

# Extended Demographic Report - PopStats

2010 Census, 2020 Estimates & 2025 Projections

Calculated using TAS Retrieval



Nov 9, 2020

Latitude: 39.076302 Longitude: -94.382105

Hub Shopping Center				
Independence, MO				
		1 Mile Radius	3 Mile Radius	5 Mile Radius
<b>Population</b>	Current Year Estimated Population	10,295	67,103	144,389
	Population Est 20Q1	10,392	67,377	144,628
	Population Est 19Q4	10,382	67,425	144,700
	Population Est 19Q3	10,422	67,482	144,717
	Population Est 19Q2	10,430	67,599	144,823
	Population Est 19Q1	10,440	67,708	144,882
	Population Est 18Q4	10,430	67,658	144,741
	Population Est 18Q3	10,446	67,704	144,915
	Population Est 18Q2	10,443	67,913	145,270
	Population Fcst	10,206	66,526	143,135
	2010 Census Population	10,285	65,588	140,613
	2000 Census Population	9,950	63,501	133,153
	1990 Census Population	9,837	62,834	129,913
	Current Year Daytime Population	11,015	69,415	127,216
	Average Seasonal Population	48	532	1,034
	Historical Annual Growth, 1990 – 2000	0.11%	0.11%	0.25%
	Historical Annual Growth, 2000 – 2010	0.33%	0.32%	0.55%
	Estimated Annual Growth, 2010 – CY	0.01%	0.22%	0.26%
	Projected Annual Growth, CY to Y5	-0.17%	-0.17%	-0.17%
	Group Qtrs Est	131	741	1,339
Transient Est Average Last 4 Qtrs	1	1,592	5,125	
<b>Households</b>	Current Year Estimated Households	4,617	28,299	59,640
	Households Est 20Q1	4,661	28,419	59,739
	Households Est 19Q4	4,659	28,444	59,779
	Households Est 19Q3	4,676	28,469	59,791
	Households Est 19Q2	4,679	28,517	59,841
	Households Est 19Q1	4,683	28,560	59,862
	Households Est 18Q4	4,679	28,542	59,808
	Households Est 18Q3	4,686	28,552	59,875
	Households Est 18Q2	4,685	28,634	60,021
	Households Fcst	4,579	28,049	59,096
	2010 Census Households	4,606	27,645	58,093
	2000 Census Households	4,294	26,494	55,156
	1990 Census Households	4,004	25,160	52,032
	Historical Annual Growth, 1990 – 2000	0.70%	0.52%	0.58%
	Historical Annual Growth, 2000 – 2010	0.70%	0.43%	0.52%
	Estimated Annual Growth, 2010 – CY	0.02%	0.23%	0.26%
Projected Annual Growth, CY to Y5	-0.17%	-0.18%	-0.18%	
Population per Household	2.20	2.35	2.40	

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Hub Shopping Center				
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HH Income \$500,000 or more	0.3%	0.3%	0.4%	
HH Income \$250,000 to \$499,999	0.4%	0.4%	0.5%	
HH Income \$200,000 to \$249,999	0.9%	0.9%	1.1%	
HH Income \$175,000 to \$199,999	1.7%	1.3%	1.5%	
HH Income \$150,000 to \$174,999	2.7%	2.0%	2.3%	
HH Income \$100,000 to 149,999	11.9%	11.0%	12.0%	
HH Income \$75,000 to 99,999	10.9%	12.7%	13.1%	
HH Income \$50,000 to 74,999	14.4%	19.6%	19.3%	
HH Income \$35,000 to 49,999	18.9%	17.2%	16.7%	
HH Income \$25,000 to 34,999	11.7%	11.0%	11.0%	
HH Income \$15,000 to 24,999	14.4%	11.9%	10.8%	
HH Income \$0 to 14,999	11.8%	11.8%	11.2%	
Average Household Income	\$67,712	\$64,148	\$66,378	
Median Household Income	\$44,493	\$48,276	\$50,284	
Per Capita Income	\$30,738	\$27,350	\$27,654	
2000 Average HH Income	\$47,045	\$46,861	\$47,978	
2000 Median HH Income	\$38,609	\$39,244	\$39,914	
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%	0%	
Disposable HH Income \$150,000 to \$174,999	1%	1%	1%	
Disposable HH Income \$100,000 to \$149,999	9%	8%	9%	
Disposable HH Income \$75,000 to \$99,999	11%	11%	12%	
Disposable HH Income \$50,000 to \$74,999	16%	21%	20%	
Disposable HH Income \$35,000 to \$49,999	17%	18%	18%	
Disposable HH Income \$25,000 to \$34,999	14%	13%	13%	
Disposable HH Income \$15,000 to \$24,999	16%	14%	13%	
Disposable HH Income \$0 to \$14,999	14%	13%	12%	
Average Disposable Income	51,267	51,609	53,827	
Median Disposable Income	38,774	41,983	43,640	
Householder White – Count	3,667	22,935	47,551	
Median HH Income	\$46,580	\$50,520	\$53,331	
Average HH Income	\$60,638	\$61,310	\$63,829	
Householder Black or African-American – Count	403	2,182	5,147	
Median HH Income	\$22,217	\$29,721	\$33,870	
Average HH Income	\$39,227	\$39,822	\$45,428	
Householder Hispanic – Count	276	1,512	3,625	
Median HH Income	\$41,410	\$40,464	\$42,870	
Average HH Income	\$52,437	\$52,839	\$54,333	
Householder Asian or Pacific Islander – Count	66	355	580	
Median HH Income	\$69,925	\$43,733	\$48,877	
Average HH Income	\$81,697	\$55,142	\$59,610	
Householder Other or Pacific Islander – Count	205	1,315	2,737	
Median HH Income	\$33,946	\$40,379	\$43,488	
Average HH Income	\$55,340	\$51,295	\$53,320	

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Hub Shopping Center Independence, MO		1 Mile Radius	3 Mile Radius	5 Mile Radius
Gender	Male Population	4,863	31,928	69,473
	Female Population	5,432	35,175	74,916
Total Population by Age	Count of Pop 0 to 4 years	655	4,244	8,919
	Count of Pop 0 to 7 years	929	6,133	12,923
	Count of Pop 5 - 13	1,115	7,631	16,449
	Count of Pop 14 - 18	479	3,538	7,660
	Count of Pop 19 - 22	465	3,189	7,332
	Count of Pop 22 - 25	341	2,369	5,245
	Count of Pop 25 - 29	587	4,065	8,653
	Count of Pop 30 - 34	683	4,276	8,561
	Count of Pop 35 - 39	722	4,578	9,699
	Count of Pop 40 - 44	651	4,073	8,733
	Count of Pop 45 - 59	1,784	11,733	26,632
	Count of Pop 60 - 74	1,934	11,916	25,687
	Count of Pop 75 - 84	641	4,066	8,009
	Count of Pop 85+	238	1,424	2,810
	% of Pop 0 to 4 years	6.4%	6.3%	6.2%
	% of Pop 0 to 7 years	9.0%	9.1%	8.9%
	% of Pop 5 - 13	10.8%	11.4%	11.4%
	% of Pop 14 - 18	4.6%	5.3%	5.3%
	% of Pop 19 - 22	4.5%	4.8%	5.1%
	% of Pop 22 - 25	3.3%	3.5%	3.6%
	% of Pop 25 - 29	5.7%	6.1%	6.0%
	% of Pop 30 - 34	6.6%	6.4%	5.9%
% of Pop 35 - 39	7.0%	6.8%	6.7%	
% of Pop 40 - 44	6.3%	6.1%	6.0%	
% of Pop 45 - 59	17.3%	17.5%	18.4%	
% of Pop 60 - 74	18.8%	17.8%	17.8%	
% of Pop 75 - 84	6.2%	6.1%	5.5%	
% of Pop 85+	2.3%	2.1%	1.9%	
Median Age	40.8	39.6	39.8	
Average Age	41.4	40.5	40.4	
Male Population by Age	% of Pop 0 to 4 years	6.9%	6.8%	6.6%
	% of Pop 5 - 13	11.8%	12.4%	12.2%
	% of Pop 14 - 18	5.1%	5.7%	5.6%
	% of Pop 19 - 22	4.8%	4.8%	5.3%
	% of Pop 22 - 25	3.5%	3.7%	3.8%
	% of Pop 25 - 29	5.9%	6.5%	6.4%
	% of Pop 30 - 34	6.5%	6.3%	5.9%
	% of Pop 35 - 39	7.6%	6.9%	6.7%
	% of Pop 40 - 44	6.8%	6.3%	6.2%
	% of Pop 45 - 59	17.3%	17.7%	18.7%
	% of Pop 75 - 84	4.8%	5.0%	4.6%
	% of Pop 60 - 74	17.6%	16.6%	16.8%
	% of Pop 85+	1.3%	1.2%	1.1%
	Median Age	38.6	37.7	38.1
Average Age	39.3	38.7	38.7	

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Female Population by Age	% of Pop 0 to 4 years	5.9%	5.9%	5.8%
	% of Pop 5 - 13	9.9%	10.4%	10.7%
	% of Pop 14 - 18	4.3%	4.9%	5.0%
	% of Pop 19 - 22	4.3%	4.7%	4.9%
	% of Pop 22 - 25	3.1%	3.4%	3.5%
	% of Pop 25 - 29	5.5%	5.7%	5.6%
	% of Pop 30 - 34	6.7%	6.4%	5.9%
	% of Pop 35 - 39	6.5%	6.7%	6.7%
	% of Pop 40 - 44	5.9%	5.8%	5.9%
	% of Pop 45 - 59	17.3%	17.3%	18.2%
	% of Pop 60 - 74	19.8%	18.8%	18.7%
	% of Pop 75 - 84	7.5%	7.1%	6.4%
	% of Pop 85+	3.2%	2.9%	2.7%
	Median Age	43.2	41.7	41.7
Average Age	43.3	42.3	41.9	
Race	Count of White	8,649	56,575	119,556
	Count of Black or African-American	694	4,473	11,643
	Count of Asian or Pacific Islander	159	763	1,714
	Count of Other races	794	5,291	11,476
	White	84.0%	84.3%	82.8%
	Black or African American	6.7%	6.7%	8.1%
	Asian	1.5%	1.1%	1.2%
	Other Races	7.7%	7.9%	7.9%
Language Spoken	Speak English at Home	93.0%	93.3%	92.7%
	Speak Spanish at Home	3.7%	4.6%	5.4%
	Speak Other Language at Home	0.0%	0.1%	0.1%
Hispanic	Hispanic Population	797	4,931	11,277
	Hispanic Population Percent	7.7%	7.3%	7.8%
	Mexican	62.5%	66.1%	68.3%
	Puerto Rican	11.2%	8.0%	5.8%
	Cuban	14.4%	6.1%	5.3%
	Dominican	4.2%	1.4%	0.7%
	Central American	6.1%	12.8%	13.4%
	South American	0.2%	1.8%	2.2%
	Other Hispanic	1.4%	3.8%	4.3%
	2000 Hispanic Population Percent	3%	3%	3%
1990 Hispanic Population Percent	1%	2%	2%	

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	American (percent of total population)	7.0%	7.8%	7.4%	
	American	5.9%	6.6%	6.2%	
	Native American (ie. Indian/Eskimo)	0.3%	0.5%	0.5%	
	Hawaiian/Pacific Islander	0.7%	0.8%	0.7%	
	Asian (percent of total population)	1.5%	1.1%	1.1%	
	Chinese	1.0%	0.3%	0.2%	
	Japanese	0.1%	0.1%	0.0%	
	Korean	0.0%	0.1%	0.1%	
	South Central Asian (ie. Indian)	0.0%	0.1%	0.1%	
	South East Asian (ie. Vietnamese)	0.4%	0.5%	0.6%	
	Other Asian	0.1%	0.1%	0.1%	
	European (percent of total population)	34.8%	34.8%	34.5%	
	British	6.3%	6.7%	6.7%	
	Dutch	0.9%	1.0%	0.8%	
	French	1.4%	1.3%	1.3%	
	German	11.8%	11.6%	11.3%	
	Italian	1.9%	1.8%	1.9%	
	Polish	0.6%	0.6%	0.5%	
	Scandinavian	1.8%	1.5%	1.6%	
	Scotch/Irish	7.7%	8.1%	8.1%	
	Other European (ie. Greek/Russian)	2.4%	2.2%	2.3%	
	Middle Eastern	0.1%	0.2%	0.2%	
	Other Ancestry	18.4%	19.2%	20.0%	
	Unclassified Ancestry	30.4%	29.6%	28.9%	
	Education (Age 25+)	Adult Population (25 Years or Older)	7,240	46,132	98,784
		Elementary (0 to 8)	5.6%	3.9%	3.3%
		Some High School (9 to 11)	6.2%	6.0%	7.4%
		High School Graduate (12)	38.3%	36.9%	35.9%
Some College (13 to 16)		21.7%	25.2%	25.0%	
Associates Degree Only		6.3%	8.0%	7.6%	
Bachelors Degree Only		14.8%	13.5%	14.1%	
Graduate Degree		7.1%	6.5%	6.7%	
% College (4+)	22.0%	20.0%	20.8%		
Household Type	Total Households – count	4,617	28,299	59,640	
	One Person HHs – count	1,719	9,137	18,351	
	Family HHs – count	2,657	17,413	37,703	
	Married Couple – count	1,752	11,465	25,861	
	w/own children – count	452	3,782	8,949	
	w/out own children – count	1,300	7,683	16,912	
	Male Householder – count	173	1,236	2,717	
	Female Householder – count	732	4,712	9,125	
	Non-Family Households – count	241	1,749	3,586	
	1 Person Household	37.2%	32.3%	30.8%	
	2 Person Household	32.2%	33.7%	33.7%	
	3 Person Household	14.6%	15.1%	15.2%	
	4 Person Household	9.2%	10.7%	11.4%	
	5 Person Household	4.0%	5.0%	5.4%	
	6 Person Household	1.7%	1.9%	2.1%	
7+ Person Household	1.0%	1.3%	1.4%		
% Households With Children	19.3%	24.2%	25.9%		

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Hub Shopping Center Independence, MO		1 Mile Radius	3 Mile Radius	5 Mile Radius
	Total Housing Units	4,980	30,903	65,161
	Owner Occupied Percent	50.3%	57.1%	61.2%
	Renter Occupied Percent	42.4%	34.5%	30.3%
	Vacant Housing Percent	7.3%	8.4%	8.5%
	Total Housing Units (Census 2000)	4,553	27,882	58,334
	For Rent (Census 2000)	62%	46%	45%
	For Sale (Census 2000)	11%	20%	23%
	Rented or Sold, (Census 2000)	2%	5%	9%
	Seasonal (Census 2014)	5%	1%	2%
	Other (Census 2000)	20%	22%	17%
Homes Built By Year	Homes Built 1990 to 2000	14%	11%	11%
	Homes Built 1980 to 1989	20%	10%	10%
	Homes Built 1970 to 1979	25%	19%	17%
	Homes Built 1960 to 1969	18%	25%	22%
	Homes Built 1950 to 1959	13%	15%	19%
	Homes Built 1940 to 1949	4%	7%	9%
	Homes Built Before 1939	5%	12%	11%
Units in Structure	1 Unit	62%	72%	76%
	2 - 9 Units	13%	15%	12%
	Greater than 10 Units	25%	12%	9%
	Mobilie Trailer	0%	1%	3%
	Other Units	0%	0%	0%
Home Value (Owner Occupied)	Property Value \$1,000,000 or more	0.0%	0.3%	0.2%
	Property Value \$750,000 to \$999,999	0.0%	0.2%	0.4%
	Property Value \$500,000 to \$749,999	0.6%	0.7%	1.2%
	Property Value \$400,000 to \$499,999	1.4%	1.7%	2.3%
	Property Value \$300,000, to \$399,999	7.1%	6.4%	6.4%
	Property Value \$200,000 to \$299,999	16.5%	18.2%	17.0%
	Property Value \$150,000 to \$199,999	27.2%	22.2%	19.4%
	Property Value \$100,000 to \$149,999	34.8%	32.7%	31.5%
	Property Value \$60,000 to \$99,999	7.7%	11.7%	14.5%
	Property Value \$40,000 to \$59,999	1.5%	2.0%	2.6%
	Property Value \$0 to \$39,999	3.2%	3.9%	4.5%
	Median Home Value	\$155,127	\$149,406	\$144,832
	Median Rent	\$563	\$517	\$540
Wealth per Household	\$0 and under - percent	18.8%	18.6%	18.2%
	\$1 to \$4999 - percent	10.1%	9.7%	9.4%
	\$5k to \$9999 - percent	5.1%	5.0%	4.9%
	\$10k to \$24999 - percent	6.7%	6.7%	6.6%
	\$25k to \$49999 - percent	6.9%	7.0%	7.0%
	\$50k to \$99999 - percent	10.2%	10.4%	10.5%
	\$100k to \$249999 - percent	17.6%	17.8%	18.0%
	\$250k to \$499999 - percent	12.1%	12.3%	12.5%
	\$500k+ - percent	12.5%	12.6%	12.9%
	Median HH Wealth	\$61,452	\$64,863	\$68,488
	Avg HH Wealth	\$212,688	\$215,237	\$219,470

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		1 Mile Radius	3 Mile Radius	5 Mile Radius
<b>Economic Viability</b>	Economic Viability Local	156	154	155
	Economic Viability Indexed	101	99	100
<b>Occupation (Employed Civilians Age 16+)</b>	Employed Civilian Pop 16+ by Occupation	4,964	30,867	69,785
	Managerial/Executive	11.6%	10.7%	11.1%
	Professional Specialty	17.1%	17.7%	18.3%
	Healthcare Support	4.0%	3.7%	3.1%
	Sales	12.5%	11.9%	10.5%
	Office & Administrative Support	14.6%	14.9%	15.6%
	Protective Service	2.1%	2.2%	2.2%
	Food Preperation	7.0%	7.2%	6.0%
	Building Maintenance & Cleaning	3.4%	4.1%	4.4%
	Personal Care	2.2%	2.3%	2.5%
	Farming, Fishing, & Forestry	0.5%	0.2%	0.2%
	Construction	8.7%	9.5%	9.3%
	Production & Transportation	16.4%	15.6%	16.7%
	Percent White Collar Workers	59.8%	58.8%	58.6%
Percent Blue Collar Workers	40.2%	41.2%	41.4%	
<b>Employment by Industry (Employed Civilians Age 16+)</b>	Agriculture/Mining/Construction	5.4%	6.5%	7.0%
	Manufacturing	10.0%	10.7%	11.1%
	Transportation	8.3%	7.0%	7.1%
	Information	2.1%	2.0%	1.9%
	Wholesale/Retail	18.8%	16.5%	16.0%
	Finance, Insurance, Real Estate	6.4%	7.1%	7.4%
	Professional Services	5.8%	4.8%	5.2%
	Management Services	0.3%	0.1%	0.1%
	Administrative/Waste Services	1.8%	3.5%	4.0%
	Educational Services	21.1%	22.8%	21.2%
	Entertainment Services	9.0%	9.9%	9.0%
	Other Professional Services	4.5%	4.6%	5.1%
	Public Administration	6.5%	4.6%	4.8%
<b>Transportation To Work</b>	Drive to Work Alone	84.4%	83.5%	83.8%
	Drive to Work Carpool	10.0%	11.6%	11.7%
	Travel to Work by Public Transportation	0.8%	0.8%	0.8%
	Drive to Work on Motorcycle	0.0%	0.1%	0.1%
	Drive to Work on Bicycle	0.0%	0.0%	0.0%
	Walked to Work	1.1%	1.1%	0.9%
	Other Means	0.5%	0.7%	0.6%
	Work at Home	3.1%	2.3%	2.0%



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	Travel to Work in Less than 5 Minutes	2.1%	2.3%	2.3%
	Travel to Work in 5 to 9 Minutes	8.9%	9.0%	8.4%
	Travel to Work in 10 to 14 Minutes	15.8%	13.3%	12.4%
	Travel to Work in 15 to 19 Minutes	15.7%	14.8%	15.5%
	Travel to Work in 20 to 29 Minutes	20.7%	25.4%	26.3%
	Travel to Work in 30 to 44 Minutes	28.6%	26.7%	26.1%
	Travel to Work in 45 to 59 Minutes	5.2%	5.6%	6.0%
	Travel to Work in 60 Minutes or more	3.0%	2.9%	3.1%
	Average Travel Time to Work	23	23	24
Vehicles per HH	No Vehicles	13.1%	8.5%	6.9%
	1 Vehicle	38.0%	37.3%	37.2%
	2 Vehicles	31.7%	36.0%	36.9%
	3 or more vehicles	17.3%	18.3%	19.0%
		Average Number of Vehicles	1.63	1.72
Change	Births (last 12 months)	109	736	1,575
	Deaths (last 12 months)	117	720	1,488
	Migration (last 12 months)	-128	-512	-521
Work place	Workplace Establishments	261	1,799	3,073
	Workplace Employees (FTE)	4,029	27,772	44,934