



# Demographic and Income Comparison Profile

Fairway Shops  
2724 W 53rd St  
Rings: 1, 3, 5 mile radii

Prepared by First Washington Realty  
Latitude: 39.03342  
Longitude: -94.61748

|                                      | 1 mile    | 3 miles   | 5 miles  |
|--------------------------------------|-----------|-----------|----------|
| <b>Census 2010 Summary</b>           |           |           |          |
| Population                           | 9,266     | 110,182   | 259,277  |
| Households                           | 4,124     | 52,292    | 115,052  |
| Families                             | 2,386     | 24,356    | 59,565   |
| Average Household Size               | 2.25      | 2.07      | 2.21     |
| Owner Occupied Housing Units         | 3,343     | 29,691    | 66,147   |
| Renter Occupied Housing Units        | 781       | 22,601    | 48,905   |
| Median Age                           | 40.1      | 34.8      | 35.5     |
| <b>2018 Summary</b>                  |           |           |          |
| Population                           | 9,738     | 116,505   | 273,530  |
| Households                           | 4,320     | 55,387    | 121,753  |
| Families                             | 2,463     | 25,133    | 61,536   |
| Average Household Size               | 2.25      | 2.07      | 2.21     |
| Owner Occupied Housing Units         | 3,365     | 29,165    | 64,565   |
| Renter Occupied Housing Units        | 955       | 26,222    | 57,188   |
| Median Age                           | 42.2      | 36.5      | 37.1     |
| Median Household Income              | \$89,445  | \$58,957  | \$50,779 |
| Average Household Income             | \$131,686 | \$92,806  | \$77,413 |
| <b>2023 Summary</b>                  |           |           |          |
| Population                           | 10,106    | 121,086   | 285,735  |
| Households                           | 4,473     | 57,558    | 127,349  |
| Families                             | 2,539     | 25,887    | 63,748   |
| Average Household Size               | 2.26      | 2.07      | 2.21     |
| Owner Occupied Housing Units         | 3,514     | 30,144    | 66,791   |
| Renter Occupied Housing Units        | 959       | 27,414    | 60,558   |
| Median Age                           | 43.1      | 37.3      | 38.1     |
| Median Household Income              | \$100,115 | \$67,230  | \$57,194 |
| Average Household Income             | \$145,527 | \$104,672 | \$88,459 |
| <b>Trends: 2018-2023 Annual Rate</b> |           |           |          |
| Population                           | 0.74%     | 0.77%     | 0.88%    |
| Households                           | 0.70%     | 0.77%     | 0.90%    |
| Families                             | 0.61%     | 0.59%     | 0.71%    |
| Owner Households                     | 0.87%     | 0.66%     | 0.68%    |
| Median Household Income              | 2.28%     | 2.66%     | 2.41%    |

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.



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| 2018 Households by Income | 1 mile    |         | 3 miles  |         | 5 miles  |         |
|---------------------------|-----------|---------|----------|---------|----------|---------|
|                           | Number    | Percent | Number   | Percent | Number   | Percent |
| <\$15,000                 | 244       | 5.6%    | 6,120    | 11.0%   | 17,226   | 14.1%   |
| \$15,000 - \$24,999       | 202       | 4.7%    | 4,840    | 8.7%    | 12,729   | 10.5%   |
| \$25,000 - \$34,999       | 252       | 5.8%    | 5,626    | 10.2%   | 13,536   | 11.1%   |
| \$35,000 - \$49,999       | 391       | 9.1%    | 6,976    | 12.6%   | 16,450   | 13.5%   |
| \$50,000 - \$74,999       | 733       | 17.0%   | 9,223    | 16.7%   | 20,330   | 16.7%   |
| \$75,000 - \$99,999       | 528       | 12.2%   | 6,442    | 11.6%   | 13,572   | 11.1%   |
| \$100,000 - \$149,999     | 825       | 19.1%   | 7,908    | 14.3%   | 15,118   | 12.4%   |
| \$150,000 - \$199,999     | 390       | 9.0%    | 3,191    | 5.8%    | 5,309    | 4.4%    |
| \$200,000+                | 755       | 17.5%   | 5,062    | 9.1%    | 7,477    | 6.1%    |
| Median Household Income   | \$89,445  |         | \$58,957 |         | \$50,779 |         |
| Average Household Income  | \$131,686 |         | \$92,806 |         | \$77,413 |         |
| Per Capita Income         | \$59,542  |         | \$44,340 |         | \$34,869 |         |

| 2023 Households by Income | 1 mile    |         | 3 miles   |         | 5 miles  |         |
|---------------------------|-----------|---------|-----------|---------|----------|---------|
|                           | Number    | Percent | Number    | Percent | Number   | Percent |
| <\$15,000                 | 184       | 4.1%    | 4,686     | 8.1%    | 13,888   | 10.9%   |
| \$15,000 - \$24,999       | 164       | 3.7%    | 4,147     | 7.2%    | 11,271   | 8.9%    |
| \$25,000 - \$34,999       | 234       | 5.2%    | 5,489     | 9.5%    | 13,358   | 10.5%   |
| \$35,000 - \$49,999       | 383       | 8.6%    | 7,142     | 12.4%   | 17,087   | 13.4%   |
| \$50,000 - \$74,999       | 726       | 16.2%   | 9,625     | 16.7%   | 21,683   | 17.0%   |
| \$75,000 - \$99,999       | 542       | 12.1%   | 7,167     | 12.5%   | 15,503   | 12.2%   |
| \$100,000 - \$149,999     | 952       | 21.3%   | 9,778     | 17.0%   | 19,211   | 15.1%   |
| \$150,000 - \$199,999     | 426       | 9.5%    | 3,555     | 6.2%    | 6,191    | 4.9%    |
| \$200,000+                | 862       | 19.3%   | 5,970     | 10.4%   | 9,154    | 7.2%    |
| Median Household Income   | \$100,115 |         | \$67,230  |         | \$57,194 |         |
| Average Household Income  | \$145,527 |         | \$104,672 |         | \$88,459 |         |
| Per Capita Income         | \$65,665  |         | \$49,963  |         | \$39,844 |         |

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.



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| 2010 Population by Age | 1 mile |         | 3 miles |         | 5 miles |         |
|------------------------|--------|---------|---------|---------|---------|---------|
|                        | Number | Percent | Number  | Percent | Number  | Percent |
| Age 0 - 4              | 540    | 5.8%    | 6,875   | 6.2%    | 17,641  | 6.8%    |
| Age 5 - 9              | 493    | 5.3%    | 5,586   | 5.1%    | 15,249  | 5.9%    |
| Age 10 - 14            | 523    | 5.6%    | 4,977   | 4.5%    | 14,133  | 5.5%    |
| Age 15 - 19            | 430    | 4.6%    | 5,802   | 5.3%    | 15,214  | 5.9%    |
| Age 20 - 24            | 439    | 4.7%    | 9,868   | 9.0%    | 19,523  | 7.5%    |
| Age 25 - 34            | 1,599  | 17.3%   | 22,361  | 20.3%   | 46,145  | 17.8%   |
| Age 35 - 44            | 1,207  | 13.0%   | 14,147  | 12.8%   | 32,614  | 12.6%   |
| Age 45 - 54            | 1,345  | 14.5%   | 15,120  | 13.7%   | 36,625  | 14.1%   |
| Age 55 - 64            | 1,330  | 14.4%   | 13,251  | 12.0%   | 30,187  | 11.6%   |
| Age 65 - 74            | 734    | 7.9%    | 6,473   | 5.9%    | 16,268  | 6.3%    |
| Age 75 - 84            | 442    | 4.8%    | 3,933   | 3.6%    | 10,852  | 4.2%    |
| Age 85+                | 183    | 2.0%    | 1,790   | 1.6%    | 4,826   | 1.9%    |

| 2018 Population by Age | 1 mile |         | 3 miles |         | 5 miles |         |
|------------------------|--------|---------|---------|---------|---------|---------|
|                        | Number | Percent | Number  | Percent | Number  | Percent |
| Age 0 - 4              | 496    | 5.1%    | 6,381   | 5.5%    | 16,665  | 6.1%    |
| Age 5 - 9              | 528    | 5.4%    | 6,092   | 5.2%    | 16,116  | 5.9%    |
| Age 10 - 14            | 573    | 5.9%    | 5,830   | 5.0%    | 15,471  | 5.7%    |
| Age 15 - 19            | 480    | 4.9%    | 6,023   | 5.2%    | 14,939  | 5.5%    |
| Age 20 - 24            | 472    | 4.8%    | 9,704   | 8.3%    | 19,865  | 7.3%    |
| Age 25 - 34            | 1,352  | 13.9%   | 21,620  | 18.6%   | 45,481  | 16.6%   |
| Age 35 - 44            | 1,325  | 13.6%   | 15,665  | 13.4%   | 35,380  | 12.9%   |
| Age 45 - 54            | 1,256  | 12.9%   | 13,896  | 11.9%   | 33,300  | 12.2%   |
| Age 55 - 64            | 1,397  | 14.3%   | 14,822  | 12.7%   | 34,718  | 12.7%   |
| Age 65 - 74            | 1,101  | 11.3%   | 9,905   | 8.5%    | 23,847  | 8.7%    |
| Age 75 - 84            | 523    | 5.4%    | 4,421   | 3.8%    | 11,937  | 4.4%    |
| Age 85+                | 233    | 2.4%    | 2,146   | 1.8%    | 5,810   | 2.1%    |

| 2023 Population by Age | 1 mile |         | 3 miles |         | 5 miles |         |
|------------------------|--------|---------|---------|---------|---------|---------|
|                        | Number | Percent | Number  | Percent | Number  | Percent |
| Age 0 - 4              | 513    | 5.1%    | 6,609   | 5.5%    | 17,259  | 6.0%    |
| Age 5 - 9              | 532    | 5.3%    | 6,027   | 5.0%    | 16,012  | 5.6%    |
| Age 10 - 14            | 583    | 5.8%    | 5,946   | 4.9%    | 15,881  | 5.6%    |
| Age 15 - 19            | 509    | 5.0%    | 6,400   | 5.3%    | 15,851  | 5.5%    |
| Age 20 - 24            | 468    | 4.6%    | 10,064  | 8.3%    | 20,165  | 7.1%    |
| Age 25 - 34            | 1,336  | 13.2%   | 21,683  | 17.9%   | 46,085  | 16.1%   |
| Age 35 - 44            | 1,392  | 13.8%   | 16,441  | 13.6%   | 37,419  | 13.1%   |
| Age 45 - 54            | 1,299  | 12.9%   | 14,143  | 11.7%   | 33,643  | 11.8%   |
| Age 55 - 64            | 1,314  | 13.0%   | 14,444  | 11.9%   | 34,406  | 12.0%   |
| Age 65 - 74            | 1,243  | 12.3%   | 11,477  | 9.5%    | 28,042  | 9.8%    |
| Age 75 - 84            | 677    | 6.7%    | 5,661   | 4.7%    | 14,935  | 5.2%    |
| Age 85+                | 241    | 2.4%    | 2,193   | 1.8%    | 6,035   | 2.1%    |

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.



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| 2010 Race and Ethnicity    | 1 mile |         | 3 miles |         | 5 miles |         |
|----------------------------|--------|---------|---------|---------|---------|---------|
|                            | Number | Percent | Number  | Percent | Number  | Percent |
| White Alone                | 8,482  | 91.5%   | 84,516  | 76.7%   | 162,178 | 62.6%   |
| Black Alone                | 189    | 2.0%    | 13,947  | 12.7%   | 68,691  | 26.5%   |
| American Indian Alone      | 33     | 0.4%    | 507     | 0.5%    | 1,332   | 0.5%    |
| Asian Alone                | 151    | 1.6%    | 2,955   | 2.7%    | 5,330   | 2.1%    |
| Pacific Islander Alone     | 6      | 0.1%    | 58      | 0.1%    | 119     | 0.0%    |
| Some Other Race Alone      | 232    | 2.5%    | 5,317   | 4.8%    | 14,139  | 5.5%    |
| Two or More Races          | 173    | 1.9%    | 2,883   | 2.6%    | 7,488   | 2.9%    |
| Hispanic Origin (Any Race) | 756    | 8.2%    | 12,005  | 10.9%   | 32,726  | 12.6%   |

| 2018 Race and Ethnicity    | 1 mile |         | 3 miles |         | 5 miles |         |
|----------------------------|--------|---------|---------|---------|---------|---------|
|                            | Number | Percent | Number  | Percent | Number  | Percent |
| White Alone                | 8,793  | 90.3%   | 87,181  | 74.8%   | 167,090 | 61.1%   |
| Black Alone                | 200    | 2.1%    | 14,560  | 12.5%   | 71,277  | 26.1%   |
| American Indian Alone      | 40     | 0.4%    | 547     | 0.5%    | 1,401   | 0.5%    |
| Asian Alone                | 201    | 2.1%    | 4,257   | 3.7%    | 7,937   | 2.9%    |
| Pacific Islander Alone     | 11     | 0.1%    | 90      | 0.1%    | 181     | 0.1%    |
| Some Other Race Alone      | 278    | 2.9%    | 6,304   | 5.4%    | 16,451  | 6.0%    |
| Two or More Races          | 215    | 2.2%    | 3,567   | 3.1%    | 9,193   | 3.4%    |
| Hispanic Origin (Any Race) | 901    | 9.3%    | 14,214  | 12.2%   | 38,121  | 13.9%   |

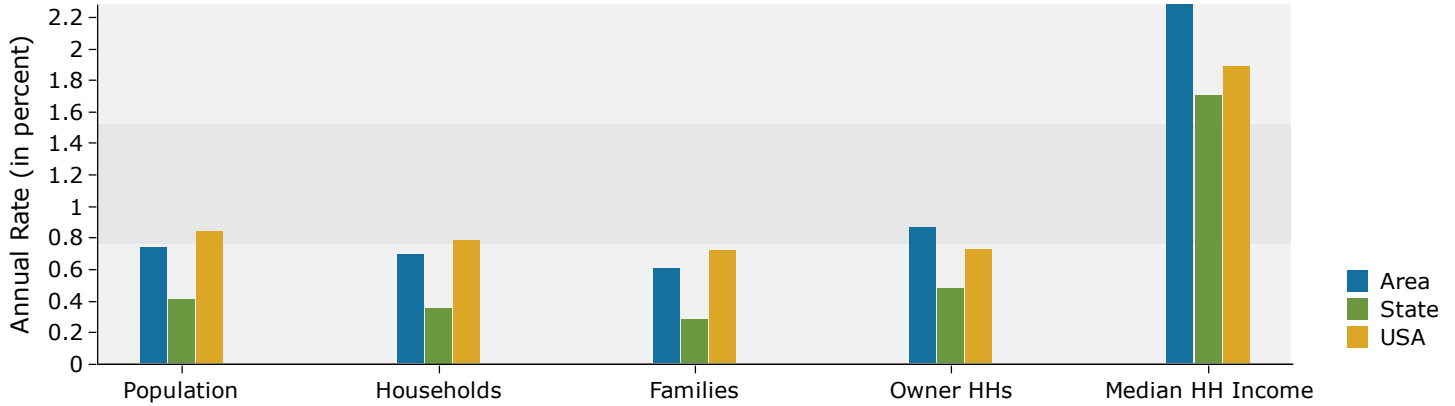
  

| 2023 Race and Ethnicity    | 1 mile |         | 3 miles |         | 5 miles |         |
|----------------------------|--------|---------|---------|---------|---------|---------|
|                            | Number | Percent | Number  | Percent | Number  | Percent |
| White Alone                | 9,018  | 89.2%   | 88,848  | 73.4%   | 171,496 | 60.0%   |
| Black Alone                | 213    | 2.1%    | 15,022  | 12.4%   | 73,540  | 25.7%   |
| American Indian Alone      | 41     | 0.4%    | 560     | 0.5%    | 1,442   | 0.5%    |
| Asian Alone                | 246    | 2.4%    | 5,222   | 4.3%    | 9,788   | 3.4%    |
| Pacific Islander Alone     | 12     | 0.1%    | 102     | 0.1%    | 207     | 0.1%    |
| Some Other Race Alone      | 321    | 3.2%    | 7,180   | 5.9%    | 18,564  | 6.5%    |
| Two or More Races          | 256    | 2.5%    | 4,151   | 3.4%    | 10,698  | 3.7%    |
| Hispanic Origin (Any Race) | 1,056  | 10.4%   | 16,290  | 13.5%   | 43,275  | 15.1%   |

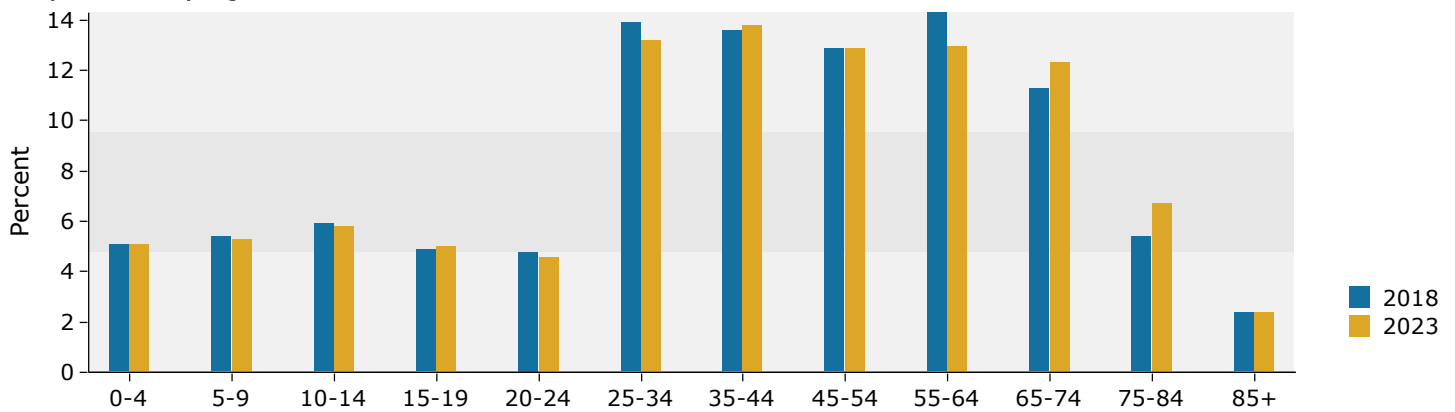
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

## 1 mile

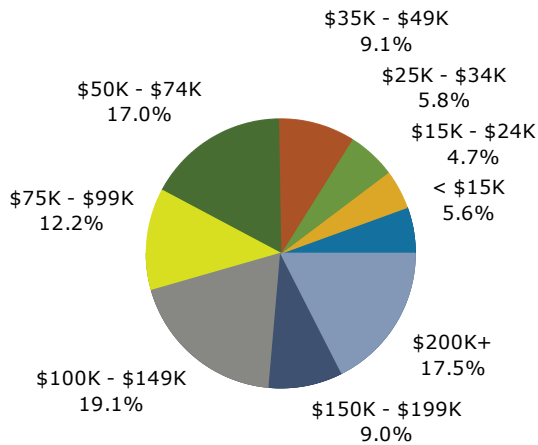
### Trends 2018-2023



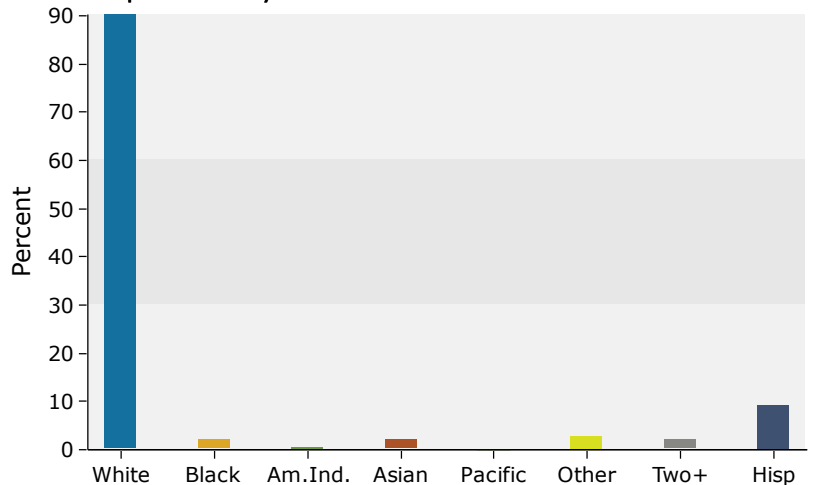
### Population by Age



### 2018 Household Income



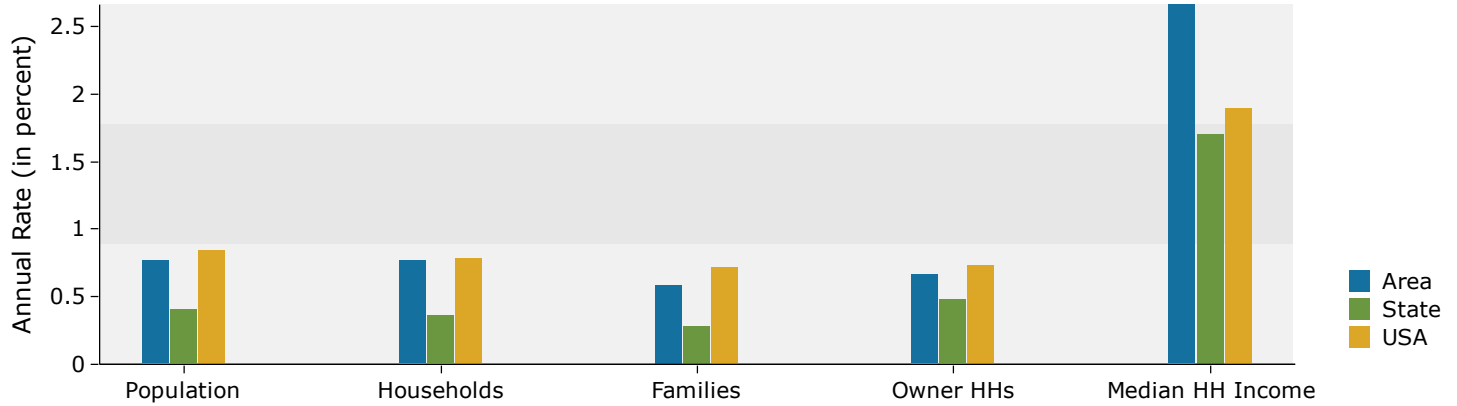
### 2018 Population by Race



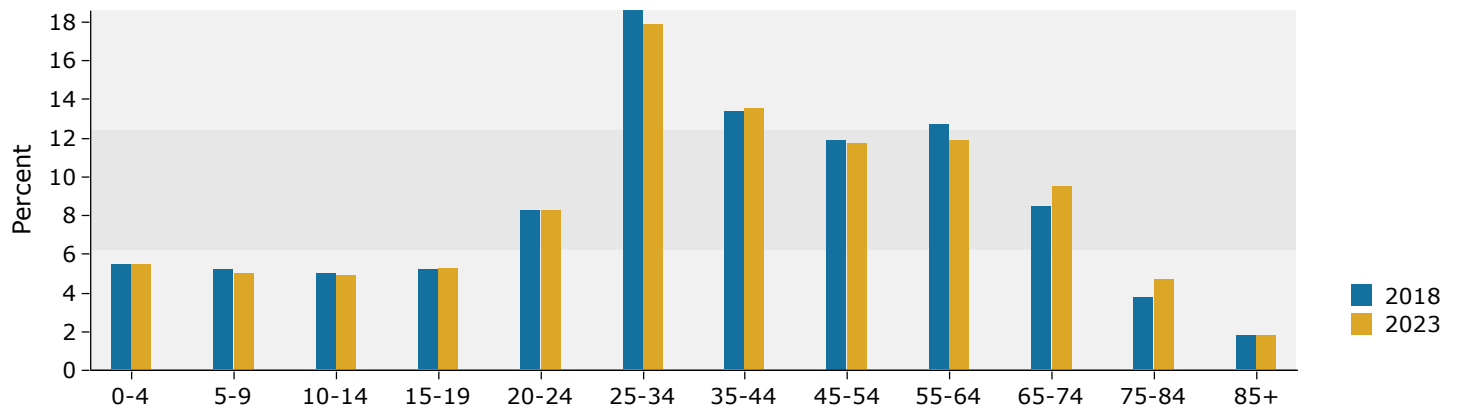
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

## 3 miles

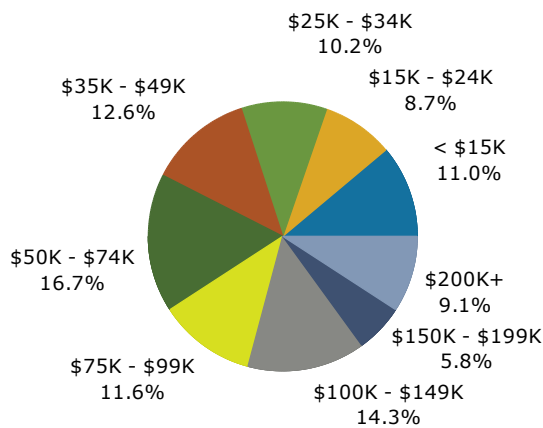
### Trends 2018-2023



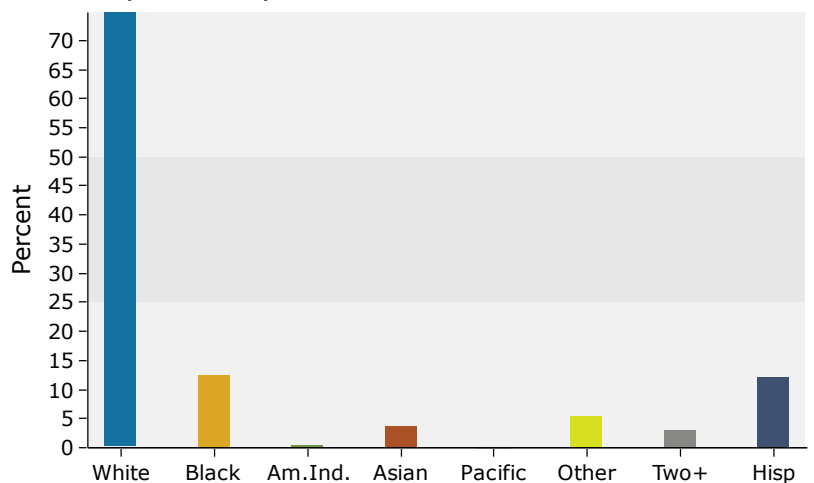
### Population by Age



### 2018 Household Income



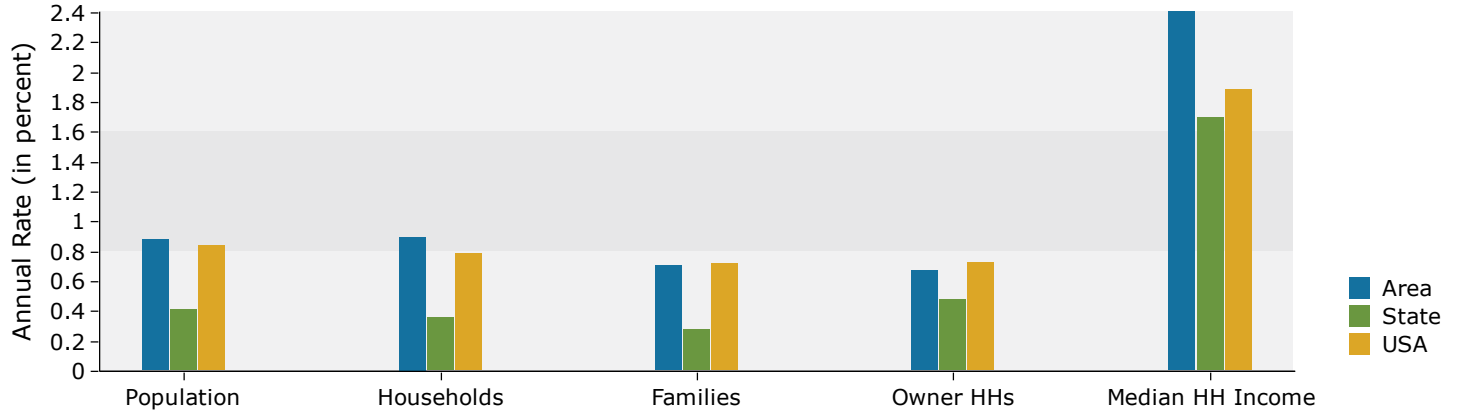
### 2018 Population by Race



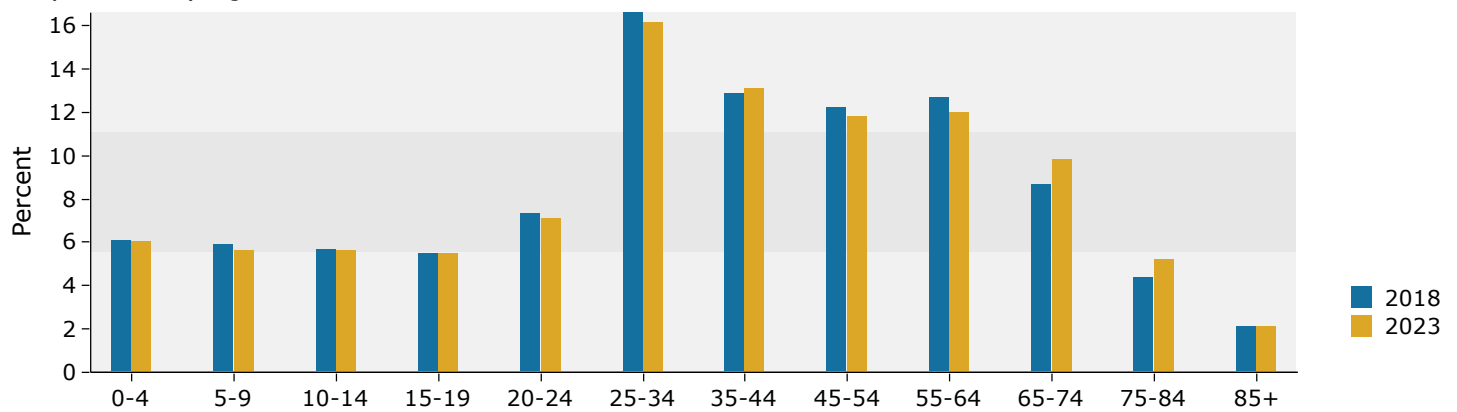
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

## 5 miles

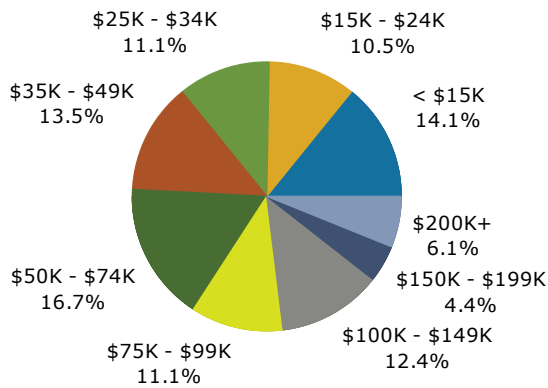
### Trends 2018-2023



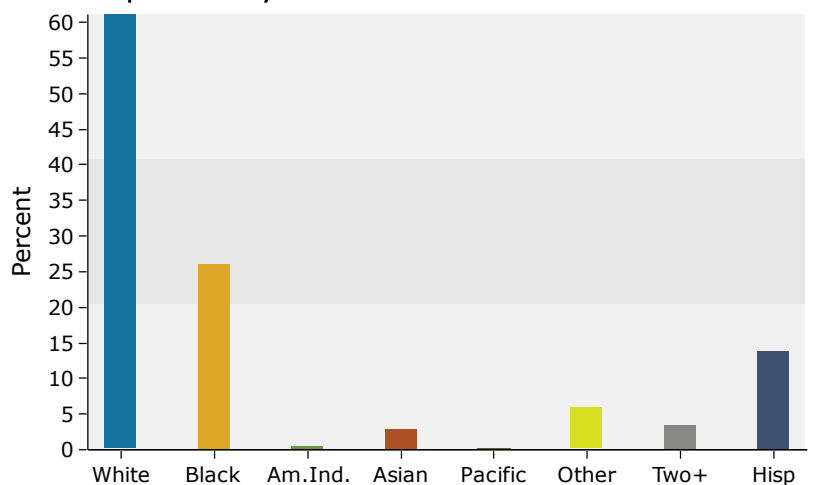
### Population by Age



### 2018 Household Income



### 2018 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.