

# Extended Demographic Report - PopStats

2010 Census, 2020 Estimates & 2025 Projections

Calculated using TAS Retrieval



Jan 13, 2021

Latitude: 39.076302 Longitude: -94.382105

Hub Shopping Center Independence, MO		5 Minute Drivetime	10 Minute Drivetime	20 Minute Drivetime
<b>Population</b>	Current Year Estimated Population	33,711	122,311	455,906
	Population Est 20Q1	33,903	122,534	455,832
	Population Est 19Q4	33,912	122,584	455,686
	Population Est 19Q3	33,980	122,562	455,165
	Population Est 19Q2	34,059	122,640	454,766
	Population Est 19Q1	34,072	122,642	453,805
	Population Est 18Q4	34,047	122,503	453,249
	Population Est 18Q3	34,143	122,619	452,848
	Population Est 18Q2	34,216	122,950	452,734
	Population Fcst	33,433	121,525	460,148
	2010 Census Population	33,319	118,555	432,466
	2000 Census Population	32,133	111,882	427,351
	1990 Census Population	31,199	108,295	411,978
	Current Year Daytime Population	32,518	116,169	549,563
	Average Seasonal Population	241	886	3,402
	Historical Annual Growth, 1990 – 2000	0.30%	0.33%	0.37%
	Historical Annual Growth, 2000 – 2010	0.36%	0.58%	0.12%
	Estimated Annual Growth, 2010 – CY	0.11%	0.30%	0.52%
	Projected Annual Growth, CY to Y5	-0.17%	-0.13%	0.19%
	Group Qtrs Est	522	1,192	7,889
Transient Est Average Last 4 Qtrs	310	2,885	33,482	
<b>Households</b>	Current Year Estimated Households	14,192	50,379	184,144
	Households Est 20Q1	14,277	50,476	184,099
	Households Est 19Q4	14,283	50,505	184,062
	Households Est 19Q3	14,313	50,496	183,806
	Households Est 19Q2	14,346	50,534	183,620
	Households Est 19Q1	14,352	50,531	182,902
	Households Est 18Q4	14,341	50,479	182,584
	Households Est 18Q3	14,378	50,517	182,395
	Households Est 18Q2	14,406	50,652	182,342
	Households Fcst	14,077	50,030	186,793
	2010 Census Households	13,998	48,843	173,156
	2000 Census Households	13,245	45,973	169,371
	1990 Census Households	12,319	43,093	159,722
	Historical Annual Growth, 1990 – 2000	0.73%	0.65%	0.59%
	Historical Annual Growth, 2000 – 2010	0.55%	0.61%	0.22%
	Estimated Annual Growth, 2010 – CY	0.13%	0.30%	0.60%
	Projected Annual Growth, CY to Y5	-0.16%	-0.14%	0.29%
Population per Household	2.34	2.40	2.43	

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Hub Shopping Center Independence, MO	5 Minute Drivetime	10 Minute Drivetime	20 Minute Drivetime
HH Income \$500,000 or more	0.4%	0.5%	0.5%
HH Income \$250,000 to \$499,999	0.4%	0.5%	0.6%
HH Income \$200,000 to \$249,999	1.0%	1.3%	1.4%
HH Income \$175,000 to \$199,999	1.6%	1.6%	1.9%
HH Income \$150,000 to \$174,999	2.5%	2.4%	2.8%
HH Income \$100,000 to 149,999	10.7%	12.2%	12.7%
HH Income \$75,000 to 99,999	11.4%	13.2%	12.7%
HH Income \$50,000 to 74,999	17.4%	19.2%	18.7%
HH Income \$35,000 to 49,999	18.2%	16.7%	14.7%
HH Income \$25,000 to 34,999	11.0%	10.7%	10.2%
HH Income \$15,000 to 24,999	12.8%	10.6%	11.0%
HH Income \$0 to 14,999	12.5%	11.2%	13.0%
Average Household Income	\$65,765	\$68,065	\$68,129
Median Household Income	\$46,130	\$51,027	\$51,456
Per Capita Income	\$28,100	\$28,280	\$27,911
2000 Average HH Income	\$47,180	\$48,136	\$47,765
2000 Median HH Income	\$38,978	\$39,818	\$38,030
Disposable HH Income \$500,000 or more	0%	0%	0%
Disposable HH Income \$250,000 to \$499,999	0%	0%	0%
Disposable HH Income \$200,000 to \$249,999	0%	0%	0%
Disposable HH Income \$175,000 to \$199,999	0%	0%	1%
Disposable HH Income \$150,000 to \$174,999	1%	1%	1%
Disposable HH Income \$100,000 to \$149,999	8%	9%	10%
Disposable HH Income \$75,000 to \$99,999	10%	12%	12%
Disposable HH Income \$50,000 to \$74,999	19%	20%	20%
Disposable HH Income \$35,000 to \$49,999	18%	17%	16%
Disposable HH Income \$25,000 to \$34,999	13%	13%	12%
Disposable HH Income \$15,000 to \$24,999	15%	13%	13%
Disposable HH Income \$0 to \$14,999	14%	12%	14%
Average Disposable Income	51,533	54,818	55,326
Median Disposable Income	40,029	44,203	44,536
Householder White – Count	11,524	41,244	122,578
Median HH Income	\$48,131	\$53,825	\$61,519
Average HH Income	\$60,808	\$64,688	\$70,990
Householder Black or African-American – Count	1,107	3,496	36,872
Median HH Income	\$26,539	\$33,457	\$32,918
Average HH Income	\$38,884	\$44,948	\$43,495
Householder Hispanic – Count	725	2,865	14,090
Median HH Income	\$40,734	\$40,767	\$38,148
Average HH Income	\$57,754	\$53,080	\$48,904
Householder Asian or Pacific Islander – Count	184	481	2,706
Median HH Income	\$46,404	\$46,115	\$46,920
Average HH Income	\$59,432	\$58,417	\$56,299
Householder Other or Pacific Islander – Count	652	2,294	7,898
Median HH Income	\$35,889	\$44,289	\$38,635
Average HH Income	\$50,885	\$54,309	\$49,525

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<b>Gender</b>	Male Population	16,081	58,837	222,178
	Female Population	17,631	63,474	233,728
<b>Total Population by Age</b>	Count of Pop 0 to 4 years	2,142	7,553	29,199
	Count of Pop 0 to 7 years	3,051	10,930	42,309
	Count of Pop 5 - 13	3,766	13,912	53,165
	Count of Pop 14 - 18	1,724	6,505	25,149
	Count of Pop 19 - 22	1,621	6,222	24,836
	Count of Pop 22 - 25	1,187	4,468	17,910
	Count of Pop 25 - 29	2,024	7,363	29,558
	Count of Pop 30 - 34	2,191	7,325	28,348
	Count of Pop 35 - 39	2,310	8,217	32,075
	Count of Pop 40 - 44	2,066	7,388	28,655
	Count of Pop 45 - 59	5,939	22,490	85,079
	Count of Pop 60 - 74	6,130	21,717	74,416
	Count of Pop 75 - 84	1,918	6,806	20,746
	Count of Pop 85+	694	2,345	6,770
	% of Pop 0 to 4 years	6.4%	6.2%	6.4%
	% of Pop 0 to 7 years	9.0%	8.9%	9.3%
	% of Pop 5 - 13	11.2%	11.4%	11.7%
	% of Pop 14 - 18	5.1%	5.3%	5.5%
	% of Pop 19 - 22	4.8%	5.1%	5.4%
	% of Pop 22 - 25	3.5%	3.7%	3.9%
	% of Pop 25 - 29	6.0%	6.0%	6.5%
	% of Pop 30 - 34	6.5%	6.0%	6.2%
	% of Pop 35 - 39	6.9%	6.7%	7.0%
% of Pop 40 - 44	6.1%	6.0%	6.3%	
% of Pop 45 - 59	17.6%	18.4%	18.7%	
% of Pop 60 - 74	18.2%	17.8%	16.3%	
% of Pop 75 - 84	5.7%	5.6%	4.6%	
% of Pop 85+	2.1%	1.9%	1.5%	
Median Age	39.8	39.8	38.1	
Average Age	40.6	40.3	38.9	
<b>Male Population by Age</b>	% of Pop 0 to 4 years	6.8%	6.6%	6.8%
	% of Pop 5 - 13	12.2%	12.2%	12.3%
	% of Pop 14 - 18	5.5%	5.7%	5.8%
	% of Pop 19 - 22	4.8%	5.3%	5.7%
	% of Pop 22 - 25	3.7%	3.8%	4.1%
	% of Pop 25 - 29	6.4%	6.4%	6.8%
	% of Pop 30 - 34	6.4%	6.0%	6.2%
	% of Pop 35 - 39	7.0%	6.7%	7.1%
	% of Pop 40 - 44	6.4%	6.2%	6.4%
	% of Pop 45 - 59	17.8%	18.7%	18.8%
	% of Pop 75 - 84	4.6%	4.6%	3.8%
	% of Pop 60 - 74	17.1%	16.7%	15.5%
	% of Pop 85+	1.2%	1.1%	0.8%
	Median Age	37.9	38.0	36.7
Average Age	38.7	38.7	37.6	

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Female Population by Age	% of Pop 0 to 4 years	5.9%	5.8%	6.1%
	% of Pop 5 - 13	10.2%	10.6%	11.1%
	% of Pop 14 - 18	4.8%	5.0%	5.3%
	% of Pop 19 - 22	4.8%	4.9%	5.2%
	% of Pop 22 - 25	3.4%	3.5%	3.8%
	% of Pop 25 - 29	5.6%	5.6%	6.2%
	% of Pop 30 - 34	6.6%	6.0%	6.2%
	% of Pop 35 - 39	6.7%	6.7%	7.0%
	% of Pop 40 - 44	5.9%	5.9%	6.2%
	% of Pop 45 - 59	17.4%	18.1%	18.5%
	% of Pop 60 - 74	19.1%	18.8%	17.1%
	% of Pop 75 - 84	6.7%	6.4%	5.3%
	% of Pop 85+	2.9%	2.7%	2.1%
	Median Age	41.8	41.6	39.4
Average Age	42.3	41.9	40.2	
Race	Count of White	28,600	103,483	315,340
	Count of Black or African-American	2,097	7,757	92,738
	Count of Asian or Pacific Islander	430	1,429	7,734
	Count of Other races	2,585	9,641	40,093
	White	84.8%	84.6%	69.2%
	Black or African American	6.2%	6.3%	20.3%
	Asian	1.3%	1.2%	1.7%
	Other Races	7.7%	7.9%	8.8%
Language Spoken	Speak English at Home	93.3%	93.0%	88.9%
	Speak Spanish at Home	4.3%	5.1%	7.5%
	Speak Other Language at Home	0.1%	0.1%	1.0%
Hispanic	Hispanic Population	2,399	9,455	46,946
	Hispanic Population Percent	7.1%	7.7%	10.3%
	Mexican	63.8%	66.3%	77.7%
	Puerto Rican	10.9%	6.4%	3.5%
	Cuban	9.5%	5.8%	3.3%
	Dominican	2.2%	0.8%	0.5%
	Central American	10.6%	14.1%	7.5%
	South American	0.5%	2.4%	2.0%
	Other Hispanic	2.5%	4.1%	5.6%
2000 Hispanic Population Percent	3%	3%	6%	
1990 Hispanic Population Percent	2%	2%	3%	

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Hub Shopping Center		5 Minute	10 Minute	20 Minute
Independence, MO		Drivetime	Drivetime	Drivetime
	American (percent of total population)	7.5%	7.6%	5.7%
	American	6.2%	6.4%	5.0%
	Native American (ie. Indian/Eskimo)	0.5%	0.5%	0.4%
	Hawaiian/Pacific Islander	0.8%	0.7%	0.3%
	Asian (percent of total population)	1.2%	1.1%	1.7%
	Chinese	0.4%	0.2%	0.2%
	Japanese	0.1%	0.1%	0.0%
	Korean	0.0%	0.1%	0.1%
	South Central Asian (ie. Indian)	0.1%	0.1%	0.3%
	South East Asian (ie. Vietnamese)	0.5%	0.5%	0.8%
	Other Asian	0.1%	0.1%	0.2%
	European (percent of total population)	34.9%	35.5%	31.6%
	British	6.5%	7.0%	5.8%
	Dutch	1.0%	0.9%	0.6%
	French	1.4%	1.3%	1.2%
	German	11.7%	11.7%	10.5%
	Italian	1.8%	1.9%	1.9%
	Polish	0.5%	0.6%	0.6%
	Scandinavian	1.7%	1.6%	1.6%
	Scotch/Irish	7.9%	8.2%	7.3%
Other European (ie. Greek/Russian)	2.4%	2.4%	2.1%	
Middle Eastern	0.2%	0.2%	0.4%	
Other Ancestry	18.8%	18.8%	28.0%	
Unclassified Ancestry	30.2%	29.1%	22.3%	
Education (Age 25+)	Adult Population (25 Years or Older)	23,272	83,652	305,648
	Elementary (0 to 8)	4.2%	3.3%	4.1%
	Some High School (9 to 11)	6.2%	7.0%	7.7%
	High School Graduate (12)	38.2%	35.3%	31.1%
	Some College (13 to 16)	23.8%	24.5%	24.1%
	Associates Degree Only	7.7%	7.8%	7.4%
	Bachelors Degree Only	12.9%	14.8%	16.8%
	Graduate Degree	6.9%	7.1%	8.8%
% College (4+)	19.8%	22.0%	25.6%	
Household Type	Total Households – count	14,192	50,379	184,144
	One Person HHs – count	4,608	15,440	58,582
	Family HHs – count	8,629	31,970	112,998
	Married Couple – count	5,535	22,059	74,298
	w/own children – count	1,633	7,695	28,264
	w/out own children – count	3,903	14,364	46,034
	Male Householder – count	648	2,286	9,364
	Female Householder – count	2,446	7,625	29,336
	Non-Family Households – count	954	2,970	12,565
	1 Person Household	32.5%	30.6%	31.8%
	2 Person Household	33.5%	33.7%	31.5%
	3 Person Household	15.2%	15.2%	15.2%
	4 Person Household	10.5%	11.6%	11.6%
	5 Person Household	5.2%	5.4%	5.9%
6 Person Household	2.0%	2.1%	2.4%	
7+ Person Household	1.2%	1.4%	1.6%	
% Households With Children	22.4%	26.0%	27.1%	

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Hub Shopping Center Independence, MO	5 Minute Drivetime	10 Minute Drivetime	20 Minute Drivetime
Total Housing Units	15,490	54,975	208,913
Owner Occupied Percent	55.4%	60.6%	53.5%
Renter Occupied Percent	36.2%	31.0%	34.6%
Vacant Housing Percent	8.4%	8.4%	11.9%
Total Housing Units (Census 2000)	13,989	48,610	183,997
For Rent (Census 2000)	48%	43%	43%
For Sale (Census 2000)	16%	24%	15%
Rented or Sold, (Census 2000)	6%	8%	11%
Seasonal (Census 2014)	2%	2%	2%
Other (Census 2000)	22%	19%	26%
<b>Homes Built By Year</b>			
Homes Built 1990 to 2000	13%	12%	12%
Homes Built 1980 to 1989	14%	11%	12%
Homes Built 1970 to 1979	20%	18%	17%
Homes Built 1960 to 1969	20%	22%	17%
Homes Built 1950 to 1959	15%	17%	15%
Homes Built 1940 to 1949	7%	9%	9%
Homes Built Before 1939	12%	12%	18%
<b>Units in Structure</b>			
1 Unit	72%	75%	72%
2 - 9 Units	14%	13%	14%
Greater than 10 Units	14%	9%	12%
Mobilie Trailer	1%	3%	2%
Other Units	0%	0%	0%
<b>Home Value (Owner Occupied)</b>			
Property Value \$1,000,000 or more	0.4%	0.3%	0.3%
Property Value \$750,000 to \$999,999	0.1%	0.5%	0.8%
Property Value \$500,000 to \$749,999	0.7%	1.7%	2.5%
Property Value \$400,000 to \$499,999	1.9%	2.6%	3.4%
Property Value \$300,000, to \$399,999	6.8%	6.9%	8.4%
Property Value \$200,000 to \$299,999	18.0%	17.9%	22.0%
Property Value \$150,000 to \$199,999	22.5%	18.8%	17.6%
Property Value \$100,000 to \$149,999	30.6%	30.3%	22.2%
Property Value \$60,000 to \$99,999	11.8%	13.9%	12.6%
Property Value \$40,000 to \$59,999	2.5%	2.4%	4.1%
Property Value \$0 to \$39,999	4.7%	4.6%	6.1%
Median Home Value	\$150,941	\$147,889	\$164,028
Median Rent	\$536	\$529	\$515
<b>Wealth per Household</b>			
\$0 and under - percent	18.7%	18.2%	18.7%
\$1 to \$4999 - percent	9.8%	9.3%	9.7%
\$5k to \$9999 - percent	5.1%	4.9%	5.0%
\$10k to \$24999 - percent	6.7%	6.6%	6.7%
\$25k to \$49999 - percent	6.9%	7.0%	7.0%
\$50k to \$99999 - percent	10.4%	10.5%	10.3%
\$100k to \$249999 - percent	17.7%	18.0%	17.6%
\$250k to \$499999 - percent	12.2%	12.5%	12.2%
\$500k+ - percent	12.5%	13.0%	12.8%
Median HH Wealth	\$63,345	\$68,923	\$64,181
Avg HH Wealth	\$213,815	\$220,367	\$216,497

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Economic Viability	Economic Viability Local	155	155	155
	Economic Viability Indexed	100	100	100
Occupation (Employed Civilians Age 16+)	Employed Civilian Pop 16+ by Occupation	15,677	59,020	225,702
	Managerial/Executive	11.2%	11.5%	12.6%
	Professional Specialty	17.1%	18.9%	20.7%
	Healthcare Support	3.9%	3.1%	3.1%
	Sales	11.6%	10.6%	10.1%
	Office & Administrative Support	15.2%	15.2%	13.6%
	Protective Service	2.0%	2.0%	1.8%
	Food Preperation	6.6%	6.1%	6.1%
	Building Maintenance & Cleaning	4.5%	4.0%	4.4%
	Personal Care	2.1%	2.5%	2.5%
	Farming, Fishing, & Forestry	0.2%	0.1%	0.2%
	Construction	9.4%	9.4%	8.7%
	Production & Transportation	16.2%	16.5%	16.3%
	Percent White Collar Workers	59.0%	59.3%	60.1%
Percent Blue Collar Workers	41.0%	40.7%	39.9%	
Employment by Industry (Employed Civilians Age 16+)	Agriculture/Mining/Construction	5.8%	7.0%	7.2%
	Manufacturing	11.3%	11.4%	10.1%
	Transportation	7.7%	7.0%	6.6%
	Information	2.0%	1.9%	2.2%
	Wholesale/Retail	16.1%	15.9%	14.3%
	Finance, Insurance, Real Estate	6.6%	7.1%	7.3%
	Professional Services	5.5%	5.6%	6.6%
	Management Services	0.1%	0.1%	0.1%
	Administrative/Waste Services	3.6%	3.5%	4.9%
	Educational Services	21.8%	21.6%	21.9%
	Entertainment Services	10.1%	9.1%	9.8%
	Other Professional Services	4.6%	5.2%	4.8%
	Public Administration	4.7%	4.7%	4.3%
Transportation To Work	Drive to Work Alone	84.2%	83.3%	79.8%
	Drive to Work Carpool	10.7%	12.1%	12.5%
	Travel to Work by Public Transportation	0.6%	0.7%	2.9%
	Drive to Work on Motorcycle	0.0%	0.1%	0.1%
	Drive to Work on Bicycle	0.0%	0.0%	0.1%
	Walked to Work	1.1%	0.9%	1.6%
	Other Means	0.8%	0.7%	0.6%
	Work at Home	2.6%	2.2%	2.4%



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	Travel to Work in Less than 5 Minutes	1.8%	2.1%	2.4%
	Travel to Work in 5 to 9 Minutes	9.5%	8.5%	9.8%
	Travel to Work in 10 to 14 Minutes	14.4%	12.7%	13.3%
	Travel to Work in 15 to 19 Minutes	14.8%	15.2%	15.7%
	Travel to Work in 20 to 29 Minutes	23.8%	25.7%	24.7%
	Travel to Work in 30 to 44 Minutes	27.3%	26.5%	24.3%
	Travel to Work in 45 to 59 Minutes	5.4%	6.2%	6.1%
	Travel to Work in 60 Minutes or more	3.1%	3.2%	3.7%
	Average Travel Time to Work	23	24	23
Vehicles per HH	No Vehicles	8.8%	7.0%	9.8%
	1 Vehicle	37.7%	37.1%	38.9%
	2 Vehicles	35.6%	36.9%	34.5%
	3 or more vehicles	17.9%	19.0%	16.9%
	Average Number of Vehicles	1.71	1.76	1.65
Change	Births (last 12 months)	370	1,337	5,246
	Deaths (last 12 months)	344	1,250	4,089
	Migration (last 12 months)	-373	-416	-17
Work place	Workplace Establishments	789	2,950	13,976
	Workplace Employees (FTE)	12,267	42,343	280,033