Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections
Calculated using TAS Retrieval

Sep 17, 2025

BRIXMOR®

Latitude: 41.806042   Longitude: -72.559192

The Plaza at Buckland Hills Manchester, CT	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population			
Current Year Estimated Population	4,700	58,593	133,836
Population Est 25Q1	4,702	58,316	133,288
Population Est 24Q4	4,717	58,469	133,596
Population Est 24Q3	4,723	58,419	133,506
Population Est 24Q2	4,691	58,391	133,470
Population Est 24Q1	4,685	58,327	133,347
Population Est 23Q4	4,677	58,301	133,347
Population Est 23Q3	4,663	58,198	133,177
Population Est 23Q2	4,661	58,047	132,892
Population Fcst	4,717	58,784	134,360
2010 Census Population	4,017	55,307	129,432
2000 Census Population	3,219	51,739	121,841
1990 Census Population	1,565	48,137	117,458
Current Year Daytime Population	4,054	69,255	135,009
Average Seasonal Population	36	312	935
Historical Annual Growth, 1990 – 2000	7.48%	0.72%	0.37%
Historical Annual Growth, 2000 – 2010	2.24%	0.67%	0.61%
Estimated Annual Growth, 2010 – CY	1.09%	0.40%	0.23%
Projected Annual Growth, CY to Y5	0.07%	0.07%	0.08%
Group Qtrs Est	6	422	1,118
Transient Est Average Last 4 Qtrs	232	2,249	3,992
Households			
Current Year Estimated Households	2,206	24,388	54,272
Households Est 25Q1	2,206	24,250	54,002
Households Est 24Q4	2,214	24,317	54,126
Households Est 24Q3	2,216	24,293	54,094
Households Est 24Q2	2,200	24,281	54,088
Households Est 24Q1	2,198	24,254	54,034
Households Est 23Q4	2,194	24,244	54,037
Households Est 23Q3	2,187	24,199	53,971
Households Est 23Q2	2,186	24,132	53,845
Households Fcst	2,215	24,471	54,500
2010 Census Households	1,901	23,245	52,450
2000 Census Households	1,564	21,524	49,140
1990 Census Households	738	19,302	45,739
Historical Annual Growth, 1990 – 2000	7.80%	1.10%	0.72%
Historical Annual Growth, 2000 – 2010	1.97%	0.77%	0.65%
Estimated Annual Growth, 2010 – CY	1.03%	0.33%	0.24%
Projected Annual Growth, CY to Y5	0.08%	0.07%	0.08%
Population per Household	2.13	2.39	2.45

Demographic Source: Synergos Technologies, Inc

Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections
Calculated using TAS Retrieval

Sep 17, 2025

BRIXMOR®

Latitude: 41.806042   Longitude: -72.559192

The Plaza at Buckland Hills Manchester, CT	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
HH Income $500,000 or more	3.0%	2.7%	2.8%
HH Income $250,000 to $499,999	3.6%	3.2%	3.4%
HH Income $200,000 to $249,999	8.4%	7.5%	7.9%
HH Income $175,000 to $199,999	8.4%	5.4%	5.9%
HH Income $150,000 to $174,999	10.2%	7.5%	7.5%
HH Income $100,000 to 149,999	26.9%	20.5%	20.1%
HH Income $75,000 to 99,999	15.3%	14.4%	14.1%
HH Income $50,000 to 74,999	10.4%	13.1%	13.4%
HH Income $35,000 to 49,999	5.7%	8.2%	8.1%
HH Income $25,000 to 34,999	3.6%	4.9%	5.1%
HH Income $15,000 to 24,999	1.2%	4.4%	4.7%
HH Income $0 to 14,999	3.2%	8.3%	7.0%
Average Household Income	$136,236	$117,800	$121,376
Median Household Income	$116,855	$93,903	$95,169
Per Capita Income	$64,020	$49,302	$49,523
Average Disposable Income	$104,788	$89,868	$91,848
Median Disposable Income	$94,466	$78,022	$79,005
Discretionary HH Income Over $150,000	5.1%	6.6%	8.4%
Discretionary HH Income $125,000 to $149,999	9.9%	6.3%	6.0%
Discretionary HH Income $100,000 to $124,999	14.0%	8.3%	9.2%
Discretionary HH Income $75,000 to $99,999	19.6%	13.5%	13.5%
Discretionary HH Income $50,000 to $74,999	23.8%	20.2%	18.9%
Discretionary HH Income $25,000 to $49,999	18.4%	23.2%	22.7%
Discretionary HH Income Under $25,000	9.2%	21.9%	21.2%
Average Discretionary HH Income	$78,153	$64,789	$67,637
Median Discretionary HH Income	$72,815	$54,987	$57,007
Householder White – Count	1,047	13,305	30,402
Median HH Income	$111,140	$96,678	$101,104
Average HH Income	$115,637	$102,734	$107,078
Householder Black or African-American – Count	211	3,068	6,865
Median HH Income	$96,579	$79,583	$78,480
Average HH Income	$99,863	$88,369	$87,409
Householder Hispanic – Count	190	3,248	8,231
Median HH Income	$83,297	$69,766	$72,085
Average HH Income	$88,989	$77,102	$80,911
Householder Asian or Pacific Islander – Count	582	2,734	4,379
Median HH Income	$154,713	$144,263	$141,214
Average HH Income	$143,559	$132,747	$129,435
Householder Other or Pacific Islander – Count	177	2,033	4,395
Median HH Income	$83,071	$85,861	$95,778
Average HH Income	$95,169	$92,877	$100,733

(Row label: Income)

Demographic Source: Synergos Technologies, Inc

Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections
Calculated using TAS Retrieval

BRIXMOR®

Sep 17, 2025

The Plaza at Buckland Hills Manchester, CT	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Gender			
Male Population	2,313	28,139	64,727
Female Population	2,387	30,454	69,109
Total Population by Age			
Count of Pop 0 to 4 years	394	3,632	7,593
Count of Pop 0 to 7 years	543	5,278	10,726
Count of Pop 5 - 13	491	6,318	13,468
Count of Pop 14 - 18	171	2,769	6,355
Count of Pop 19 - 22	137	2,576	6,201
Count of Pop 22 - 25	87	1,818	4,500
Count of Pop 25 - 29	299	3,272	7,545
Count of Pop 30 - 34	560	4,501	9,387
Count of Pop 35 - 39	619	4,995	10,088
Count of Pop 40 - 44	485	4,561	9,322
Count of Pop 45 - 59	654	10,068	23,868
Count of Pop 60 - 74	531	9,517	24,229
Count of Pop 75 - 84	181	3,197	8,137
Count of Pop 85+	93	1,370	3,142
% of Pop 0 to 4 years	8.4%	6.2%	5.7%
% of Pop 0 to 7 years	11.6%	9.0%	8.0%
% of Pop 5 - 13	10.4%	10.8%	10.1%
% of Pop 14 - 18	3.6%	4.7%	4.7%
% of Pop 19 - 22	2.9%	4.4%	4.6%
% of Pop 22 - 25	1.8%	3.1%	3.4%
% of Pop 25 - 29	6.4%	5.6%	5.6%
% of Pop 30 - 34	11.9%	7.7%	7.0%
% of Pop 35 - 39	13.2%	8.5%	7.5%
% of Pop 40 - 44	10.3%	7.8%	7.0%
% of Pop 45 - 59	13.9%	17.2%	17.8%
% of Pop 60 - 74	11.3%	16.2%	18.1%
% of Pop 75 - 84	3.9%	5.5%	6.1%
% of Pop 85+	2.0%	2.3%	2.3%
Median Age	36.7	39.4	41.0
Average Age	37.3	40.4	41.6
Male Population by Age			
% of Pop 0 to 4 years	8.8%	6.6%	6.0%
% of Pop 5 - 13	11.0%	11.6%	10.7%
% of Pop 14 - 18	3.6%	5.1%	5.1%
% of Pop 19 - 22	2.9%	4.7%	5.0%
% of Pop 22 - 25	1.9%	3.4%	3.6%
% of Pop 25 - 29	6.4%	5.8%	5.8%
% of Pop 30 - 34	11.9%	7.7%	7.1%
% of Pop 35 - 39	13.3%	8.5%	7.5%
% of Pop 40 - 44	11.4%	8.0%	7.1%
% of Pop 45 - 59	14.6%	17.2%	17.7%
% of Pop 75 - 84	2.9%	4.6%	5.3%
% of Pop 60 - 74	10.0%	15.3%	17.4%
% of Pop 85+	1.4%	1.5%	1.7%
Median Age	36.3	38.0	39.4
Average Age	36.0	38.8	40.2

Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections
Calculated using TAS Retrieval

Sep 17, 2025

BRIXMOR®

Latitude: 41.806042   Longitude: -72.559192

The Plaza at Buckland Hills Manchester, CT	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
% of Pop 0 to 4 years	8.0%	5.8%	5.3%
% of Pop 5 - 13	9.9%	10.0%	9.5%
% of Pop 14 - 18	3.7%	4.4%	4.4%
% of Pop 19 - 22	2.9%	4.1%	4.3%
% of Pop 22 - 25	1.8%	2.9%	3.1%
% of Pop 25 - 29	6.3%	5.4%	5.5%
% of Pop 30 - 34	11.9%	7.7%	7.0%
% of Pop 35 - 39	13.1%	8.5%	7.5%
% of Pop 40 - 44	9.3%	7.5%	6.8%
% of Pop 45 - 59	13.2%	17.2%	18.0%
% of Pop 60 - 74	12.5%	17.1%	18.8%
% of Pop 75 - 84	4.8%	6.2%	6.8%
% of Pop 85+	2.6%	3.1%	3.0%
Median Age	37.1	40.8	42.5
Average Age	38.6	41.8	42.9
Race			
Count of White	2,019	30,453	73,707
Count of Black or African-American	429	9,505	22,246
Count of Asian or Pacific Islander	1,786	8,836	14,192
Count of Other races	466	9,799	23,692
White	43.0%	52.0%	55.1%
Black or African American	9.1%	16.2%	16.6%
Asian	38.0%	15.1%	10.6%
Other Races	9.9%	16.7%	17.7%
Language Spoken			
Speak English at Home	59.0%	69.5%	72.1%
Speak Spanish at Home	3.4%	11.2%	12.8%
Speak French or French Creole at Home	0.7%	0.8%	1.0%
Speak German at Home	0.0%	0.1%	0.1%
Speak Other Indo-European Languages at Home	17.7%	8.6%	6.5%
Speak Russian and Other Slavic Languages at Home	0.6%	0.7%	0.9%
Speak Chinese at Home	0.5%	0.5%	0.6%
Speak Korean at Home	0.1%	0.0%	0.0%
Speak Vietnamese at Home	0.6%	0.5%	0.6%
Speak Other Asian Languages at Home	10.6%	3.9%	2.6%
Speak Tagalog and Other Pacific Languages at Home	0.2%	0.1%	0.2%
Speak Other Language at Home	6.5%	4.0%	2.5%
Hispanic			
Hispanic Population	428	9,653	25,053
Hispanic Population Percent	9.1%	16.5%	18.7%
Mexican	9.6%	4.6%	4.8%
Puerto Rican	47.7%	62.1%	65.9%
Cuban	11.6%	4.7%	2.7%
Dominican	0.4%	4.4%	3.9%
Central American	3.6%	7.6%	4.4%
South American	25.6%	14.3%	14.5%
Other Hispanic	1.5%	2.4%	3.9%
2000 Hispanic Population Percent	4%	7%	8%
1990 Hispanic Population Percent	2%	3%	3%

Demographic Source: Synergos Technologies, Inc

Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections
Calculated using TAS Retrieval

Sep 17, 2025

BRIXMOR®

Latitude: 41.806042   Longitude: -72.559192

The Plaza at Buckland Hills Manchester, CT	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Ancestry			
American (percent of total population)	0.9%	1.8%	1.7%
American	0.7%	1.5%	1.4%
Native American (ie. Indian/Eskimo)	0.2%	0.3%	0.2%
Hawaiian/Pacific Islander	0.0%	0.0%	0.0%
Asian (percent of total population)	36.6%	13.8%	9.4%
Chinese	0.7%	0.5%	0.7%
Japanese	0.4%	0.1%	0.1%
Korean	0.5%	0.2%	0.2%
South Central Asian (ie. Indian)	34.2%	12.1%	7.7%
South East Asian (ie. Vietnamese)	0.4%	0.6%	0.5%
Other Asian	0.4%	0.2%	0.2%
European (percent of total population)	16.0%	24.4%	26.6%
British	1.4%	3.1%	3.5%
Dutch	0.2%	0.2%	0.2%
French	1.7%	1.9%	2.2%
German	2.0%	2.8%	2.9%
Italian	3.2%	4.8%	5.3%
Polish	1.7%	2.5%	2.6%
Scandinavian	0.8%	0.9%	0.9%
Scotch/Irish	3.5%	6.2%	6.6%
Other European (ie. Greek/Russian)	1.5%	1.9%	2.3%
Middle Eastern	0.5%	0.3%	0.3%
Other Ancestry	21.0%	15.7%	15.6%
Unclassified Ancestry	4.6%	9.5%	9.6%
Education (Age 25+)			
Adult Population (25 Years or Older)	3,421	41,480	95,719
Elementary (0 to 8)	1.3%	2.5%	2.8%
Some High School (9 to 11)	0.5%	4.1%	4.2%
High School Graduate (12)	13.7%	26.7%	28.3%
Some College (13 to 16)	13.9%	16.8%	18.1%
Associates Degree Only	6.4%	7.8%	8.5%
Bachelors Degree Only	37.4%	24.2%	21.0%
Graduate Degree	26.9%	17.9%	17.1%
% College (4+)	64.3%	42.2%	38.1%
Household Type			
Total Households – count	2,206	24,388	54,272
One Person HHs – count	813	7,706	15,949
Family HHs – count	1,193	14,851	34,369
Married Couple – count	967	10,432	23,385
w/own children – count	651	4,663	9,589
w/out own children – count	316	5,769	13,796
Male Householder – count	94	1,385	3,467
Female Householder – count	132	3,033	7,517
Non-Family Households – count	200	1,832	3,954
1 Person Household	36.8%	31.6%	29.4%
2 Person Household	30.1%	30.7%	32.4%
3 Person Household	17.1%	17.3%	16.8%
4 Person Household	11.4%	12.9%	13.3%
5 Person Household	3.3%	4.8%	5.2%
6 Person Household	0.9%	1.7%	1.9%
7+ Person Household	0.5%	1.0%	1.0%
% Households With Children	33.8%	27.7%	26.2%

Demographic Source: Synergos Technologies, Inc

Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections
Calculated using TAS Retrieval

Sep 17, 2025

BRIXMOR®

Latitude: 41.806042   Longitude: -72.559192

The Plaza at Buckland Hills Manchester, CT	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Housing			
Total Housing Units	2,371	25,494	56,850
Owner Occupied Percent	34.1%	55.0%	60.2%
Renter Occupied Percent	59.0%	40.6%	35.3%
Vacant Housing Percent	6.9%	4.3%	4.5%
Total Housing Units (Census 2000)	1,742	22,429	51,144
Home Value (Owner Occupied)			
Property Value $1,000,000 or more	4.2%	1.3%	1.7%
Property Value $750,000 to $999,999	4.4%	3.2%	3.8%
Property Value $500,000 to $749,999	22.2%	14.8%	16.7%
Property Value $400,000 to $499,999	19.3%	14.9%	16.5%
Property Value $300,000, to $399,999	22.5%	26.3%	27.9%
Property Value $200,000 to $299,999	15.6%	26.8%	22.3%
Property Value $150,000 to $199,999	8.4%	6.0%	4.7%
Property Value $100,000 to $149,999	2.8%	2.8%	2.2%
Property Value $60,000 to $99,999	0.0%	1.8%	1.5%
Property Value $40,000 to $59,999	0.3%	0.3%	0.5%
Property Value $0 to $39,999	0.2%	1.7%	1.9%
Median Home Value	$400,939	$340,591	$360,638
Wealth per Household			
$0 and under - percent	18.1%	17.5%	17.3%
$1 to $4999 - percent	8.5%	8.5%	8.4%
$5k to $9999 - percent	4.7%	4.6%	4.5%
$10k to $24999 - percent	6.5%	6.4%	6.3%
$25k to $49999 - percent	6.7%	6.8%	6.8%
$50k to $99999 - percent	9.6%	10.1%	10.2%
$100k to $249999 - percent	17.0%	17.9%	18.1%
$250k to $499999 - percent	13.1%	13.2%	13.3%
$500k+ - percent	15.8%	15.1%	15.2%
Median HH Wealth	$78,502	$80,743	$83,061
Avg HH Wealth	$247,969	$243,142	$244,920
Economic Viability			
Economic Viability Local	321	284	275
Economic Viability Indexed	116	103	99
Occupation (Employed Civilians Age 16+)			
Employed Civilian Pop 16+ by Occupation	2,730	31,548	71,559
Managerial/Executive	21.2%	18.0%	17.6%
Professional Specialty	53.3%	30.8%	28.8%
Healthcare Support	0.7%	3.3%	3.3%
Sales	4.3%	10.0%	9.9%
Office & Administrative Support	8.0%	11.2%	11.5%
Protective Service	0.8%	1.5%	1.9%
Food Preperation	0.1%	3.9%	4.2%
Building Maintenance & Cleaning	1.5%	2.6%	2.6%
Personal Care	1.8%	2.4%	2.4%
Farming, Fishing, & Forestry	0.0%	0.0%	0.1%
Construction	2.1%	5.7%	6.0%
Production & Transportation	6.2%	10.6%	11.7%
Percent White Collar Workers	87.4%	73.3%	71.1%
Percent Blue Collar Workers	12.6%	26.7%	28.9%

Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections
Calculated using TAS Retrieval

Sep 17, 2025

BRIXMOR®

The Plaza at Buckland Hills Manchester, CT		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
	Agriculture/Mining/Construction	4.6%	5.4%	5.2%
	Manufacturing	15.3%	12.0%	11.8%
	Transportation	2.2%	4.5%	5.3%
	Information	2.1%	1.5%	1.4%
	Wholesale/Retail	6.1%	13.1%	13.9%
	Finance, Insurance, Real Estate	15.4%	11.6%	10.6%
	Professional Services	23.7%	11.2%	8.8%
	Management Services	0.0%	0.0%	0.1%
	Administrative/Waste Services	1.2%	2.6%	3.3%
	Educational Services	17.5%	22.6%	24.3%
	Entertainment Services	3.2%	6.8%	6.9%
	Other Professional Services	3.7%	4.1%	4.0%
	Public Administration	4.9%	4.6%	4.6%
Vehicles per HH	No Vehicles	4.1%	6.9%	7.0%
	1 Vehicle	58.3%	42.0%	36.7%
	2 Vehicles	27.4%	35.3%	38.5%
	3 or more vehicles	10.2%	15.8%	17.7%
	Average Number of Vehicles	1.46	1.66	1.73
Change	Births (last 12 months)	62	629	1,354
	Deaths (last 12 months)	29	469	1,136
	Migration (last 12 months)	-21	78	254
Work place	Workplace Establishments	175	2,351	4,152
	Workplace Employees (FTE)	1,934	25,056	46,951