# Extended Demographic Report - PopStats

*2020 Census, 2025 Estimates & 2030 Projections*
*Calculated using TAS Retrieval*

Sep 17, 2025

**BRIXMOR**®

Latitude: 41.806334   Longitude: -72.538901

| Crossroads III<br>Manchester, CT | 1.00 Mile<br>Radius | 3.00 Mile<br>Radius | 5.00 Mile<br>Radius |
|---|---|---|---|
| **Population** | | | |
| Current Year Estimated Population | 7,580 | 66,447 | 132,629 |
| Population Est 25Q1 | 7,567 | 66,225 | 132,141 |
| Population Est 24Q4 | 7,595 | 66,374 | 132,412 |
| Population Est 24Q3 | 7,586 | 66,313 | 132,302 |
| Population Est 24Q2 | 7,610 | 66,369 | 132,253 |
| Population Est 24Q1 | 7,600 | 66,287 | 132,126 |
| Population Est 23Q4 | 7,603 | 66,271 | 132,144 |
| Population Est 23Q3 | 7,572 | 66,163 | 131,978 |
| Population Est 23Q2 | 7,578 | 66,005 | 131,695 |
| Population Fcst | 7,525 | 66,645 | 133,387 |
| 2010 Census Population | 7,037 | 63,404 | 128,142 |
| 2000 Census Population | 4,640 | 59,605 | 120,584 |
| 1990 Census Population | 2,782 | 56,119 | 115,805 |
| Current Year Daytime Population | 7,024 | 66,062 | 130,934 |
| Average Seasonal Population | 23 | 397 | 1,012 |
| Historical Annual Growth, 1990 – 2000 | 5.25% | 0.60% | 0.41% |
| Historical Annual Growth, 2000 – 2010 | 4.25% | 0.62% | 0.61% |
| Estimated Annual Growth, 2010 – CY | 0.51% | 0.32% | 0.24% |
| Projected Annual Growth, CY to Y5 | -0.14% | 0.06% | 0.11% |
| Group Qtrs Est | 13 | 524 | 1,071 |
| Transient Est Average Last 4 Qtrs | 834 | 2,891 | 3,681 |
| **Households** | | | |
| Current Year Estimated Households | 3,455 | 28,075 | 54,395 |
| Households Est 25Q1 | 3,444 | 27,949 | 54,149 |
| Households Est 24Q4 | 3,459 | 28,016 | 54,257 |
| Households Est 24Q3 | 3,454 | 27,990 | 54,220 |
| Households Est 24Q2 | 3,465 | 28,018 | 54,208 |
| Households Est 24Q1 | 3,461 | 27,983 | 54,151 |
| Households Est 23Q4 | 3,462 | 27,979 | 54,161 |
| Households Est 23Q3 | 3,447 | 27,933 | 54,100 |
| Households Est 23Q2 | 3,450 | 27,861 | 53,972 |
| Households Fcst | 3,431 | 28,163 | 54,730 |
| 2010 Census Households | 3,262 | 27,002 | 52,372 |
| 2000 Census Households | 2,162 | 25,171 | 48,736 |
| 1990 Census Households | 1,173 | 22,743 | 45,042 |
| Historical Annual Growth, 1990 – 2000 | 6.31% | 1.02% | 0.79% |
| Historical Annual Growth, 2000 – 2010 | 4.20% | 0.70% | 0.72% |
| Estimated Annual Growth, 2010 – CY | 0.40% | 0.27% | 0.26% |
| Projected Annual Growth, CY to Y5 | -0.14% | 0.06% | 0.12% |
| Population per Household | 2.19 | 2.35 | 2.42 |

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.

Demographic Source: Synergos Technologies, Inc

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| Crossroads III<br>Manchester, CT | 1.00 Mile<br>Radius | 3.00 Mile<br>Radius | 5.00 Mile<br>Radius |
|---|---|---|---|
| HH Income $500,000 or more | 2.3% | 2.7% | 3.0% |
| HH Income $250,000 to $499,999 | 2.8% | 3.2% | 3.6% |
| HH Income $200,000 to $249,999 | 6.5% | 7.4% | 8.3% |
| HH Income $175,000 to $199,999 | 5.6% | 5.4% | 6.3% |
| HH Income $150,000 to $174,999 | 7.7% | 7.5% | 7.8% |
| HH Income $100,000 to 149,999 | 26.3% | 20.5% | 20.3% |
| HH Income $75,000 to 99,999 | 18.4% | 14.9% | 13.6% |
| HH Income $50,000 to 74,999 | 13.3% | 13.3% | 13.1% |
| HH Income $35,000 to 49,999 | 5.9% | 7.3% | 7.9% |
| HH Income $25,000 to 34,999 | 2.7% | 5.3% | 5.0% |
| HH Income $15,000 to 24,999 | 1.8% | 4.5% | 4.3% |
| HH Income $0 to 14,999 | 6.6% | 8.0% | 6.7% |
| Average Household Income | $118,196 | $118,722 | $124,385 |
| Median Household Income | $101,901 | $93,884 | $98,469 |
| Per Capita Income | $53,954 | $50,458 | $51,321 |
| Average Disposable Income | $93,345 | $90,053 | $94,042 |
| Median Disposable Income | $83,537 | $78,057 | $81,177 |
| Discretionary HH Income Over $150,000 | 1.2% | 7.1% | 9.4% |
| Discretionary HH Income $125,000 to $149,999 | 8.5% | 6.2% | 6.3% |
| Discretionary HH Income $100,000 to $124,999 | 7.8% | 8.6% | 9.9% |
| Discretionary HH Income $75,000 to $99,999 | 15.5% | 13.4% | 13.9% |
| Discretionary HH Income $50,000 to $74,999 | 30.8% | 20.0% | 18.4% |
| Discretionary HH Income $25,000 to $49,999 | 23.4% | 23.5% | 22.3% |
| Discretionary HH Income Under $25,000 | 12.8% | 21.1% | 19.8% |
| Average Discretionary HH Income | $65,648 | $65,741 | $70,199 |
| Median Discretionary HH Income | $59,462 | $55,346 | $59,946 |
| Householder White – Count | 1,605 | 16,724 | 32,328 |
| Median HH Income | $106,206 | $95,088 | $104,092 |
| Average HH Income | $109,374 | $101,661 | $108,942 |
| Householder Black or African-American – Count | 474 | 3,125 | 5,995 |
| Median HH Income | $93,196 | $84,803 | $79,215 |
| Average HH Income | $98,272 | $90,366 | $87,617 |
| Householder Hispanic – Count | 513 | 3,309 | 7,324 |
| Median HH Income | $75,617 | $71,243 | $73,170 |
| Average HH Income | $75,687 | $79,384 | $82,758 |
| Householder Asian or Pacific Islander – Count | 589 | 2,791 | 4,484 |
| Median HH Income | $146,149 | $139,426 | $140,734 |
| Average HH Income | $137,597 | $128,550 | $129,432 |
| Householder Other or Pacific Islander – Count | 274 | 2,127 | 4,264 |
| Median HH Income | $74,213 | $94,708 | $97,004 |
| Average HH Income | $83,738 | $99,977 | $101,143 |

*(Row group label: Income)*

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| Crossroads III<br>Manchester, CT | | 1.00 Mile<br>Radius | 3.00 Mile<br>Radius | 5.00 Mile<br>Radius |
|---|---|---|---|---|
| **Gender** | Male Population | 3,689 | 31,982 | 64,054 |
| | Female Population | 3,891 | 34,465 | 68,575 |
| **Total Population by Age** | Count of Pop 0 to 4 years | 632 | 4,089 | 7,543 |
| | Count of Pop 0 to 7 years | 864 | 5,774 | 10,583 |
| | Count of Pop 5 - 13 | 788 | 6,835 | 13,108 |
| | Count of Pop 14 - 18 | 256 | 3,076 | 6,160 |
| | Count of Pop 19 - 22 | 233 | 2,903 | 5,997 |
| | Count of Pop 22 - 25 | 167 | 2,055 | 4,339 |
| | Count of Pop 25 - 29 | 490 | 3,729 | 7,429 |
| | Count of Pop 30 - 34 | 923 | 5,182 | 9,383 |
| | Count of Pop 35 - 39 | 990 | 5,673 | 10,066 |
| | Count of Pop 40 - 44 | 691 | 5,038 | 9,192 |
| | Count of Pop 45 - 59 | 983 | 11,414 | 23,562 |
| | Count of Pop 60 - 74 | 937 | 11,147 | 24,419 |
| | Count of Pop 75 - 84 | 329 | 3,756 | 8,259 |
| | Count of Pop 85+ | 160 | 1,550 | 3,173 |
| | % of Pop 0 to 4 years | 8.3% | 6.2% | 5.7% |
| | % of Pop 0 to 7 years | 11.4% | 8.7% | 8.0% |
| | % of Pop 5 - 13 | 10.4% | 10.3% | 9.9% |
| | % of Pop 14 - 18 | 3.4% | 4.6% | 4.6% |
| | % of Pop 19 - 22 | 3.1% | 4.4% | 4.5% |
| | % of Pop 22 - 25 | 2.2% | 3.1% | 3.3% |
| | % of Pop 25 - 29 | 6.5% | 5.6% | 5.6% |
| | % of Pop 30 - 34 | 12.2% | 7.8% | 7.1% |
| | % of Pop 35 - 39 | 13.1% | 8.5% | 7.6% |
| | % of Pop 40 - 44 | 9.1% | 7.6% | 6.9% |
| | % of Pop 45 - 59 | 13.0% | 17.2% | 17.8% |
| | % of Pop 60 - 74 | 12.4% | 16.8% | 18.4% |
| | % of Pop 75 - 84 | 4.3% | 5.7% | 6.2% |
| | % of Pop 85+ | 2.1% | 2.3% | 2.4% |
| | Median Age | 36.5 | 39.7 | 41.2 |
| | Average Age | 37.7 | 40.8 | 41.9 |
| **Male Population by Age** | % of Pop 0 to 4 years | 8.8% | 6.6% | 6.0% |
| | % of Pop 5 - 13 | 10.5% | 11.0% | 10.5% |
| | % of Pop 14 - 18 | 3.7% | 4.9% | 5.0% |
| | % of Pop 19 - 22 | 3.3% | 4.6% | 4.9% |
| | % of Pop 22 - 25 | 2.3% | 3.3% | 3.5% |
| | % of Pop 25 - 29 | 6.5% | 5.8% | 5.8% |
| | % of Pop 30 - 34 | 11.7% | 7.8% | 7.1% |
| | % of Pop 35 - 39 | 14.0% | 8.7% | 7.6% |
| | % of Pop 40 - 44 | 10.4% | 7.9% | 7.1% |
| | % of Pop 45 - 59 | 12.7% | 17.1% | 17.6% |
| | % of Pop 75 - 84 | 3.4% | 4.8% | 5.4% |
| | % of Pop 60 - 74 | 11.6% | 16.0% | 17.7% |
| | % of Pop 85+ | 1.2% | 1.5% | 1.7% |
| | Median Age | 36.2 | 38.4 | 39.7 |
| | Average Age | 36.4 | 39.2 | 40.5 |

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| Crossroads III<br>Manchester, CT | 1.00 Mile<br>Radius | 3.00 Mile<br>Radius | 5.00 Mile<br>Radius |
|---|---|---|---|
| % of Pop 0 to 4 years | 7.9% | 5.8% | 5.4% |
| % of Pop 5 - 13 | 10.3% | 9.6% | 9.3% |
| % of Pop 14 - 18 | 3.1% | 4.4% | 4.3% |
| % of Pop 19 - 22 | 2.8% | 4.1% | 4.2% |
| % of Pop 22 - 25 | 2.1% | 2.9% | 3.0% |
| % of Pop 25 - 29 | 6.5% | 5.4% | 5.5% |
| % of Pop 30 - 34 | 12.6% | 7.8% | 7.0% |
| % of Pop 35 - 39 | 12.2% | 8.4% | 7.6% |
| % of Pop 40 - 44 | 7.9% | 7.3% | 6.7% |
| % of Pop 45 - 59 | 13.2% | 17.2% | 17.9% |
| % of Pop 60 - 74 | 13.1% | 17.5% | 19.1% |
| % of Pop 75 - 84 | 5.2% | 6.5% | 7.0% |
| % of Pop 85+ | 3.0% | 3.1% | 3.0% |
| Median Age | 36.9 | 41.1 | 42.8 |
| Average Age | 39.1 | 42.2 | 43.1 |
| **Race** | | | |
| Count of White | 3,407 | 37,592 | 77,536 |
| Count of Black or African-American | 1,010 | 9,628 | 19,293 |
| Count of Asian or Pacific Islander | 2,113 | 9,002 | 14,227 |
| Count of Other races | 1,049 | 10,226 | 21,572 |
| White | 45.0% | 56.6% | 58.5% |
| Black or African American | 13.3% | 14.5% | 14.5% |
| Asian | 27.9% | 13.5% | 10.7% |
| Other Races | 13.8% | 15.4% | 16.3% |
| **Language Spoken** | | | |
| Speak English at Home | 63.8% | 75.1% | 73.5% |
| Speak Spanish at Home | 7.8% | 8.5% | 11.3% |
| Speak French or French Creole at Home | 0.7% | 0.6% | 0.9% |
| Speak German at Home | 0.1% | 0.2% | 0.1% |
| Speak Other Indo-European Languages at Home | 12.2% | 7.5% | 6.7% |
| Speak Russian and Other Slavic Languages at Home | 0.6% | 0.6% | 1.0% |
| Speak Chinese at Home | 0.3% | 0.5% | 0.6% |
| Speak Korean at Home | 0.1% | 0.0% | 0.1% |
| Speak Vietnamese at Home | 0.2% | 0.4% | 0.5% |
| Speak Other Asian Languages at Home | 6.9% | 3.1% | 2.7% |
| Speak Tagalog and Other Pacific Languages at Home | 0.0% | 0.1% | 0.2% |
| Speak Other Language at Home | 7.2% | 3.4% | 2.5% |
| **Hispanic** | | | |
| Hispanic Population | 986 | 10,201 | 22,352 |
| Hispanic Population Percent | 13.0% | 15.4% | 16.9% |
| Mexican | 7.6% | 4.9% | 5.5% |
| Puerto Rican | 65.1% | 68.2% | 64.5% |
| Cuban | 7.5% | 5.3% | 3.1% |
| Dominican | 5.8% | 3.5% | 3.6% |
| Central American | 1.3% | 4.5% | 4.5% |
| South American | 11.1% | 11.4% | 14.8% |
| Other Hispanic | 1.6% | 2.1% | 4.0% |
| 2000 Hispanic Population Percent | 6% | 6% | 7% |
| 1990 Hispanic Population Percent | 2% | 2% | 3% |

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| Crossroads III<br>Manchester, CT | 1.00 Mile<br>Radius | 3.00 Mile<br>Radius | 5.00 Mile<br>Radius |
|---|---|---|---|
| **Ancestry** | | | |
| American (percent of total population) | 1.1% | 1.9% | 1.8% |
| American | 0.9% | 1.7% | 1.5% |
| Native American (ie. Indian/Eskimo) | 0.2% | 0.2% | 0.2% |
| Hawaiian/Pacific Islander | 0.0% | 0.0% | 0.0% |
| Asian (percent of total population) | 27.2% | 12.4% | 9.6% |
| Chinese | 0.6% | 0.6% | 0.7% |
| Japanese | 0.3% | 0.1% | 0.1% |
| Korean | 0.4% | 0.2% | 0.2% |
| South Central Asian (ie. Indian) | 24.8% | 10.8% | 7.9% |
| South East Asian (ie. Vietnamese) | 0.8% | 0.5% | 0.4% |
| Other Asian | 0.3% | 0.1% | 0.2% |
| European (percent of total population) | 17.6% | 28.4% | 29.4% |
| British | 1.7% | 3.8% | 4.0% |
| Dutch | 0.1% | 0.2% | 0.3% |
| French | 1.8% | 2.2% | 2.4% |
| German | 2.2% | 3.3% | 3.3% |
| Italian | 3.8% | 5.7% | 5.7% |
| Polish | 1.8% | 2.8% | 2.9% |
| Scandinavian | 0.5% | 1.0% | 1.1% |
| Scotch/Irish | 4.1% | 7.2% | 7.2% |
| Other European (ie. Greek/Russian) | 1.7% | 2.2% | 2.6% |
| Middle Eastern | 0.6% | 0.4% | 0.3% |
| Other Ancestry | 18.7% | 15.8% | 15.6% |
| Unclassified Ancestry | 7.2% | 10.0% | 10.2% |
| **Education (Age 25+)** | | | |
| Adult Population (25 Years or Older) | 5,504 | 47,488 | 95,482 |
| Elementary (0 to 8) | 2.0% | 2.0% | 2.5% |
| Some High School (9 to 11) | 1.6% | 4.1% | 4.1% |
| High School Graduate (12) | 20.4% | 25.8% | 27.1% |
| Some College (13 to 16) | 14.8% | 16.8% | 17.5% |
| Associates Degree Only | 6.7% | 8.5% | 8.7% |
| Bachelors Degree Only | 30.7% | 23.8% | 22.4% |
| Graduate Degree | 23.8% | 19.2% | 17.7% |
| % College (4+) | 54.5% | 42.9% | 40.2% |
| **Household Type** | | | |
| Total Households – count | 3,455 | 28,075 | 54,395 |
| One Person HHs – count | 1,228 | 9,129 | 16,056 |
| Family HHs – count | 1,961 | 16,576 | 34,107 |
| Married Couple – count | 1,519 | 11,733 | 23,812 |
| w/own children – count | 753 | 5,125 | 9,766 |
| w/out own children – count | 766 | 6,608 | 14,045 |
| Male Householder – count | 205 | 1,517 | 3,108 |
| Female Householder – count | 237 | 3,326 | 7,188 |
| Non-Family Households – count | 266 | 2,369 | 4,232 |
| 1 Person Household | 35.5% | 32.5% | 29.5% |
| 2 Person Household | 32.1% | 31.4% | 33.1% |
| 3 Person Household | 17.8% | 16.5% | 16.6% |
| 4 Person Household | 9.6% | 12.6% | 13.1% |
| 5 Person Household | 3.1% | 4.5% | 5.0% |
| 6 Person Household | 1.3% | 1.6% | 1.8% |
| 7+ Person Household | 0.7% | 0.9% | 0.9% |
| % Households With Children | 28.5% | 26.3% | 26.1% |

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| Crossroads III<br>Manchester, CT | 1.00 Mile<br>Radius | 3.00 Mile<br>Radius | 5.00 Mile<br>Radius |
|---|---|---|---|
| **Housing** | | | |
| Total Housing Units | 3,705 | 29,449 | 56,892 |
| Owner Occupied Percent | 32.5% | 55.4% | 61.0% |
| Renter Occupied Percent | 60.8% | 40.0% | 34.6% |
| Vacant Housing Percent | 6.8% | 4.7% | 4.4% |
| Total Housing Units (Census 2000) | 2,362 | 26,259 | 50,622 |
| **Home Value (Owner Occupied)** | | | |
| Property Value $1,000,000 or more | 0.8% | 1.4% | 1.8% |
| Property Value $750,000 to $999,999 | 3.4% | 3.4% | 4.0% |
| Property Value $500,000 to $749,999 | 11.3% | 14.9% | 17.7% |
| Property Value $400,000 to $499,999 | 11.7% | 14.7% | 17.1% |
| Property Value $300,000, to $399,999 | 30.0% | 26.2% | 27.6% |
| Property Value $200,000 to $299,999 | 32.4% | 26.8% | 21.1% |
| Property Value $150,000 to $199,999 | 4.7% | 6.0% | 4.5% |
| Property Value $100,000 to $149,999 | 3.1% | 2.6% | 2.2% |
| Property Value $60,000 to $99,999 | 0.4% | 1.9% | 1.6% |
| Property Value $40,000 to $59,999 | 0.3% | 0.3% | 0.3% |
| Property Value $0 to $39,999 | 1.8% | 1.8% | 1.7% |
| Median Home Value | $324,114 | $340,681 | $367,270 |
| **Wealth per Household** | | | |
| $0 and under - percent | 18.4% | 17.5% | 17.1% |
| $1 to $4999 - percent | 9.0% | 8.5% | 8.2% |
| $5k to $9999 - percent | 4.8% | 4.6% | 4.5% |
| $10k to $24999 - percent | 6.6% | 6.3% | 6.3% |
| $25k to $49999 - percent | 6.7% | 6.8% | 6.8% |
| $50k to $99999 - percent | 9.7% | 10.1% | 10.2% |
| $100k to $249999 - percent | 17.0% | 17.9% | 18.1% |
| $250k to $499999 - percent | 12.8% | 13.2% | 13.4% |
| $500k+ - percent | 15.0% | 15.1% | 15.4% |
| Median HH Wealth | $72,914 | $81,293 | $84,991 |
| Avg HH Wealth | $238,897 | $244,041 | $247,722 |
| **Economic Viability** | | | |
| Economic Viability Local | 302 | 282 | 275 |
| Economic Viability Indexed | 109 | 102 | 99 |
| **Occupation (Employed Civilians Age 16+)** | | | |
| Employed Civilian Pop 16+ by Occupation | 4,243 | 35,815 | 71,134 |
| Managerial/Executive | 21.3% | 17.7% | 18.1% |
| Professional Specialty | 43.5% | 30.9% | 29.7% |
| Healthcare Support | 0.9% | 3.0% | 3.1% |
| Sales | 4.7% | 10.3% | 10.0% |
| Office & Administrative Support | 12.1% | 11.6% | 11.2% |
| Protective Service | 0.8% | 1.3% | 1.6% |
| Food Preperation | 1.0% | 4.2% | 4.1% |
| Building Maintenance & Cleaning | 1.4% | 2.4% | 2.7% |
| Personal Care | 2.2% | 2.8% | 2.5% |
| Farming, Fishing, & Forestry | 0.0% | 0.0% | 0.0% |
| Construction | 3.8% | 5.4% | 6.0% |
| Production & Transportation | 8.5% | 10.2% | 11.0% |
| Percent White Collar Workers | 82.4% | 73.7% | 72.1% |
| Percent Blue Collar Workers | 17.6% | 26.3% | 27.9% |

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| Crossroads III<br>Manchester, CT | 1.00 Mile Radius | 3.00 Mile Radius | 5.00 Mile Radius |
|---|---|---|---|
| Agriculture/Mining/Construction | 4.6% | 4.9% | 5.2% |
| Manufacturing | 15.0% | 11.7% | 11.7% |
| Transportation | 4.1% | 4.0% | 5.0% |
| Information | 1.7% | 1.5% | 1.4% |
| Wholesale/Retail | 8.8% | 13.7% | 13.9% |
| Finance, Insurance, Real Estate | 14.3% | 11.0% | 11.0% |
| Professional Services | 18.0% | 10.7% | 9.0% |
| Management Services | 0.0% | 0.0% | 0.0% |
| Administrative/Waste Services | 2.8% | 2.8% | 3.0% |
| Educational Services | 18.8% | 23.8% | 24.3% |
| Entertainment Services | 3.6% | 6.8% | 6.8% |
| Other Professional Services | 2.9% | 4.4% | 4.0% |
| Public Administration | 5.3% | 4.6% | 4.5% |
| **Vehicles per HH** No Vehicles | 6.1% | 7.1% | 6.5% |
| 1 Vehicle | 56.4% | 42.0% | 36.2% |
| 2 Vehicles | 29.3% | 36.0% | 38.8% |
| 3 or more vehicles | 8.1% | 14.9% | 18.5% |
| Average Number of Vehicles | 1.41 | 1.64 | 1.76 |
| **Change** Births (last 12 months) | 104 | 709 | 1,342 |
| Deaths (last 12 months) | 51 | 543 | 1,144 |
| Migration (last 12 months) | -76 | -38 | 282 |
| **Work place** Workplace Establishments | 282 | 2,509 | 4,038 |
| Workplace Employees (FTE) | 3,136 | 25,502 | 42,941 |

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