

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	22,258	143,803	332,725
2020 Total Population	27,456	157,248	361,404
2020 Group Quarters	597	1,840	5,056
2024 Total Population	28,177	159,512	366,685
2024 Group Quarters	596	1,833	5,041
2029 Total Population	29,690	162,948	375,103
2024-2029 Annual Rate	1.05%	0.43%	0.45%
2024 Total Daytime Population	58,718	196,772	415,283
Workers	46,922	126,449	246,698
Residents	11,796	70,323	168,585
Household Summary			
2010 Households	10,254	54,629	126,278
2010 Average Household Size	2.10	2.60	2.60
2020 Total Households	13,048	59,481	135,400
2020 Average Household Size	2.06	2.61	2.63
2024 Households	13,354	60,548	137,250
2024 Average Household Size	2.07	2.60	2.63
2029 Households	14,105	62,138	140,884
2029 Average Household Size	2.06	2.59	2.63
2024-2029 Annual Rate	1.10%	0.52%	0.52%
2010 Families	5,160	34,151	82,601
2010 Average Family Size	2.88	3.19	3.16
2024 Families	6,373	37,436	88,599
2024 Average Family Size	2.93	3.32	3.30
2029 Families	6,704	38,087	90,050
2029 Average Family Size	2.92	3.32	3.30
2024-2029 Annual Rate	1.02%	0.35%	0.33%
Housing Unit Summary			
2000 Housing Units	8,405	51,992	119,737
Owner Occupied Housing Units	32.3%	67.0%	68.4%
Renter Occupied Housing Units	63.3%	30.1%	28.5%
Vacant Housing Units	4.4%	2.9%	3.1%
2010 Housing Units	11,253	57,768	133,513
Owner Occupied Housing Units	30.8%	61.5%	64.0%
Renter Occupied Housing Units	60.3%	33.1%	30.6%
Vacant Housing Units	8.9%	5.4%	5.4%
2020 Housing Units	13,747	62,163	141,850
Owner Occupied Housing Units	25.4%	56.9%	60.6%
Renter Occupied Housing Units	69.5%	38.8%	34.8%
Vacant Housing Units	5.0%	4.3%	4.5%
2024 Housing Units	14,194	63,853	144,780
Owner Occupied Housing Units	26.3%	57.8%	61.5%
Renter Occupied Housing Units	67.7%	37.0%	33.3%
Vacant Housing Units	5.9%	5.2%	5.2%
2029 Housing Units	14,757	65,372	148,525
Owner Occupied Housing Units	26.4%	57.5%	61.1%
Renter Occupied Housing Units	69.2%	37.6%	33.8%
Vacant Housing Units	4.4%	4.9%	5.1%

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

Montrose Crossing Shopping Center
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 39.05632
Longitude: -77.11786

	1 mile	3 miles	5 miles
2024 Households by Income			
Household Income Base	13,354	60,548	137,241
<\$15,000	8.5%	5.2%	5.1%
\$15,000 - \$24,999	3.4%	2.8%	3.4%
\$25,000 - \$34,999	5.2%	4.0%	3.9%
\$35,000 - \$49,999	7.4%	5.8%	5.5%
\$50,000 - \$74,999	11.7%	10.2%	9.9%
\$75,000 - \$99,999	12.3%	10.9%	10.0%
\$100,000 - \$149,999	21.3%	18.0%	16.8%
\$150,000 - \$199,999	11.2%	14.0%	12.9%
\$200,000+	19.2%	29.0%	32.4%
Average Household Income	\$143,371	\$179,705	\$191,102
2029 Households by Income			
Household Income Base	14,105	62,138	140,875
<\$15,000	8.1%	4.9%	4.6%
\$15,000 - \$24,999	2.6%	2.1%	2.7%
\$25,000 - \$34,999	4.2%	3.3%	3.2%
\$35,000 - \$49,999	5.8%	4.6%	4.4%
\$50,000 - \$74,999	9.8%	8.3%	8.4%
\$75,000 - \$99,999	11.7%	10.0%	9.4%
\$100,000 - \$149,999	21.8%	17.8%	16.3%
\$150,000 - \$199,999	12.9%	15.3%	13.8%
\$200,000+	23.2%	33.7%	37.3%
Average Household Income	\$165,837	\$204,263	\$216,135
2024 Owner Occupied Housing Units by Value			
Total	3,731	36,909	89,070
<\$50,000	1.2%	1.6%	1.3%
\$50,000 - \$99,999	0.5%	0.2%	0.6%
\$100,000 - \$149,999	0.1%	0.3%	0.7%
\$150,000 - \$199,999	0.3%	1.0%	1.2%
\$200,000 - \$249,999	1.3%	1.9%	1.6%
\$250,000 - \$299,999	1.6%	2.3%	1.8%
\$300,000 - \$399,999	6.9%	9.4%	6.9%
\$400,000 - \$499,999	14.4%	14.9%	11.3%
\$500,000 - \$749,999	44.1%	35.4%	31.4%
\$750,000 - \$999,999	23.2%	19.9%	23.7%
\$1,000,000 - \$1,499,999	4.2%	9.1%	12.6%
\$1,500,000 - \$1,999,999	1.7%	2.6%	4.7%
\$2,000,000 +	0.3%	1.3%	2.1%
Average Home Value	\$666,066	\$698,059	\$777,849
2029 Owner Occupied Housing Units by Value			
Total	3,884	37,559	90,716
<\$50,000	0.5%	0.8%	0.8%
\$50,000 - \$99,999	0.0%	0.0%	0.2%
\$100,000 - \$149,999	0.0%	0.0%	0.2%
\$150,000 - \$199,999	0.0%	0.2%	0.5%
\$200,000 - \$249,999	0.3%	0.7%	0.7%
\$250,000 - \$299,999	0.4%	1.1%	0.9%
\$300,000 - \$399,999	3.0%	5.6%	4.2%
\$400,000 - \$499,999	10.9%	13.0%	9.9%
\$500,000 - \$749,999	48.3%	38.8%	33.6%
\$750,000 - \$999,999	29.3%	24.0%	27.5%
\$1,000,000 - \$1,499,999	5.2%	11.5%	14.8%
\$1,500,000 - \$1,999,999	1.9%	3.2%	5.0%
\$2,000,000 +	0.2%	1.2%	1.8%
Average Home Value	\$722,611	\$760,868	\$828,666

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

Montrose Crossing Shopping Center
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 39.05632
Longitude: -77.11786

	1 mile	3 miles	5 miles
Median Household Income			
2024	\$102,443	\$125,938	\$132,067
2029	\$113,237	\$146,245	\$152,824
Median Home Value			
2024	\$633,576	\$629,745	\$695,260
2029	\$680,607	\$684,225	\$744,001
Per Capita Income			
2024	\$67,300	\$68,439	\$71,596
2029	\$78,063	\$78,153	\$81,242
Median Age			
2010	36.7	38.8	40.2
2020	36.9	39.5	40.6
2024	37.3	40.2	41.2
2029	39.0	41.6	42.2
2020 Population by Age			
Total	27,456	157,248	361,404
0 - 4	5.3%	5.5%	5.4%
5 - 9	5.5%	5.9%	6.0%
10 - 14	4.8%	6.2%	6.5%
15 - 24	9.5%	11.2%	11.7%
25 - 34	21.3%	14.3%	12.5%
35 - 44	16.9%	14.8%	13.7%
45 - 54	10.8%	12.9%	13.1%
55 - 64	9.9%	12.5%	12.6%
65 - 74	7.5%	9.1%	9.8%
75 - 84	5.1%	5.0%	5.7%
85 +	3.5%	2.6%	2.9%
18 +	81.8%	78.7%	78.0%
2024 Population by Age			
Total	28,177	159,511	366,684
0 - 4	5.2%	5.3%	5.3%
5 - 9	5.1%	5.9%	6.0%
10 - 14	4.5%	5.8%	6.0%
15 - 24	9.8%	11.1%	11.7%
25 - 34	20.5%	13.7%	12.5%
35 - 44	18.2%	15.7%	14.2%
45 - 54	11.7%	13.2%	13.1%
55 - 64	8.9%	11.5%	11.8%
65 - 74	7.5%	9.5%	10.0%
75 - 84	5.2%	5.6%	6.5%
85 +	3.3%	2.7%	3.0%
18 +	82.6%	79.5%	79.1%
2029 Population by Age			
Total	29,690	162,947	375,102
0 - 4	4.9%	5.0%	5.0%
5 - 9	4.8%	5.4%	5.4%
10 - 14	4.6%	6.1%	6.1%
15 - 24	10.3%	10.6%	11.1%
25 - 34	17.3%	13.1%	12.7%
35 - 44	18.8%	14.9%	13.4%
45 - 54	12.9%	13.8%	13.3%
55 - 64	9.1%	11.2%	11.5%
65 - 74	8.0%	10.0%	10.3%
75 - 84	5.9%	6.8%	7.7%
85 +	3.3%	3.0%	3.4%
18 +	82.9%	80.1%	79.9%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

Montrose Crossing Shopping Center
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 39.05632
Longitude: -77.11786

	1 mile	3 miles	5 miles
2020 Population by Sex			
Males	12,909	75,776	172,713
Females	14,547	81,472	188,691
2024 Population by Sex			
Males	13,486	78,174	178,251
Females	14,691	81,338	188,434
2029 Population by Sex			
Males	14,163	79,411	181,707
Females	15,527	83,537	193,396
2010 Population by Race/Ethnicity			
Total	22,258	143,802	332,725
White Alone	56.1%	61.7%	62.1%
Black Alone	8.8%	9.2%	12.3%
American Indian Alone	0.5%	0.4%	0.4%
Asian Alone	24.5%	15.1%	13.4%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	6.6%	9.4%	7.9%
Two or More Races	3.4%	4.1%	3.9%
Hispanic Origin	16.3%	22.9%	19.0%
Diversity Index	71.8	72.7	70.5
2020 Population by Race/Ethnicity			
Total	27,456	157,248	361,404
White Alone	44.6%	46.3%	47.4%
Black Alone	12.0%	10.1%	12.9%
American Indian Alone	0.5%	0.8%	0.7%
Asian Alone	23.2%	16.4%	15.0%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	8.9%	13.6%	11.8%
Two or More Races	10.8%	12.8%	12.1%
Hispanic Origin	17.5%	25.3%	22.1%
Diversity Index	79.6	82.2	80.8
2024 Population by Race/Ethnicity			
Total	28,177	159,512	366,686
White Alone	42.1%	44.7%	45.5%
Black Alone	12.4%	10.3%	13.3%
American Indian Alone	0.6%	0.8%	0.7%
Asian Alone	24.3%	17.0%	15.7%
Pacific Islander Alone	0.0%	0.1%	0.0%
Some Other Race Alone	9.3%	13.9%	12.1%
Two or More Races	11.2%	13.3%	12.6%
Hispanic Origin	18.3%	25.9%	22.7%
Diversity Index	80.8	83.0	81.8
2029 Population by Race/Ethnicity			
Total	29,691	162,947	375,103
White Alone	39.3%	42.3%	43.3%
Black Alone	12.7%	10.4%	13.3%
American Indian Alone	0.6%	0.9%	0.8%
Asian Alone	25.9%	18.2%	16.8%
Pacific Islander Alone	0.0%	0.1%	0.0%
Some Other Race Alone	9.9%	14.4%	12.6%
Two or More Races	11.7%	13.8%	13.1%
Hispanic Origin	19.3%	26.9%	23.6%
Diversity Index	82.1	84.0	82.9

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

	1 mile	3 miles	5 miles
2020 Population by Relationship and Household Type			
Total	27,456	157,248	361,404
In Households	97.8%	98.8%	98.6%
Householder	46.9%	37.9%	37.4%
Opposite-Sex Spouse	16.7%	17.9%	18.8%
Same-Sex Spouse	0.3%	0.2%	0.2%
Opposite-Sex Unmarried Partner	2.5%	1.7%	1.6%
Same-Sex Unmarried Partner	0.1%	0.1%	0.1%
Biological Child	21.9%	26.5%	27.6%
Adopted Child	0.3%	0.5%	0.5%
Stepchild	0.4%	0.6%	0.6%
Grandchild	0.6%	1.5%	1.4%
Brother or Sister	1.2%	1.5%	1.4%
Parent	1.5%	1.7%	1.6%
Parent-in-law	0.2%	0.4%	0.5%
Son-in-law or Daughter-in-law	0.2%	0.4%	0.4%
Other Relatives	1.2%	2.3%	2.0%
Foster Child	0.0%	0.0%	0.0%
Other Nonrelatives	3.7%	5.3%	4.4%
In Group Quarters	2.2%	1.2%	1.4%
Institutionalized	1.9%	0.8%	0.9%
Noninstitutionalized	0.2%	0.3%	0.5%
2024 Population 25+ by Educational Attainment			
Total	21,213	114,630	260,435
Less than 9th Grade	2.9%	5.2%	4.6%
9th - 12th Grade, No Diploma	2.8%	3.6%	3.2%
High School Graduate	8.9%	12.0%	11.5%
GED/Alternative Credential	1.2%	1.4%	1.2%
Some College, No Degree	8.1%	10.1%	9.6%
Associate Degree	4.6%	5.2%	4.8%
Bachelor's Degree	32.3%	27.7%	28.0%
Graduate/Professional Degree	39.2%	34.8%	37.2%
2024 Population 15+ by Marital Status			
Total	23,987	132,301	303,241
Never Married	38.3%	33.8%	31.9%
Married	46.3%	52.2%	54.2%
Widowed	5.7%	5.2%	5.3%
Divorced	9.7%	8.8%	8.5%
2024 Civilian Population 16+ in Labor Force			
Civilian Population 16+	16,530	91,785	202,954
Population 16+ Employed	98.4%	98.0%	97.9%
Population 16+ Unemployment rate	1.6%	2.0%	2.1%
Population 16-24 Employed	8.3%	9.2%	9.6%
Population 16-24 Unemployment rate	3.6%	5.6%	5.5%
Population 25-54 Employed	74.1%	66.3%	64.5%
Population 25-54 Unemployment rate	1.4%	1.5%	1.7%
Population 55-64 Employed	10.9%	15.5%	16.3%
Population 55-64 Unemployment rate	1.8%	2.2%	1.9%
Population 65+ Employed	6.7%	8.9%	9.6%
Population 65+ Unemployment rate	1.7%	1.3%	1.6%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

Montrose Crossing Shopping Center
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 39.05632
Longitude: -77.11786

	1 mile	3 miles	5 miles
2024 Employed Population 16+ by Industry			
Total	16,260	89,940	198,710
Agriculture/Mining	0.0%	0.1%	0.1%
Construction	4.5%	6.4%	6.2%
Manufacturing	2.2%	2.4%	2.5%
Wholesale Trade	0.4%	0.6%	0.7%
Retail Trade	4.7%	6.5%	6.1%
Transportation/Utilities	2.3%	2.7%	2.6%
Information	2.8%	2.6%	2.5%
Finance/Insurance/Real Estate	4.6%	5.3%	5.8%
Services	64.0%	61.0%	60.5%
Public Administration	14.5%	12.4%	13.2%
2024 Employed Population 16+ by Occupation			
Total	16,259	89,938	198,713
White Collar	82.3%	75.0%	76.6%
Management/Business/Financial	23.8%	22.9%	24.7%
Professional	48.6%	39.8%	39.9%
Sales	4.8%	6.0%	6.1%
Administrative Support	5.0%	6.3%	6.0%
Services	10.4%	14.0%	13.6%
Blue Collar	7.3%	11.0%	9.8%
Farming/Forestry/Fishing	0.0%	0.0%	0.0%
Construction/Extraction	2.9%	4.3%	4.0%
Installation/Maintenance/Repair	1.3%	2.2%	1.7%
Production	1.1%	1.4%	1.1%
Transportation/Material Moving	2.0%	3.0%	3.0%
2020 Households by Type			
Total	13,048	59,481	135,400
Married Couple Households	35.9%	47.9%	50.7%
With Own Children <18	15.8%	21.5%	22.7%
Without Own Children <18	20.1%	26.3%	28.0%
Cohabiting Couple Households	5.9%	5.0%	4.5%
With Own Children <18	0.9%	1.2%	1.3%
Without Own Children <18	5.0%	3.7%	3.2%
Male Householder, No Spouse/Partner	22.7%	17.3%	15.5%
Living Alone	17.0%	11.5%	10.1%
65 Years and over	3.5%	3.3%	3.4%
With Own Children <18	1.5%	1.4%	1.4%
Without Own Children <18, With Relatives	2.2%	2.7%	2.4%
No Relatives Present	2.1%	1.7%	1.5%
Female Householder, No Spouse/Partner	35.5%	29.9%	29.3%
Living Alone	24.8%	18.3%	17.7%
65 Years and over	9.6%	8.5%	9.5%
With Own Children <18	4.3%	4.1%	4.2%
Without Own Children <18, With Relatives	4.6%	6.0%	6.0%
No Relatives Present	1.8%	1.4%	1.4%
2020 Households by Size			
Total	13,048	59,481	135,400
1 Person Household	41.8%	29.8%	27.9%
2 Person Household	29.7%	29.1%	29.5%
3 Person Household	12.2%	15.6%	15.7%
4 Person Household	9.9%	14.3%	15.2%
5 Person Household	3.8%	6.0%	6.6%
6 Person Household	1.5%	2.8%	2.9%
7 + Person Household	1.1%	2.5%	2.2%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

Montrose Crossing Shopping Center
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 39.05632
Longitude: -77.11786

	1 mile	3 miles	5 miles
2020 Households by Tenure and Mortgage Status			
Total	13,048	59,481	135,400
Owner Occupied	26.8%	59.4%	63.5%
Owned with a Mortgage/Loan	18.4%	43.4%	45.6%
Owned Free and Clear	8.4%	16.0%	17.9%
Renter Occupied	73.2%	40.6%	36.5%
2024 Affordability, Mortgage and Wealth			
Housing Affordability Index	64	79	75
Percent of Income for Mortgage	38.7%	31.3%	33.0%
Wealth Index	100	166	185
2020 Housing Units By Urban/ Rural Status			
Total	13,747	62,163	141,850
Urban Housing Units	100.0%	100.0%	100.0%
Rural Housing Units	0.0%	0.0%	0.0%
2020 Population By Urban/ Rural Status			
Total	27,456	157,248	361,404
Urban Population	100.0%	100.0%	100.0%
Rural Population	0.0%	0.0%	0.0%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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	1 mile	3 miles	5 miles
Top 3 Tapestry Segments			
1.	Metro Renters (3B)	Pleasantville (2B)	Top Tier (1A)
2.	Enterprising Professionals (2D)	Metro Renters (3B)	Pleasantville (2B)
3.	Golden Years (9B)	Top Tier (1A)	Urban Chic (2A)
2024 Consumer Spending			
Apparel & Services: Total \$	\$42,009,880	\$224,724,326	\$539,147,422
Average Spent	\$3,145.86	\$3,711.51	\$3,928.21
Spending Potential Index	132	156	165
Education: Total \$	\$31,435,630	\$179,737,186	\$432,561,971
Average Spent	\$2,354.02	\$2,968.51	\$3,151.64
Spending Potential Index	136	172	182
Entertainment/Recreation: Total \$	\$66,668,989	\$380,101,039	\$919,354,425
Average Spent	\$4,992.44	\$6,277.68	\$6,698.39
Spending Potential Index	122	153	164
Food at Home: Total \$	\$123,833,492	\$679,854,595	\$1,637,609,649
Average Spent	\$9,273.14	\$11,228.36	\$11,931.58
Spending Potential Index	127	154	163
Food Away from Home: Total \$	\$69,399,417	\$378,723,786	\$909,932,320
Average Spent	\$5,196.90	\$6,254.93	\$6,629.74
Spending Potential Index	134	161	170
Health Care: Total \$	\$113,129,297	\$655,746,200	\$1,606,224,395
Average Spent	\$8,471.57	\$10,830.19	\$11,702.91
Spending Potential Index	110	141	152
HH Furnishings & Equipment: Total \$	\$51,068,244	\$289,205,029	\$699,962,178
Average Spent	\$3,824.19	\$4,776.46	\$5,099.91
Spending Potential Index	121	151	161
Personal Care Products & Services: Total \$	\$17,698,553	\$97,679,520	\$235,298,999
Average Spent	\$1,325.34	\$1,613.26	\$1,714.38
Spending Potential Index	133	162	172
Shelter: Total \$	\$474,388,589	\$2,664,951,687	\$6,380,942,177
Average Spent	\$35,524.08	\$44,013.87	\$46,491.38
Spending Potential Index	133	165	174
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$49,506,557	\$297,341,341	\$746,643,407
Average Spent	\$3,707.25	\$4,910.84	\$5,440.02
Spending Potential Index	106	140	155
Travel: Total \$	\$52,141,981	\$299,344,139	\$719,266,633
Average Spent	\$3,904.60	\$4,943.91	\$5,240.56
Spending Potential Index	129	163	173
Vehicle Maintenance & Repairs: Total \$	\$23,357,069	\$130,692,261	\$317,674,529
Average Spent	\$1,749.07	\$2,158.49	\$2,314.57
Spending Potential Index	118	146	156

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.