856	5.6%	6,456	5.2%
10 - 14	6,376	5.2%	6,762	5.5%	6,891	5.6%
15 - 19	6,407	5.2%	6,323	5.1%	6,405	5.2%
20 - 24	7,353	6.0%	7,294	5.9%	7,093	5.8%
25 - 34	20,685	16.9%	17,780	14.5%	17,147	13.9%
35 - 44	15,877	13.0%	16,998	13.8%	17,235	14.0%
45 - 54	18,469	15.1%	15,969	13.0%	15,164	12.3%
55 - 64	15,432	12.6%	17,378	14.1%	16,396	13.3%
65 - 74	7,777	6.4%	11,039	9.0%	13,318	10.8%
75 - 84	6,407	5.2%	5,929	4.8%	6,832	5.5%
85+	3,728	3.0%	4,046	3.3%	3,868	3.1%
Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	108,466	88.7%	107,259	87.3%	105,879	85.9%
Black Alone	7,613	6.2%	7,961	6.5%	8,425	6.8%
American Indian Alone	238	0.2%	258	0.2%	268	0.2%
Asian Alone	3,037	2.5%	3,823	3.1%	4,537	3.7%
Pacific Islander Alone	42	0.0%	37	0.0%	36	0.0%
Some Other Race Alone	745	0.6%	838	0.7%	960	0.8%
Two or More Races	2,203	1.8%	2,731	2.2%	3,181	2.6%
Hispanic Origin (Any Race)	3,067	2.5%	3,608	2.9%	4,178	3.4%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

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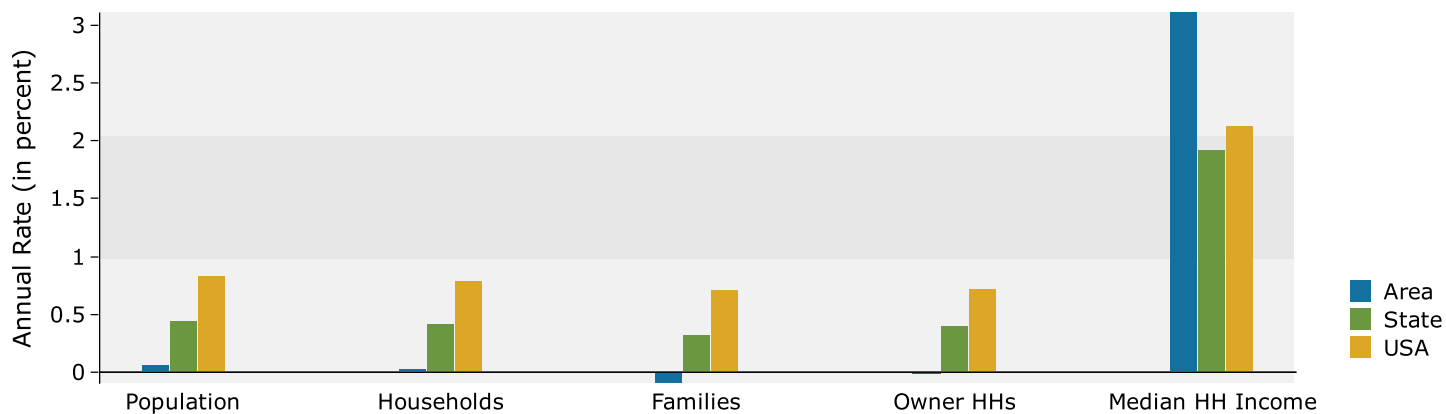


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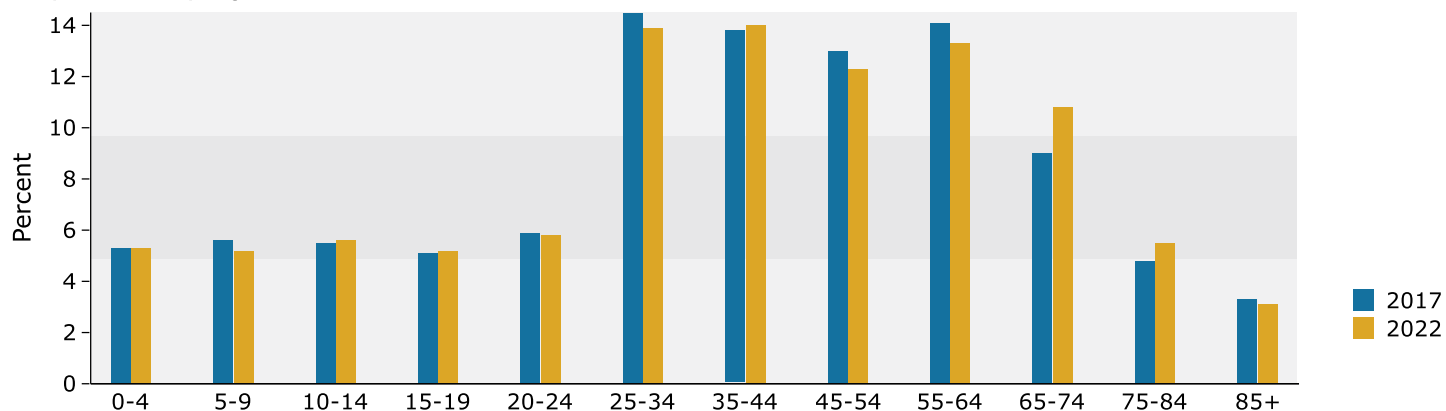
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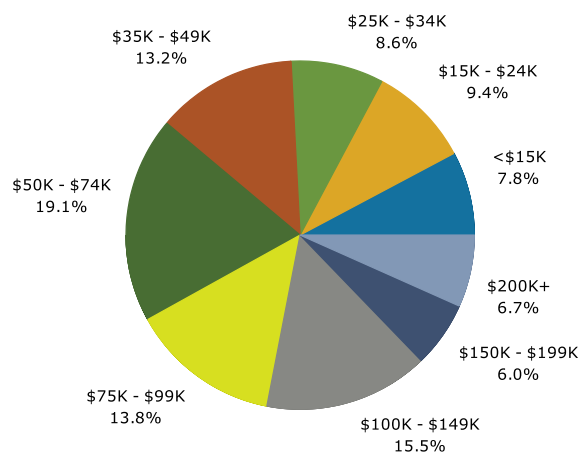
### Trends 2017-2022



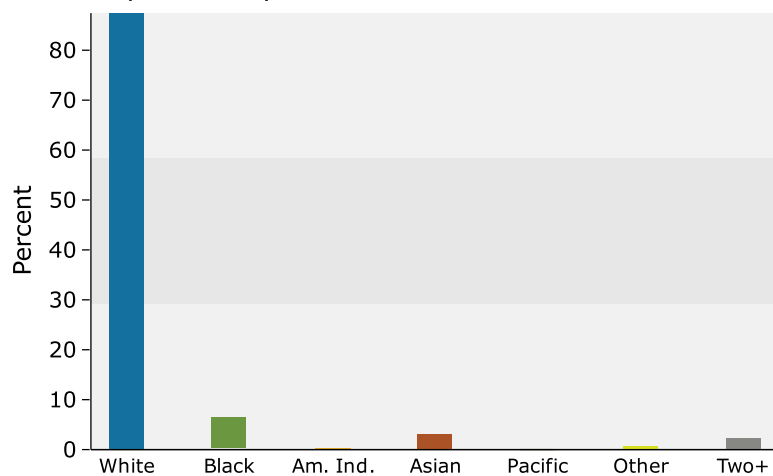
### Population by Age



### 2017 Household Income



### 2017 Population by Race



2017 Percent Hispanic Origin: 2.9%



## Demographic and Income Profile

Subject Property  
8158 Big Bend Blvd, Saint Louis, Missouri, 63119  
Ring: 5 mile radius

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Summary	Census 2010		2017		2022		
Population	320,889		323,394		324,281		
Households	144,532		145,177		145,345		
Families	77,598		77,048		76,733		
Average Household Size	2.16		2.17		2.17		
Owner Occupied Housing Units	95,635		92,426		92,512		
Renter Occupied Housing Units	48,897		52,751		52,833		
Median Age	38.4		39.7		40.7		
Trends: 2017 - 2022 Annual Rate	Area		State		National		
Population	0.05%		0.44%		0.83%		
Households	0.02%		0.41%		0.79%		
Families	-0.08%		0.32%		0.71%		
Owner HHs	0.02%		0.40%		0.72%		
Median Household Income	2.91%		1.91%		2.12%		
Households by Income				2017		2022	
				Number	Percent	Number	Percent
	<\$15,000			13,202	9.1%	12,129	8.3%
	\$15,000 - \$24,999			14,166	9.8%	12,350	8.5%
	\$25,000 - \$34,999			13,508	9.3%	11,348	7.8%
	\$35,000 - \$49,999			19,898	13.7%	17,163	11.8%
	\$50,000 - \$74,999			26,651	18.4%	25,218	17.4%
	\$75,000 - \$99,999			18,760	12.9%	22,398	15.4%
	\$100,000 - \$149,999			20,069	13.8%	23,437	16.1%
	\$150,000 - \$199,999			7,918	5.5%	9,099	6.3%
	\$200,000+			11,004	7.6%	12,205	8.4%
Median Household Income			\$58,742		\$67,814		
Average Household Income			\$88,454		\$100,168		
Per Capita Income			\$40,190		\$45,371		
Population by Age	Census 2010		2017		2022		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	18,854	5.9%	16,999	5.3%	16,911	5.2%
	5 - 9	16,799	5.2%	17,480	5.4%	16,717	5.2%
	10 - 14	16,465	5.1%	17,204	5.3%	17,445	5.4%
	15 - 19	19,145	6.0%	18,391	5.7%	18,455	5.7%
	20 - 24	22,711	7.1%	22,128	6.8%	20,994	6.5%
	25 - 34	52,555	16.4%	47,984	14.8%	46,375	14.3%
	35 - 44	41,299	12.9%	42,762	13.2%	44,205	13.6%
	45 - 54	47,356	14.8%	41,415	12.8%	38,949	12.0%
	55 - 64	38,894	12.1%	44,149	13.7%	42,220	13.0%
	65 - 74	21,190	6.6%	28,920	8.9%	34,243	10.6%
	75 - 84	17,075	5.3%	16,190	5.0%	18,274	5.6%
	85+	8,546	2.7%	9,771	3.0%	9,494	2.9%
Race and Ethnicity	Census 2010		2017		2022		
	Number	Percent	Number	Percent	Number	Percent	
	White Alone	268,120	83.6%	267,324	82.7%	264,652	81.6%
	Black Alone	30,218	9.4%	29,024	9.0%	28,676	8.8%
	American Indian Alone	707	0.2%	730	0.2%	747	0.2%
	Asian Alone	12,075	3.8%	14,763	4.6%	17,069	5.3%
	Pacific Islander Alone	98	0.0%	98	0.0%	100	0.0%
	Some Other Race Alone	2,863	0.9%	3,206	1.0%	3,613	1.1%
	Two or More Races	6,808	2.1%	8,249	2.6%	9,425	2.9%
	Hispanic Origin (Any Race)	10,017	3.1%	11,625	3.6%	13,272	4.1%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

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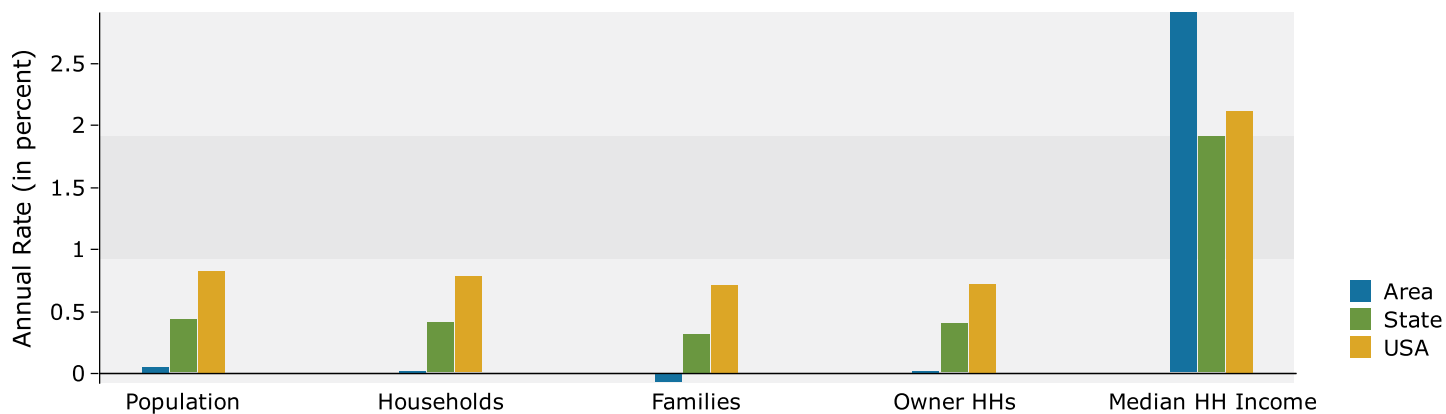


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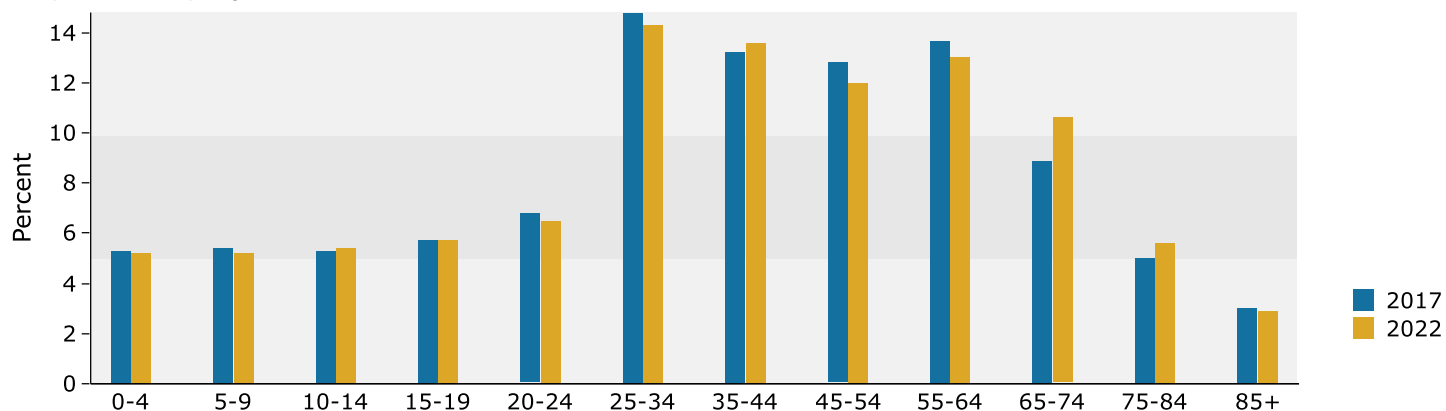
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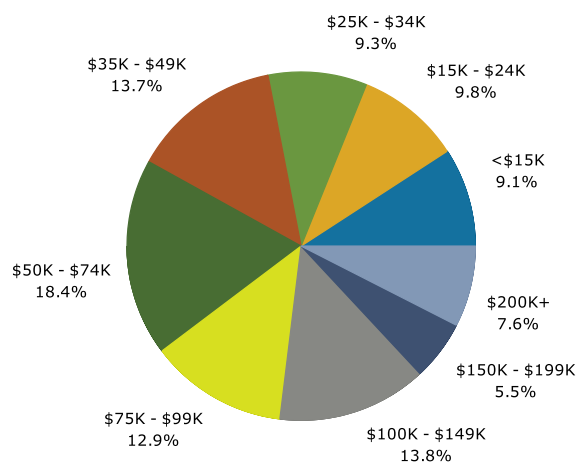
### Trends 2017-2022



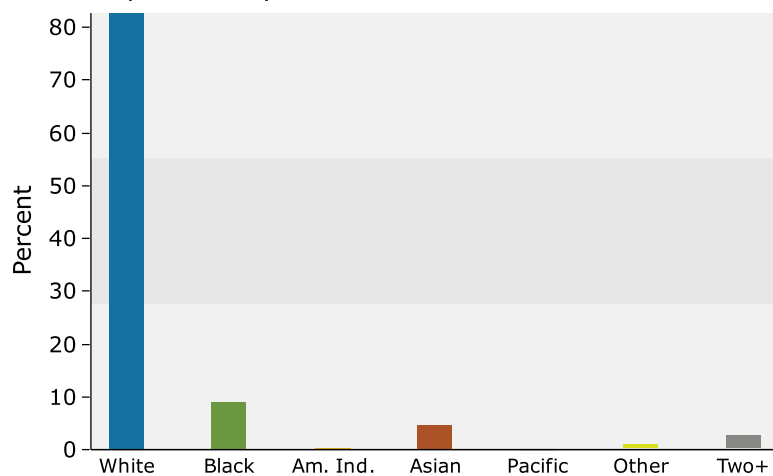
### Population by Age



### 2017 Household Income



### 2017 Population by Race



2017 Percent Hispanic Origin: 3.6%