

# Demographic Detail Report

## Central Plaza

15287-15367 Manchester Rd, Ballwin, MO 63011

Building Type: **Shopping Center**  
 Center Type: **Community Center**  
 Center GLA: **178,121 SF**  
 Year Built: **1970**

Total Available: **33,903 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: **\$12.36**



Radius	3 Mile		5 Mile		10 Mile	
<b>Population</b>						
2021 Projection	76,291		159,632		393,275	
2016 Estimate	76,044		159,058		389,915	
2010 Census	76,073		158,822		386,587	
Growth 2016 - 2021	0.32%		0.36%		0.86%	
Growth 2010 - 2016	-0.04%		0.15%		0.86%	
<b>2016 Population by Age</b>						
	<b>76,044</b>		<b>159,058</b>		<b>389,915</b>	
Age 0 - 4	3,877	5.10%	8,257	5.19%	20,800	5.33%
Age 5 - 9	4,256	5.60%	8,821	5.55%	22,121	5.67%
Age 10 - 14	5,067	6.66%	10,333	6.50%	25,225	6.47%
Age 15 - 19	5,367	7.06%	10,930	6.87%	26,324	6.75%
Age 20 - 24	4,814	6.33%	9,970	6.27%	24,114	6.18%
Age 25 - 29	4,001	5.26%	8,677	5.46%	21,394	5.49%
Age 30 - 34	3,671	4.83%	8,176	5.14%	20,741	5.32%
Age 35 - 39	3,749	4.93%	8,097	5.09%	20,569	5.28%
Age 40 - 44	4,358	5.73%	9,045	5.69%	22,420	5.75%
Age 45 - 49	5,117	6.73%	10,452	6.57%	25,462	6.53%
Age 50 - 54	5,973	7.85%	12,229	7.69%	29,806	7.64%
Age 55 - 59	6,163	8.10%	12,768	8.03%	31,157	7.99%
Age 60 - 64	5,503	7.24%	11,610	7.30%	28,219	7.24%
Age 65 - 69	4,526	5.95%	9,596	6.03%	23,239	5.96%
Age 70 - 74	3,378	4.44%	7,074	4.45%	17,173	4.40%
Age 75 - 79	2,384	3.14%	4,877	3.07%	11,892	3.05%
Age 80 - 84	1,750	2.30%	3,553	2.23%	8,603	2.21%
Age 85+	2,091	2.75%	4,595	2.89%	10,656	2.73%
Age 65+	14,129	18.58%	29,695	18.67%	71,563	18.35%
<b>Median Age</b>	<b>43.70</b>		<b>43.50</b>		<b>43.00</b>	
<b>Average Age</b>	<b>41.40</b>		<b>41.40</b>		<b>41.20</b>	

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<b>Radius</b>	<b>3 Mile</b>		<b>5 Mile</b>		<b>10 Mile</b>	
<b>2016 Population By Race</b>	<b>76,044</b>		<b>159,058</b>		<b>389,915</b>	
White	67,447	88.69%	139,847	87.92%	346,253	88.80%
Black	1,799	2.37%	3,975	2.50%	13,315	3.41%
Am. Indian & Alaskan	158	0.21%	302	0.19%	827	0.21%
Asian	5,287	6.95%	12,129	7.63%	22,751	5.83%
Hawaiian & Pacific Island	17	0.02%	36	0.02%	103	0.03%
Other	1,336	1.76%	2,770	1.74%	6,666	1.71%
<b>Population by Hispanic Origin</b>	<b>76,044</b>		<b>159,058</b>		<b>389,915</b>	
Non-Hispanic Origin	74,121	97.47%	154,574	97.18%	379,538	97.34%
Hispanic Origin	1,922	2.53%	4,485	2.82%	10,377	2.66%
<b>2016 Median Age, Male</b>	<b>42.00</b>		<b>41.60</b>		<b>41.30</b>	
<b>2016 Average Age, Male</b>	<b>40.20</b>		<b>40.10</b>		<b>40.00</b>	
<b>2016 Median Age, Female</b>	<b>45.20</b>		<b>45.10</b>		<b>44.60</b>	
<b>2016 Average Age, Female</b>	<b>42.50</b>		<b>42.60</b>		<b>42.30</b>	
<b>2016 Population by Occupation Classification</b>	<b>61,772</b>		<b>129,455</b>		<b>316,514</b>	
Civilian Employed	41,104	66.54%	85,046	65.70%	206,604	65.27%
Civilian Unemployed	1,231	1.99%	2,408	1.86%	6,631	2.10%
Civilian Non-Labor Force	19,401	31.41%	41,925	32.39%	102,944	32.52%
Armed Forces	36	0.06%	76	0.06%	335	0.11%
<b>Households by Marital Status</b>						
Married	18,486		38,100		91,261	
Married No Children	10,330		21,368		51,859	
Married w/Children	8,157		16,732		39,402	
<b>2016 Population by Education</b>	<b>56,132</b>		<b>117,970</b>		<b>288,167</b>	
Some High School, No Diploma	1,624	2.89%	3,521	2.98%	10,464	3.63%
High School Grad (Incl Equivalency)	8,496	15.14%	15,740	13.34%	43,439	15.07%
Some College, No Degree	13,382	23.84%	26,696	22.63%	68,473	23.76%
Associate Degree	3,469	6.18%	7,222	6.12%	16,835	5.84%
Bachelor Degree	17,763	31.65%	38,170	32.36%	87,088	30.22%
Advanced Degree	11,398	20.31%	26,621	22.57%	61,868	21.47%

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<b>Radius</b>	<b>3 Mile</b>		<b>5 Mile</b>		<b>10 Mile</b>	
<b>2016 Population by Occupation</b>	<b>77,065</b>		<b>160,035</b>		<b>388,077</b>	
Real Estate & Finance	4,358	5.65%	9,843	6.15%	22,148	5.71%
Professional & Management	25,897	33.60%	57,311	35.81%	137,130	35.34%
Public Administration	821	1.07%	1,589	0.99%	4,428	1.14%
Education & Health	9,942	12.90%	20,479	12.80%	51,086	13.16%
Services	4,665	6.05%	9,499	5.94%	23,430	6.04%
Information	1,303	1.69%	2,377	1.49%	5,179	1.33%
Sales	11,387	14.78%	22,887	14.30%	53,483	13.78%
Transportation	237	0.31%	554	0.35%	1,006	0.26%
Retail	5,258	6.82%	10,457	6.53%	23,219	5.98%
Wholesale	1,332	1.73%	3,042	1.90%	7,731	1.99%
Manufacturing	4,619	5.99%	9,050	5.66%	22,525	5.80%
Production	2,037	2.64%	3,614	2.26%	11,339	2.92%
Construction	1,823	2.37%	2,873	1.80%	9,344	2.41%
Utilities	989	1.28%	1,785	1.12%	5,441	1.40%
Agriculture & Mining	246	0.32%	570	0.36%	1,273	0.33%
Farming, Fishing, Forestry	30	0.04%	39	0.02%	99	0.03%
Other Services	2,121	2.75%	4,066	2.54%	9,216	2.37%
<b>2016 Worker Travel Time to Job</b>	<b>38,592</b>		<b>79,519</b>		<b>194,706</b>	
<30 Minutes	22,800	59.08%	49,370	62.09%	127,297	65.38%
30-60 Minutes	14,608	37.85%	27,831	35.00%	62,335	32.01%
60+ Minutes	1,184	3.07%	2,318	2.92%	5,074	2.61%
<b>2010 Households by HH Size</b>	<b>28,925</b>		<b>61,467</b>		<b>150,906</b>	
1-Person Households	6,308	21.81%	14,584	23.73%	36,685	24.31%
2-Person Households	10,138	35.05%	21,636	35.20%	53,293	35.32%
3-Person Households	4,970	17.18%	10,166	16.54%	24,709	16.37%
4-Person Households	4,755	16.44%	9,532	15.51%	22,711	15.05%
5-Person Households	1,962	6.78%	3,987	6.49%	9,609	6.37%
6-Person Households	570	1.97%	1,133	1.84%	2,789	1.85%
7 or more Person Households	222	0.77%	429	0.70%	1,110	0.74%
<b>2016 Average Household Size</b>	<b>2.60</b>		<b>2.50</b>		<b>2.50</b>	
<b>Households</b>						
2021 Projection	29,014		61,838		153,697	
2016 Estimate	28,919		61,605		152,376	
2010 Census	28,925		61,468		150,906	
Growth 2016 - 2021	0.33%		0.38%		0.87%	
Growth 2010 - 2016	-0.02%		0.22%		0.97%	

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<b>Radius</b>	<b>3 Mile</b>		<b>5 Mile</b>		<b>10 Mile</b>	
<b>2016 Households by HH Income</b>	<b>28,921</b>		<b>61,606</b>		<b>152,375</b>	
<\$25,000	2,276	7.87%	5,636	9.15%	15,025	9.86%
\$25,000 - \$50,000	4,832	16.71%	10,039	16.30%	25,670	16.85%
\$50,000 - \$75,000	4,518	15.62%	9,300	15.10%	23,428	15.38%
\$75,000 - \$100,000	3,888	13.44%	7,844	12.73%	20,534	13.48%
\$100,000 - \$125,000	3,760	13.00%	7,556	12.27%	18,234	11.97%
\$125,000 - \$150,000	2,693	9.31%	5,251	8.52%	12,356	8.11%
\$150,000 - \$200,000	3,390	11.72%	7,403	12.02%	16,699	10.96%
\$200,000+	3,564	12.32%	8,577	13.92%	20,429	13.41%
<b>2016 Avg Household Income</b>	<b>\$115,178</b>		<b>\$117,780</b>		<b>\$114,488</b>	
<b>2016 Med Household Income</b>	<b>\$93,225</b>		<b>\$93,574</b>		<b>\$89,688</b>	
<b>2016 Occupied Housing</b>	<b>28,919</b>		<b>61,605</b>		<b>152,376</b>	
Owner Occupied	24,597	85.05%	49,982	81.13%	123,859	81.29%
Renter Occupied	4,322	14.95%	11,623	18.87%	28,517	18.71%
<b>2010 Housing Units</b>	<b>30,237</b>		<b>64,628</b>		<b>158,750</b>	
1 Unit	26,334	87.09%	52,545	81.30%	130,102	81.95%
2 - 4 Units	986	3.26%	2,171	3.36%	6,058	3.82%
5 - 19 Units	2,017	6.67%	7,032	10.88%	15,276	9.62%
20+ Units	900	2.98%	2,880	4.46%	7,314	4.61%
<b>2016 Housing Value</b>	<b>24,596</b>		<b>49,982</b>		<b>123,859</b>	
<\$100,000	1,273	5.18%	2,551	5.10%	8,720	7.04%
\$100,000 - \$200,000	5,511	22.41%	9,898	19.80%	29,794	24.05%
\$200,000 - \$300,000	8,955	36.41%	16,775	33.56%	36,463	29.44%
\$300,000 - \$400,000	4,860	19.76%	9,705	19.42%	20,143	16.26%
\$400,000 - \$500,000	1,773	7.21%	4,609	9.22%	10,217	8.25%
\$500,000 - \$1,000,000	2,045	8.31%	5,510	11.02%	15,172	12.25%
\$1,000,000+	179	0.73%	934	1.87%	3,350	2.70%
<b>2016 Median Home Value</b>	<b>\$261,574</b>		<b>\$274,765</b>		<b>\$264,217</b>	
<b>2016 Housing Units by Yr Built</b>	<b>30,264</b>		<b>64,768</b>		<b>160,751</b>	
Built 2010+	346	1.14%	627	0.97%	2,153	1.34%
Built 2000 - 2010	1,827	6.04%	5,190	8.01%	13,480	8.39%
Built 1990 - 1999	5,586	18.46%	14,200	21.92%	29,110	18.11%
Built 1980 - 1989	5,589	18.47%	15,917	24.58%	30,431	18.93%
Built 1970 - 1979	8,686	28.70%	16,920	26.12%	35,762	22.25%
Built 1960 - 1969	5,168	17.08%	7,210	11.13%	24,097	14.99%
Built 1950 - 1959	2,283	7.54%	3,009	4.65%	14,243	8.86%
Built <1949	779	2.57%	1,695	2.62%	11,475	7.14%
<b>2016 Median Year Built</b>	<b>1977</b>		<b>1981</b>		<b>1978</b>	