

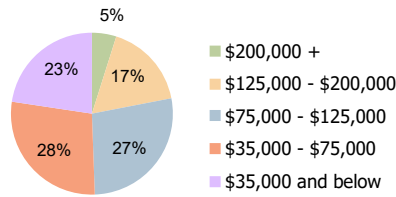
The Manchester Collection Manchester, CT	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
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Current Year Demographics

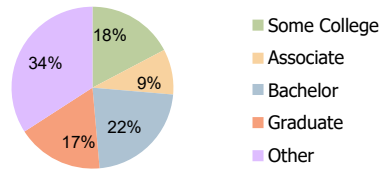
Current Population	6,147	67,188	133,318
Total Daytime Pop	5,089	68,240	128,503
Workplace Pop	2,852	25,415	45,781
Average Household Income	\$102,888	\$90,378	\$98,983
Average Disposable Income	\$83,703	\$70,753	\$76,388
Total Households	2,858	28,173	54,129
Median Home Value	\$264,394	\$257,233	\$289,068
College (4+)	69.2%	39.5%	38.1%
Total Consumer Spending/Capita (Weekly)	\$442	\$436	\$441
Population per Household	2.13	2.01	2.47
% of Households with Children	26.6%	26.9%	27.8%

2028 Demographic Projections

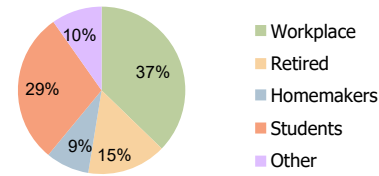
Projected Population	6,077	66,906	133,782
Projected 5 Year Annual Growth Rate (Pop)	-0.2%	-0.1%	0.1%



Household Income (3.00 Mile Radius)



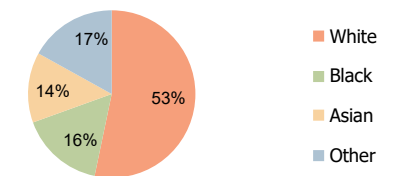
Education (3.00 Mile Radius)



Daytime Population (3.00 Mile Radius)

Hispanic Ethnicity

17% Hispanic | 83% Non Hispanic



Race (3.00 Mile Radius)

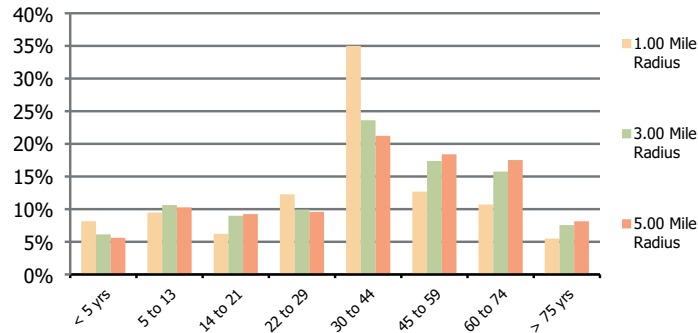
The Manchester Collection
Manchester, CT

1.00 Mile Radius

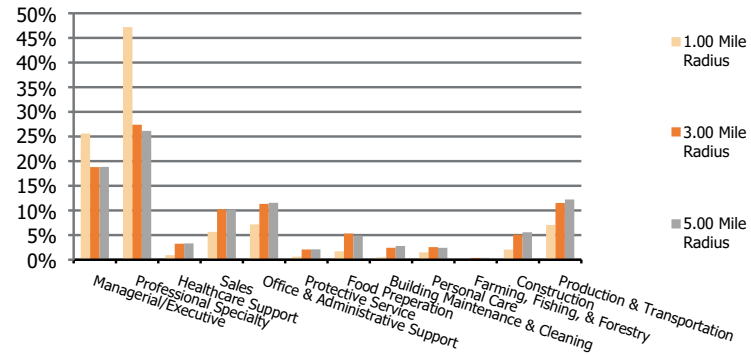
3.00 Mile Radius

5.00 Mile Radius

Population by Age Range



Occupation



Population	Current Estimated Population	6,147	67,188	133,318
	2010 Census Population	2,500	57,749	117,464
	2000 Census Population	2,222	55,491	112,378
	Historical Annual Growth 2000 to 2010	1.2%	0.4%	0.4%
	Estimated Annual Growth 2010 to 2023	7.0%	1.1%	1.0%
	Projected Annual Growth 2023 to 2028	-0.2%	-0.1%	0.1%
Ethnic	Hispanic or Latino Population	10%	17%	18%
	Non Hispanic or Latino Population	90%	83%	82%
Race	White	43.1%	53.3%	55.6%
	Black or African American	10.9%	16.2%	16.1%
	Asian & Pacific Islander	34.8%	13.6%	10.6%
	Other Races	11.2%	16.9%	17.7%