Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections
Calculated using TAS Retrieval

May 12, 2025

BRIXMOR®

The Plaza at Buckland Hills Manchester, CT	5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Population			
Current Year Estimated Population	22,778	133,903	506,293
Population Est 23Q1	22,769	133,965	507,464
Population Est 22Q4	22,802	134,157	507,365
Population Est 22Q3	22,757	134,125	507,334
Population Est 22Q2	22,760	134,065	507,402
Population Est 22Q1	22,777	134,087	507,404
Population Est 21Q4	22,783	134,025	507,491
Population Est 21Q3	22,757	133,975	507,221
Population Est 21Q2	22,767	133,974	507,204
Population Fcst	22,911	134,770	510,346
2010 Census Population	20,879	130,830	502,105
2000 Census Population	17,954	123,195	483,418
1990 Census Population	14,653	119,686	489,138
Current Year Daytime Population	21,174	143,118	608,347
Average Seasonal Population	216	1,217	5,548
Historical Annual Growth, 1990 – 2000	2.05%	0.29%	-0.12%
Historical Annual Growth, 2000 – 2010	1.52%	0.60%	0.38%
Estimated Annual Growth, 2010 – CY	0.61%	0.16%	0.06%
Projected Annual Growth, CY to Y5	0.12%	0.13%	0.16%
Group Qtrs Est	32	1,388	12,443
Transient Est Average Last 4 Qtrs	2,091	6,983	21,124
Households			
Current Year Estimated Households	9,865	54,649	206,123
Households Est 23Q1	9,855	54,645	206,504
Households Est 22Q4	9,870	54,715	206,419
Households Est 22Q3	9,849	54,710	206,415
Households Est 22Q2	9,853	54,684	206,456
Households Est 22Q1	9,859	54,685	206,452
Households Est 21Q4	9,863	54,652	206,481
Households Est 21Q3	9,852	54,628	206,313
Households Est 21Q2	9,858	54,628	206,324
Households Fcst	9,926	55,037	207,996
2010 Census Households	9,198	53,293	198,453
2000 Census Households	7,739	50,178	190,510
1990 Census Households	6,030	47,144	187,924
Historical Annual Growth, 1990 – 2000	2.53%	0.63%	0.14%
Historical Annual Growth, 2000 – 2010	1.74%	0.60%	0.41%
Estimated Annual Growth, 2010 – CY	0.49%	0.18%	0.27%
Projected Annual Growth, CY to Y5	0.12%	0.14%	0.18%
Population per Household	2.31	2.42	2.40

Demographic Source: Synergos Technologies, Inc

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The Plaza at Buckland Hills Manchester, CT	5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
HH Income $500,000 or more	1.9%	1.8%	2.3%
HH Income $250,000 to $499,999	2.3%	2.1%	2.8%
HH Income $200,000 to $249,999	5.2%	5.0%	6.5%
HH Income $175,000 to $199,999	5.8%	5.9%	5.3%
HH Income $150,000 to $174,999	7.0%	6.5%	6.7%
HH Income $100,000 to 149,999	24.8%	20.3%	18.0%
HH Income $75,000 to 99,999	16.7%	13.8%	12.3%
HH Income $50,000 to 74,999	12.1%	15.1%	14.8%
HH Income $35,000 to 49,999	9.2%	9.2%	9.0%
HH Income $25,000 to 34,999	5.1%	6.0%	6.6%
HH Income $15,000 to 24,999	3.6%	5.8%	6.2%
HH Income $0 to 14,999	6.3%	8.5%	9.6%
Average Household Income	$114,285	$106,533	$110,597
Median Household Income	$95,037	$84,359	$82,723
Per Capita Income	$49,559	$43,838	$45,653
Average Disposable Income	$86,703	$81,085	$83,117
Median Disposable Income	$78,620	$70,261	$68,867
Discretionary HH Income Over $150,000	3.0%	3.5%	5.5%
Discretionary HH Income $125,000 to $149,999	5.2%	4.8%	5.3%
Discretionary HH Income $100,000 to $124,999	8.9%	8.2%	8.1%
Discretionary HH Income $75,000 to $99,999	15.5%	12.5%	12.0%
Discretionary HH Income $50,000 to $74,999	27.2%	20.6%	17.7%
Discretionary HH Income $25,000 to $49,999	21.8%	24.6%	22.8%
Discretionary HH Income Under $25,000	18.4%	25.8%	28.5%
Average Discretionary HH Income	$62,909	$57,472	$58,530
Median Discretionary HH Income	$58,483	$49,564	$48,353
Householder White – Count	4,927	28,938	106,808
Median HH Income	$98,675	$94,103	$103,092
Average HH Income	$102,775	$99,411	$107,363
Householder Black or African-American – Count	1,163	8,420	34,821
Median HH Income	$78,193	$67,552	$61,837
Average HH Income	$81,877	$79,120	$75,960
Householder Hispanic – Count	1,303	9,254	40,365
Median HH Income	$70,946	$62,609	$53,539
Average HH Income	$76,893	$71,735	$66,559
Householder Asian or Pacific Islander – Count	1,652	3,846	9,606
Median HH Income	$123,391	$121,002	$115,932
Average HH Income	$125,755	$119,865	$114,749
Householder Other or Pacific Islander – Count	819	4,191	14,523
Median HH Income	$70,480	$75,170	$70,811
Average HH Income	$78,428	$83,786	$83,234

(Left margin vertical label: Income)

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Gender	Male Population	11,033	64,437	242,930
	Female Population	11,745	69,466	263,363
Total Population by Age	Count of Pop 0 to 4 years	1,536	7,714	27,568
	Count of Pop 0 to 7 years	2,188	10,824	38,335
	Count of Pop 5 - 13	2,425	13,708	49,349
	Count of Pop 14 - 18	960	6,347	25,297
	Count of Pop 19 - 22	901	6,214	26,066
	Count of Pop 22 - 25	646	4,538	19,527
	Count of Pop 25 - 29	1,434	8,081	31,402
	Count of Pop 30 - 34	2,091	9,815	35,356
	Count of Pop 35 - 39	2,260	10,094	35,024
	Count of Pop 40 - 44	1,824	9,078	31,908
	Count of Pop 45 - 59	3,639	24,003	91,325
	Count of Pop 60 - 74	3,336	23,463	90,443
	Count of Pop 75 - 84	1,165	7,761	30,640
	Count of Pop 85+	560	3,087	12,389
	% of Pop 0 to 4 years	6.7%	5.8%	5.4%
	% of Pop 0 to 7 years	9.6%	8.1%	7.6%
	% of Pop 5 - 13	10.6%	10.2%	9.7%
	% of Pop 14 - 18	4.2%	4.7%	5.0%
	% of Pop 19 - 22	4.0%	4.6%	5.1%
	% of Pop 22 - 25	2.8%	3.4%	3.9%
	% of Pop 25 - 29	6.3%	6.0%	6.2%
	% of Pop 30 - 34	9.2%	7.3%	7.0%
	% of Pop 35 - 39	9.9%	7.5%	6.9%
	% of Pop 40 - 44	8.0%	6.8%	6.3%
	% of Pop 45 - 59	16.0%	17.9%	18.0%
	% of Pop 60 - 74	14.6%	17.5%	17.9%
	% of Pop 75 - 84	5.1%	5.8%	6.1%
	% of Pop 85+	2.5%	2.3%	2.4%
	Median Age	38.1	40.2	40.6
	Average Age	39.6	41.1	41.5
Male Population by Age	% of Pop 0 to 4 years	7.1%	6.1%	5.8%
	% of Pop 5 - 13	11.4%	11.0%	10.3%
	% of Pop 14 - 18	4.5%	5.1%	5.3%
	% of Pop 19 - 22	4.2%	5.0%	5.4%
	% of Pop 22 - 25	3.0%	3.6%	4.1%
	% of Pop 25 - 29	6.3%	6.2%	6.5%
	% of Pop 30 - 34	9.1%	7.4%	7.2%
	% of Pop 35 - 39	10.3%	7.6%	7.0%
	% of Pop 40 - 44	8.7%	6.9%	6.3%
	% of Pop 45 - 59	15.8%	17.7%	17.8%
	% of Pop 75 - 84	4.0%	5.1%	5.3%
	% of Pop 60 - 74	13.7%	16.8%	17.2%
	% of Pop 85+	1.6%	1.6%	1.7%
	Median Age	37.0	38.7	38.8
	Average Age	37.9	39.7	40.1

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The Plaza at Buckland Hills Manchester, CT	5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
% of Pop 0 to 4 years	6.4%	5.4%	5.1%
% of Pop 5 - 13	9.9%	9.6%	9.2%
% of Pop 14 - 18	3.9%	4.4%	4.8%
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% of Pop 45 - 59	16.2%	18.1%	18.3%
% of Pop 60 - 74	15.5%	18.2%	18.5%
% of Pop 75 - 84	6.1%	6.5%	6.7%
% of Pop 85+	3.3%	3.0%	3.1%
Median Age	39.1	41.8	42.3
Average Age	41.1	42.5	42.7
Race			
Count of White	11,219	70,365	273,133
Count of Black or African-American	2,918	26,378	103,343
Count of Asian or Pacific Islander	5,351	13,428	33,148
Count of Other races	3,290	23,732	96,669
White	49.3%	52.5%	53.9%
Black or African American	12.8%	19.7%	20.4%
Asian	23.5%	10.0%	6.5%
Other Races	14.4%	17.7%	19.1%
Language Spoken			
Speak English at Home	65.1%	72.6%	73.2%
Speak Spanish at Home	9.7%	13.5%	15.7%
Speak French or French Creole at Home	1.0%	1.0%	0.9%
Speak German at Home	0.1%	0.2%	0.3%
Speak Other Indo-European Languages at Home	12.4%	5.8%	4.2%
Speak Russian and Other Slavic Languages at Home	0.8%	0.8%	1.5%
Speak Chinese at Home	0.1%	0.4%	0.6%
Speak Korean at Home	0.1%	0.1%	0.1%
Speak Vietnamese at Home	0.3%	0.5%	0.4%
Speak Other Asian Languages at Home	6.7%	2.5%	1.5%
Speak Tagalog and Other Pacific Languages at Home	0.0%	0.1%	0.1%
Speak Other Language at Home	3.8%	2.4%	1.6%
Hispanic			
Hispanic Population	3,304	26,954	109,877
Hispanic Population Percent	14.5%	20.1%	21.7%
Mexican	4.4%	4.4%	4.9%
Puerto Rican	55.4%	66.2%	68.0%
Cuban	4.1%	2.8%	2.1%
Dominican	0.7%	3.0%	5.0%
Central American	10.9%	6.3%	4.7%
South American	18.2%	12.1%	10.5%
Other Hispanic	6.4%	5.1%	5.0%
2000 Hispanic Population Percent	7%	9%	15%
1990 Hispanic Population Percent	3%	4%	11%

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Ancestry			
American (percent of total population)	2.0%	2.3%	2.4%
American	1.8%	2.1%	2.3%
Native American (ie. Indian/Eskimo)	0.2%	0.2%	0.1%
Hawaiian/Pacific Islander	0.0%	0.0%	0.0%
Asian (percent of total population)	23.4%	9.9%	6.5%
Chinese	0.8%	0.6%	0.8%
Japanese	0.1%	0.0%	0.0%
Korean	0.3%	0.2%	0.2%
South Central Asian (ie. Indian)	19.0%	7.1%	3.9%
South East Asian (ie. Vietnamese)	2.4%	1.7%	1.2%
Other Asian	0.8%	0.3%	0.3%
European (percent of total population)	25.3%	29.7%	30.6%
British	2.7%	3.8%	3.9%
Dutch	0.2%	0.3%	0.3%
French	2.6%	2.7%	2.3%
German	2.6%	3.2%	3.2%
Italian	5.3%	5.9%	6.1%
Polish	2.7%	3.1%	3.1%
Scandinavian	0.9%	1.0%	1.0%
Scotch/Irish	5.9%	7.4%	7.2%
Other European (ie. Greek/Russian)	2.5%	2.5%	3.6%
Middle Eastern	0.4%	0.3%	0.4%
Other Ancestry	25.2%	27.3%	27.3%
Unclassified Ancestry	9.1%	10.4%	11.0%
Education (Age 25+)			
Adult Population (25 Years or Older)	16,309	95,383	358,487
Elementary (0 to 8)	1.7%	2.8%	4.7%
Some High School (9 to 11)	3.1%	4.6%	6.0%
High School Graduate (12)	23.6%	29.0%	26.3%
Some College (13 to 16)	14.5%	18.8%	16.6%
Associates Degree Only	6.1%	8.6%	7.9%
Bachelors Degree Only	30.1%	20.7%	21.2%
Graduate Degree	20.9%	15.5%	17.4%
% College (4+)	51.0%	36.2%	38.5%
Household Type			
Total Households – count	9,865	54,649	206,123
One Person HHs – count	3,299	16,661	65,420
Family HHs – count	5,928	34,298	126,251
Married Couple – count	4,575	22,491	81,456
w/own children – count	2,111	9,245	32,876
w/out own children – count	2,464	13,246	48,580
Male Householder – count	501	3,443	11,306
Female Householder – count	851	8,364	33,489
Non-Family Households – count	638	3,690	14,451
1 Person Household	33.4%	30.5%	31.7%
2 Person Household	30.2%	31.8%	31.2%
3 Person Household	17.6%	16.6%	16.2%
4 Person Household	12.2%	13.0%	12.6%
5 Person Household	4.2%	5.2%	5.2%
6 Person Household	1.5%	1.9%	2.0%
7+ Person Household	0.8%	1.0%	1.0%
% Households With Children	28.0%	26.4%	26.4%

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Housing			
Total Housing Units	10,420	57,447	220,352
Owner Occupied Percent	50.1%	57.6%	54.5%
Renter Occupied Percent	44.6%	37.6%	39.0%
Vacant Housing Percent	5.3%	4.9%	6.5%
Total Housing Units (Census 2000)	8,181	52,387	201,615
Home Value (Owner Occupied)			
Property Value $1,000,000 or more	1.2%	0.8%	1.5%
Property Value $750,000 to $999,999	2.7%	2.3%	4.2%
Property Value $500,000 to $749,999	12.8%	11.1%	16.7%
Property Value $400,000 to $499,999	14.5%	12.4%	15.9%
Property Value $300,000, to $399,999	24.9%	27.9%	25.9%
Property Value $200,000 to $299,999	31.7%	30.8%	24.0%
Property Value $150,000 to $199,999	6.4%	7.1%	4.9%
Property Value $100,000 to $149,999	2.8%	3.3%	2.8%
Property Value $60,000 to $99,999	0.7%	1.5%	1.1%
Property Value $40,000 to $59,999	0.6%	0.6%	0.6%
Property Value $0 to $39,999	1.9%	2.2%	1.7%
Median Home Value	$324,208	$316,651	$357,542
Wealth per Household			
$0 and under - percent	17.4%	17.7%	17.8%
$1 to $4999 - percent	8.4%	8.7%	8.9%
$5k to $9999 - percent	4.6%	4.7%	4.7%
$10k to $24999 - percent	6.4%	6.4%	6.4%
$25k to $49999 - percent	6.7%	6.8%	6.7%
$50k to $99999 - percent	9.9%	10.1%	10.0%
$100k to $249999 - percent	17.7%	17.9%	17.7%
$250k to $499999 - percent	13.3%	13.0%	12.9%
$500k+ - percent	15.6%	14.8%	14.8%
Median HH Wealth	$83,296	$78,706	$77,230
Avg HH Wealth	$249,028	$239,745	$239,068
Economic Viability			
Economic Viability Local	284	267	261
Economic Viability Indexed	105	99	97
Occupation (Employed Civilians Age 16+)			
Employed Civilian Pop 16+ by Occupation	12,278	70,876	265,049
Managerial/Executive	21.6%	16.9%	17.4%
Professional Specialty	37.3%	27.3%	28.3%
Healthcare Support	1.3%	3.5%	4.0%
Sales	8.0%	10.3%	9.3%
Office & Administrative Support	11.0%	12.5%	11.3%
Protective Service	1.3%	1.8%	1.9%
Food Preperation	1.8%	4.3%	4.6%
Building Maintenance & Cleaning	1.8%	2.7%	3.4%
Personal Care	2.8%	2.5%	2.2%
Farming, Fishing, & Forestry	0.0%	0.1%	0.1%
Construction	4.8%	5.5%	5.3%
Production & Transportation	8.3%	12.6%	12.3%
Percent White Collar Workers	79.1%	70.5%	70.2%
Percent Blue Collar Workers	20.9%	29.5%	29.8%

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	Agriculture/Mining/Construction	5.2%	4.9%	4.8%
	Manufacturing	13.4%	11.0%	10.4%
	Transportation	3.7%	5.4%	6.0%
	Information	1.8%	1.6%	1.7%
	Wholesale/Retail	11.9%	14.7%	13.3%
	Finance, Insurance, Real Estate	11.8%	10.7%	10.4%
	Professional Services	14.8%	8.0%	7.3%
	Management Services	0.0%	0.0%	0.1%
	Administrative/Waste Services	3.3%	3.6%	3.8%
	Educational Services	21.0%	23.9%	26.8%
	Entertainment Services	5.8%	7.2%	7.1%
	Other Professional Services	3.3%	3.9%	4.0%
	Public Administration	3.9%	4.9%	4.4%
Vehicles per HH	No Vehicles	5.6%	8.2%	12.1%
	1 Vehicle	47.6%	38.8%	36.6%
	2 Vehicles	32.5%	35.9%	34.9%
	3 or more vehicles	14.2%	17.1%	16.4%
	Average Number of Vehicles	1.62	1.68	1.62
Change	Births (last 12 months)	273	1,416	5,191
	Deaths (last 12 months)	180	1,082	4,180
	Migration (last 12 months)	-60	-398	-1,796
Work place	Workplace Establishments	848	4,533	19,027
	Workplace Employees (FTE)	9,317	55,713	272,761