

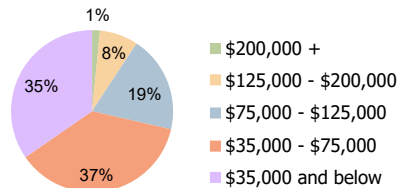
Hub Shopping Center Independence, MO	1 Mile Radius	3 Mile Radius	5 Mile Radius
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### Current Year Demographics

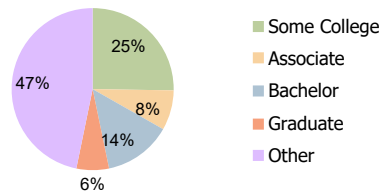
Current Population	10,295	67,103	144,389
Total Daytime Pop	11,015	69,415	127,216
Workplace Pop	4,029	27,772	44,934
Average Household Income	\$67,712	\$64,148	\$66,378
Average Disposable Income	\$51,267	\$51,609	\$53,827
Total Households	4,617	28,299	59,640
Median Home Value	\$155,127	\$149,406	\$144,832
College (4+)	22.0%	20.0%	20.8%
Total Consumer Spending/Capita (Weekly)	\$353	\$353	\$356
Population per Household	2.13	2.01	2.47
% of Households with Children	19.3%	24.2%	25.9%

### 2025 Demographic Projections

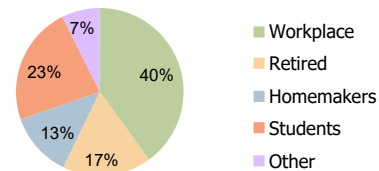
Projected Population	10,206	66,526	143,135
Projected 5 Year Annual Growth Rate (Pop)	-0.2%	-0.2%	-0.2%



Household Income (3-Mile)



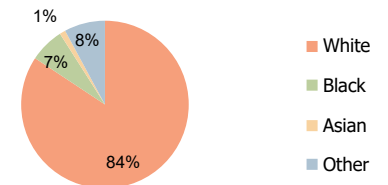
Education (3-Mile)



Daytime Population (3-Mile)

### Hispanic Ethnicity

7% Hispanic | 93% Non Hispanic



Race (3-Mile)

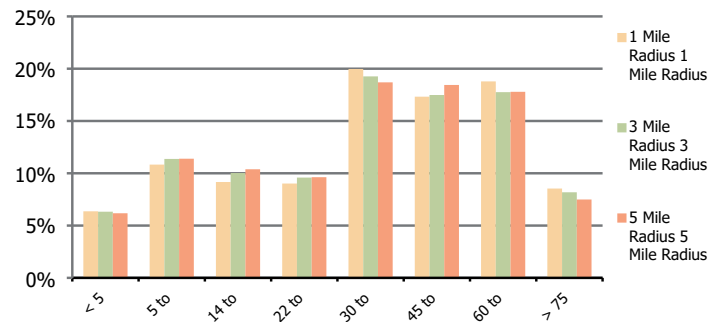
**Hub Shopping Center**  
Independence, MO

**1 Mile Radius**

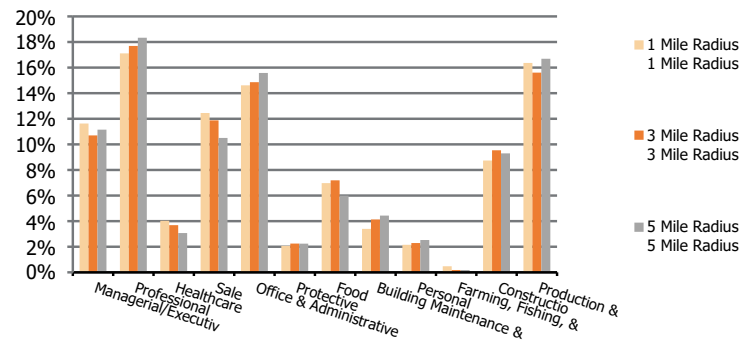
**3 Mile Radius**

**5 Mile Radius**

**Population by Age Range**



**Occupation**



	1 Mile Radius	3 Mile Radius	5 Mile Radius
<b>Population</b>			
Current Estimated Population	10,295	67,103	144,389
2010 Census Population	10,285	65,588	140,613
2000 Census Population	9,950	63,501	133,153
Historical Annual Growth 2000 to 2010	0.3%	0.3%	0.5%
Estimated Annual Growth 2010 to 2020	0.0%	0.2%	0.3%
Projected Annual Growth 2020 to 2025	-0.2%	-0.2%	-0.2%
<b>Ethnic</b>			
Hispanic or Latino Population	8%	7%	8%
Non Hispanic or Latino Population	92%	93%	92%
<b>Race</b>			
White	84.0%	84.3%	82.8%
Black or African American	6.7%	6.7%	8.1%
Asian & Pacific Islander	1.5%	1.1%	1.2%
Other Races	7.7%	7.9%	7.9%