

# Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

Apr 3, 2025

**BRIXMOR**<sup>®</sup>

Latitude: 41.381894 Longitude: -72.150731

Waterford Commons Waterford, CT		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Current Year Estimated Population	1,572	25,342	78,211
	Population Est 23Q1	1,545	25,357	78,220
	Population Est 22Q4	1,542	25,347	78,187
	Population Est 22Q3	1,541	25,359	78,160
	Population Est 22Q2	1,540	25,379	78,194
	Population Est 22Q1	1,541	25,392	78,188
	Population Est 21Q4	1,536	25,367	78,148
	Population Est 21Q3	1,536	25,240	77,878
	Population Est 21Q2	1,537	25,248	77,874
	Population Fcst	1,617	25,464	78,596
	2010 Census Population	1,540	25,088	78,379
	2000 Census Population	1,482	23,767	75,609
	1990 Census Population	1,440	23,591	81,899
	Current Year Daytime Population	2,811	32,328	100,227
	Average Seasonal Population	48	884	4,078
	Historical Annual Growth, 1990 – 2000	0.29%	0.07%	-0.80%
	Historical Annual Growth, 2000 – 2010	0.39%	0.54%	0.36%
	Estimated Annual Growth, 2010 – CY	0.14%	0.07%	-0.02%
	Projected Annual Growth, CY to Y5	0.56%	0.10%	0.10%
	Group Qtrs Est	22	2,542	6,457
	Transient Est Average Last 4 Qtrs	117	1,246	7,524
Households	Current Year Estimated Households	589	9,416	30,948
	Households Est 23Q1	579	9,419	30,928
	Households Est 22Q4	578	9,415	30,910
	Households Est 22Q3	577	9,420	30,897
	Households Est 22Q2	577	9,426	30,909
	Households Est 22Q1	578	9,431	30,902
	Households Est 21Q4	576	9,420	30,880
	Households Est 21Q3	576	9,371	30,770
	Households Est 21Q2	576	9,374	30,767
	Households Fcst	607	9,463	31,102
	2010 Census Households	553	9,098	29,183
	2000 Census Households	534	8,761	28,387
	1990 Census Households	509	8,398	28,135
	Historical Annual Growth, 1990 – 2000	0.48%	0.42%	0.09%
	Historical Annual Growth, 2000 – 2010	0.34%	0.38%	0.28%
	Estimated Annual Growth, 2010 – CY	0.45%	0.24%	0.41%
	Projected Annual Growth, CY to Y5	0.58%	0.10%	0.10%
	Population per Household	2.63	2.42	2.32

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Waterford Commons Waterford, CT		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Income	HH Income \$500,000 or more	3.5%	1.8%	1.8%
	HH Income \$250,000 to \$499,999	4.2%	2.1%	2.2%
	HH Income \$200,000 to \$249,999	9.8%	4.9%	5.1%
	HH Income \$175,000 to \$199,999	12.2%	5.0%	4.3%
	HH Income \$150,000 to \$174,999	19.9%	6.6%	6.2%
	HH Income \$100,000 to 149,999	23.2%	19.6%	19.7%
	HH Income \$75,000 to 99,999	6.9%	11.9%	14.4%
	HH Income \$50,000 to 74,999	11.3%	16.1%	14.9%
	HH Income \$35,000 to 49,999	3.2%	9.4%	10.0%
	HH Income \$25,000 to 34,999	4.8%	7.5%	7.1%
	HH Income \$15,000 to 24,999	1.1%	8.1%	6.7%
	HH Income \$0 to 14,999	0.1%	7.2%	7.7%
	Average Household Income	\$155,200	\$99,114	\$99,597
	Median Household Income	\$148,657	\$78,342	\$80,976
	Per Capita Income	\$58,989	\$38,240	\$41,037
	Average Disposable Income	\$117,364	\$78,341	\$79,040
	Median Disposable Income	\$115,533	\$65,312	\$67,534
	Discretionary HH Income Over \$150,000	10.7%	4.3%	3.7%
	Discretionary HH Income \$125,000 to \$149,999	6.5%	3.5%	4.2%
	Discretionary HH Income \$100,000 to \$124,999	26.0%	7.1%	6.4%
	Discretionary HH Income \$75,000 to \$99,999	20.1%	11.0%	11.6%
	Discretionary HH Income \$50,000 to \$74,999	16.2%	20.7%	21.7%
	Discretionary HH Income \$25,000 to \$49,999	14.5%	25.7%	26.1%
	Discretionary HH Income Under \$25,000	6.0%	27.7%	26.4%
	Average Discretionary HH Income	\$89,573	\$54,735	\$55,184
	Median Discretionary HH Income	\$93,940	\$45,770	\$47,417
	Householder White – Count	527	5,899	22,186
	Median HH Income	\$145,847	\$95,269	\$89,056
	Average HH Income	\$131,365	\$99,558	\$95,279
	Householder Black or African-American – Count	4	913	2,056
	Median HH Income	\$19,668	\$48,959	\$47,704
	Average HH Income	\$19,280	\$57,177	\$60,118
	Householder Hispanic – Count	1	1,485	3,332
	Median HH Income	\$37,243	\$52,589	\$55,148
	Average HH Income	\$42,280	\$66,169	\$67,994
	Householder Asian or Pacific Islander – Count	40	268	927
	Median HH Income	\$157,928	\$113,190	\$117,954
	Average HH Income	\$152,736	\$113,319	\$116,026
	Householder Other or Pacific Islander – Count	16	851	2,447
	Median HH Income	\$175,600	\$69,715	\$69,665
	Average HH Income	\$160,698	\$80,212	\$79,467

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Waterford Commons Waterford, CT		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Gender	Male Population	764	12,259	39,357
	Female Population	809	13,083	38,854
Total Population by Age	Count of Pop 0 to 4 years	72	1,196	3,912
	Count of Pop 0 to 7 years	100	1,640	5,542
	Count of Pop 5 - 13	143	2,202	7,136
	Count of Pop 14 - 18	72	1,527	3,875
	Count of Pop 19 - 22	75	1,946	4,630
	Count of Pop 22 - 25	57	1,652	3,876
	Count of Pop 25 - 29	75	1,531	5,450
	Count of Pop 30 - 34	89	1,563	5,733
	Count of Pop 35 - 39	94	1,622	5,688
	Count of Pop 40 - 44	96	1,454	4,710
	Count of Pop 45 - 59	312	4,315	13,219
	Count of Pop 60 - 74	332	4,326	13,496
	Count of Pop 75 - 84	108	1,435	4,707
	Count of Pop 85+	49	573	1,778
	% of Pop 0 to 4 years	4.6%	4.7%	5.0%
	% of Pop 0 to 7 years	6.4%	6.5%	7.1%
	% of Pop 5 - 13	9.1%	8.7%	9.1%
	% of Pop 14 - 18	4.6%	6.0%	5.0%
	% of Pop 19 - 22	4.8%	7.7%	5.9%
	% of Pop 22 - 25	3.6%	6.5%	5.0%
	% of Pop 25 - 29	4.7%	6.0%	7.0%
	% of Pop 30 - 34	5.7%	6.2%	7.3%
	% of Pop 35 - 39	6.0%	6.4%	7.3%
	% of Pop 40 - 44	6.1%	5.7%	6.0%
	% of Pop 45 - 59	19.8%	17.0%	16.9%
	% of Pop 60 - 74	21.1%	17.1%	17.3%
	% of Pop 75 - 84	6.8%	5.7%	6.0%
	% of Pop 85+	3.1%	2.3%	2.3%
	Median Age	45.9	38.2	38.9
	Average Age	44.3	40.4	41.0
Male Population by Age	% of Pop 0 to 4 years	4.7%	5.0%	5.1%
	% of Pop 5 - 13	8.9%	9.0%	9.1%
	% of Pop 14 - 18	4.5%	5.7%	4.8%
	% of Pop 19 - 22	4.9%	7.5%	6.2%
	% of Pop 22 - 25	3.9%	6.6%	5.5%
	% of Pop 25 - 29	4.8%	6.8%	8.1%
	% of Pop 30 - 34	5.8%	6.6%	8.0%
	% of Pop 35 - 39	6.3%	6.8%	7.8%
	% of Pop 40 - 44	6.4%	5.7%	6.1%
	% of Pop 45 - 59	18.7%	16.5%	16.2%
	% of Pop 75 - 84	6.2%	5.2%	5.2%
	% of Pop 60 - 74	23.1%	17.2%	16.4%
	% of Pop 85+	1.7%	1.5%	1.5%
	Median Age	44.8	37.1	37.1
	Average Age	43.8	39.6	39.6

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	% of Pop 0 to 4 years	4.5%	4.5%	4.9%
	% of Pop 5 - 13	9.3%	8.4%	9.2%
	% of Pop 14 - 18	4.7%	6.3%	5.1%
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	% of Pop 22 - 25	3.3%	6.4%	4.4%
	% of Pop 25 - 29	4.7%	5.4%	5.9%
	% of Pop 30 - 34	5.5%	5.8%	6.6%
	% of Pop 35 - 39	5.6%	6.0%	6.7%
	% of Pop 40 - 44	5.8%	5.8%	6.0%
	% of Pop 45 - 59	20.9%	17.6%	17.6%
	% of Pop 60 - 74	19.2%	17.0%	18.1%
	% of Pop 75 - 84	7.4%	6.1%	6.8%
	% of Pop 85+	4.5%	2.9%	3.1%
	Median Age	46.7	39.4	41.3
	Average Age	44.8	41.1	42.3
Race	Count of White	1,299	16,485	54,542
	Count of Black or African-American	41	2,874	6,957
	Count of Asian or Pacific Islander	91	1,003	3,213
	Count of Other races	142	4,980	13,498
	White	82.6%	65.1%	69.7%
	Black or African American	2.6%	11.3%	8.9%
	Asian	5.8%	4.0%	4.1%
	Other Races	9.0%	19.7%	17.3%
Language Spoken	Speak English at Home	90.0%	78.4%	83.5%
	Speak Spanish at Home	0.9%	14.6%	10.0%
	Speak French or French Creole at Home	0.6%	1.8%	1.2%
	Speak German at Home	1.1%	0.2%	0.2%
	Speak Other Indo-European Languages at Home	2.7%	1.7%	1.9%
	Speak Russian and Other Slavic Languages at Home	1.3%	0.4%	0.4%
	Speak Chinese at Home	0.0%	0.2%	0.5%
	Speak Korean at Home	0.0%	0.1%	0.1%
	Speak Vietnamese at Home	0.0%	0.0%	0.0%
	Speak Other Asian Languages at Home	0.0%	0.3%	0.4%
	Speak Tagalog and Other Pacific Languages at Home	2.6%	1.3%	1.0%
	Speak Other Language at Home	0.9%	0.9%	0.5%
Hispanic	Hispanic Population	63	5,205	13,209
	Hispanic Population Percent	4.0%	20.5%	16.9%
	Mexican	5.4%	9.0%	9.7%
	Puerto Rican	74.4%	52.4%	49.1%
	Cuban	3.5%	2.6%	1.8%
	Dominican	0.1%	16.7%	14.0%
	Central American	2.5%	5.5%	7.3%
	South American	4.1%	9.6%	12.3%
	Other Hispanic	10.1%	4.3%	5.7%
	2000 Hispanic Population Percent	4%	11%	9%
	1990 Hispanic Population Percent	2%	7%	6%

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Ancestry	American (percent of total population)	4.4%	2.3%	2.9%
	American	3.6%	1.9%	2.4%
	Native American (ie. Indian/Eskimo)	0.8%	0.4%	0.5%
	Hawaiian/Pacific Islander	0.0%	0.0%	0.1%
	Asian (percent of total population)	5.7%	3.9%	4.0%
	Chinese	0.2%	0.8%	1.1%
	Japanese	0.0%	0.1%	0.1%
	Korean	0.0%	0.2%	0.2%
	South Central Asian (ie. Indian)	1.0%	1.0%	1.1%
	South East Asian (ie. Vietnamese)	4.5%	1.6%	1.4%
	Other Asian	0.0%	0.2%	0.1%
	European (percent of total population)	49.6%	38.5%	41.9%
	British	7.3%	5.5%	6.2%
	Dutch	0.2%	0.7%	0.6%
	French	2.7%	2.4%	2.4%
	German	4.5%	4.1%	5.4%
	Italian	10.0%	8.3%	8.3%
	Polish	2.9%	2.5%	3.0%
	Scandinavian	3.8%	1.8%	1.9%
	Scotch/Irish	14.6%	9.7%	10.5%
	Other European (ie. Greek/Russian)	3.7%	3.5%	3.6%
Education (Age 25+)	Middle Eastern	0.2%	0.2%	0.3%
	Other Ancestry	17.2%	22.6%	21.6%
	Unclassified Ancestry	18.9%	11.9%	12.3%
	Adult Population (25 Years or Older)	1,154	16,818	54,781
	Elementary (0 to 8)	0.0%	3.5%	2.8%
	Some High School (9 to 11)	0.8%	4.2%	4.0%
	High School Graduate (12)	27.2%	33.7%	29.4%
	Some College (13 to 16)	22.1%	21.9%	22.2%
	Associates Degree Only	10.1%	8.0%	8.3%
Household Type	Bachelors Degree Only	22.7%	17.2%	19.9%
	Graduate Degree	17.1%	11.6%	13.4%
	% College (4+)	39.7%	28.8%	33.3%
	Total Households – count	589	9,416	30,948
	One Person HHs – count	111	2,991	10,288
	Family HHs – count	474	5,867	18,512
	Married Couple – count	371	3,792	12,783
	w/own children – count	158	1,663	5,124
	w/out own children – count	213	2,129	7,659
	Male Householder – count	19	541	1,632
	Female Householder – count	84	1,534	4,097
	Non-Family Households – count	5	558	2,148
	1 Person Household	18.8%	31.8%	33.2%
	2 Person Household	37.3%	33.0%	33.0%
	3 Person Household	17.9%	15.5%	15.0%
	4 Person Household	16.4%	11.9%	11.2%
	5 Person Household	6.2%	4.8%	4.9%
	6 Person Household	2.4%	2.0%	1.8%
	7+ Person Household	1.1%	1.0%	0.8%
	% Households With Children	35.6%	27.6%	25.6%

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Waterford Commons Waterford, CT		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Housing	Total Housing Units	617	10,225	34,016
	Owner Occupied Percent	93.2%	55.5%	51.5%
	Renter Occupied Percent	2.3%	36.6%	39.4%
	Vacant Housing Percent	4.5%	7.9%	9.0%
	Total Housing Units (Census 2000)	550	9,456	30,983
Home Value (Owner Occupied)	Property Value \$1,000,000 or more	0.9%	1.3%	1.8%
	Property Value \$750,000 to \$999,999	5.1%	4.2%	4.8%
	Property Value \$500,000 to \$749,999	26.7%	16.5%	18.3%
	Property Value \$400,000 to \$499,999	20.2%	14.9%	15.8%
	Property Value \$300,000, to \$399,999	30.4%	25.3%	25.0%
	Property Value \$200,000 to \$299,999	13.5%	26.6%	21.9%
	Property Value \$150,000 to \$199,999	0.3%	6.1%	5.3%
	Property Value \$100,000 to \$149,999	0.2%	2.5%	2.7%
	Property Value \$60,000 to \$99,999	1.0%	0.5%	1.3%
	Property Value \$40,000 to \$59,999	0.0%	0.7%	0.4%
	Property Value \$0 to \$39,999	1.7%	1.4%	2.2%
	Median Home Value	\$414,349	\$348,439	\$363,895
Wealth per Household	\$0 and under - percent	14.6%	17.9%	17.8%
	\$1 to \$4999 - percent	6.1%	9.0%	8.9%
	\$5k to \$9999 - percent	3.5%	4.7%	4.7%
	\$10k to \$24999 - percent	5.7%	6.5%	6.5%
	\$25k to \$49999 - percent	6.7%	6.8%	6.8%
	\$50k to \$99999 - percent	10.5%	10.2%	10.1%
	\$100k to \$249999 - percent	19.6%	17.8%	17.8%
	\$250k to \$499999 - percent	15.1%	12.8%	12.9%
	\$500k+ - percent	18.2%	14.2%	14.5%
	Median HH Wealth	\$121,951	\$74,908	\$76,231
	Avg HH Wealth	\$284,502	\$233,445	\$236,439
Economic Viability	Economic Viability Local	289	250	253
	Economic Viability Indexed	107	93	93
Occupation (Employed Civilians Age 16+)	Employed Civilian Pop 16+ by Occupation	898	13,676	41,383
	Managerial/Executive	17.7%	10.9%	12.7%
	Professional Specialty	32.7%	25.3%	28.3%
	Healthcare Support	1.2%	3.9%	3.4%
	Sales	9.1%	11.3%	9.5%
	Office & Administrative Support	7.6%	11.8%	10.1%
	Protective Service	2.8%	1.9%	2.4%
	Food Preparation	6.7%	8.2%	7.0%
	Building Maintenance & Cleaning	2.8%	4.7%	4.2%
	Personal Care	6.8%	4.2%	3.9%
	Farming, Fishing, & Forestry	0.0%	0.2%	0.1%
	Construction	2.8%	4.7%	5.5%
	Production & Transportation	9.8%	12.8%	12.8%
	Percent White Collar Workers	68.2%	63.2%	64.0%
	Percent Blue Collar Workers	31.8%	36.8%	36.0%

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	Agriculture/Mining/Construction	13.5%	5.4%	5.6%
	Manufacturing	17.2%	15.8%	16.3%
	Transportation	4.2%	3.0%	4.2%
	Information	0.0%	1.3%	1.2%
	Wholesale/Retail	15.6%	16.1%	13.9%
	Finance, Insurance, Real Estate	2.2%	3.7%	3.4%
	Professional Services	11.2%	3.8%	4.8%
	Management Services	0.0%	0.0%	0.1%
	Administrative/Waste Services	1.0%	3.7%	3.6%
	Educational Services	18.6%	28.5%	25.5%
	Entertainment Services	8.7%	11.4%	11.2%
	Other Professional Services	5.1%	3.0%	3.5%
	Public Administration	2.7%	4.4%	6.9%
Vehicles per HH	No Vehicles	1.0%	11.0%	8.5%
	1 Vehicle	12.4%	36.7%	38.2%
	2 Vehicles	59.6%	35.4%	36.2%
	3 or more vehicles	27.0%	16.9%	17.2%
	Average Number of Vehicles	2.21	1.63	1.68
Change	Births (last 12 months)	14	230	742
	Deaths (last 12 months)	16	196	620
	Migration (last 12 months)	34	-69	-65
Work place	Workplace Establishments	175	871	2,802
	Workplace Employees (FTE)	2,023	14,201	51,334