

DEMOGRAPHIC PROFILE EXPANDED

1990 - 2000 Census, 2004 Estimates & 2009 Projections

Calculated using Proportional Block Groups

KORMAN



COMMERCIAL PROPERTIES

Lat/Lon: 40.137335/-74.950957

RF5

Bucks Crossing Shopping Center	1.00 mi radius		3.00 mi radius		5.00 mi radius	
Population						
Estimated Population (2004)	6,996		86,120		248,055	
Census Population (1990)	6,631		86,318		250,093	
Census Population (2000)	6,950		86,469		250,102	
Projected Population (2009)	7,068		85,980		246,438	
Forecasted Population (2014)	7,133		85,688		244,333	
Historical Annual Growth (1990 to 2000)	319	0.5%	151	0.0%	8	0.0%
Historical Annual Growth (2000 to 2004)	46	0.2%	-349	-0.1%	-2,047	-0.2%
Projected Annual Growth (2004 to 2009)	72	0.2%	-139	0.0%	-1,617	-0.1%
Est. Population Density (2004)	2,229.47 <i>psm</i>		3,048.27 <i>psm</i>		3,201.99 <i>psm</i>	
Trade Area Size	3.14 <i>sq mi</i>		28.25 <i>sq mi</i>		77.47 <i>sq mi</i>	
Households						
Estimated Households (2004)	2,957		32,589		94,502	
Census Households (1990)	2,456		30,325		87,961	
Census Households (2000)	2,888		31,983		92,608	
Projected Households (2009)	3,048		33,400		96,985	
Forecasted Households (2014)	3,135		34,162		99,350	
Households with Children (2004)	844	28.6%	11,495	35.3%	32,740	34.6%
Average Household Size (2004)	2.36		2.61		2.58	
Average Household Income						
Est. Average Household Income (2004)	\$57,076		\$60,888		\$63,787	
Proj. Average Household Income (2009)	\$58,925		\$61,686		\$64,209	
Average Family Income (2004)	\$61,723		\$67,931		\$72,296	
Median Household Income						
Est. Median Household Income (2004)	\$54,852		\$57,618		\$58,096	
Proj. Median Household Income (2009)	\$60,682		\$64,354		\$64,905	
Median Family Income (2004)	\$60,834		\$65,603		\$67,038	
Per Capita Income						
Est. Per Capita Income (2004)	\$24,142		\$23,171		\$24,487	
Proj. Per Capita Income (2009)	\$25,430		\$24,113		\$25,483	
Per Capita Income Est. 5 year change	\$1,288	5.3%	\$941	4.1%	\$997	4.1%
Other Income						
Est. Median Disposable Income (2004)	\$45,972		\$47,899		\$48,181	
Est. Median Disposable Income (2009)	\$49,943		\$52,562		\$53,021	
Disposable Income Est. 5 year change	\$3,971	8.6%	\$4,663	9.7%	\$4,840	10.0%
Est. Median Household Net Worth (2004)	\$39,609		\$44,506		\$45,559	
Daytime Demos						
Total Number of Businesses (2004)	360		3,141		9,318	
Total Number of Employees (2004)	4,568		37,019		121,522	
Company Headqtrs: Businesses (2004)	4	1.0%	25	0.8%	59	0.6%
Company Headqtrs: Employees (2004)	478	10.5%	2,835	7.7%	8,511	7.0%
Unemployment Rate (2004)	3.10%		3.00%		2.80%	
Employee Population per Business	12.7 to 1		11.8 to 1		13.0 to 1	
Residential Population per Business	19.4 to 1		27.4 to 1		26.6 to 1	

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Race & Ethnicity						
White (2004)	5,965	85.3%	75,544	87.7%	218,570	88.1%
Black or African American (2004)	484	6.9%	4,322	5.0%	12,687	5.1%
American Indian & Alaska Native (2004)	8	0.1%	118	0.1%	410	0.2%
Asian (2004)	381	5.5%	3,833	4.5%	10,140	4.1%
Hawaiian & Pacific Islander (2004)	4	0.1%	34	0.0%	71	0.0%
Other Race (2004)	55	0.8%	1,106	1.3%	2,899	1.2%
Two or More Races (2004)	100	1.4%	1,162	1.3%	3,277	1.3%
Not Hispanic or Latino Population (2004)	6,824	97.5%	83,019	96.4%	239,752	96.7%
Hispanic or Latino Population (2004)	172	2.5%	3,101	3.6%	8,303	3.3%
Not of Hispanic Origin Population (1990)	6,505	98.1%	84,889	98.3%	245,852	98.3%
Hispanic Origin Population (1990)	126	1.9%	1,429	1.7%	4,241	1.7%
Not Hispanic or Latino Population (2000)	6,788	97.7%	83,592	96.7%	242,555	97.0%
Hispanic or Latino Population (2000)	162	2.3%	2,877	3.3%	7,547	3.0%
Not Hispanic or Latino Population (2009)	6,881	97.3%	82,553	96.0%	236,922	96.1%
Hispanic or Latino Population (2009)	188	2.7%	3,428	4.0%	9,516	3.9%
Hist. Hispanic Ann Growth (1990 to 2004)	46	2.6%	1,672	8.4%	4,062	6.8%
Proj. Hispanic Ann Growth (2004 to 2009)	15	1.8%	327	2.1%	1,213	2.9%
Age Distribution						
Age 0 to 4 yrs (2004)	338	4.8%	4,657	5.4%	13,681	5.5%
Age 5 to 9 yrs (2004)	348	5.0%	4,954	5.8%	14,231	5.7%
Age 10 to 14 yrs (2004)	393	5.6%	5,760	6.7%	16,689	6.7%
Age 15 to 19 yrs (2004)	438	6.3%	6,084	7.1%	17,192	6.9%
Age 20 to 24 yrs (2004)	541	7.7%	6,519	7.6%	16,947	6.8%
Age 25 to 29 yrs (2004)	655	9.4%	5,846	6.8%	15,575	6.3%
Age 30 to 34 yrs (2004)	476	6.8%	5,576	6.5%	15,578	6.3%
Age 35 to 39 yrs (2004)	520	7.4%	6,140	7.1%	17,469	7.0%
Age 40 to 44 yrs (2004)	542	7.7%	6,974	8.1%	19,627	7.9%
Age 45 to 49 yrs (2004)	579	8.3%	7,270	8.4%	20,381	8.2%
Age 50 to 54 yrs (2004)	586	8.4%	6,703	7.8%	18,757	7.6%
Age 55 to 59 yrs (2004)	459	6.6%	5,517	6.4%	15,791	6.4%
Age 60 to 64 yrs (2004)	363	5.2%	4,268	5.0%	12,540	5.1%
Age 65 to 74 yrs (2004)	421	6.0%	5,273	6.1%	17,584	7.1%
Age 75 to 84 yrs (2004)	254	3.6%	3,416	4.0%	11,726	4.7%
Age 85 yrs plus (2004)	84	1.2%	1,163	1.4%	4,287	1.7%
Median Age (2004)	37.2	<i>yrs</i>	37.2	<i>yrs</i>	38.3	<i>yrs</i>
Gender Age Distribution						
Female Population (2004)	3,539	50.6%	43,362	50.4%	126,521	51.0%
Age 0 to 19 yrs (2004)	742	21.0%	10,366	23.9%	29,851	23.6%
Age 20 to 64 yrs (2004)	2,388	67.5%	27,408	63.2%	77,270	61.1%
Age 65 yrs plus (2004)	408	11.5%	5,588	12.9%	19,400	15.3%
Female Median Age (2004)	38.1	<i>yrs</i>	38.4	<i>yrs</i>	39.7	<i>yrs</i>
Male Population (2004)	3,458	49.4%	42,758	49.6%	121,534	49.0%
Age 0 to 19 yrs (2004)	773	22.4%	11,090	25.9%	31,942	26.3%
Age 20 to 64 yrs (2004)	2,333	67.5%	27,403	64.1%	75,395	62.0%
Age 65 yrs plus (2004)	351	10.2%	4,265	10.0%	14,198	11.7%
Male Median Age (2004)	36.4	<i>yrs</i>	36.0	<i>yrs</i>	36.9	<i>yrs</i>

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Household Income Distribution						
HH Income \$200,000 or More (2004)	27	0.9%	463	1.4%	2,111	2.2%
HH Income \$150,000 to \$199,999 (2004)	65	2.2%	731	2.2%	2,328	2.5%
HH Income \$100,000 to \$149,999 (2004)	316	10.7%	4,281	13.1%	12,302	13.0%
HH Income \$75,000 to \$99,999 (2004)	480	16.2%	5,327	16.3%	14,694	15.5%
HH Income \$50,000 to \$74,999 (2004)	770	26.0%	7,751	23.8%	21,871	23.1%
HH Income \$35,000 to \$49,999 (2004)	414	14.0%	5,031	15.4%	14,526	15.4%
HH Income \$25,000 to \$34,999 (2004)	290	9.8%	3,163	9.7%	9,194	9.7%
HH Income \$15,000 to \$24,999 (2004)	248	8.4%	2,740	8.4%	8,471	9.0%
HH Income \$0 to \$14,999 (2004)	347	11.7%	3,099	9.5%	9,006	9.5%
HH Income \$35,000+ (2004)	2,072	70.1%	23,586	72.4%	67,831	71.8%
HH Income \$75,000+ (2004)	888	30.0%	10,803	33.1%	31,435	33.3%
Housing						
Total Housing Units (2004)	3,103		33,630		97,440	
Housing Units, Occupied (2004)	2,957	95.3%	32,589	96.9%	94,502	97.0%
Housing Units, Owner-Occupied (2004)	1,509	51.0%	22,907	70.3%	68,012	72.0%
Housing Units, Renter-Occupied (2004)	1,448	49.0%	9,682	29.7%	26,489	28.0%
Housing Units, Vacant (2004)	146	4.7%	1,041	3.1%	2,939	3.0%
Median Years in Residence (2004)	3.9	yrs	5.5	yrs	5.8	yrs
Marital Status						
Never Married (2004)	1,691	28.6%	19,179	27.1%	54,505	26.8%
Now Married (2004)	3,016	51.0%	38,054	53.8%	108,969	53.6%
Separated (2004)	245	4.1%	3,299	4.7%	9,441	4.6%
Widowed (2004)	644	10.9%	5,948	8.4%	16,070	7.9%
Divorced (2004)	323	5.5%	4,269	6.0%	14,469	7.1%
Household Type						
Population Family (2004)	5,399	77.2%	70,700	82.1%	205,272	82.8%
Population Non-Family (2004)	1,583	22.6%	14,387	16.7%	38,983	15.7%
Population Group Qtrs (2004)	13	0.2%	1,033	1.2%	3,800	1.5%
Family Households (2004)	1,859	62.8%	22,938	70.4%	66,855	70.7%
Married Couple With Children (2004)	603	20.0%	8,735	23.0%	24,677	22.6%
Average Family Household Size (2004)	2.91		3.08		3.07	
Non-Family Households (2004)	1,099	37.2%	9,651	29.6%	27,646	29.3%
Household Size						
1 Person Household (2004)	790	26.7%	7,070	21.7%	19,144	20.3%
2 Person Households (2004)	1,061	35.9%	10,297	31.6%	30,952	32.8%
3 Person Households (2004)	507	17.1%	6,191	19.0%	17,963	19.0%
4 Person Households (2004)	381	12.9%	5,447	16.7%	15,816	16.7%
5 Person Households (2004)	154	5.2%	2,417	7.4%	7,100	7.5%
6+ Person Households (2004)	65	2.2%	1,168	3.6%	3,527	3.7%
Household Vehicles						
Total Vehicles Available (2004)	4,988		59,275		164,252	
Household: 0 Vehicles Available (2004)	247	8.4%	2,210	6.8%	7,701	8.1%
Household: 1 Vehicles Available (2004)	1,131	38.2%	11,095	34.0%	33,095	35.0%
Household: 2+ Vehicles Available (2004)	1,579	53.4%	19,284	59.2%	53,706	56.8%
Average Vehicles Per Household (2004)	1.7		1.8		1.7	

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Labor Force			
Est. Labor: Population Age 16+ (2004)	5,823	69,515	199,951
Est. Civilian Employed (2004)	3,895 66.9%	46,267 66.6%	128,344 64.2%
Est. Civilian Unemployed (2004)	180 3.1%	2,087 3.0%	5,685 2.8%
Est. in Armed Forces (2004)	0	48 0.1%	111 0.1%
Est. not in Labor Force (2004)	1,747 30.0%	21,113 30.4%	65,812 32.9%
Occupation			
Occupation: Population Age 16+ (2000)	3,854	45,521	127,287
Mgmt, Business, & Financial Operations (2000)	583 15.1%	6,058 13.3%	16,492 13.0%
Professional and Related (2000)	939 24.4%	9,153 20.1%	25,749 20.2%
Service (2000)	316 8.2%	5,434 11.9%	16,062 12.6%
Sales and Office (2000)	1,160 30.1%	14,296 31.4%	39,872 31.3%
Farming, Fishing, and Forestry (2000)	0	49 0.1%	82 0.1%
Construct, Extraction, & Maintenance (2000)	389 10.1%	4,832 10.6%	12,338 9.7%
Production, Transp. & Material Moving (2000)	468 12.1%	5,697 12.5%	16,691 13.1%
Percent White Collar Workers (2000)	69.6%	64.8%	64.5%
Percent Blue Collar Workers (2000)	30.4%	35.2%	35.5%
Consumer Expenditure (in \$,000,000s)			
Total Household Expenditure (2004)	\$134	\$1,565	\$4,715
Total Non-Retail Expenditures (2004)	\$77 58.0%	\$907 58.0%	\$2,732 57.9%
Total Retail Expenditures (2004)	\$56 42.0%	\$658 42.0%	\$1,983 42.1%
Apparel (2004)	\$7 5.5%	\$85 5.4%	\$256 5.4%
Contributions (2004)	\$4 2.8%	\$45 2.9%	\$135 2.9%
Education (2004)	\$2 1.8%	\$28 1.8%	\$85 1.8%
Entertainment (2004)	\$7 5.2%	\$81 5.2%	\$244 5.2%
Food And Beverages (2004)	\$22 16.5%	\$257 16.4%	\$775 16.4%
Furnishings And Equipment (2004)	\$5 4.0%	\$62 4.0%	\$188 4.0%
Gifts (2004)	\$4 3.0%	\$48 3.0%	\$143 3.0%
Health Care (2004)	\$9 6.5%	\$101 6.4%	\$304 6.4%
Household Operations (2004)	\$4 3.2%	\$51 3.2%	\$153 3.3%
Miscellaneous Expenses (2004)	\$2 1.2%	\$18 1.1%	\$54 1.1%
Personal Care (2004)	\$2 1.7%	\$26 1.6%	\$78 1.6%
Personal Insurance (2004)	\$2 1.1%	\$18 1.2%	\$54 1.2%
Reading (2004)	\$1 0.5%	\$8 0.5%	\$25 0.5%
Shelter (2004)	\$23 17.3%	\$274 17.5%	\$826 17.5%
Tobacco (2004)	\$1 0.9%	\$15 0.9%	\$44 0.9%
Transportation (2004)	\$28 20.8%	\$326 20.8%	\$980 20.8%
Utilities (2004)	\$11 7.9%	\$123 7.9%	\$370 7.9%
Educational Attainment			
Adult Population (25 Years or Older) (2004)	4,940	58,146	169,315
Elementary (0 to 8) (2004)	132 2.7%	1,798 3.1%	5,433 3.2%
Some High School (9 to 11) (2004)	607 12.3%	6,786 11.7%	20,216 11.9%
High School Graduate (12) (2004)	1,592 32.2%	21,115 36.3%	62,515 36.9%
Some College (13 to 16) (2004)	877 17.8%	11,263 19.4%	31,093 18.4%
Associate Degree Only (2004)	263 5.3%	3,775 6.5%	11,123 6.6%
Bachelor Degree Only (2004)	941 19.1%	9,086 15.6%	25,391 15.0%
Graduate Degree (2004)	528 10.7%	4,323 7.4%	13,544 8.0%

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Units In Structure						
1 Detached Unit (2000)	1,339	44.1%	15,870	48.1%	45,444	47.6%
1 Attached Unit (2000)	278	9.2%	7,086	21.5%	22,761	23.8%
2 to 4 Units (2000)	276	9.1%	1,639	5.0%	7,446	7.8%
5 to 9 Units (2000)	188	6.2%	1,837	5.6%	4,445	4.7%
10 to 19 Units (2000)	470	15.5%	1,832	5.5%	5,349	5.6%
20 to 49 Units (2000)	170	5.6%	1,718	5.2%	3,870	4.1%
50 or more Units (2000)	206	6.8%	1,763	5.3%	4,722	4.9%
Mobile Home or Trailer (2000)	105	3.5%	1,251	3.8%	1,446	1.5%
Other Structure (2000)	1	0.0%	26	0.1%	35	0.0%
Homes Built By Year						
Homes Built 1999 to 2000	1	0.0%	92	0.3%	505	0.5%
Homes Built 1995 to 1998	56	1.8%	591	1.8%	1,636	1.7%
Homes Built 1990 to 1994	194	6.4%	1,405	4.3%	3,494	3.7%
Homes Built 1980 to 1989	493	16.2%	5,035	15.2%	13,524	14.2%
Homes Built 1970 to 1979	1,336	44.0%	9,098	27.6%	21,715	22.7%
Homes Built 1960 to 1969	424	14.0%	7,606	23.0%	23,751	24.9%
Homes Built 1950 to 1959	315	10.4%	5,316	16.1%	21,286	22.3%
Homes Built Before 1949	215	7.1%	3,879	11.7%	9,607	10.1%
Home Values						
Home Values \$1,000,000 or More (2000)	0		7	0.0%	51	0.1%
Home Values \$500,000 to \$999,999 (2000)	0		26	0.1%	218	0.4%
Home Values \$400,000 to \$499,999 (2000)	0		38	0.2%	328	0.5%
Home Values \$300,000 to \$399,999 (2000)	6	0.5%	68	0.3%	997	1.6%
Home Values \$200,000 to \$299,999 (2000)	176	13.4%	1,745	8.5%	6,181	10.1%
Home Values \$150,000 to \$199,999 (2000)	494	37.5%	5,672	27.6%	12,473	20.4%
Home Values \$100,000 to \$149,999 (2000)	421	31.9%	8,742	42.6%	24,422	40.0%
Home Values \$70,000 to \$99,999 (2000)	197	14.9%	3,930	19.1%	14,808	24.2%
Home Values \$50,000 to \$69,999 (2000)	18	1.3%	196	1.0%	1,127	1.8%
Home Values \$25,000 to \$49,999 (2000)	0		55	0.3%	329	0.5%
Home Values \$0 to \$24,999 (2000)	7	0.5%	50	0.2%	175	0.3%
Owner Occupied Median Home Value (2000)	\$153,931		\$137,930		\$137,082	
Renter Occupied Median Rent (2000)	\$685		\$635		\$615	
Transportation To Work						
Drive to Work Alone (2000)	3,114	81.0%	36,567	79.9%	100,164	78.6%
Drive to Work in Carpool (2000)	408	10.6%	5,179	11.3%	14,394	11.3%
Travel to Work - Public Transportation (2000)	171	4.5%	1,733	3.8%	6,592	5.2%
Drive to Work on Motorcycle (2000)	1	0.0%	27	0.1%	70	0.1%
Walk or Bicycle to Work (2000)	53	1.4%	987	2.2%	2,715	2.1%
Other Means (2000)	18	0.5%	174	0.4%	618	0.5%
Work at Home (2000)	77	2.0%	1,098	2.4%	2,952	2.3%
Travel Time						
Travel to Work in 14 Minutes or Less (2000)	814	21.6%	11,039	24.7%	30,310	24.3%
Travel to Work in 14 to 29 Minutes (2000)	1,303	34.6%	15,110	33.8%	41,058	33.0%
Travel to Work in 30 to 59 Minutes (2000)	1,207	32.1%	14,281	32.0%	40,684	32.7%
Travel to Work in 60 Minutes or More (2000)	441	11.7%	4,237	9.5%	12,501	10.0%
Average Travel Time to Work (2000)	28.8	mins	26.8	mins	27.2	mins

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