

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

Apr 3, 2025



Latitude: 41.8034 Longitude: -72.5513

Crossroads III Manchester, CT		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Current Year Estimated Population	6,256	67,217	132,926
	Population Est 23Q1	6,250	67,213	132,970
	Population Est 22Q4	6,259	67,298	133,163
	Population Est 22Q3	6,228	67,243	133,124
	Population Est 22Q2	6,244	67,164	133,072
	Population Est 22Q1	6,254	67,192	133,074
	Population Est 21Q4	6,256	67,202	133,051
	Population Est 21Q3	6,252	67,146	132,972
	Population Est 21Q2	6,254	67,148	132,974
	Population Fcst	6,259	67,590	133,790
	2010 Census Population	5,657	64,497	129,734
	2000 Census Population	3,925	60,958	122,335
	1990 Census Population	1,844	57,643	117,873
	Current Year Daytime Population	5,100	70,910	130,853
	Average Seasonal Population	37	486	1,319
	Historical Annual Growth, 1990 – 2000	7.85%	0.56%	0.37%
	Historical Annual Growth, 2000 – 2010	3.72%	0.57%	0.59%
	Estimated Annual Growth, 2010 – CY	0.71%	0.29%	0.17%
	Projected Annual Growth, CY to Y5	0.01%	0.11%	0.13%
	Group Qtrs Est	12	600	1,095
	Transient Est Average Last 4 Qtrs	684	2,887	4,149
Households	Current Year Estimated Households	2,908	28,196	53,977
	Households Est 23Q1	2,904	28,178	53,960
	Households Est 22Q4	2,908	28,214	54,031
	Households Est 22Q3	2,895	28,191	54,023
	Households Est 22Q2	2,902	28,157	53,996
	Households Est 22Q1	2,906	28,167	53,991
	Households Est 21Q4	2,907	28,172	53,982
	Households Est 21Q3	2,906	28,146	53,948
	Households Est 21Q2	2,907	28,148	53,949
	Households Fcst	2,911	28,361	54,351
	2010 Census Households	2,662	27,311	52,579
	2000 Census Households	1,910	25,573	49,248
	1990 Census Households	834	23,236	45,749
	Historical Annual Growth, 1990 – 2000	8.64%	0.96%	0.74%
	Historical Annual Growth, 2000 – 2010	3.37%	0.66%	0.66%
	Estimated Annual Growth, 2010 – CY	0.62%	0.22%	0.18%
	Projected Annual Growth, CY to Y5	0.02%	0.12%	0.14%
	Population per Household	2.15	2.36	2.44

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

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

Apr 3, 2025



Latitude: 41.8034 Longitude: -72.5513

Crossroads III Manchester, CT		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Income	HH Income \$500,000 or more	2.1%	1.6%	2.0%
	HH Income \$250,000 to \$499,999	2.5%	2.0%	2.4%
	HH Income \$200,000 to \$249,999	5.9%	4.6%	5.5%
	HH Income \$175,000 to \$199,999	4.4%	5.4%	6.6%
	HH Income \$150,000 to \$174,999	7.3%	6.3%	7.0%
	HH Income \$100,000 to 149,999	28.4%	21.4%	21.1%
	HH Income \$75,000 to 99,999	20.6%	15.3%	14.1%
	HH Income \$50,000 to 74,999	11.3%	14.5%	14.6%
	HH Income \$35,000 to 49,999	8.8%	8.6%	8.7%
	HH Income \$25,000 to 34,999	4.9%	6.0%	5.7%
	HH Income \$15,000 to 24,999	1.4%	5.4%	5.0%
	HH Income \$0 to 14,999	2.4%	8.9%	7.3%
	Average Household Income	\$115,257	\$104,780	\$113,263
	Median Household Income	\$100,819	\$85,613	\$89,697
	Per Capita Income	\$53,670	\$44,271	\$46,302
	Average Disposable Income	\$92,515	\$80,286	\$85,107
	Median Disposable Income	\$82,339	\$71,303	\$74,700
	Discretionary HH Income Over \$150,000	3.5%	3.1%	4.2%
	Discretionary HH Income \$125,000 to \$149,999	5.6%	4.2%	5.1%
	Discretionary HH Income \$100,000 to \$124,999	7.7%	7.7%	9.1%
	Discretionary HH Income \$75,000 to \$99,999	18.2%	13.4%	13.6%
	Discretionary HH Income \$50,000 to \$74,999	33.0%	22.2%	21.2%
	Discretionary HH Income \$25,000 to \$49,999	21.9%	24.8%	23.7%
	Discretionary HH Income Under \$25,000	10.2%	24.7%	23.0%
	Average Discretionary HH Income	\$67,667	\$57,019	\$60,879
	Median Discretionary HH Income	\$64,188	\$50,481	\$53,369
	Householder White – Count	1,394	15,796	31,129
	Median HH Income	\$100,955	\$89,996	\$98,205
	Average HH Income	\$105,243	\$95,432	\$103,233
	Householder Black or African-American – Count	322	3,580	6,587
	Median HH Income	\$87,706	\$69,032	\$68,442
	Average HH Income	\$89,244	\$75,834	\$77,029
	Householder Hispanic – Count	320	4,009	8,264
	Median HH Income	\$78,315	\$64,510	\$66,380
	Average HH Income	\$81,908	\$73,221	\$75,830
	Householder Asian or Pacific Islander – Count	663	2,596	3,972
	Median HH Income	\$127,724	\$122,319	\$123,878
	Average HH Income	\$133,778	\$122,546	\$122,875
	Householder Other or Pacific Islander – Count	209	2,215	4,024
	Median HH Income	\$66,158	\$75,714	\$82,450
	Average HH Income	\$79,141	\$84,140	\$88,965

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

Apr 3, 2025



Latitude: 41.8034 Longitude: -72.5513

Crossroads III Manchester, CT		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Gender	Male Population	3,087	32,339	64,336
	Female Population	3,169	34,877	68,591
Total Population by Age	Count of Pop 0 to 4 years	530	4,161	7,494
	Count of Pop 0 to 7 years	711	5,923	10,604
	Count of Pop 5 - 13	619	7,107	13,477
	Count of Pop 14 - 18	193	3,099	6,234
	Count of Pop 19 - 22	185	2,967	6,097
	Count of Pop 22 - 25	141	2,145	4,448
	Count of Pop 25 - 29	508	4,158	7,849
	Count of Pop 30 - 34	836	5,400	9,480
	Count of Pop 35 - 39	845	5,682	9,891
	Count of Pop 40 - 44	572	4,925	8,972
	Count of Pop 45 - 59	794	11,585	24,088
	Count of Pop 60 - 74	682	10,815	23,805
	Count of Pop 75 - 84	233	3,587	7,922
	Count of Pop 85+	117	1,585	3,171
	% of Pop 0 to 4 years	8.5%	6.2%	5.6%
	% of Pop 0 to 7 years	11.4%	8.8%	8.0%
	% of Pop 5 - 13	9.9%	10.6%	10.1%
	% of Pop 14 - 18	3.1%	4.6%	4.7%
	% of Pop 19 - 22	3.0%	4.4%	4.6%
	% of Pop 22 - 25	2.3%	3.2%	3.3%
	% of Pop 25 - 29	8.1%	6.2%	5.9%
	% of Pop 30 - 34	13.4%	8.0%	7.1%
	% of Pop 35 - 39	13.5%	8.5%	7.4%
	% of Pop 40 - 44	9.1%	7.3%	6.7%
	% of Pop 45 - 59	12.7%	17.2%	18.1%
	% of Pop 60 - 74	10.9%	16.1%	17.9%
	% of Pop 75 - 84	3.7%	5.3%	6.0%
	% of Pop 85+	1.9%	2.4%	2.4%
	Median Age	35.7	39.0	40.8
	Average Age	36.8	40.3	41.5
Male Population by Age	% of Pop 0 to 4 years	8.7%	6.6%	6.0%
	% of Pop 5 - 13	10.1%	11.4%	10.8%
	% of Pop 14 - 18	3.2%	4.9%	5.0%
	% of Pop 19 - 22	3.0%	4.7%	4.9%
	% of Pop 22 - 25	2.3%	3.4%	3.6%
	% of Pop 25 - 29	8.1%	6.3%	6.1%
	% of Pop 30 - 34	13.2%	8.1%	7.2%
	% of Pop 35 - 39	14.3%	8.6%	7.5%
	% of Pop 40 - 44	10.4%	7.6%	6.9%
	% of Pop 45 - 59	12.7%	17.2%	18.0%
	% of Pop 75 - 84	2.9%	4.5%	5.2%
	% of Pop 60 - 74	10.0%	15.2%	17.2%
	% of Pop 85+	1.2%	1.5%	1.7%
	Median Age	35.5	37.7	39.3
	Average Age	35.7	38.7	40.1

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

Apr 3, 2025

BRIXMOR®

Latitude: 41.8034 Longitude: -72.5513

Crossroads III Manchester, CT		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
	% of Pop 0 to 4 years	8.2%	5.8%	5.3%
	% of Pop 5 - 13	9.7%	9.8%	9.5%
	% of Pop 14 - 18	3.0%	4.3%	4.4%
	% of Pop 19 - 22	2.9%	4.2%	4.3%
	% of Pop 22 - 25	2.2%	3.0%	3.1%
	% of Pop 25 - 29	8.2%	6.1%	5.8%
	% of Pop 30 - 34	13.6%	8.0%	7.1%
	% of Pop 35 - 39	12.7%	8.3%	7.4%
	% of Pop 40 - 44	7.9%	7.1%	6.6%
	% of Pop 45 - 59	12.7%	17.3%	18.2%
	% of Pop 60 - 74	11.8%	16.9%	18.6%
	% of Pop 75 - 84	4.6%	6.1%	6.7%
	% of Pop 85+	2.6%	3.1%	3.0%
	Median Age	35.9	40.4	42.4
	Average Age	38.0	41.7	42.8
Race	Count of White	2,634	36,323	76,137
	Count of Black or African-American	668	10,904	20,868
	Count of Asian or Pacific Islander	2,221	8,947	13,922
	Count of Other races	732	11,043	22,000
	White	42.1%	54.0%	57.3%
	Black or African American	10.7%	16.2%	15.7%
	Asian	35.5%	13.3%	10.5%
	Other Races	11.7%	16.4%	16.6%
Language Spoken	Speak English at Home	59.0%	73.0%	72.7%
	Speak Spanish at Home	5.8%	10.6%	12.7%
	Speak French or French Creole at Home	0.9%	1.0%	1.0%
	Speak German at Home	0.0%	0.2%	0.2%
	Speak Other Indo-European Languages at Home	16.8%	7.6%	6.3%
	Speak Russian and Other Slavic Languages at Home	0.7%	0.6%	0.9%
	Speak Chinese at Home	0.0%	0.3%	0.4%
	Speak Korean at Home	0.2%	0.1%	0.1%
	Speak Vietnamese at Home	0.0%	0.3%	0.5%
	Speak Other Asian Languages at Home	9.8%	3.4%	2.7%
	Speak Tagalog and Other Pacific Languages at Home	0.0%	0.0%	0.2%
	Speak Other Language at Home	6.7%	3.0%	2.3%
Hispanic	Hispanic Population	712	12,087	24,573
	Hispanic Population Percent	11.4%	18.0%	18.5%
	Mexican	1.7%	5.0%	5.0%
	Puerto Rican	55.9%	65.4%	64.4%
	Cuban	9.8%	4.4%	3.1%
	Dominican	0.5%	1.7%	3.1%
	Central American	6.6%	5.6%	5.9%
	South American	16.1%	12.0%	13.0%
	Other Hispanic	9.4%	5.9%	5.4%
	2000 Hispanic Population Percent	5%	7%	8%
	1990 Hispanic Population Percent	2%	3%	3%

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

Apr 3, 2025

BRIXMOR®

Latitude: 41.8034 Longitude: -72.5513

Crossroads III Manchester, CT		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Ancestry	American (percent of total population)	1.3%	2.4%	2.4%
	American	1.1%	2.1%	2.1%
	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)	35.5%	13.2%	10.4%
	Chinese	1.5%	0.6%	0.6%
	Japanese	0.1%	0.1%	0.0%
	Korean	0.3%	0.2%	0.3%
	South Central Asian (ie. Indian)	30.9%	9.9%	7.6%
	South East Asian (ie. Vietnamese)	2.2%	1.9%	1.6%
	Other Asian	0.5%	0.5%	0.3%
	European (percent of total population)	17.3%	31.2%	32.8%
	British	1.5%	4.0%	4.2%
	Dutch	0.1%	0.3%	0.3%
	French	2.2%	2.8%	2.9%
	German	2.1%	3.3%	3.6%
	Italian	3.7%	6.3%	6.5%
	Polish	1.6%	3.2%	3.4%
	Scandinavian	0.5%	1.0%	1.1%
	Scotch/Irish	3.8%	7.8%	8.0%
	Other European (ie. Greek/Russian)	1.8%	2.5%	2.8%
	Middle Eastern	0.6%	0.3%	0.4%
	Other Ancestry	27.9%	24.6%	25.1%
	Unclassified Ancestry	6.0%	10.3%	10.5%
Education (Age 25+)	Adult Population (25 Years or Older)	4,587	47,738	95,177
	Elementary (0 to 8)	1.6%	2.3%	2.4%
	Some High School (9 to 11)	1.5%	4.5%	4.3%
	High School Graduate (12)	17.9%	27.3%	28.1%
	Some College (13 to 16)	11.7%	17.1%	17.9%
	Associates Degree Only	4.8%	8.4%	8.9%
	Bachelors Degree Only	37.0%	22.5%	21.7%
	Graduate Degree	25.5%	17.8%	16.7%
	% College (4+)	62.5%	40.4%	38.4%
Household Type	Total Households – count	2,908	28,196	53,977
	One Person HHs – count	1,039	9,150	15,741
	Family HHs – count	1,646	16,946	34,498
	Married Couple – count	1,339	11,699	23,741
	w/own children – count	738	5,051	9,809
	w/out own children – count	601	6,648	13,932
	Male Householder – count	158	1,556	3,417
	Female Householder – count	149	3,691	7,340
	Non-Family Households – count	223	2,100	3,737
	1 Person Household	35.7%	32.5%	29.2%
	2 Person Household	32.1%	31.0%	32.7%
	3 Person Household	17.7%	16.7%	16.8%
	4 Person Household	9.8%	12.5%	13.3%
	5 Person Household	3.1%	4.7%	5.2%
	6 Person Household	1.1%	1.7%	1.9%
	7+ Person Household	0.6%	1.0%	1.0%
	% Households With Children	29.5%	27.1%	27.0%

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

Apr 3, 2025



Latitude: 41.8034 Longitude: -72.5513

Crossroads III Manchester, CT		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Housing	Total Housing Units	3,126	29,569	56,528
	Owner Occupied Percent	29.0%	54.1%	61.0%
	Renter Occupied Percent	64.0%	41.3%	34.5%
	Vacant Housing Percent	7.0%	4.6%	4.5%
	Total Housing Units (Census 2000)	2,132	26,687	51,192
Home Value (Owner Occupied)	Property Value \$1,000,000 or more	1.9%	0.7%	0.9%
	Property Value \$750,000 to \$999,999	3.1%	1.9%	3.0%
	Property Value \$500,000 to \$749,999	12.0%	10.5%	13.4%
	Property Value \$400,000 to \$499,999	12.6%	12.3%	13.5%
	Property Value \$300,000, to \$399,999	26.7%	24.3%	27.8%
	Property Value \$200,000 to \$299,999	27.6%	34.8%	28.5%
	Property Value \$150,000 to \$199,999	8.9%	7.7%	5.9%
	Property Value \$100,000 to \$149,999	4.6%	3.4%	2.8%
	Property Value \$60,000 to \$99,999	1.0%	1.6%	1.4%
	Property Value \$40,000 to \$59,999	0.3%	0.6%	0.5%
	Property Value \$0 to \$39,999	1.1%	2.0%	2.1%
	Median Home Value	\$323,831	\$299,455	\$331,160
Wealth per Household	\$0 and under - percent	18.3%	17.7%	17.2%
	\$1 to \$4999 - percent	8.9%	8.7%	8.4%
	\$5k to \$9999 - percent	4.9%	4.7%	4.5%
	\$10k to \$24999 - percent	6.6%	6.4%	6.3%
	\$25k to \$49999 - percent	6.7%	6.8%	6.8%
	\$50k to \$99999 - percent	9.5%	10.0%	10.2%
	\$100k to \$249999 - percent	16.8%	17.7%	18.1%
	\$250k to \$499999 - percent	12.8%	13.0%	13.3%
	\$500k+ - percent	15.4%	14.9%	15.3%
	Median HH Wealth	\$73,871	\$78,342	\$83,716
	Avg HH Wealth	\$242,755	\$240,545	\$246,198
Economic Viability	Economic Viability Local	294	270	268
	Economic Viability Indexed	109	100	99
Occupation (Employed Civilians Age 16+)	Employed Civilian Pop 16+ by Occupation	3,605	35,669	70,935
	Managerial/Executive	21.0%	17.6%	17.6%
	Professional Specialty	51.3%	29.4%	28.6%
	Healthcare Support	0.9%	3.2%	3.3%
	Sales	4.6%	10.1%	10.2%
	Office & Administrative Support	8.8%	12.1%	11.8%
	Protective Service	0.6%	1.6%	1.7%
	Food Preparation	1.1%	4.2%	4.3%
	Building Maintenance & Cleaning	0.8%	2.2%	2.5%
	Personal Care	1.7%	2.7%	2.4%
	Farming, Fishing, & Forestry	0.0%	0.0%	0.0%
	Construction	3.0%	5.6%	5.6%
	Production & Transportation	6.1%	11.4%	12.1%
	Percent White Collar Workers	86.7%	72.3%	71.4%
	Percent Blue Collar Workers	13.3%	27.7%	28.6%

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

Apr 3, 2025



Latitude: 41.8034 Longitude: -72.5513

Crossroads III Manchester, CT		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
	Agriculture/Mining/Construction	4.5%	5.2%	5.0%
	Manufacturing	18.3%	11.3%	11.3%
	Transportation	3.2%	4.8%	5.2%
	Information	2.3%	1.7%	1.7%
	Wholesale/Retail	9.1%	14.0%	14.3%
	Finance, Insurance, Real Estate	13.7%	11.6%	11.2%
	Professional Services	19.4%	9.5%	8.7%
	Management Services	0.0%	0.0%	0.0%
	Administrative/Waste Services	1.8%	3.3%	3.5%
	Educational Services	16.7%	23.4%	24.0%
	Entertainment Services	4.2%	7.1%	7.0%
	Other Professional Services	3.5%	4.0%	3.7%
	Public Administration	3.5%	4.3%	4.4%
Vehicles per HH	No Vehicles	3.1%	7.3%	6.8%
	1 Vehicle	60.7%	42.9%	36.9%
	2 Vehicles	31.1%	34.6%	37.9%
	3 or more vehicles	5.1%	15.1%	18.5%
	Average Number of Vehicles	1.40	1.63	1.75
Change	Births (last 12 months)	93	749	1,372
	Deaths (last 12 months)	39	524	1,112
	Migration (last 12 months)	-38	-129	-300
Work place	Workplace Establishments	221	2,346	4,009
	Workplace Employees (FTE)	2,546	25,537	45,945