

## Demographic Snapshot Comparison Report

Date: January 11, 2018  
Riverstone Demos



Development Corporation

	1 Mile	3 Miles	5 Miles
<b>Population: 2016B</b>			
Total Population	11,963	103,116	186,980
Female Population	51.58%	51.63%	51.78%
Male Population	48.42%	48.37%	48.22%
Population Density	3,808	3,647	2,381
Population Median Age	41.3	40.1	39.4
Employed Civilian Population 16+	6,683	57,504	104,101
% White Collar	81.7%	77.9%	76.1%
% Blue Collar	18.3%	22.1%	23.9%
Total Q4 2016 Employees	4,936	26,599	116,206
Total Q4 2016 Establishments*	663	3,923	10,601
Population Growth 2000-2010	52.82%	21.32%	23.79%
Population Growth 2016B-2021	16.66%	7.14%	7.50%
<b>Income: 2016B</b>			
Average Household Income	\$146,029	\$132,715	\$127,804
Median Household Income	\$114,603	\$97,601	\$91,997
Per Capita Income	\$48,296	\$44,714	\$43,834
Avg Income Growth 2000-2010	26.61%	25.78%	28.16%
Avg Income Growth 2016B-2021	19.14%	18.52%	19.34%
<b>Households: 2016B</b>			
Households	3,956	34,722	64,087
Average Household Size	3.09	2.93	2.89
Hhld Growth 2000-2010	55.88%	28.55%	31.59%
Hhld Growth 2016B-2021	18.08%	9.15%	9.46%
<b>Housing Units: 2016B</b>			
Occupied Units	3,956	34,722	64,087
% Occupied Units	99.94%	98.59%	98.33%
% Vacant Housing Units	0.06%	1.41%	1.67%
Owner Occ Housing Growth 2000-2010	55.20%	20.35%	23.22%
Owner Occ Housing Growth 2000-2021	94.76%	50.05%	57.30%
Owner Occ Housing Growth 2016B-2021	18.33%	7.85%	8.94%
Occ Housing Growth 2000-2010	55.88%	28.55%	31.59%
Occ Housing Growth 2010-2021	28.31%	27.89%	29.48%
Occ Housing Growth 2016B-2021	18.08%	9.15%	9.46%
<b>Race and Ethnicity: 2016B</b>			
% American Indian or Alaska Native Population	0.34%	0.31%	0.31%
% Asian Population	39.38%	29.63%	27.59%
% Black Population	12.78%	19.39%	26.60%
% Hawaiian or Pacific Islander Population	0.02%	0.06%	0.05%
% Multirace Population	3.35%	3.08%	2.98%
% Other Race Population	2.38%	4.57%	4.65%
% White Population	41.74%	42.96%	37.82%
% Hispanic Population	10.55%	15.39%	14.78%
% Non Hispanic Population	89.45%	84.61%	85.22%
<b>Seasonal Population Trending</b>			
Q2 2014	20	171	379
Q3 2014	18	172	380
Q4 2014	18	157	368
Q1 2015	15	150	343
Q2 2015	12	156	363
Q3 2015	12	155	354
Q4 2015	8	154	345
Q1 2016	8	117	288
Q2 2016	8	117	288

\*Establishment counts include D&B business location records that have a valid telephone, known SIC code and D&B rating as well as exclude cottage industries (businesses that operate from a residence).