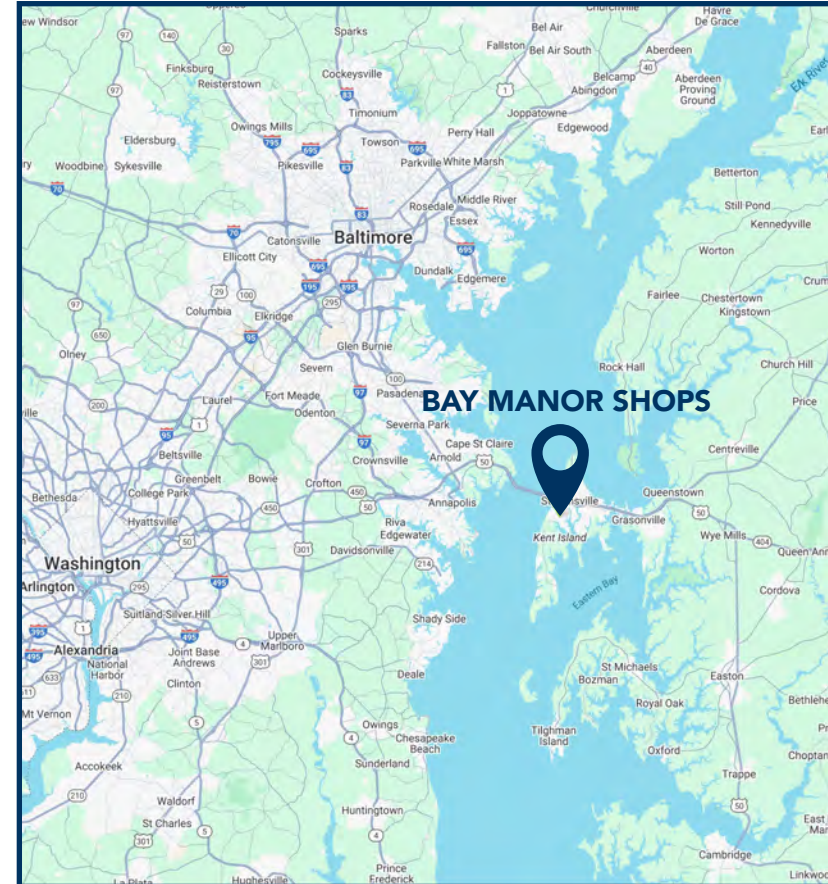






BAY MANOR SHOPS

214 Pier One Rd, Stevensville, MD 21666



PROPERTY HIGHLIGHTS

-  Available End Cap: 2,740 SF
Available: from 1,785 SF up to 6,197 SF
-  Unparalleled access and visibility from the Bay Bridge
-  Easy and quick access to Annapolis, Baltimore and Washington DC
-  16,000 SF of Retail and Office underneath 60 upscale apartments

POPULATION



15 Min 31,434
30 Min 138,445
45 Min 588,331

CARS PER DAY



Blue Star Mem Hwy: 79,705
Pier One Rd: 2,999

AV. HH INCOME



15 Min \$171,441
30 Min \$181,261
45 Min \$164,741

EMPLOYEES



15 Min 11,324
30 Min 84,739
45 Min 246,638

last updated: 11/03/25 P. 1



SHARY THUR



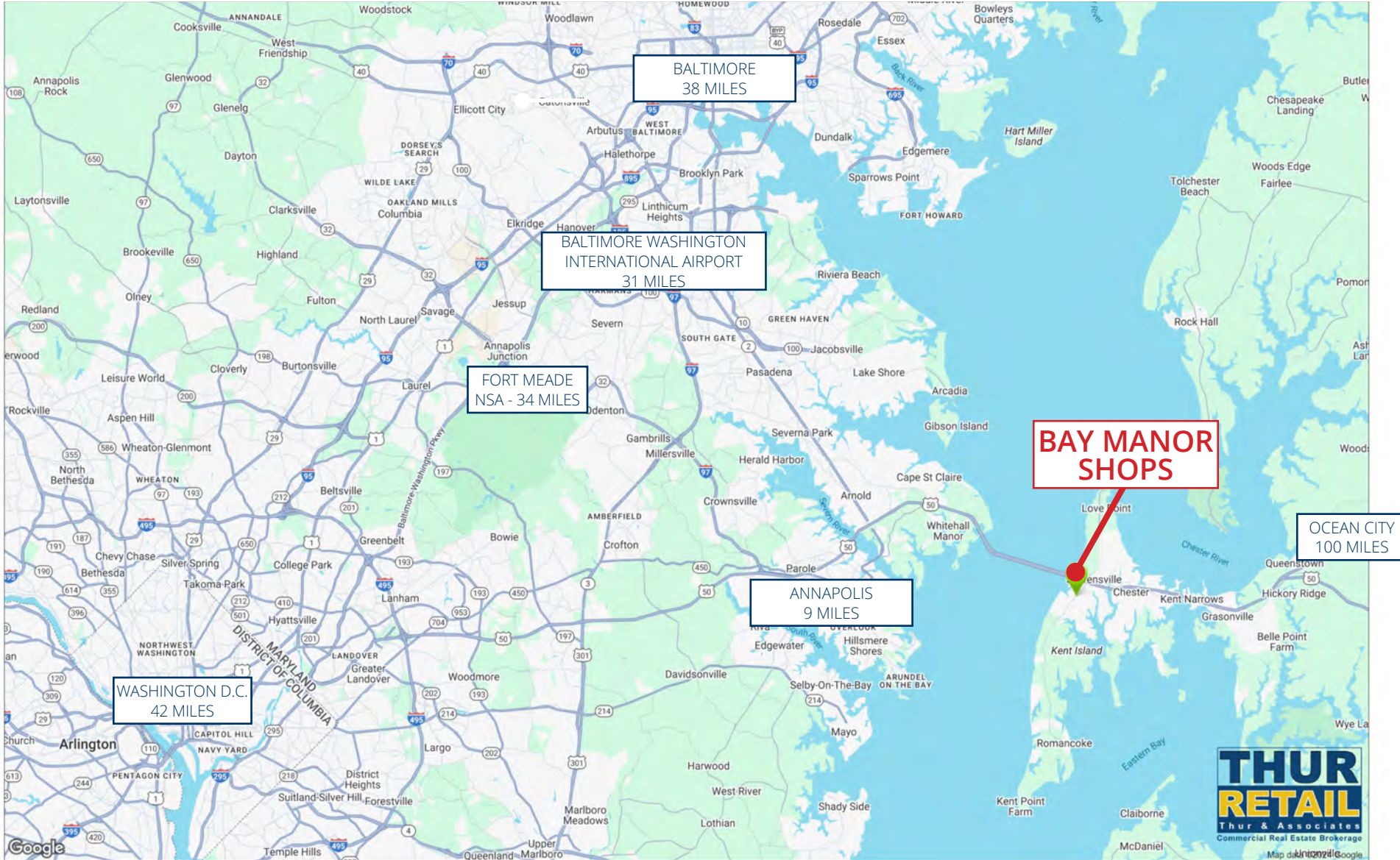
202-359-3469



sthur@thurassociates.com

BAY MANOR SHOPS

214 Pier One Rd, Stevensville, MD 21666



BAY MANOR SHOPS

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last updated: 11/03/25 P. 4



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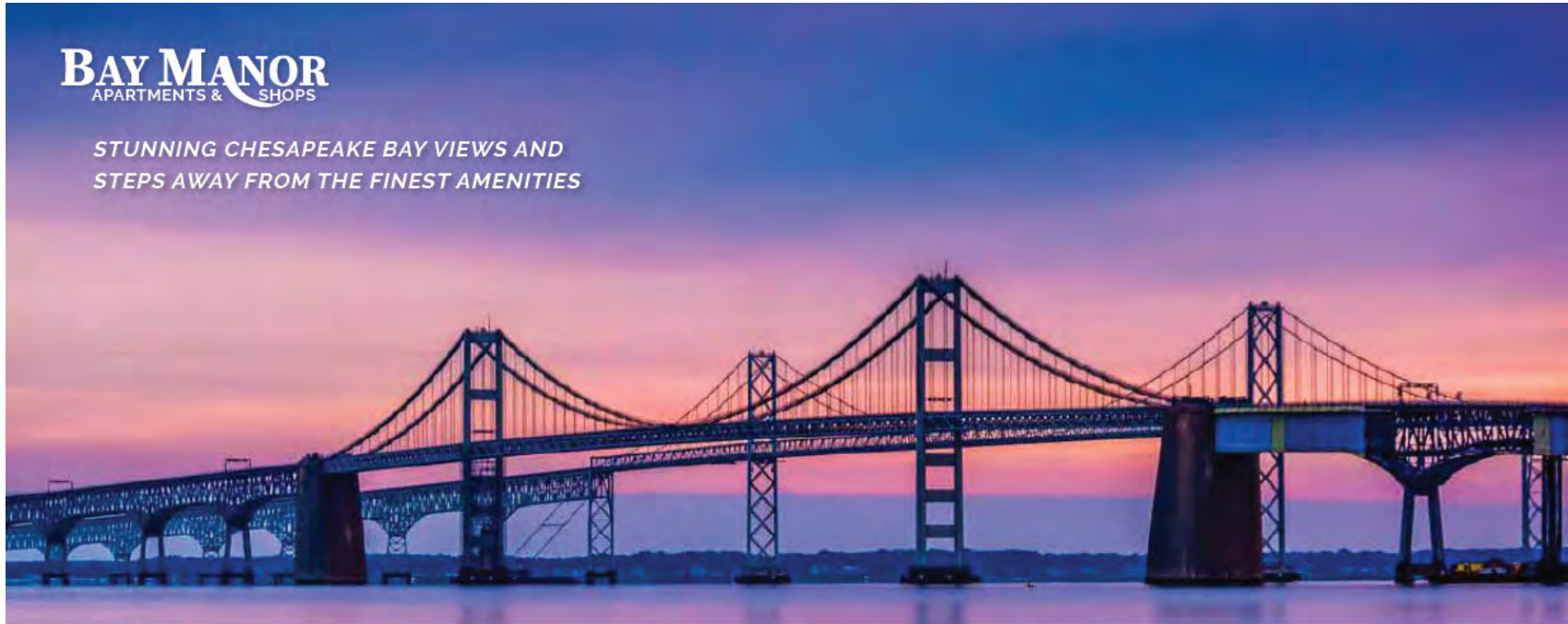
BAY MANOR SHOPS

214 Pier One Rd, Stevensville, MD 21666



BAY MANOR APARTMENTS & SHOPS

STUNNING CHESAPEAKE BAY VIEWS AND
STEPS AWAY FROM THE FINEST AMENITIES



CASCIA VINEYARDS & WINERY



TERRAPIN NATURE PARK



HISTORIC STEVENSVILLE



last updated: 11/03/25 P. 7



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BAY MANOR SHOPS

214 Pier One Rd, Stevensville, MD 21666



Sunset Wharf at Bay Bridge Marina

This is an exclusive duplex complex nestled in the serene Bay Bridge Marina. Embrace waterside living at its finest with stunning views, modern amenities, and the charm of a close-knit community. Each duplex at Sunset Wharf offers spacious layouts, contemporary designs, and premium finishes, ensuring your comfort and luxury. Enjoy easy access to marina facilities, scenic walking trails, and vibrant local dining. At Sunset Wharf, experience the perfect blend of tranquility and convenience, making it the ideal place to call home. Discover your paradise by the bay today!

Homes are selling between \$2,000,000 and \$3,000,000.



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BAY MANOR SHOPS

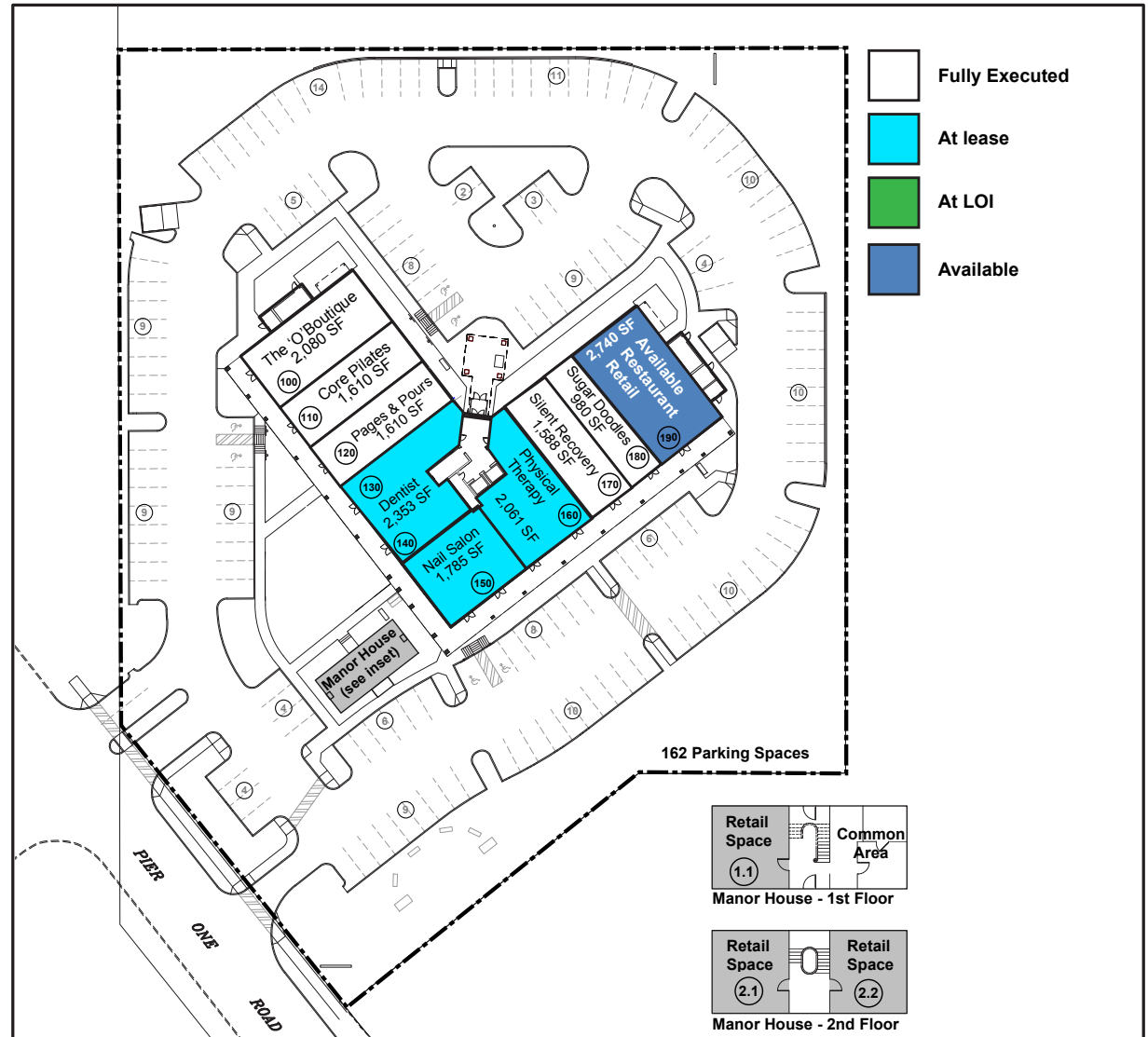
214 Pier One Rd, Stevensville, MD 21666



Bay Manor Shops

We are delighted to introduce you to Bay Manor Shops, a vibrant retail destination that redefines the shopping experience located at 214 Pier One Road. Spanning an impressive 16,000+ square feet on the ground floor, this space is now available for immediate delivery, inviting businesses to thrive in a bustling environment. Above, you'll find 60 exquisite upscale apartments, offering a perfect blend of luxury living and convenience.

Nestled near the picturesque Bay Bridge Marina Yacht Club, Bay Manor Shops boasts stunning sunset views and breathtaking panoramas of the iconic Bay Bridge. This prime location is within easy walking distance of beloved dining spots such as Libbey's Coastal Kitchen & Cocktails and Knoxie's Table, ensuring that residents and visitors alike can indulge in delightful culinary experiences. Additionally, the area is poised for growth with a 28-unit housing development set to debut in 2025, along with a nearby hotel, further enhancing the vibrant community atmosphere. Come explore Bay Manor Shops—where retail meets luxury in an unparalleled setting!



last updated: 11/03/25 P. 9



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BAY MANOR SHOPS

214 Pier One Rd, Stevensville, MD 21666



TENANT LIST

Suite	Tenant	Category/ Former use	SF
100	The 'O' Boutique	Boutique	2,080
110	Core Pilates	Pilates	1,610
120	Pages & Pours	Coffee & Book Shop	1,610
130 & 140	Dentist	Dentist	2,353
150	Nail Salon	Nail Salon	1,785
160	Physical Therapy	Physical Therapy	2,061
170	Silent Recovery	Wellness	1,588
180	Sugardoodles Sweet Shop	Ice Cream	980
190	Available	Restaurant/Retail	2,740
		Retail GLA	16,638

Can be combined up to 6,197 SF

-  AVAILABLE
-  LEASED
-  At Lease

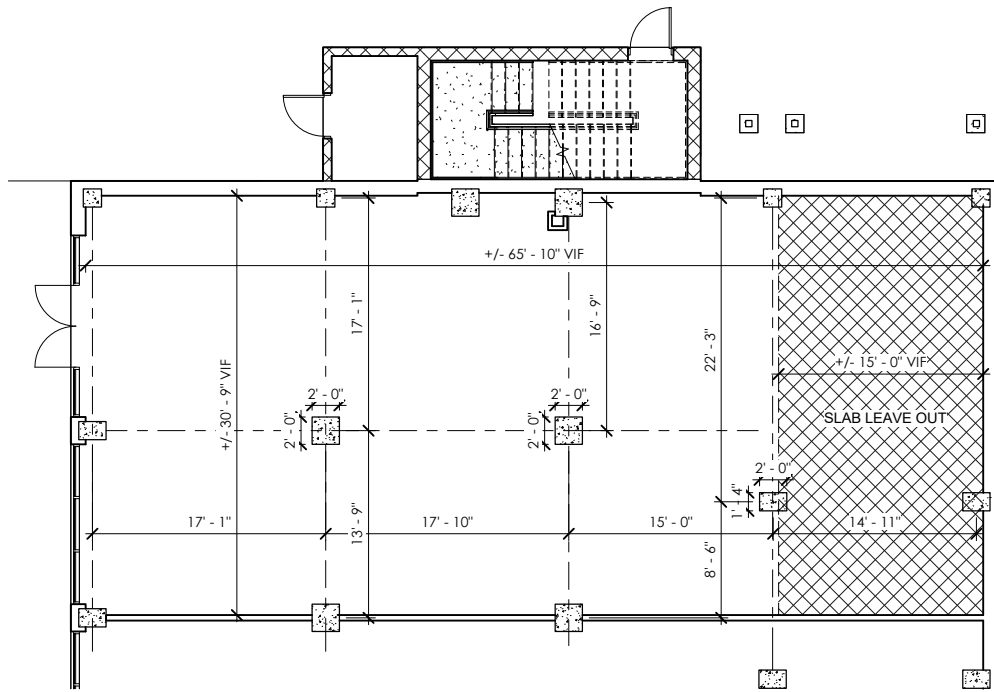


BAY MANOR SHOPS

214 Pier One Rd, Stevensville, MD 21666



PRELIMINARY



SUITE 100

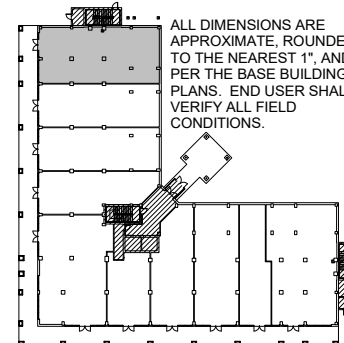
2,080 SF (PER LEASING PLAN LP-15 R1)

HVAC INCLUDED AT 1 TON PER 350 SF.

SUITE SHALL BE PROVIDED W/
200 AMPS AT 120V.

NOTE:
AREA CALCULATION IS
APPROXIMATE AND AS
PROVIDED BY THE BUILDING
OWNER. ALL AS BUILT
CONDITIONS ARE TO FIELD
VERIFIED BY THE END USER.

ALL DIMENSIONS ARE
APPROXIMATE, ROUNDED
TO THE NEAREST 1", AND AS
PER THE BASE BUILDING
PLANS. END USER SHALL
VERIFY ALL FIELD
CONDITIONS.



KEY PLAN - SUITE 100

NOT TO SCALE

1 LEASING PLAN SUITE 100
1/8" = 1'-0"

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BAY MANOR
APARTMENTS & SHOPS

LEASING PLAN -
SUITE 100

L-1.1

Date 2024.05.29 Scale As indicated

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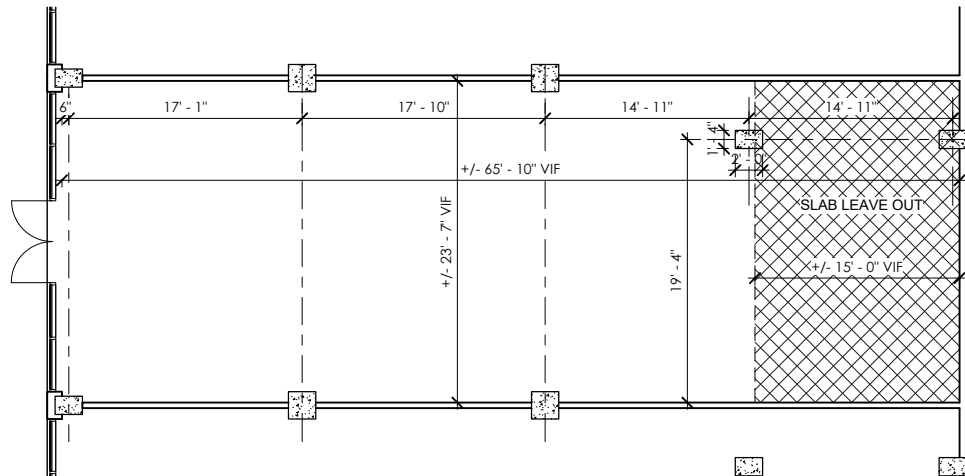
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BAY MANOR SHOPS

214 Pier One Rd, Stevensville, MD 21666



PRELIMINARY



1 LEASING PLAN SUITE 110
1/8" = 1'-0"

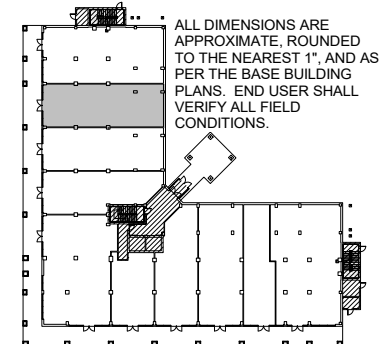
SUITE 110

1,610 SF (PER LEASING PLAN LP-15 R1)

HVAC INCLUDED AT 1 TON PER 350 SF.

SUITE SHALL BE PROVIDED W/
200 AMPS AT 120V.

NOTE:
AREA CALCULATION IS
APPROXIMATE AND AS
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OWNER. ALL AS BUILT
CONDITIONS ARE TO FIELD
VERIFIED BY THE END USER.



KEY PLAN - SUITE 110

NOT TO SCALE

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BAY MANOR
APARTMENTS & SHOPS

LEASING PLAN -
SUITE 110

L-1.2

Date: 2024.05.29 Scale As Indicated

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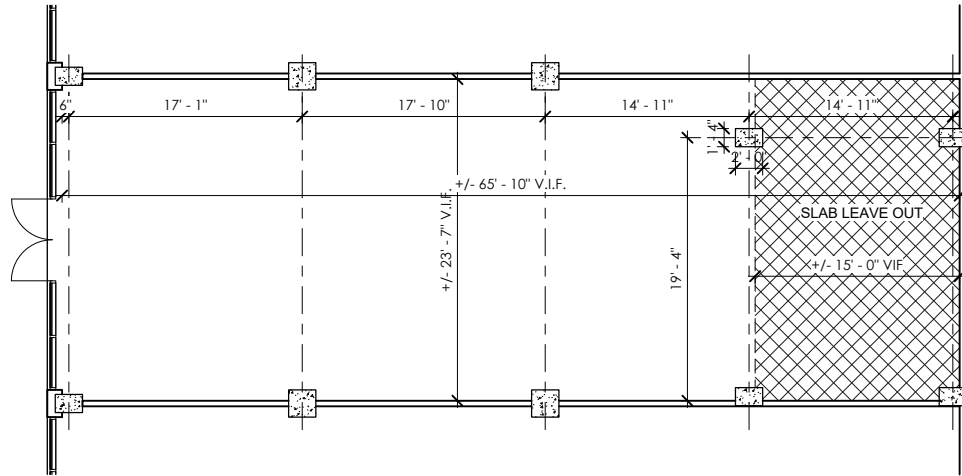


BAY MANOR SHOPS

214 Pier One Rd, Stevensville, MD 21666



PRELIMINARY



SUITE 120

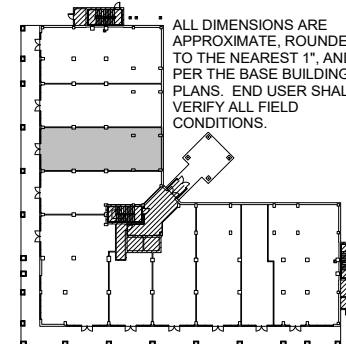
1,610 SF (PER LEASING PLAN LP-15 R1)

HVAC INCLUDED AT 1 TON PER 350 SF.

SUITE SHALL BE PROVIDED W/
200 AMPS AT 120V.

NOTE:
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APPROXIMATE, ROUNDED
TO THE NEAREST 1", AND AS
PER THE BASE BUILDING
PLANS. END USER SHALL
VERIFY ALL FIELD
CONDITIONS.



KEY PLAN - SUITE 120

NOT TO SCALE

1 LEASING PLAN SUITE 120
1/8" = 1'-0"

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**BAY MANOR
APARTMENTS & SHOPS**

BAY MANOR - LEASING PLANS

**LEASING PLAN -
SUITE 120**

L-1.3

Date: 2024.05.29 Scale As Indicated

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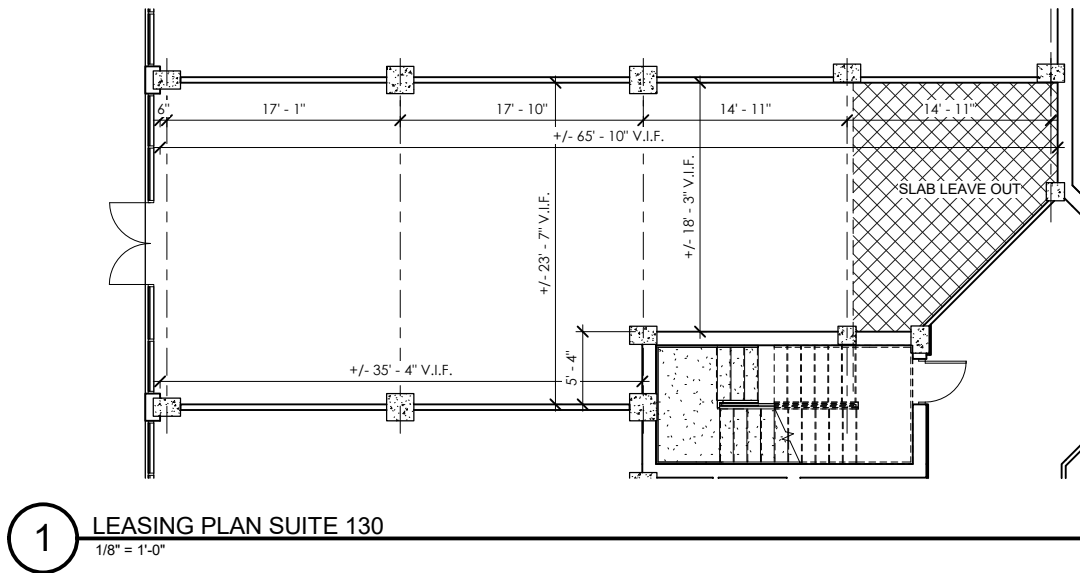
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BAY MANOR SHOPS

214 Pier One Rd, Stevensville, MD 21666



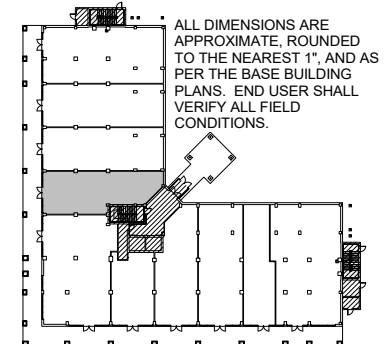
PRELIMINARY



1 LEASING PLAN SUITE 130
1/8" = 1'-0"

SUITE 130
1,385 SF (PER LEASING PLAN LP-15 R1)
HVAC INCLUDED AT 1 TON PER 350 SF.
SUITE SHALL BE PROVIDED W/
200 AMPS AT 120V.

NOTE:
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CONDITIONS ARE TO FIELD
VERIFIED BY THE END USER.



KEY PLAN - SUITE 130
NOT TO SCALE

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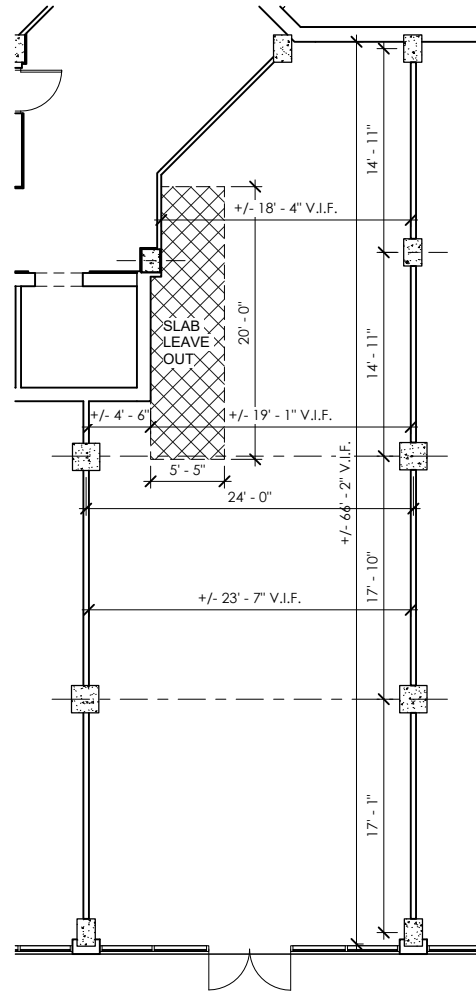
BAY MANOR - LEASING PLANS
BAY MANOR - LEASING PLANS

LEASING PLAN - SUITE 130	L-1.4
	Scale As Indicated
Date: 2024.05.29	10/25/2024 4:01:24 PM



BAY MANOR SHOPS

214 Pier One Rd, Stevensville, MD 21666



1 LEASING PLAN SUITE 160
1/8" = 1'-0"

PRELIMINARY

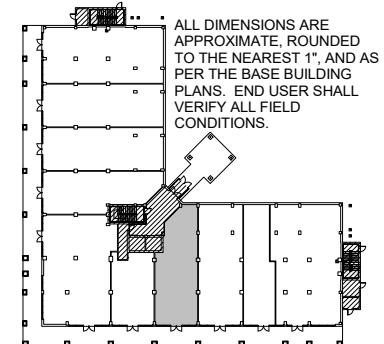
SUITE 160

1,400 SF (PER LEASING PLAN LP-15 R1)

HVAC INCLUDED AT 1 TON PER 350 SF.

SUITE SHALL BE PROVIDED W/
200 AMPS AT 120V.

NOTE:
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KEY PLAN - SUITE 160

NOT TO SCALE

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**BAY MANOR
APARTMENTS & SHOPS**
BAY MANOR - LEASING PLANS

**LEASING PLAN -
SUITE 160**

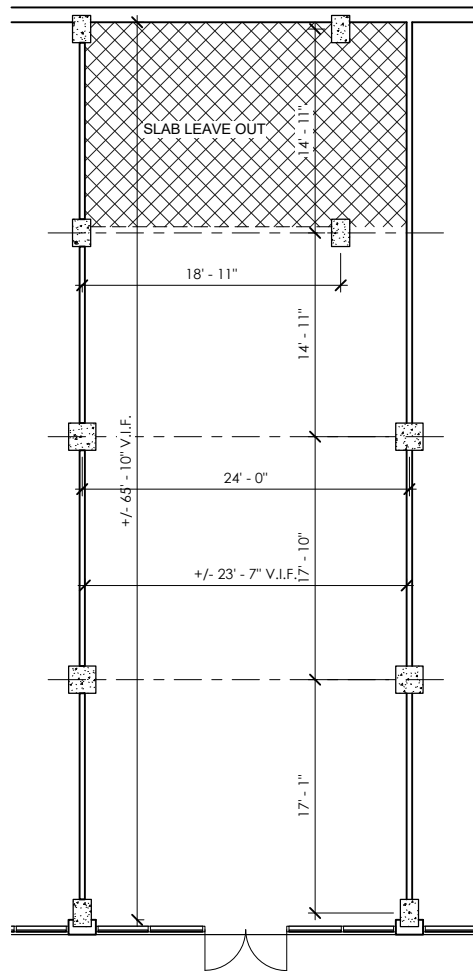
L-1.7
Scale As Indicated

Date: 2024.05.29
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BAY MANOR SHOPS

214 Pier One Rd, Stevensville, MD 21666



1 LEASING PLAN SUITE 170
1/8" = 1'-0"

PRELIMINARY

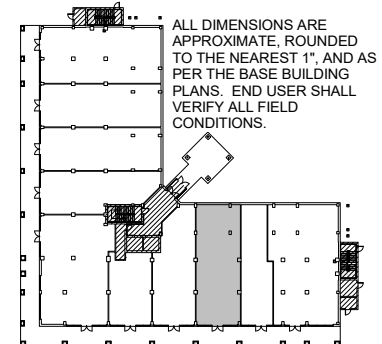
SUITE 170

1,628 SF (PER BOMA RETAIL CALCULATION)

HVAC INCLUDED AT 1 TON PER 350 SF.

SUITE SHALL BE PROVIDED W/
200 AMPS AT 120V.

NOTE:
AREA CALCULATION IS
APPROXIMATE AND AS
PROVIDED BY THE BUILDING
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CONDITIONS ARE TO FIELD
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KEY PLAN - SUITE 170

NOT TO SCALE

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**BAY MANOR
APARTMENTS & SHOPS**

BAY MANOR - LEASING PLANS

**LEASING PLAN -
SUITE 170**

L-1.8

Date: 2024.05.29 Scale: As indicated

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last updated: 11/03/25 P. 17



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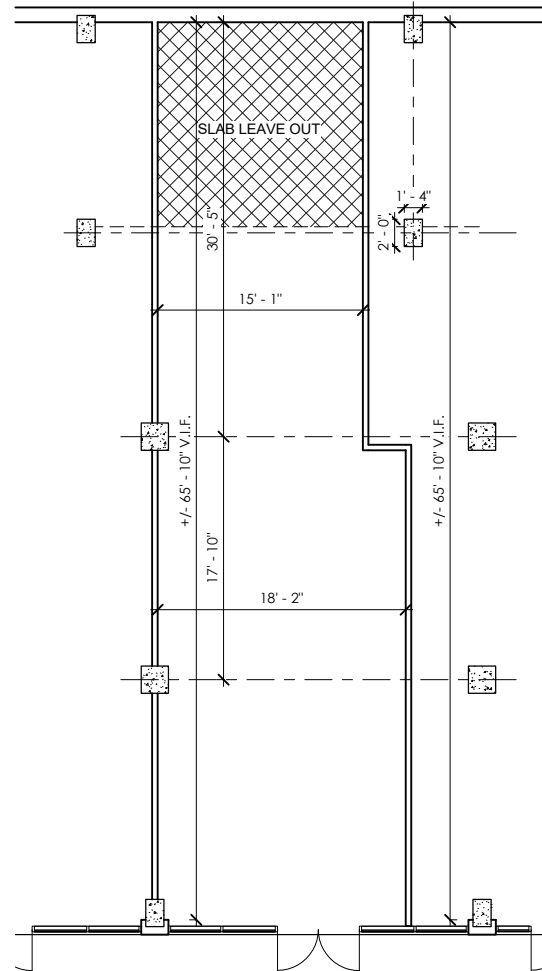
202-359-3469



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BAY MANOR SHOPS

214 Pier One Rd, Stevensville, MD 21666



1 LEASING PLAN SUITE 180
1/8" = 1'-0"

PRELIMINARY

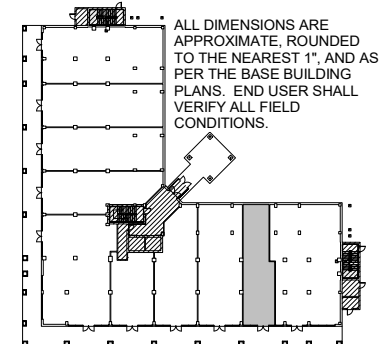
SUITE 180

1,164 GSF per BOMA

HVAC INCLUDED AT 1 TON PER 350 SF.

SUITE SHALL BE PROVIDED W/
200 AMPS AT 120V.

NOTE:
AREA CALCULATION IS
APPROXIMATE AND AS
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CONDITIONS ARE TO FIELD
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KEY PLAN - SUITE 180
NOT TO SCALE

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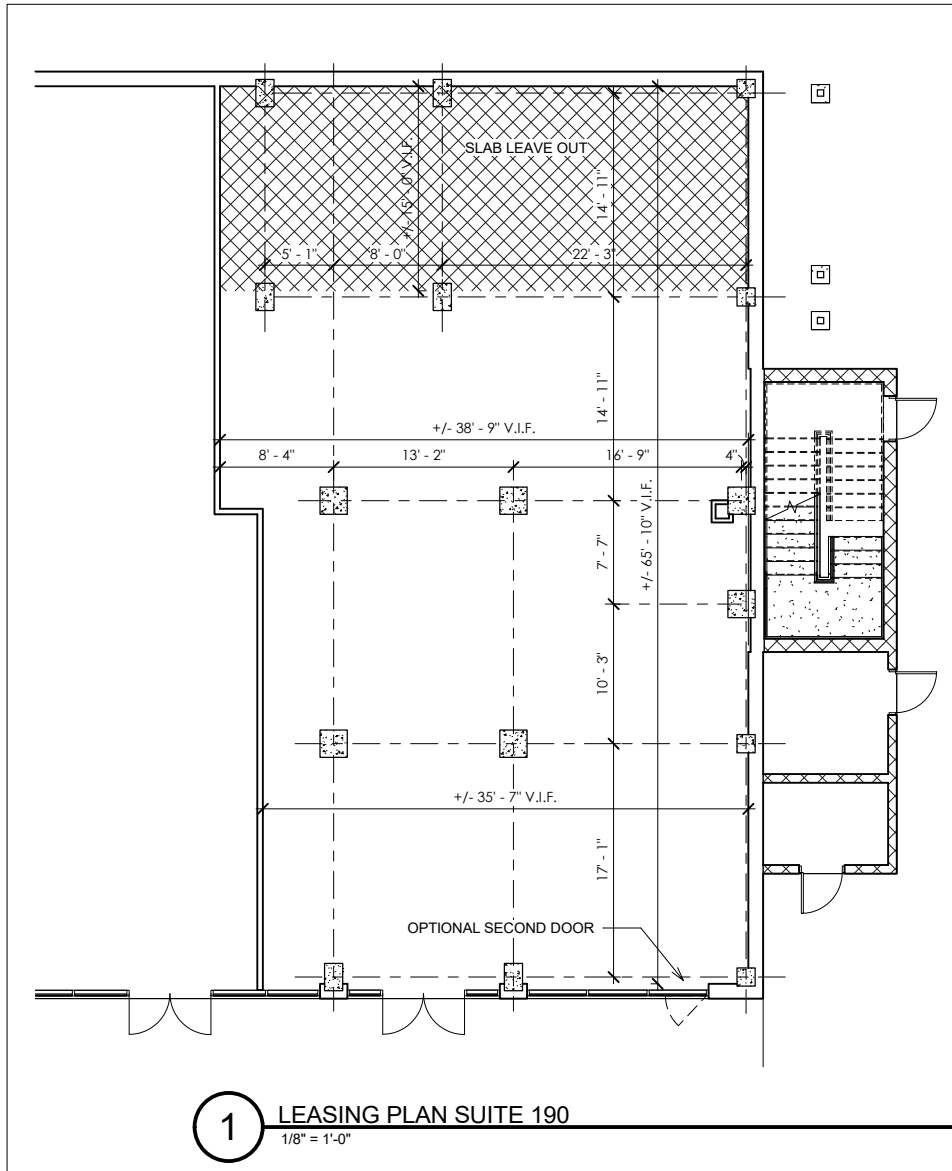
**BAY MANOR
APARTMENTS & SHOPS**
BAY MANOR - LEASING PLANS

**LEASING PLAN -
SUITE 180**
L-1.9
Date 2024.05.29 Scale As indicated
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BAY MANOR SHOPS

214 Pier One Rd, Stevensville, MD 21666



1 LEASING PLAN SUITE 190
1/8" = 1'-0"

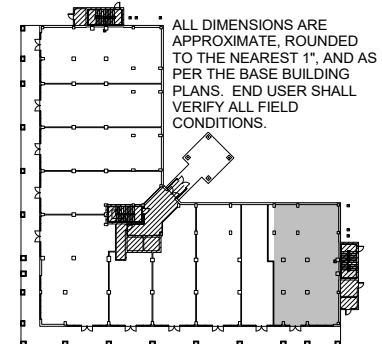
PRELIMINARY

SUITE 190

HVAC INCLUDED AT 1 TON PER 350 SF.

SUITE SHALL BE PROVIDED W/
200 AMPS AT 120V.

NOTE:
AREA CALCULATION IS
APPROXIMATE AND AS
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CONDITIONS ARE TO FIELD
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KEY PLAN - SUITE 190
NOT TO SCALE

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BAY MANOR - LEASING PLANS
**BAY MANOR
APARTMENTS & SHOPS**

LEASING PLAN -
SUITE 190
L-1.10
Date: 2024.05.29 Scale As indicated
10/25/2024 4:01:25 PM



BAY MANOR SHOPS

214 Pier One Rd, Stevensville, MD 21666



LEASING CONTACT

SHARY THUR

Cell: 202-359-3469

Direct 202-823-4445

sthur@thurassociates.com

OFFICE LOCATIONS

DC OFFICE

2 Wisconsin Circle - Suite 660

Chevy Chase, MD 20815

202-823-4444

BOCA RATON

327 Mizner Park, Suite 301

Boca Raton, Fl 33432

561-395-2441

last updated: 11/03/25 P. 20



SHARY THUR



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sthur@thurassociates.com

Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.9797/-76.3288

Bay Manor Shops Stevensville, MD 21666	15 min drive time		30 min drive time		45 min drive time	
Population						
Estimated Population (2025)	31,434		138,445		588,331	
Projected Population (2030)	33,280		140,647		589,783	
Census Population (2020)	29,416		132,630		580,850	
Census Population (2010)	27,919		128,929		534,586	
Projected Annual Growth (2025-2030)	1,846	1.2%	2,201	0.3%	1,451	-
Historical Annual Growth (2020-2025)	2,018	-	5,816	0.9%	7,481	0.3%
Historical Annual Growth (2010-2020)	1,497	0.5%	3,700	0.3%	46,264	0.9%
Estimated Population Density (2025)	647 <i>psm</i>		804 <i>psm</i>		864 <i>psm</i>	
Trade Area Size	48.6 <i>sq mi</i>		172.3 <i>sq mi</i>		681.2 <i>sq mi</i>	
Households						
Estimated Households (2025)	12,398		55,468		221,224	
Projected Households (2030)	13,219		57,150		224,107	
Census Households (2020)	11,413		52,169		214,198	
Census Households (2010)	10,642		48,751		196,938	
Projected Annual Growth (2025-2030)	821	1.3%	1,682	0.6%	2,883	0.3%
Historical Annual Change (2010-2025)	1,756	1.1%	6,717	0.9%	24,286	0.8%
Average Household Income						
Estimated Average Household Income (2025)	\$171,441		\$181,261		\$164,741	
Projected Average Household Income (2030)	\$168,706		\$178,367		\$162,301	
Census Average Household Income (2010)	\$100,970		\$106,977		\$99,752	
Census Average Household Income (2000)	\$76,271		\$78,519		\$74,137	
Projected Annual Change (2025-2030)	-\$2,735	-0.3%	-\$2,894	-0.3%	-\$2,440	-0.3%
Historical Annual Change (2000-2025)	\$95,170	5.0%	\$102,742	5.2%	\$90,604	4.9%
Median Household Income						
Estimated Median Household Income (2025)	\$126,623		\$135,910		\$129,134	
Projected Median Household Income (2030)	\$125,195		\$134,686		\$128,023	
Census Median Household Income (2010)	\$85,550		\$86,889		\$85,128	
Census Median Household Income (2000)	\$65,718		\$65,713		\$64,601	
Projected Annual Change (2025-2030)	-\$1,427	-0.2%	-\$1,225	-0.2%	-\$1,111	-0.2%
Historical Annual Change (2000-2025)	\$60,905	3.7%	\$70,198	4.3%	\$64,532	4.0%
Per Capita Income						
Estimated Per Capita Income (2025)	\$67,674		\$72,778		\$62,100	
Projected Per Capita Income (2030)	\$67,063		\$72,631		\$61,825	
Census Per Capita Income (2010)	\$38,497		\$40,448		\$36,750	
Census Per Capita Income (2000)	\$28,222		\$29,304		\$27,180	
Projected Annual Change (2025-2030)	-\$611	-0.2%	-\$147	-	-\$275	-
Historical Annual Change (2000-2025)	\$39,452	5.6%	\$43,474	5.9%	\$34,920	5.1%
Estimated Average Household Net Worth (2025)	\$2.04 M		\$2.03 M		\$1.84 M	

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This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.9797/-76.3288

Bay Manor Shops Stevensville, MD 21666	15 min drive time		30 min drive time		45 min drive time	
Race and Ethnicity						
Total Population (2025)	31,434		138,445		588,331	
White (2025)	26,314	83.7%	102,553	74.1%	333,698	56.7%
Black or African American (2025)	2,088	6.6%	16,705	12.1%	161,328	27.4%
American Indian or Alaska Native (2025)	67	0.2%	426	0.3%	2,125	0.4%
Asian (2025)	720	2.3%	4,130	3.0%	23,047	3.9%
Hawaiian or Pacific Islander (2025)	12	-	53	-	278	-
Other Race (2025)	683	2.2%	6,354	4.6%	31,331	5.3%
Two or More Races (2025)	1,550	4.9%	8,224	5.9%	36,524	6.2%
Population < 18 (2025)	6,797 21.6%		29,247 21.1%		130,956 22.3%	
White Not Hispanic	5,073	74.6%	17,934	61.3%	60,244	46.0%
Black or African American	451	6.6%	3,673	12.6%	35,592	27.2%
Asian	150	2.2%	778	2.7%	4,675	3.6%
Other Race Not Hispanic	408	6.0%	1,703	5.8%	7,667	5.9%
Hispanic	715	10.5%	5,158	17.6%	22,779	17.4%
Not Hispanic or Latino Population (2025)	29,458 93.7%		123,770 89.4%		520,873 88.5%	
Not Hispanic White	25,822	87.7%	99,482	80.4%	321,347	61.7%
Not Hispanic Black or African American	2,043	6.9%	16,287	13.2%	158,852	30.5%
Not Hispanic American Indian or Alaska Native	21	-	117	-	572	0.1%
Not Hispanic Asian	711	2.4%	4,063	3.3%	22,728	4.4%
Not Hispanic Hawaiian or Pacific Islander	7	-	37	-	194	-
Not Hispanic Other Race	24	-	173	0.1%	878	0.2%
Not Hispanic Two or More Races	830	2.8%	3,610	2.9%	16,302	3.1%
Hispanic or Latino Population (2025)	1,976 6.3%		14,675 10.6%		67,458 11.5%	
Hispanic White	492	24.9%	3,071	20.9%	12,351	18.3%
Hispanic Black or African American	46	2.3%	418	2.8%	2,477	3.7%
Hispanic American Indian or Alaska Native	46	2.3%	308	2.1%	1,552	2.3%
Hispanic Asian	9	0.4%	67	0.5%	319	0.5%
Hispanic Hawaiian or Pacific Islander	5	0.2%	16	0.1%	84	0.1%
Hispanic Other Race	658	33.3%	6,181	42.1%	30,453	45.1%
Hispanic Two or More Races	720	36.4%	4,614	31.4%	20,222	30.0%
Not Hispanic or Latino Population (2020)	27,642 94.0%		117,804 88.8%		515,460 88.7%	
Hispanic or Latino Population (2020)	1,773 6.0%		14,826 11.2%		65,390 11.3%	
Not Hispanic or Latino Population (2010)	26,870 96.2%		119,180 92.4%		495,467 92.7%	
Hispanic or Latino Population (2010)	1,048 3.8%		9,750 7.6%		39,119 7.3%	
Not Hispanic or Latino Population (2030)	30,670 92.2%		124,943 88.8%		517,608 87.8%	
Hispanic or Latino Population (2030)	2,610 7.8%		15,704 11.2%		72,175 12.2%	
Projected Annual Growth (2025-2030)	634 6.4%		1,028 1.4%		4,717 1.4%	
Historical Annual Growth (2010-2020)	725 6.9%		5,076 5.2%		26,271 6.7%	

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Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.9797/-76.3288

Bay Manor Shops Stevensville, MD 21666	15 min drive time		30 min drive time		45 min drive time	
Total Age Distribution (2025)						
Total Population	31,434		138,445		588,331	
Age Under 5 Years	1,738	5.5%	7,600	5.5%	34,142	5.8%
Age 5 to 9 Years	1,833	5.8%	8,082	5.8%	36,412	6.2%
Age 10 to 14 Years	2,015	6.4%	8,385	6.1%	37,877	6.4%
Age 15 to 19 Years	1,868	5.9%	8,176	5.9%	36,185	6.2%
Age 20 to 24 Years	1,474	4.7%	7,285	5.3%	31,703	5.4%
Age 25 to 29 Years	1,483	4.7%	7,673	5.5%	33,553	5.7%
Age 30 to 34 Years	1,828	5.8%	8,718	6.3%	39,004	6.6%
Age 35 to 39 Years	2,026	6.4%	9,320	6.7%	40,783	6.9%
Age 40 to 44 Years	1,922	6.1%	8,755	6.3%	39,684	6.7%
Age 45 to 49 Years	1,735	5.5%	7,608	5.5%	35,186	6.0%
Age 50 to 54 Years	2,163	6.9%	8,664	6.3%	38,414	6.5%
Age 55 to 59 Years	2,439	7.8%	9,463	6.8%	40,501	6.9%
Age 60 to 64 Years	2,583	8.2%	9,927	7.2%	40,007	6.8%
Age 65 to 69 Years	2,066	6.6%	8,694	6.3%	33,742	5.7%
Age 70 to 74 Years	1,600	5.1%	7,321	5.3%	26,591	4.5%
Age 75 to 79 Years	1,277	4.1%	5,906	4.3%	20,483	3.5%
Age 80 to 84 Years	796	2.5%	3,784	2.7%	12,915	2.2%
Age 85 Years or Over	587	1.9%	3,085	2.2%	11,150	1.9%
Median Age	43.3		42.2		40.5	
Age 19 Years or Less	7,454	23.7%	32,243	23.3%	144,615	24.6%
Age 20 to 64 Years	17,654	56.2%	77,413	55.9%	338,836	57.6%
Age 65 Years or Over	6,326	20.1%	28,790	20.8%	104,881	17.8%
Female Age Distribution (2025)						
Female Population	15,920 50.6%		69,887 50.5%		299,173 50.9%	
Age Under 5 Years	841	5.3%	3,705	5.3%	16,729	5.6%
Age 5 to 9 Years	895	5.6%	3,975	5.7%	17,761	5.9%
Age 10 to 14 Years	961	6.0%	4,065	5.8%	18,547	6.2%
Age 15 to 19 Years	892	5.6%	3,862	5.5%	17,087	5.7%
Age 20 to 24 Years	732	4.6%	3,464	5.0%	15,218	5.1%
Age 25 to 29 Years	732	4.6%	3,811	5.5%	16,833	5.6%
Age 30 to 34 Years	918	5.8%	4,468	6.4%	19,944	6.7%
Age 35 to 39 Years	1,001	6.3%	4,622	6.6%	20,785	6.9%
Age 40 to 44 Years	1,021	6.4%	4,384	6.3%	20,211	6.8%
Age 45 to 49 Years	865	5.4%	3,822	5.5%	17,985	6.0%
Age 50 to 54 Years	1,101	6.9%	4,392	6.3%	19,888	6.6%
Age 55 to 59 Years	1,260	7.9%	4,927	7.1%	21,059	7.0%
Age 60 to 64 Years	1,328	8.3%	5,168	7.4%	20,864	7.0%
Age 65 to 69 Years	1,084	6.8%	4,565	6.5%	17,826	6.0%
Age 70 to 74 Years	850	5.3%	3,863	5.5%	14,386	4.8%
Age 75 to 79 Years	676	4.2%	3,175	4.5%	11,251	3.8%
Age 80 to 84 Years	440	2.8%	2,026	2.9%	6,994	2.3%
Age 85 Years or Over	322	2.0%	1,591	2.3%	5,804	1.9%
Female Median Age	44.2		43.2		41.5	
Age 19 Years or Less	3,590	22.5%	15,608	22.3%	70,123	23.4%
Age 20 to 64 Years	8,959	56.3%	39,059	55.9%	172,788	57.8%
Age 65 Years or Over	3,372	21.2%	15,220	21.8%	56,262	18.8%

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Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.9797/-76.3288

Bay Manor Shops Stevensville, MD 21666	15 min drive time		30 min drive time		45 min drive time	
Male Age Distribution (2025)						
Male Population	15,514	49.4%	68,558	49.5%	289,159	49.1%
Age Under 5 Years	897	5.8%	3,895	5.7%	17,413	6.0%
Age 5 to 9 Years	937	6.0%	4,107	6.0%	18,651	6.5%
Age 10 to 14 Years	1,054	6.8%	4,319	6.3%	19,330	6.7%
Age 15 to 19 Years	976	6.3%	4,314	6.3%	19,098	6.6%
Age 20 to 24 Years	742	4.8%	3,820	5.6%	16,485	5.7%
Age 25 to 29 Years	751	4.8%	3,862	5.6%	16,720	5.8%
Age 30 to 34 Years	910	5.9%	4,251	6.2%	19,061	6.6%
Age 35 to 39 Years	1,025	6.6%	4,698	6.9%	19,998	6.9%
Age 40 to 44 Years	900	5.8%	4,371	6.4%	19,473	6.7%
Age 45 to 49 Years	871	5.6%	3,786	5.5%	17,201	5.9%
Age 50 to 54 Years	1,062	6.8%	4,272	6.2%	18,526	6.4%
Age 55 to 59 Years	1,179	7.6%	4,536	6.6%	19,442	6.7%
Age 60 to 64 Years	1,255	8.1%	4,759	6.9%	19,143	6.6%
Age 65 to 69 Years	982	6.3%	4,129	6.0%	15,916	5.5%
Age 70 to 74 Years	750	4.8%	3,458	5.0%	12,205	4.2%
Age 75 to 79 Years	601	3.9%	2,731	4.0%	9,232	3.2%
Age 80 to 84 Years	357	2.3%	1,758	2.6%	5,920	2.0%
Age 85 Years or Over	265	1.7%	1,494	2.2%	5,346	1.8%
Male Median Age	42.3		41.3		39.5	
Age 19 Years or Less	3,865	24.9%	16,635	24.3%	74,492	25.8%
Age 20 to 64 Years	8,695	56.0%	38,354	55.9%	166,048	57.4%
Age 65 Years or Over	2,954	19.0%	13,570	19.8%	48,619	16.8%
Males per 100 Females (2025)						
Overall Comparison	97		98		97	
Age Under 5 Years	107	51.6%	105	51.2%	104	51.0%
Age 5 to 9 Years	105	51.1%	103	50.8%	105	51.2%
Age 10 to 14 Years	110	52.3%	106	51.5%	104	51.0%
Age 15 to 19 Years	109	52.3%	112	52.8%	112	52.8%
Age 20 to 24 Years	101	50.3%	110	52.4%	108	52.0%
Age 25 to 29 Years	103	50.6%	101	50.3%	99	49.8%
Age 30 to 34 Years	99	49.8%	95	48.8%	96	48.9%
Age 35 to 39 Years	102	50.6%	102	50.4%	96	49.0%
Age 40 to 44 Years	88	46.9%	100	49.9%	96	49.1%
Age 45 to 49 Years	101	50.2%	99	49.8%	96	48.9%
Age 50 to 54 Years	96	49.1%	97	49.3%	93	48.2%
Age 55 to 59 Years	94	48.3%	92	47.9%	92	48.0%
Age 60 to 64 Years	95	48.6%	92	47.9%	92	47.8%
Age 65 to 69 Years	91	47.6%	90	47.5%	89	47.2%
Age 70 to 74 Years	88	46.9%	90	47.2%	85	45.9%
Age 75 to 79 Years	89	47.0%	86	46.2%	82	45.1%
Age 80 to 84 Years	81	44.8%	87	46.5%	85	45.8%
Age 85 Years or Over	82	45.1%	94	48.4%	92	47.9%
Age 19 Years or Less	108	51.8%	107	51.6%	106	51.5%
Age 20 to 39 Years	101	50.3%	102	50.4%	99	49.8%
Age 40 to 64 Years	94	48.6%	96	48.9%	94	48.4%
Age 65 Years or Over	88	46.7%	89	47.1%	86	46.4%

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Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.9797/-76.3288

Bay Manor Shops Stevensville, MD 21666	15 min drive time		30 min drive time		45 min drive time	
Household Type (2025)						
Total Households	12,398		55,468		221,224	
Households with Children	3,755	30.3%	15,886	28.6%	71,237	32.2%
Average Household Size	2.5		2.4		2.6	
Household Density per Square Mile	255		322		325	
Population Family	25,972	82.6%	107,588	77.7%	480,976	81.8%
Population Non-Family	5,307	16.9%	28,138	20.3%	98,098	16.7%
Population Group Quarters	155	0.5%	2,719	2.0%	9,258	1.6%
Family Households	8,517	68.7%	34,380	62.0%	149,921	67.8%
Married Couple Households	6,789	79.7%	26,476	77.0%	109,633	73.1%
Other Family Households with Children	1,728	20.3%	7,904	23.0%	40,288	26.9%
Family Households with Children	3,747	44.0%	15,850	46.1%	71,110	47.4%
Married Couple with Children	2,849	76.0%	11,809	74.5%	50,521	71.0%
Other Family Households with Children	898	24.0%	4,041	25.5%	20,590	29.0%
Family Households No Children	4,770	56.0%	18,530	53.9%	78,810	52.6%
Married Couple No Children	3,940	82.6%	14,667	79.2%	59,112	75.0%
Other Family Households No Children	830	17.4%	3,863	20.8%	19,698	25.0%
Non-Family Households	3,881	31.3%	21,088	38.0%	71,303	32.2%
Non-Family Households with Children	8	0.2%	36	0.2%	127	0.2%
Non-Family Households No Children	3,873	99.8%	21,052	99.8%	71,176	99.8%
Average Family Household Size	3.0		3.1		3.2	
Average Family Income	\$205,259		\$215,092		\$192,189	
Median Family Income	\$157,970		\$167,410		\$154,854	
Average Non-Family Household Size	1.4		1.3		1.4	
Marital Status (2025)						
Population Age 15 Years or Over	25,848		114,379		479,901	
Never Married	6,562	25.4%	31,784	27.8%	148,930	31.0%
Currently Married	14,095	54.5%	61,697	53.9%	240,549	50.1%
Previously Married	5,191	20.1%	20,897	18.3%	90,423	18.8%
Separated	750	14.5%	3,599	17.2%	17,944	19.8%
Widowed	1,307	25.2%	5,260	25.2%	23,936	26.5%
Divorced	3,134	60.4%	12,038	57.6%	48,542	53.7%
Educational Attainment (2025)						
Adult Population Age 25 Years or Over	22,506		98,918		412,013	
Elementary (Grade Level 0 to 8)	385	1.7%	2,504	2.5%	14,273	3.5%
Some High School (Grade Level 9 to 11)	869	3.9%	2,908	2.9%	16,191	3.9%
High School Graduate	5,091	22.6%	17,166	17.4%	92,946	22.6%
Some College	4,313	19.2%	16,373	16.6%	73,285	17.8%
Associate Degree Only	1,783	7.9%	6,496	6.6%	27,987	6.8%
Bachelor Degree Only	5,908	26.2%	28,176	28.5%	101,682	24.7%
Graduate Degree	4,157	18.5%	25,295	25.6%	85,650	20.8%
Any College (Some College or Higher)	16,161	71.8%	76,340	77.2%	288,603	70.0%
College Degree + (Bachelor Degree or Higher)	10,065	44.7%	53,471	54.1%	187,332	45.5%

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Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.9797/-76.3288

Bay Manor Shops Stevensville, MD 21666	15 min drive time		30 min drive time		45 min drive time	
Housing						
Total Housing Units (2025)	13,180		58,853		233,292	
Total Housing Units (2020)	12,338		56,479		226,279	
Historical Annual Growth (2020-2025)	842	-	2,374	-	7,012	-
Housing Units Occupied (2025)	12,398	94.1%	55,468	94.2%	221,224	94.8%
Housing Units Owner-Occupied	10,195	82.2%	38,748	69.9%	158,826	71.8%
Housing Units Renter-Occupied	2,203	17.8%	16,720	30.1%	62,398	28.2%
Housing Units Vacant (2025)	782	5.9%	3,385	5.8%	12,068	5.2%
Household Size (2025)						
Total Households	12,398		55,468		221,224	
1 Person Households	3,023	24.4%	16,966	30.6%	56,253	25.4%
2 Person Households	4,582	37.0%	18,259	32.9%	73,658	33.3%
3 Person Households	1,923	15.5%	8,037	14.5%	35,906	16.2%
4 Person Households	1,700	13.7%	6,999	12.6%	30,318	13.7%
5 Person Households	778	6.3%	3,203	5.8%	14,496	6.6%
6 Person Households	264	2.1%	1,231	2.2%	6,155	2.8%
7 or More Person Households	129	1.0%	773	1.4%	4,438	2.0%
Household Income Distribution (2025)						
HH Income \$200,000 or More	3,327	26.8%	15,409	27.8%	54,253	24.5%
HH Income \$150,000 to \$199,999	1,585	12.8%	7,959	14.3%	31,443	14.2%
HH Income \$125,000 to \$149,999	1,250	10.1%	4,933	8.9%	20,294	9.2%
HH Income \$100,000 to \$124,999	1,496	12.1%	6,309	11.4%	24,997	11.3%
HH Income \$75,000 to \$99,999	1,464	11.8%	6,286	11.3%	25,587	11.6%
HH Income \$50,000 to \$74,999	1,234	10.0%	6,071	10.9%	26,209	11.8%
HH Income \$35,000 to \$49,999	517	4.2%	2,525	4.6%	13,067	5.9%
HH Income \$25,000 to \$34,999	457	3.7%	1,624	2.9%	7,915	3.6%
HH Income \$15,000 to \$24,999	393	3.2%	1,911	3.4%	6,628	3.0%
HH Income \$10,000 to \$14,999	239	1.9%	756	1.4%	2,953	1.3%
HH Income Under \$10,000	437	3.5%	1,684	3.0%	7,877	3.6%
Household Vehicles (2025)						
Households 0 Vehicles Available	517	4.2%	3,534	6.4%	13,239	6.0%
Households 1 Vehicle Available	2,796	22.6%	17,843	32.2%	67,392	30.5%
Households 2 Vehicles Available	5,011	40.4%	21,020	37.9%	83,800	37.9%
Households 3 or More Vehicles Available	4,074	32.9%	13,071	23.6%	56,793	25.7%
Total Vehicles Available	26,529		104,191		430,379	
Average Vehicles per Household	2.1		1.9		1.9	
Owner-Occupied Household Vehicles	23,164	87.3%	81,984	78.7%	345,873	80.4%
Average Vehicles per Owner-Occupied Household	2.3		2.1		2.2	
Renter-Occupied Household Vehicles	3,365	12.7%	22,207	21.3%	84,506	19.6%
Average Vehicles per Renter-Occupied Household	1.5		1.3		1.4	
Travel Time (2025)						
Worker Base Age 16 years or Over	16,572		70,862		307,282	
Travel to Work in 14 Minutes or Less	3,528	21.3%	14,922	21.1%	47,427	15.4%
Travel to Work in 15 to 29 Minutes	3,898	23.5%	16,134	22.8%	84,229	27.4%
Travel to Work in 30 to 59 Minutes	4,502	27.2%	18,652	26.3%	91,771	29.9%
Travel to Work in 60 Minutes or More	2,024	12.2%	7,985	11.3%	34,901	11.4%
Work at Home	2,620	15.8%	13,170	18.6%	48,954	15.9%
Average Minutes Travel to Work	27.3		25.9		28.0	

Complete Profile

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 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.9797/-76.3288

Bay Manor Shops Stevensville, MD 21666	15 min drive time		30 min drive time		45 min drive time	
Transportation To Work (2025)						
Worker Base Age 16 years or Over	16,572		70,862		307,282	
Drive to Work Alone	12,498	75.4%	49,759	70.2%	216,877	70.6%
Drive to Work in Carpool	1,062	6.4%	4,508	6.4%	24,834	8.1%
Travel to Work by Public Transportation	97	0.6%	1,408	2.0%	8,928	2.9%
Drive to Work on Motorcycle	9	-	42	-	142	-
Bicycle to Work	6	-	108	0.2%	376	0.1%
Walk to Work	150	0.9%	1,403	2.0%	4,434	1.4%
Other Means	128	0.8%	465	0.7%	2,738	0.9%
Work at Home	2,620	15.8%	13,170	18.6%	48,954	15.9%
Daytime Demographics (2025)						
Total Businesses	1,568		8,971		28,430	
Total Employees	11,324		84,739		246,638	
Company Headquarter Businesses	62	4.0%	349	3.9%	937	3.3%
Company Headquarter Employees	1,553	13.7%	12,731	15.0%	32,864	13.3%
Employee Population per Business	7.2 to 1		9.4 to 1		8.7 to 1	
Residential Population per Business	20.0 to 1		15.4 to 1		20.7 to 1	
Adj. Daytime Demographics Age 16 Years or Over	20,052		124,820		405,231	
Labor Force						
Labor Population Age 16 Years or Over (2025)	25,441		112,652		472,507	
Labor Force Total Males (2025)	12,412	48.8%	55,332	49.1%	229,967	48.7%
Male Civilian Employed	8,803	70.9%	37,664	68.1%	157,919	68.7%
Male Civilian Unemployed	211	1.7%	923	1.7%	4,736	2.1%
Males in Armed Forces	118	1.0%	1,330	2.4%	5,425	2.4%
Males Not in Labor Force	3,280	26.4%	15,415	27.9%	61,887	26.9%
Labor Force Total Females (2025)	13,030	51.2%	57,321	50.9%	242,540	51.3%
Female Civilian Employed	7,769	59.6%	33,201	57.9%	149,376	61.6%
Female Civilian Unemployed	177	1.4%	611	1.1%	3,673	1.5%
Females in Armed Forces	24	0.2%	376	0.7%	1,193	0.5%
Females Not in Labor Force	5,059	38.8%	23,132	40.4%	88,298	36.4%
Unemployment Rate	389	1.5%	1,534	1.4%	8,409	1.8%
Occupation (2025)						
Occupation Population Age 16 Years or Over	16,572		70,862		307,282	
Occupation Total Males	8,803	53.1%	37,661	53.1%	157,906	51.4%
Occupation Total Females	7,769	46.9%	33,201	46.9%	149,376	48.6%
Management, Business, Financial Operations	3,639	22.0%	17,710	25.0%	67,414	21.9%
Professional, Related	4,267	25.7%	20,703	29.2%	87,852	28.6%
Service	2,558	15.4%	10,530	14.9%	50,312	16.4%
Sales, Office	3,600	21.7%	12,847	18.1%	55,226	18.0%
Farming, Fishing, Forestry	24	0.1%	94	0.1%	503	0.2%
Construction, Extraction, Maintenance	1,418	8.6%	4,712	6.6%	22,655	7.4%
Production, Transport, Material Moving	1,066	6.4%	4,266	6.0%	23,320	7.6%
White Collar Workers	11,506	69.4%	51,260	72.3%	210,492	68.5%
Blue Collar Workers	5,066	30.6%	19,602	27.7%	96,790	31.5%

Complete Profile

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Lat/Lon: 38.9797/-76.3288

Bay Manor Shops Stevensville, MD 21666	15 min drive time		30 min drive time		45 min drive time	
Units In Structure (2025)						
Total Units	12,398		55,468		221,224	
1 Detached Unit	8,934	72.1%	33,353	60.1%	134,373	60.7%
1 Attached Unit	2,016	16.3%	9,375	16.9%	38,789	17.5%
2 Units	56	0.5%	597	1.1%	2,225	1.0%
3 to 4 Units	192	1.6%	954	1.7%	3,027	1.4%
5 to 9 Units	347	2.8%	2,626	4.7%	10,446	4.7%
10 to 19 Units	313	2.5%	3,632	6.5%	15,954	7.2%
20 to 49 Units	194	1.6%	1,020	1.8%	3,896	1.8%
50 or More Units	232	1.9%	3,351	6.0%	9,617	4.3%
Mobile Home or Trailer	113	0.9%	540	1.0%	2,824	1.3%
Other Structure	1	-	20	-	72	-
Homes Built By Year (2025)						
Homes Built 2020 or later	242	1.8%	1,166	2.0%	4,521	1.9%
Homes Built 2010 to 2019	1,065	8.1%	4,331	7.4%	19,801	8.5%
Homes Built 2000 to 2009	2,062	15.6%	7,273	12.4%	27,866	11.9%
Homes Built 1990 to 1999	1,864	14.1%	7,373	12.5%	32,482	13.9%
Homes Built 1980 to 1989	2,862	21.7%	10,072	17.1%	35,833	15.4%
Homes Built 1970 to 1979	2,167	16.4%	9,654	16.4%	31,361	13.4%
Homes Built 1960 to 1969	930	7.1%	5,423	9.2%	30,758	13.2%
Homes Built 1950 to 1959	580	4.4%	4,415	7.5%	19,232	8.2%
Homes Built 1940 to 1949	122	0.9%	1,559	2.6%	8,010	3.4%
Homes Built Before 1939	503	3.8%	4,202	7.1%	11,360	4.9%
Median Age of Homes	38.9 yrs		43.9 yrs		43.4 yrs	
Home Values (2025)						
Owner Specified Housing Units	10,195		38,748		158,826	
Home Values \$1,000,000 or More	812	8.0%	3,905	10.1%	9,111	5.7%
Home Values \$750,000 to \$999,999	1,257	12.3%	4,924	12.7%	14,789	9.3%
Home Values \$500,000 to \$749,999	2,163	21.2%	10,584	27.3%	40,159	25.3%
Home Values \$400,000 to \$499,999	2,564	25.1%	7,971	20.6%	33,888	21.3%
Home Values \$300,000 to \$399,999	1,901	18.7%	6,130	15.8%	32,264	20.3%
Home Values \$250,000 to \$299,999	635	6.2%	2,077	5.4%	10,738	6.8%
Home Values \$200,000 to \$249,999	374	3.7%	1,128	2.9%	6,893	4.3%
Home Values \$175,000 to \$199,999	107	1.1%	361	0.9%	2,125	1.3%
Home Values \$150,000 to \$174,999	112	1.1%	333	0.9%	1,589	1.0%
Home Values \$125,000 to \$149,999	21	0.2%	100	0.3%	656	0.4%
Home Values \$100,000 to \$124,999	28	0.3%	154	0.4%	1,010	0.6%
Home Values \$90,000 to \$99,999	3	-	15	-	126	-
Home Values \$80,000 to \$89,999	9	-	43	0.1%	193	0.1%
Home Values \$70,000 to \$79,999	2	-	28	-	222	0.1%
Home Values \$60,000 to \$69,999	47	0.5%	68	0.2%	397	0.2%
Home Values \$50,000 to \$59,999	20	0.2%	96	0.2%	425	0.3%
Home Values \$35,000 to \$49,999	81	0.8%	199	0.5%	1,328	0.8%
Home Values \$25,000 to \$34,999	4	-	96	0.2%	746	0.5%
Home Values \$10,000 to \$24,999	6	-	55	0.1%	340	0.2%
Home Values Under \$10,000	49	0.5%	481	1.2%	1,826	1.1%
Owner-Occupied Median Home Value	\$495,041		\$543,392		\$485,060	
Renter-Occupied Median Rent	\$1,490		\$1,776		\$1,692	

Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 38.9797/-76.3288

Bay Manor Shops Stevensville, MD 21666	15 min drive time	30 min drive time	45 min drive time
Total Annual Consumer Expenditure (2025)			
Total Household Expenditure	\$1.68 B	\$7.57 B	\$29.28 B
Total Non-Retail Expenditure	\$891.24 M	\$4.08 B	\$15.55 B
Total Retail Expenditure	\$790.89 M	\$3.49 B	\$13.73 B
Alcoholic Beverages	\$10.02 M	\$45.32 M	\$175.58 M
Apparel	\$29.46 M	\$132.92 M	\$519.2 M
Contributions	\$55.13 M	\$250.56 M	\$955.65 M
Education	\$38.45 M	\$174.46 M	\$669.5 M
Entertainment	\$90.73 M	\$409.36 M	\$1.6 B
Food Away From Home	\$70.54 M	\$318.58 M	\$1.24 B
Grocery	\$91.37 M	\$407.03 M	\$1.66 B
Health Care	\$86.24 M	\$382.5 M	\$1.51 B
Household Furnishings and Equipment	\$43.04 M	\$194.53 M	\$756 M
Household Operations	\$29.47 M	\$132.78 M	\$520.87 M
Miscellaneous Expenses	\$27.41 M	\$123.86 M	\$481.99 M
Personal Care	\$18.61 M	\$83.18 M	\$335.1 M
Shelter	\$235.01 M	\$1.1 B	\$4.29 B
Tax and Retirement	\$527.47 M	\$2.41 B	\$8.97 B
Tobacco and Related	\$5.29 M	\$23.1 M	\$102.76 M
Transportation	\$259.65 M	\$1.1 B	\$4.32 B
Utilities	\$64.25 M	\$285.82 M	\$1.17 B
Monthly Household Consumer Expenditure (2025)			
Total Household Expenditure	\$11,306	\$11,373	\$11,028
Total Non-Retail Expenditure	\$5,990 53.0%	\$6,135 53.9%	\$5,857 53.1%
Total Retail Expenditures	\$5,316 47.0%	\$5,238 46.1%	\$5,172 46.9%
Alcoholic Beverages	\$67 0.6%	\$68 0.6%	\$66 0.6%
Apparel	\$198 1.8%	\$200 1.8%	\$196 1.8%
Contributions	\$371 3.3%	\$376 3.3%	\$360 3.3%
Education	\$258 2.3%	\$262 2.3%	\$252 2.3%
Entertainment	\$610 5.4%	\$615 5.4%	\$603 5.5%
Food Away From Home	\$474 4.2%	\$479 4.2%	\$468 4.2%
Grocery	\$614 5.4%	\$612 5.4%	\$625 5.7%
Health Care	\$580 5.1%	\$575 5.1%	\$568 5.2%
Household Furnishings and Equipment	\$289 2.6%	\$292 2.6%	\$285 2.6%
Household Operations	\$198 1.8%	\$199 1.8%	\$196 1.8%
Miscellaneous Expenses	\$184 1.6%	\$186 1.6%	\$182 1.6%
Personal Care	\$125 1.1%	\$125 1.1%	\$126 1.1%
Shelter	\$1,580 14.0%	\$1,649 14.5%	\$1,616 14.7%
Tax and Retirement	\$3,545 31.4%	\$3,624 31.9%	\$3,377 31.9%
Tobacco and Related	\$36 0.3%	\$35 0.3%	\$39 0.4%
Transportation	\$1,745 15.4%	\$1,646 14.5%	\$1,628 14.8%
Utilities	\$432 3.8%	\$429 3.8%	\$441 4.0%