



Market Profile

Burr Corner
 1125 Tolland Turnpike, Manchester, Connecticut, 06042
 Rings: 1, 2, 3 mile radii

Latitude: 41.79609
 Longitude: -72.55043

	1 mile	2 mile	3 mile
Population Summary			
2000 Total Population	4,315	27,058	64,951
2010 Total Population	5,631	29,975	68,583
2015 Total Population	5,664	29,951	69,052
2015 Group Quarters	10	309	693
2020 Total Population	5,697	30,045	69,647
2015-2020 Annual Rate	0.12%	0.06%	0.17%
Household Summary			
2000 Households	1,952	11,836	27,364
2000 Average Household Size	2.21	2.25	2.33
2010 Households	2,493	13,238	29,083
2010 Average Household Size	2.25	2.24	2.33
2015 Households	2,504	13,253	29,308
2015 Average Household Size	2.26	2.24	2.33
2020 Households	2,518	13,301	29,552
2020 Average Household Size	2.26	2.24	2.33
2015-2020 Annual Rate	0.11%	0.07%	0.17%
2010 Families	1,418	7,366	17,447
2010 Average Family Size	2.86	2.93	2.97
2015 Families	1,419	7,343	17,555
2015 Average Family Size	2.87	2.94	2.97
2020 Families	1,424	7,349	17,683
2020 Average Family Size	2.88	2.94	2.97
2015-2020 Annual Rate	0.07%	0.02%	0.15%
Housing Unit Summary			
2000 Housing Units	2,076	12,435	28,561
Owner Occupied Housing Units	47.0%	47.9%	55.0%
Renter Occupied Housing Units	47.0%	47.2%	40.8%
Vacant Housing Units	6.0%	4.8%	4.2%
2010 Housing Units	2,603	13,885	30,638
Owner Occupied Housing Units	41.8%	45.9%	54.2%
Renter Occupied Housing Units	54.0%	49.5%	40.8%
Vacant Housing Units	4.2%	4.7%	5.1%
2015 Housing Units	2,649	14,006	30,967
Owner Occupied Housing Units	39.1%	42.2%	51.3%
Renter Occupied Housing Units	55.4%	52.4%	43.4%
Vacant Housing Units	5.5%	5.4%	5.4%
2020 Housing Units	2,671	14,115	31,278
Owner Occupied Housing Units	39.2%	42.0%	51.2%
Renter Occupied Housing Units	55.0%	52.3%	43.2%
Vacant Housing Units	5.7%	5.8%	5.5%
Median Household Income			
2015	\$61,062	\$56,355	\$57,887
2020	\$65,821	\$61,692	\$64,964
Median Home Value			
2015	\$182,671	\$180,831	\$192,577
2020	\$199,153	\$202,532	\$223,367
Per Capita Income			
2015	\$30,700	\$29,875	\$30,732
2020	\$33,894	\$32,993	\$34,348
Median Age			
2010	33.1	34.9	36.7
2015	35.1	36.6	38.0
2020	35.6	37.7	38.7

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: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



Market Profile

Burr Corner
 1125 Tolland Turnpike, Manchester, Connecticut, 06042
 Rings: 1, 2, 3 mile radii

Latitude: 41.79609
 Longitude: -72.55043

	1 mile	2 mile	3 mile
2015 Households by Income			
Household Income Base	2,504	13,253	29,308
<\$15,000	6.3%	9.1%	7.9%
\$15,000 - \$24,999	5.8%	7.4%	7.7%
\$25,000 - \$34,999	7.0%	10.4%	10.7%
\$35,000 - \$49,999	15.6%	15.5%	15.4%
\$50,000 - \$74,999	27.2%	21.8%	19.8%
\$75,000 - \$99,999	22.4%	18.6%	17.2%
\$100,000 - \$149,999	12.1%	11.3%	12.9%
\$150,000 - \$199,999	2.2%	4.2%	5.2%
\$200,000+	1.4%	1.7%	3.0%
Average Household Income	\$69,303	\$67,608	\$72,875
2020 Households by Income			
Household Income Base	2,518	13,301	29,552
<\$15,000	5.5%	8.5%	7.4%
\$15,000 - \$24,999	4.3%	6.0%	6.2%
\$25,000 - \$34,999	4.9%	8.0%	8.2%
\$35,000 - \$49,999	14.7%	14.7%	14.5%
\$50,000 - \$74,999	28.2%	22.2%	20.1%
\$75,000 - \$99,999	23.6%	20.0%	18.7%
\$100,000 - \$149,999	14.6%	13.9%	15.6%
\$150,000 - \$199,999	2.5%	4.6%	5.9%
\$200,000+	1.7%	2.1%	3.5%
Average Household Income	\$76,520	\$74,633	\$81,535
2015 Owner Occupied Housing Units by Value			
Total	1,036	5,908	15,863
<\$50,000	0.6%	0.5%	0.5%
\$50,000 - \$99,999	1.3%	3.6%	3.4%
\$100,000 - \$149,999	19.7%	20.9%	16.6%
\$150,000 - \$199,999	43.7%	40.6%	34.6%
\$200,000 - \$249,999	23.6%	17.7%	21.1%
\$250,000 - \$299,999	5.2%	6.8%	11.3%
\$300,000 - \$399,999	2.6%	5.2%	8.4%
\$400,000 - \$499,999	0.9%	2.0%	2.1%
\$500,000 - \$749,999	1.4%	1.5%	1.2%
\$750,000 - \$999,999	0.2%	0.2%	0.1%
\$1,000,000 +	1.0%	0.9%	0.6%
Average Home Value	\$205,202	\$208,833	\$218,013
2020 Owner Occupied Housing Units by Value			
Total	1,048	5,919	16,017
<\$50,000	0.8%	0.7%	0.7%
\$50,000 - \$99,999	1.1%	3.5%	3.1%
\$100,000 - \$149,999	14.9%	14.3%	11.0%
\$150,000 - \$199,999	33.8%	30.4%	25.0%
\$200,000 - \$249,999	26.6%	19.7%	21.7%
\$250,000 - \$299,999	8.1%	14.4%	16.6%
\$300,000 - \$399,999	5.2%	6.3%	12.2%
\$400,000 - \$499,999	3.0%	3.0%	3.7%
\$500,000 - \$749,999	4.7%	5.0%	4.0%
\$750,000 - \$999,999	1.0%	1.6%	1.2%
\$1,000,000 +	0.9%	1.1%	0.7%
Average Home Value	\$241,460	\$251,542	\$258,146

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: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



Market Profile

Burr Corner
 1125 Tolland Turnpike, Manchester, Connecticut, 06042
 Rings: 1, 2, 3 mile radii

Latitude: 41.79609
 Longitude: -72.55043

	1 mile	2 mile	3 mile
2010 Population by Age			
Total	5,631	29,974	68,580
0 - 4	7.8%	6.7%	6.3%
5 - 9	4.6%	5.4%	5.9%
10 - 14	3.8%	5.4%	6.1%
15 - 24	11.6%	12.5%	12.6%
25 - 34	27.0%	20.2%	16.8%
35 - 44	13.2%	13.1%	13.4%
45 - 54	11.9%	13.3%	14.5%
55 - 64	10.0%	10.5%	11.4%
65 - 74	4.8%	5.5%	6.3%
75 - 84	3.3%	4.3%	4.4%
85 +	2.1%	3.0%	2.4%
18 +	81.2%	79.0%	77.9%
2015 Population by Age			
Total	5,664	29,951	69,053
0 - 4	6.9%	6.2%	5.9%
5 - 9	6.3%	5.9%	5.7%
10 - 14	4.4%	5.1%	5.6%
15 - 24	10.8%	12.0%	12.7%
25 - 34	21.5%	18.2%	15.9%
35 - 44	16.3%	14.2%	13.6%
45 - 54	10.9%	12.5%	13.5%
55 - 64	11.3%	11.6%	12.5%
65 - 74	6.5%	7.2%	8.1%
75 - 84	3.2%	4.0%	4.1%
85 +	2.0%	2.9%	2.5%
18 +	79.9%	79.6%	79.2%
2020 Population by Age			
Total	5,697	30,046	69,646
0 - 4	7.0%	6.2%	5.9%
5 - 9	5.2%	5.4%	5.3%
10 - 14	5.1%	5.3%	5.5%
15 - 24	11.8%	11.6%	11.8%
25 - 34	19.8%	17.0%	15.9%
35 - 44	16.8%	15.4%	14.2%
45 - 54	10.5%	11.4%	12.2%
55 - 64	10.5%	11.6%	12.8%
65 - 74	8.2%	8.7%	9.4%
75 - 84	3.5%	4.5%	4.7%
85 +	1.7%	2.8%	2.4%
18 +	80.3%	80.2%	80.1%
2010 Population by Sex			
Males	2,760	14,280	32,872
Females	2,871	15,695	35,711
2015 Population by Sex			
Males	2,794	14,361	33,233
Females	2,870	15,590	35,819
2020 Population by Sex			
Males	2,827	14,469	33,649
Females	2,871	15,575	35,998

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



Market Profile

Burr Corner
 1125 Tolland Turnpike, Manchester, Connecticut, 06042
 Rings: 1, 2, 3 mile radii

Latitude: 41.79609
 Longitude: -72.55043

	1 mile	2 mile	3 mile
2010 Population by Race/Ethnicity			
Total	5,632	29,974	68,583
White Alone	62.6%	65.5%	68.2%
Black Alone	9.4%	13.3%	13.9%
American Indian Alone	0.3%	0.3%	0.3%
Asian Alone	21.3%	12.3%	8.5%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	2.9%	5.1%	5.5%
Two or More Races	3.4%	3.4%	3.5%
Hispanic Origin	8.1%	12.6%	13.4%
Diversity Index	62.0	64.0	62.2
2015 Population by Race/Ethnicity			
Total	5,665	29,952	69,053
White Alone	58.6%	61.3%	64.3%
Black Alone	10.7%	14.7%	15.3%
American Indian Alone	0.4%	0.4%	0.4%
Asian Alone	22.7%	13.3%	9.3%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	3.5%	6.3%	6.7%
Two or More Races	4.0%	4.0%	4.0%
Hispanic Origin	10.1%	15.3%	16.3%
Diversity Index	66.7	69.3	67.7
2020 Population by Race/Ethnicity			
Total	5,697	30,045	69,647
White Alone	54.7%	57.1%	60.4%
Black Alone	11.9%	15.9%	16.4%
American Indian Alone	0.5%	0.5%	0.5%
Asian Alone	24.3%	14.6%	10.4%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	4.1%	7.4%	7.8%
Two or More Races	4.5%	4.4%	4.4%
Hispanic Origin	12.2%	18.3%	19.3%
Diversity Index	70.8	73.9	72.3
2010 Population by Relationship and Household Type			
Total	5,631	29,975	68,583
In Households	99.8%	99.0%	99.0%
In Family Households	73.7%	74.3%	77.9%
Householder	25.2%	24.4%	25.2%
Spouse	18.9%	16.0%	16.8%
Child	24.7%	27.7%	29.5%
Other relative	3.2%	3.9%	4.0%
Nonrelative	1.8%	2.2%	2.4%
In Nonfamily Households	26.1%	24.7%	21.1%
In Group Quarters	0.2%	1.0%	1.0%
Institutionalized Population	0.1%	0.5%	0.7%
Noninstitutionalized Population	0.1%	0.6%	0.4%

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: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



Market Profile

Burr Corner
 1125 Tolland Turnpike, Manchester, Connecticut, 06042
 Rings: 1, 2, 3 mile radii

Latitude: 41.79609
 Longitude: -72.55043

	1 mile	2 mile	3 mile
2015 Population 25+ by Educational Attainment			
Total	4,056	21,197	48,397
Less than 9th Grade	1.4%	4.1%	4.2%
9th - 12th Grade, No Diploma	2.1%	4.4%	5.1%
High School Graduate	17.0%	21.9%	22.4%
GED/Alternative Credential	5.0%	4.6%	4.3%
Some College, No Degree	16.4%	18.9%	20.7%
Associate Degree	4.8%	8.0%	8.6%
Bachelor's Degree	32.2%	22.9%	21.2%
Graduate/Professional Degree	21.1%	15.3%	13.6%
2015 Population 15+ by Marital Status			
Total	4,665	24,794	57,159
Never Married	32.1%	38.5%	36.7%
Married	53.3%	43.5%	44.0%
Widowed	5.4%	5.7%	5.5%
Divorced	9.2%	12.3%	13.9%
2015 Civilian Population 16+ in Labor Force			
Civilian Employed	93.1%	93.1%	92.4%
Civilian Unemployed	6.9%	6.9%	7.6%
2015 Employed Population 16+ by Industry			
Total	3,145	16,488	36,791
Agriculture/Mining	0.0%	0.2%	0.2%
Construction	4.9%	4.1%	4.8%
Manufacturing	13.4%	12.6%	11.5%
Wholesale Trade	1.8%	2.3%	2.1%
Retail Trade	7.8%	10.7%	11.4%
Transportation/Utilities	3.6%	4.1%	3.6%
Information	1.3%	1.2%	1.4%
Finance/Insurance/Real Estate	14.6%	11.0%	11.9%
Services	48.8%	49.3%	48.6%
Public Administration	3.8%	4.4%	4.6%
2015 Employed Population 16+ by Occupation			
Total	3,144	16,487	36,790
White Collar	74.5%	66.6%	64.7%
Management/Business/Financial	21.5%	15.8%	16.0%
Professional	30.3%	25.9%	22.9%
Sales	4.9%	8.1%	9.4%
Administrative Support	17.7%	16.7%	16.5%
Services	11.6%	16.2%	17.7%
Blue Collar	13.9%	17.3%	17.6%
Farming/Forestry/Fishing	0.0%	0.6%	0.3%
Construction/Extraction	2.4%	2.5%	3.6%
Installation/Maintenance/Repair	2.1%	4.3%	3.8%
Production	6.5%	6.5%	6.2%
Transportation/Material Moving	2.8%	3.4%	3.7%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



Market Profile

Burr Corner
 1125 Tolland Turnpike, Manchester, Connecticut, 06042
 Rings: 1, 2, 3 mile radii

Latitude: 41.79609
 Longitude: -72.55043

	1 mile	2 mile	3 mile
2010 Households by Type			
Total	2,493	13,238	29,082
Households with 1 Person	31.2%	35.0%	31.8%
Households with 2+ People	68.8%	65.0%	68.2%
Family Households	56.9%	55.6%	60.0%
Husband-wife Families	42.6%	36.6%	40.0%
With Related Children	18.9%	16.1%	17.1%
Other Family (No Spouse Present)	14.2%	19.0%	20.0%
Other Family with Male Householder	4.2%	4.6%	4.8%
With Related Children	2.0%	2.4%	2.5%
Other Family with Female Householder	10.0%	14.4%	15.2%
With Related Children	6.0%	9.3%	9.9%
Nonfamily Households	11.9%	9.4%	8.2%
All Households with Children	27.3%	28.1%	29.8%
Multigenerational Households	2.3%	3.1%	3.4%
Unmarried Partner Households	7.3%	8.0%	7.9%
Male-female	6.5%	7.1%	7.1%
Same-sex	0.8%	0.8%	0.8%
2010 Households by Size			
Total	2,493	13,239	29,080
1 Person Household	31.2%	34.9%	31.8%
2 Person Household	34.2%	32.1%	32.3%
3 Person Household	19.0%	15.8%	16.3%
4 Person Household	11.3%	10.7%	11.9%
5 Person Household	3.1%	4.3%	5.1%
6 Person Household	0.8%	1.4%	1.7%
7 + Person Household	0.4%	0.7%	0.9%
2010 Households by Tenure and Mortgage Status			
Total	2,493	13,238	29,083
Owner Occupied	43.6%	48.1%	57.1%
Owned with a Mortgage/Loan	32.5%	36.8%	42.8%
Owned Free and Clear	11.1%	11.4%	14.2%
Renter Occupied	56.4%	51.9%	42.9%

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: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



Market Profile

Burr Corner
 1125 Tolland Turnpike, Manchester, Connecticut, 06042
 Rings: 1, 2, 3 mile radii

Latitude: 41.79609
 Longitude: -72.55043

	1 mile	2 mile	3 mile
Top 3 Tapestry Segments			
1.	Parks and Rec (5C)	Front Porches (8E)	Front Porches (8E)
2.	Metro Renters (3B)	Parks and Rec (5C)	Parks and Rec (5C)
3.	Golden Years (9B)	Metro Renters (3B)	Metro Renters (3B)
2015 Consumer Spending			
Apparel & Services: Total \$	\$5,515,492	\$28,417,417	\$67,225,728
Average Spent	\$2,202.67	\$2,144.23	\$2,293.77
Spending Potential Index	95	93	99
Computers & Accessories: Total \$	\$626,685	\$3,218,049	\$7,631,178
Average Spent	\$250.27	\$242.82	\$260.38
Spending Potential Index	98	95	102
Education: Total \$	\$4,018,162	\$20,016,353	\$47,412,827
Average Spent	\$1,604.70	\$1,510.33	\$1,617.74
Spending Potential Index	105	99	106
Entertainment/Recreation: Total \$	\$7,472,312	\$38,737,937	\$92,739,610
Average Spent	\$2,984.15	\$2,922.96	\$3,164.31
Spending Potential Index	90	88	96
Food at Home: Total \$	\$12,010,655	\$62,778,947	\$148,534,647
Average Spent	\$4,796.59	\$4,736.96	\$5,068.06
Spending Potential Index	92	91	97
Food Away from Home: Total \$	\$7,811,210	\$40,083,540	\$94,948,526
Average Spent	\$3,119.49	\$3,024.49	\$3,239.68
Spending Potential Index	95	92	99
Health Care: Total \$	\$10,161,309	\$53,481,309	\$128,711,682
Average Spent	\$4,058.03	\$4,035.41	\$4,391.69
Spending Potential Index	86	85	93
HH Furnishings & Equipment: Total \$	\$4,167,658	\$21,532,111	\$51,499,835
Average Spent	\$1,664.40	\$1,624.70	\$1,757.19
Spending Potential Index	90	88	95
Investments: Total \$	\$4,901,987	\$29,375,392	\$69,972,115
Average Spent	\$1,957.66	\$2,216.51	\$2,387.47
Spending Potential Index	71	80	87
Retail Goods: Total \$	\$56,836,944	\$295,396,319	\$706,224,209
Average Spent	\$22,698.46	\$22,289.02	\$24,096.64
Spending Potential Index	89	87	95
Shelter: Total \$	\$40,720,413	\$210,217,419	\$495,939,220
Average Spent	\$16,262.15	\$15,861.87	\$16,921.63
Spending Potential Index	99	96	103
TV/Video/Audio: Total \$	\$3,034,331	\$15,751,549	\$37,267,994
Average Spent	\$1,211.79	\$1,188.53	\$1,271.60
Spending Potential Index	93	91	97
Travel: Total \$	\$4,484,486	\$23,089,203	\$55,690,589
Average Spent	\$1,790.93	\$1,742.19	\$1,900.18
Spending Potential Index	92	89	97
Vehicle Maintenance & Repairs: Total \$	\$2,530,129	\$13,216,346	\$31,575,115
Average Spent	\$1,010.43	\$997.23	\$1,077.35
Spending Potential Index	91	89	97

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 2011 and 2012 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.