Up to 328,000 SF of Self Storage Space in up to 6 Buildings

1 & 10 Targeting Centre Road
Windsor, CT

Two existing vacant office buildings, one being approximately 96,256 SF at 1 Targeting Centre Road ("1TCR") and one being approximately 49,962 SF at 10 Targeting CentreRoad ("10TCR") on contiguous sites ready for immediate conversion to self-storage. Plus, there's room to construct up to 4 more buildings of 45,500 SF each. It's a fantastic location alongside of I-91 with instant access thereto via a 4-way interchange. 21,800 VPD pass directly in front of the traffic-lighted entrance to this site plus superb visibility to I-91's 126,400 VPD. Just 9 minutes from Bradley International Airport, opening up the possibilities of storage to a broader customer base beyond renters, homeowners and local businesses.   PRICE: $14,000,000 or buy just 1 TCR for $9.5M or buy just 10 TCR for $4.5M. Additional contiguous half-acre of land zoned B-2 at 465 Bloomfield Avenue ("465") is also available for sale from a different owner at $995,000 or lease at $90,000/NNN/YEAR. Here's the icing on the cake: 465 can be merged with excess land from 1TCR to create a 1+ acre retail site for fast food, C-Store w/gasoline, bank, etc. **Contact Alan M. Fischer, CCIM, SIOR.**

Fischer™ commercial real estate

Cell: 203-982-6789 | Office: 203-795-5554 | Email: AFischer@FischerCom.com

10 Targeting Centre Road
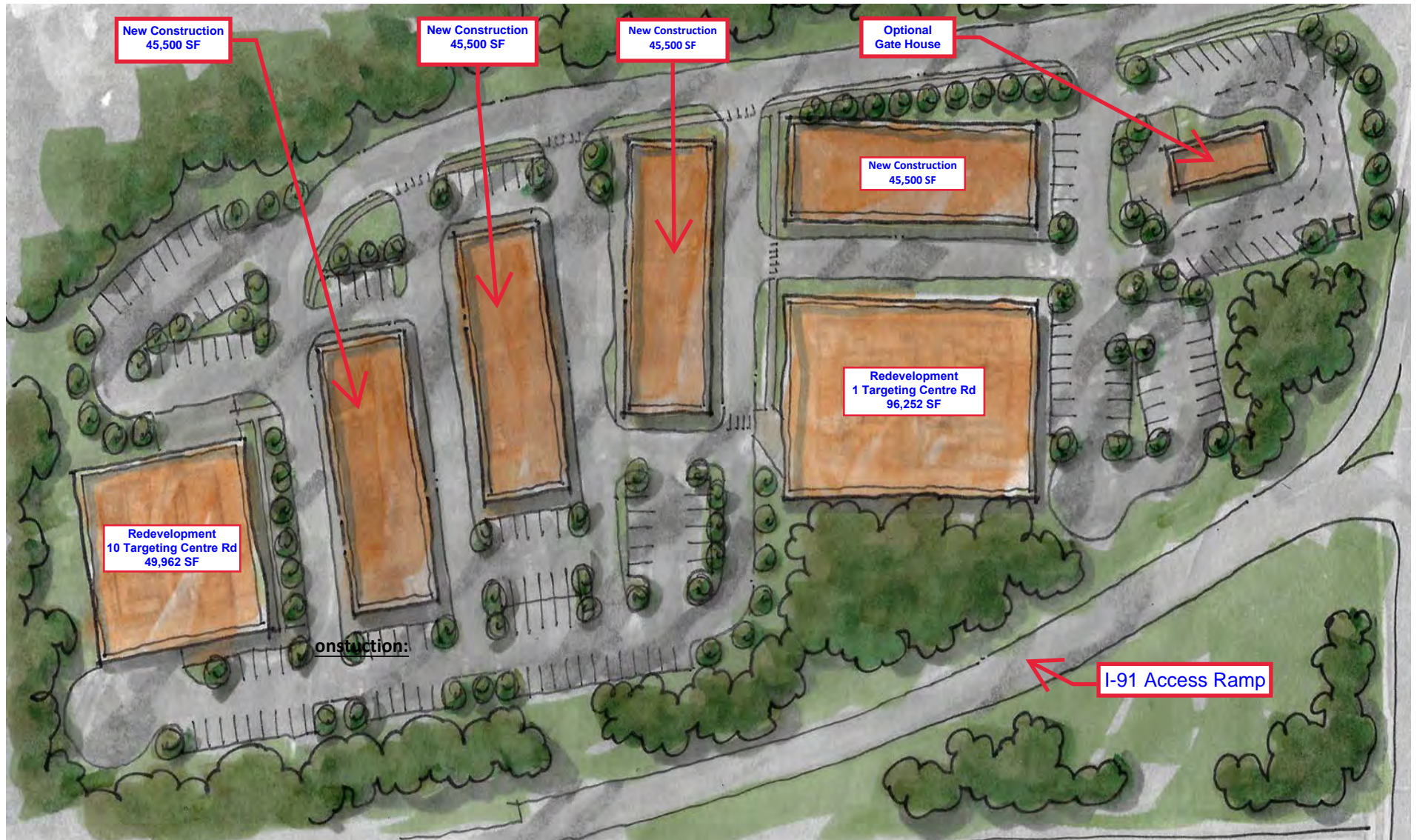**Current Taxes: $64,817**

1 Targeting Centre Road
Current Taxes: $202,392

Conceptual Site Plan Overview

1 & 10 Targeting Centre | Windsor, CT

Total project size = 328,218 SF

New Construction
45,500 SF

New Construction
45,500 SF

New Construction
45,500 SF

Optional
Gate House

New Construction
45,500 SF

Redevelopment
1 Targeting Centre Rd
96,252 SF

Redevelopment
10 Targeting Centre Rd
49,962 SF

onstuction:

I-91 Access Ramp

The Assignment
1 & 10 Targeting Centre | Windsor, CT

Goman+York Property Advisors (G+Y) was contracted by the clients to conduct, among other things, a Site Capacity Analysis for the combined parcels at 1 & 10 Targeting Centre, Windsor, CT (Parcel ID: #9305 and #13424).

1 Targeting Centre, owned by Targeting Centre One LLC, consists of 6.17 acres with a 4-story office structure totaling 96,256 sq. ft. above grade. 10 Targeting Centre, owned by 10 Targeting Centre Realty CO, consists of 5 acres with a 3-story office structure totaling 49,962 sq. ft. above grade. Both parcels are currently zoned as Restricted Commercial (RC). However, Windsor has recently approved a zoning change that would allow self-storage facilities in restricted commercial zones.

Their analysis is designed to put you on a path to determine the maximum potential ROI for the redevelopment of the combined parcels. The proposed conceptual site plan consists of the redevelopment of 2 existing office buildings for use as self-storage and the ground-up construction of 4 additional self-storage structures. Drafting of a conceptual site plan layout based on the Town of Windsor's RC zoning regulations, intended to maximize total unit capacity.

Current Site & Conceptual Site Plan
1 & 10 Targeting Centre | Windsor, CT

Current Site Key Facts:
- Combined Site Acreage – 11.17
- 1 Targeting Centre Existing Structure – 96,256 sq. ft.
- 10 Targeting Centre Existing Structure – 49,962 sq. ft.
- The structures on both parcels are currently constructed for office use
- Located at the Southwest corner of Bloomfield Avenue and I-91
- Adjacent to the Southbound ramps of the I-91 Exit 37 interchange
- The site is bordered by single-family residential to the West and I-91 to the East. In the Northeast corner of the property, a small parcel of 0.64 acres borders the site location and Bloomfield Avenue.

Conceptual Site Plan Key Facts:
- Combined Site Acreage – 11.17
- 1 Targeting Centre Existing Structure – 4 stories, 96,256 sq. ft.
- 10 Targeting Centre Existing Structure – 3 stories, 49,962 sq. ft.
- 4 New Construction Structures – 4 stories, 182,000 sq. ft.
- All storage units enclosed in climate-controlled structures
- 5' hallways in all structures
- Unit mix is not assumed
- Conceptual site plan consists of a 17.72% building coverage ratio
- Optional management office structure (not factored into financial analysis)

Conceptual Site Plan Assumptions

1 & 10 Targeting Centre | Windsor, CT

For this analysis, G+Y assumed the existing office structures would not require additional structural fortification to accommodate the self-storage application.

The analysis also assumes the redevelopment of the existing structures and the ground-up construction of the additional structures will be completed altogether within a 2-year period.

A project of this type would typically be completed in a phased approach based on current and future market demand.

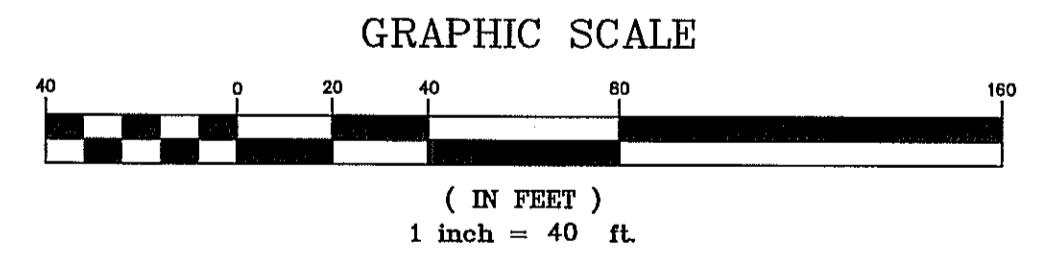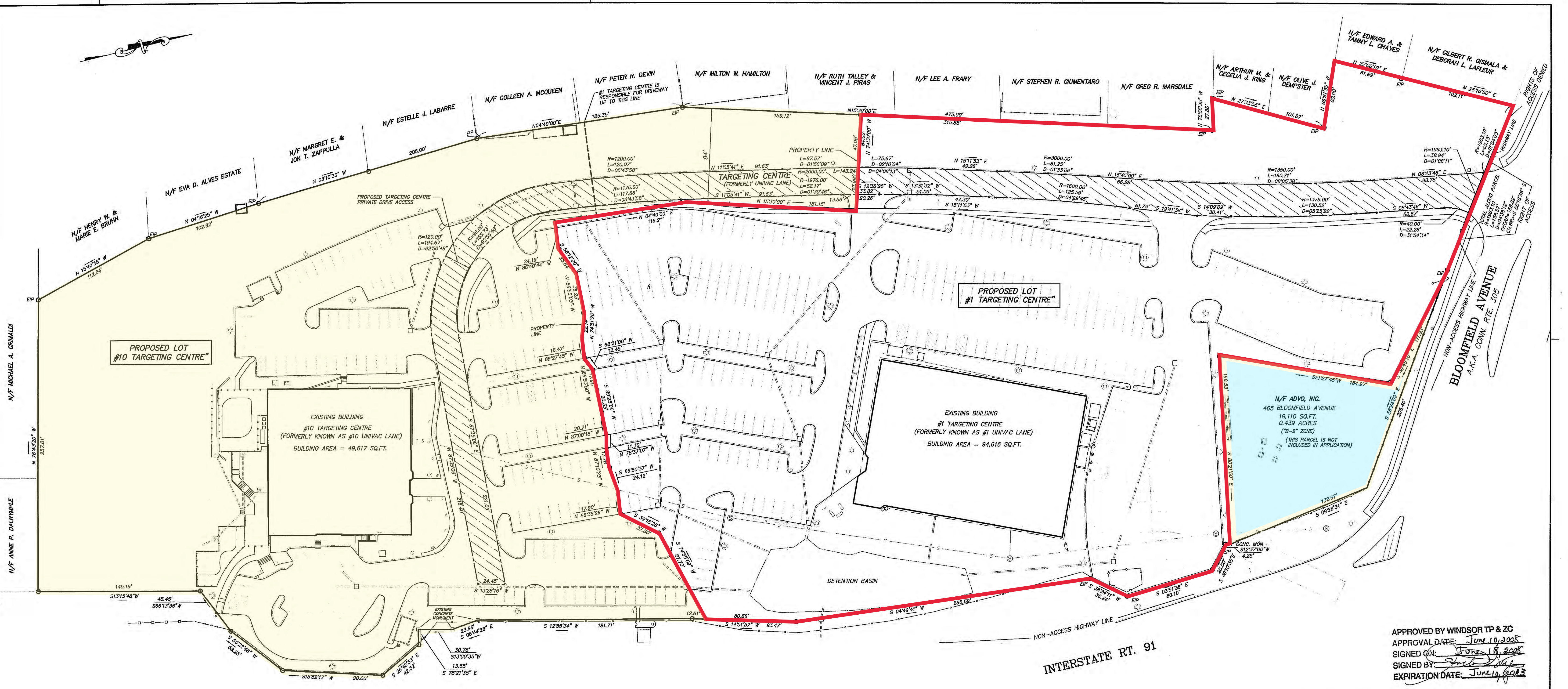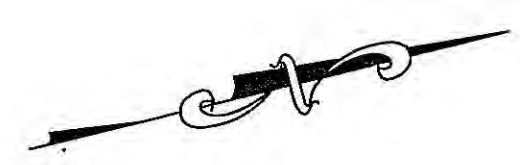N/F EDWARD A. &
TAMMY L. CHAVES

N/F ARTHUR M. &
CECELIA J. KING

N/F OLIVE J.
DEMPSTER

N/F GILBERT R. GISMALA &
DEBORAH L. LAFLEUR

N/F PETER R. DEVIN

N/F MILTON W. HAMILTON

N/F RUTH TALLEY &
VINCENT J. PIRAS

N/F LEE A. FRARY

N/F STEPHEN R. GIUMENTARO

N/F GREG R. MARSDALE

N/F COLLEEN A. MCQUEEN

#1 TARGETING CENTRE IS
RESPONSIBLE FOR DRIVEWAY
UP TO THIS LINE

N/F ESTELLE J. LABARRE

N/F MARGRET E. &
JON T. ZAPPULLA

N/F EVA D. ALVES ESTATE

N/F HENRY W. &
MARIE E. BRUHN

PROPERTY LINE

TARGETING CENTRE
(FORMERLY UNIVAC LANE)

N/F MICHAEL A. GRIMALDI

PROPOSED LOT
#10 TARGETING CENTRE"

EXISTING BUILDING
#10 TARGETING CENTRE
(FORMERLY KNOWN AS #10 UNIVAC LANE)
BUILDING AREA = 49,617 SQ.FT.

PROPERTY
LINE

PROPOSED LOT
#1 TARGETING CENTRE"

EXISTING BUILDING
#1 TARGETING CENTRE
(FORMERLY KNOWN AS #1 UNIVAC LANE)
BUILDING AREA = 94,616 SQ.FT.

PROPOSED FLOWAGE EASEMENT OVER #1
TARGETING CENTRE IN FAVOR OF #465
BLOOMFIELD AVE.

PROPOSED DRAINAGE EASEMENT OVER
#1 TARGETING CENTRE IN FAVOR OF
#465 BLOOMFIELD AVE.

N/F ADVO, INC.
465 BLOOMFIELD AVENUE
19,110 SQ.FT.
0.439 ACRES
("B-2" ZONE)
(THIS PARCEL IS NOT
INCLUDED IN APPLICATION)

BLOOMFIELD AVENUE
A.K.A. CONN. RTE. 305

PROPOSED UTILITY EASEMENT OVER
#1 TARGETING CENTRE IN FAVOR OF
#465 BLOOMFIELD AVE.

PROPOSED ACCESS AND UTILITY EASEMENT
OVER #1 TARGETING CENTRE IN FAVOR OF
#465 BLOOMFIELD AVE.

DETENTION BASIN

(ALONG FLOWAGE EASEMENT)

PROPOSED ACCESS AND UTILITY EASEMENT
OVER #1 TARGETING CENTRE IN FAVOR OF
#465 BLOOMFIELD AVE.

N/F ANNE P. DALRYMPLE

EXISTING CONCRETE
MONUMENT

NON-ACCESS HIGHWAY LINE

INTERSTATE RT. 91

PROPOSED RIGHT TO DISCHARGE OVER
#1 TARGETING CENTRE IN FAVOR OF
#465 BLOOMFIELD AVE.

APPROVED BY WINDSOR TP & ZC
APPROVAL DATE: June 10, 2008
SIGNED ON: June 18, 2008
SIGNED BY:
EXPIRATION DATE: June 10, 2013

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

SHEET SUB-5
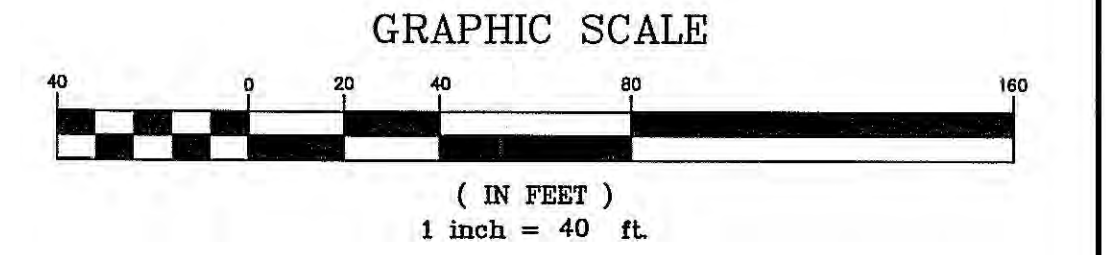
TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS
MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

L.S. NO. 9344

Alford
ASSOCIATES, INC.

CIVIL ENGINEERS
WINDSOR, CONNECTICUT

WILSON M. ALFORD, JR., P.E. & L.S.
860-688-7288

DATE | REVISION

SCALE: 1 IN. = 40 FT. | DATE: JUNE 5, 2008

SUBDIVISION PLAN
PLAN TO SHOW PROPOSED EASEMENTS OVER #1 TARGETING
CENTRE IN FAVOR OF #465 BLOOMFIELD AVENUE

PREPARED FOR
SIRO II, LLC

1 AND 10 TARGETING CENTRE   WINDSOR, CONNECTICUT
(FORMERLY KNOWN AS 1 AND 10 UNIVAC LANE)

JOB # 08-35   P: R00116   D: XB0044M1   FOLDER: CFS-PHASES 1&2   FILE: CFS-HINMAN

N/F EDWARD A. & TAMMY L. CHAVES

N/F GILBERT R. GISMALA & DEBORAH L. LAFLEUR

N/F PETER R. DEVIN

N/F MILTON W. HAMILTON

N/F RUTH TALLEY & VINCENT J. PIRAS

N/F LEE A. FRARY

N/F STEPHEN R. GIUMENTARO

N/F GREG R. MARSDALE

N/F ARTHUR M. & CECELIA J. KING

N/F OLIVE J. DEMPSTER

N/F COLLEEN A. MCQUEEN

N/F ESTELLE J. LABARRE

N/F MARGRET E. & JON T. ZAPPULLA

N/F EVA D. ALVES ESTATE

N/F HENRY W. & MARIE E. BRUHN

N/F MICHAEL A. GRIMALDI

N/F ANNE P. DALRYMPLE

#1 TARGETING CENTRE IS RESPONSIBLE FOR DRIVEWAY UP TO THIS LINE

PROPOSED TARGETING CENTRE PRIVATE DRIVE ACCESS

PROPERTY LINE

TARGETING CENTRE (FORMERLY UNIVAC LANE)

PROPOSED LOT #1 TARGETING CENTRE

PROPOSED LOT #10 TARGETING CENTRE

EXISTING BUILDING #10 TARGETING CENTRE (FORMERLY KNOWN AS #10 UNIVAC LANE) BUILDING AREA = 49,617 SQ.FT.

EXISTING BUILDING #1 TARGETING CENTRE (FORMERLY KNOWN AS #1 UNIVAC LANE) BUILDING AREA = 94,616 SQ.FT.

N/F ADVO, INC. 465 BLOOMFIELD AVENUE 19,110 SQ.FT. 0.439 ACRES ("B-2" ZONE) (THIS PARCEL IS NOT INCLUDED IN APPLICATION)

DETENTION BASIN

BLOOMFIELD AVENUE A.K.A. CONN. RTE. 305

NON-ACCESS HIGHWAY LINE

INTERSTATE RT. 91

boundary lines for 1 Targeting Centre Rd.

THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND ALL UTILITIES MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CALL 1-800-922-4455 AND HAVE UTILITIES MARKED ON THE GROUND.

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

SHEET SUB-3

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

L.S. NO. 9344

Alford ASSOCIATES, INC.

CIVIL ENGINEERS
WINDSOR, CONNECTICUT
WILSON H. ALFORD, JR. P.E & L.S.
860-688-7288

DATE	REVISION

SCALE: 1 IN. = 40 FT. DATE: JUNE 5, 2008

SUBDIVISION PLAN
PLAN TO SHOW PROPOSED TARGETING CENTRE PRIVATE DRIVE ACCESS

PREPARED FOR

SIRO II, LLC

1 AND 10 TARGETING CENTRE   WINDSOR, CONNECTICUT
(FORMERLY KNOWN AS 1 AND 10 UNIVAC LANE)

STATE OF CONNECTICUT
WILSON H. ALFORD, JR.
LICENSED
No. 9344
PROFESSIONAL LAND SURVEYOR

NOT VALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL

JOB # 08-35   P: R00116   D: XB0044M1   FOLDER: CFS-PHASES 1&2   FILE: CFS-HINMAN

N/F EDWARD A. &
TAMMY L. CHAVES

N/F GILBERT R. GISMALA &
DEBORAH L. LAFLEUR

N/F ARTHUR M. &
CECELIA J. KING

N/F OLIVE J.
DEMPSTER

SDALE

N 27°00'10" E
61.89'

EIP

N 26°16'50" E
102.11'

N 755'35" W
27.86'

EIP

N 27°33'55" E
101.87'

EIP

N 665'35" W
60.00'

EIP

EIP

N 755'35" W

RIGHTS OF
ACCESS

HIGHWAY LINE

R=1963.10'
L=65.13'
D=015'403"

R=1963.10'
L=38.94'
D=01'08'11"

R=1350.00'
L=190.71'
D=08'05'38"

N 08°43'46" E
98.78'

TOTAL ALONG PARCEL
R=1963.10
L=158.81'
D=04'38'12"
CHORD=158.82'
CH.BR.=S 55°16'56" E

R=1379.00'
L=130.52'
D=05'25'22"

S 14°09'09" W
30.41'

S 08°43'46" W
60.67'

RIGHT OF
ACCESS

R=40.00'
L=22.28'
D=31'54'34"

EIP

S 49°4510" E 111.93'

NON-ACCESS HIGHWAY LINE

BLOOMFIELD AVENUE
A.K.A. CONN. RTE. 305

S21°27'45"W   154.97'

S 56°24'09" E
205.40'

N/F ADVO, INC.
465 BLOOMFIELD AVENUE
19,110 SQ.FT.
0.439 ACRES
("B-2" ZONE)
(THIS PARCEL IS NOT
INCLUDED IN APPLICATION)

166.53'

S 80°21'50" E

132.57'
S 09°28'34" E

CONC. MON
S12°37'06"W
4.25'

EIP

25.50'
S 49°10'38" E

E

+4 SPACES

+2 SPACES

−6 SPACES

13

24'

17 SPACES

MAIN
ENTRANCE

4

R15'

12'

2,000 sq.ft.

60'

36'

25'

R15'

R25'

DRIVE-THRU LANE #1
(ATM)

DRIVE-THRU LANE #2

DRIVE-THRU LANE #3

N/F ARTHUR M. &
CECELIA J. KING

N/F OLIVE J.
DEMPSTER

EDWARD A. &
TAMMY L. CHAVES

N/F GILBERT R. GISMALA &
DEBORAH L. LAFLEUR

SDALE

RIGHTS OF
ACCESS DE

N 75°55'35" W
27.86'

EIP

N 27°33'55" E
101.87'

EIP

N 66°51'35" W
60.00'

EIP

N 27°00'10" E
61.89'

EIP

N 26°16'50" E
102.11'

R=1963.10'
L=65.13'
D=01°54'03"

HIGHWAY LINE

EIP

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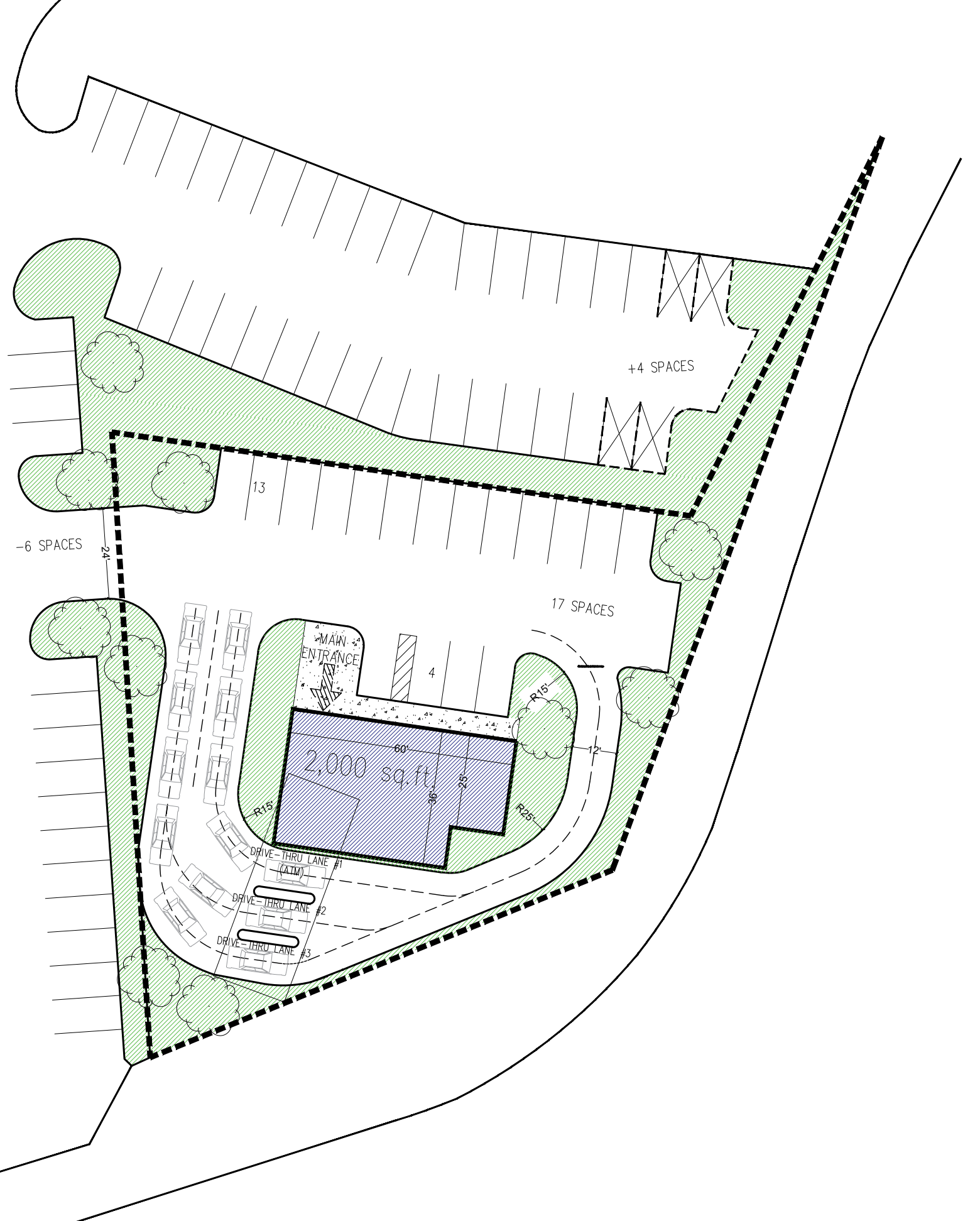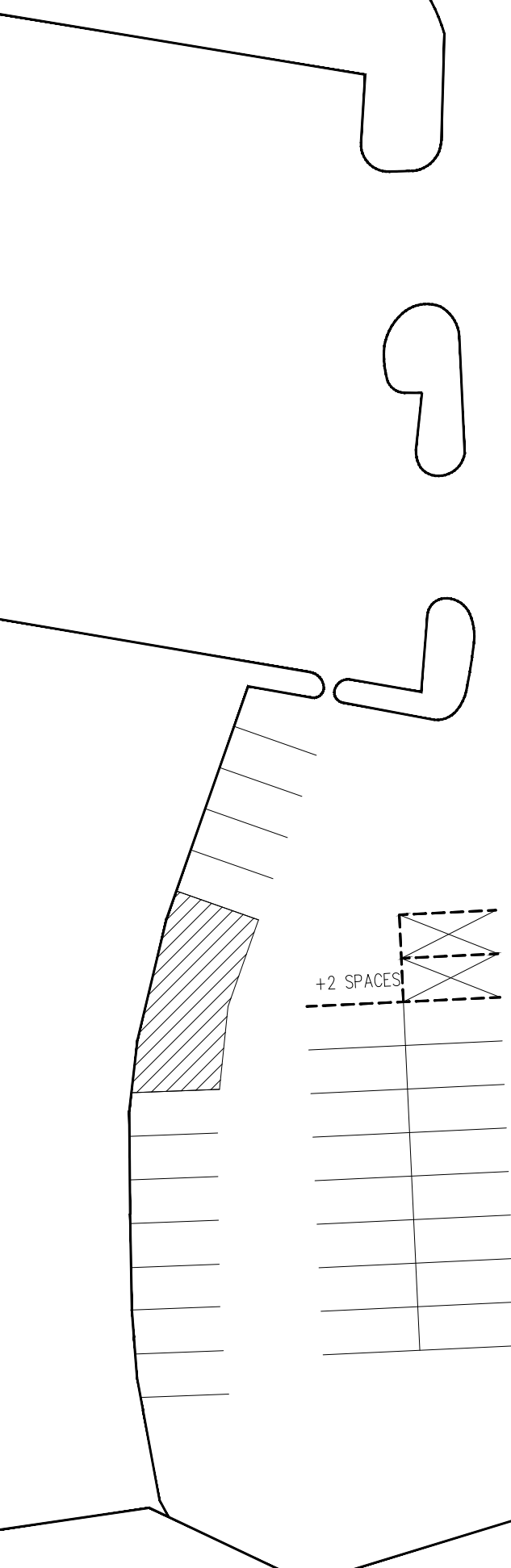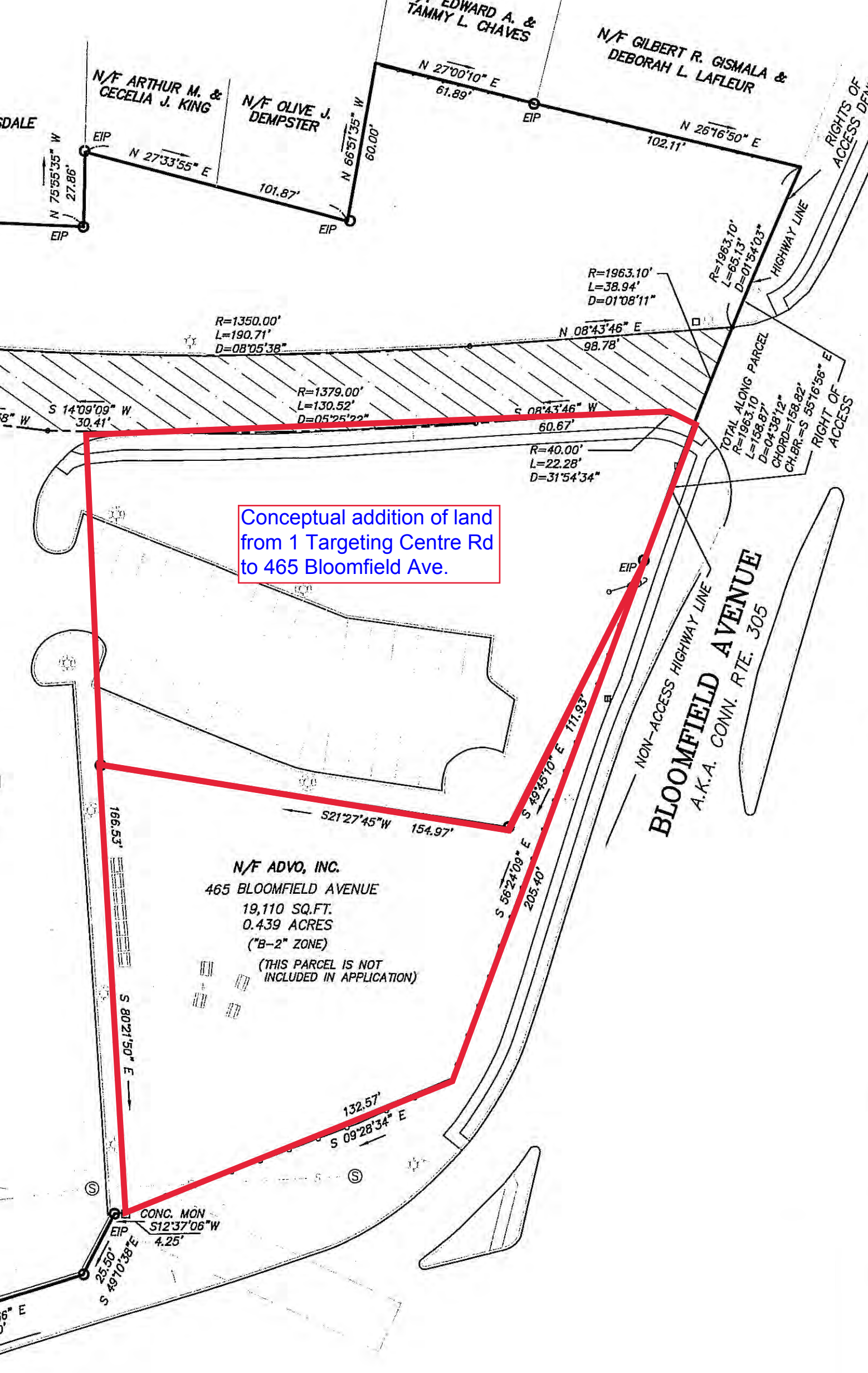
Conceptual addition of land
from 1 Targeting Centre Rd
to 465 Bloomfield Ave.

EIP

BLOOMFIELD AVENUE
A.K.A. CONN. RTE. 305

NON-ACCESS HIGHWAY LINE

S 49°45'10" E 111.93'

S 56°24'09" E
205.40'

166.53'

S 21°27'45" W   154.97'

N/F ADVO, INC.
465 BLOOMFIELD AVENUE
19,110 SQ.FT.
0.439 ACRES
("B-2" ZONE)

(THIS PARCEL IS NOT
INCLUDED IN APPLICATION)

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132.57'

S 09°28'34" E

S
S

CONC. MON
S 12°37'06" W
4.25'

EIP

25.50'
S 49°10'38" E

" E

Site Map

10 Targeting Ctr, Windsor, Connecticut, 06095
Drive time: 10, 15, 20 minute radii

Town of South Windsor, CT, MDC, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS
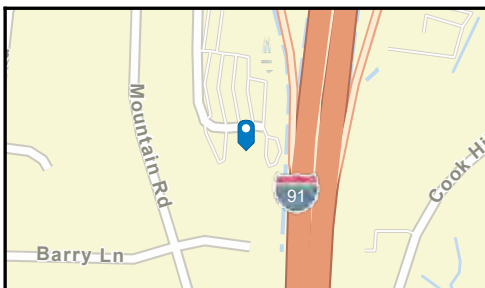
September 09, 2023

esri®

10 Targeting Ctr, Windsor, Connecticut, 06095
Drive time: 10, 15, 20 minute radii

Prepared by Esri
Latitude: 41.84977
Longitude: -72.66589

18,700

2,000

21,800

16,400

11,600

126,400
91

37

2,300

SITE

144,700

Average Daily Traffic Volume
- Up to 6,000 vehicles per day
- 6,001 - 15,000
- 15,001 - 30,000
- 30,001 - 50,000
- 50,001 - 100,000
- More than 100,000 per day
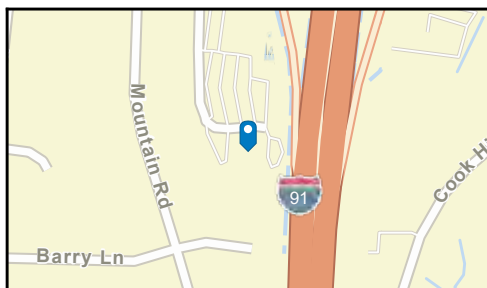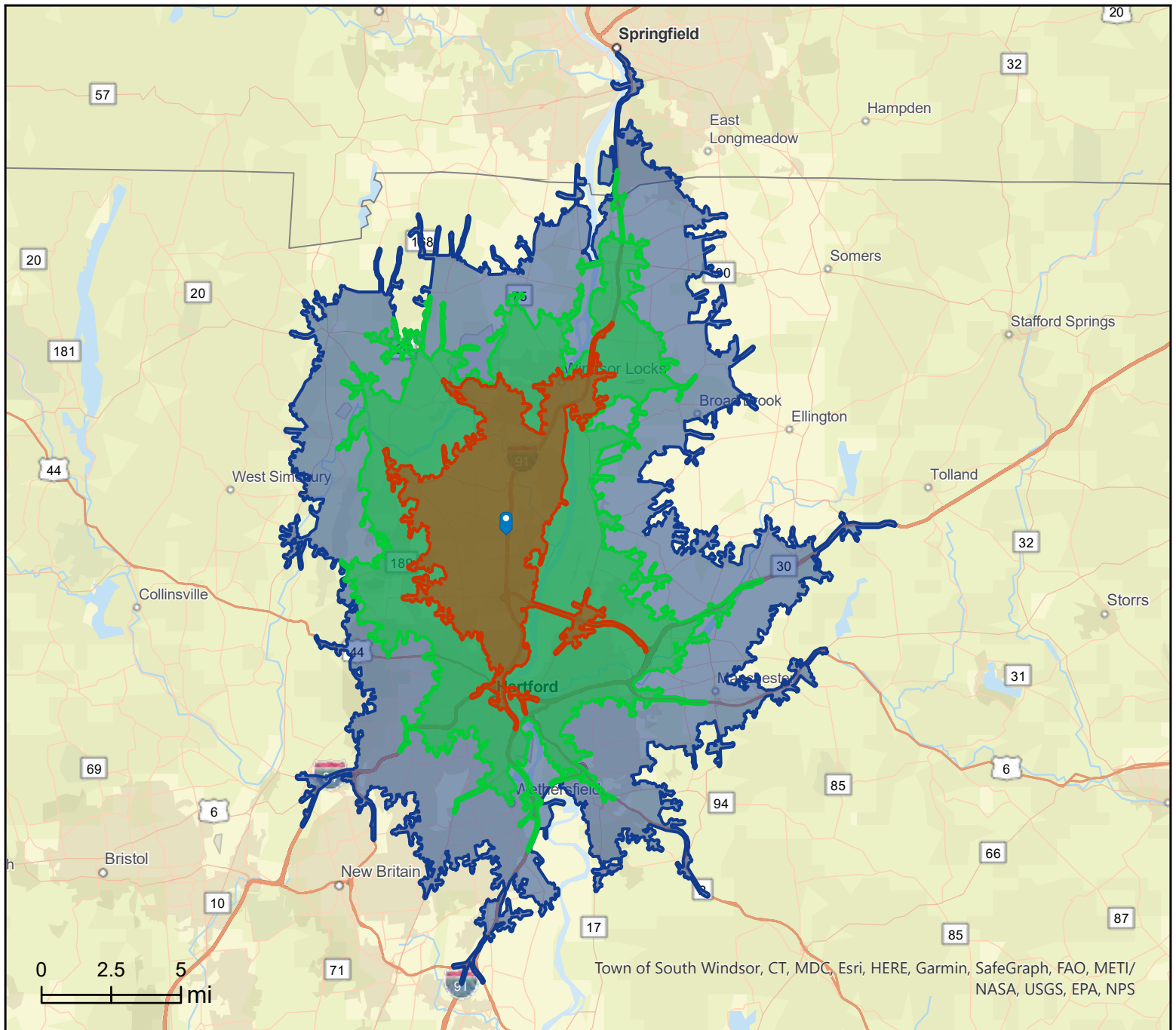
Esri Community Maps Contributors, MDC, MassGIS, UConn/CTDEEP, ©
OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies,
Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA
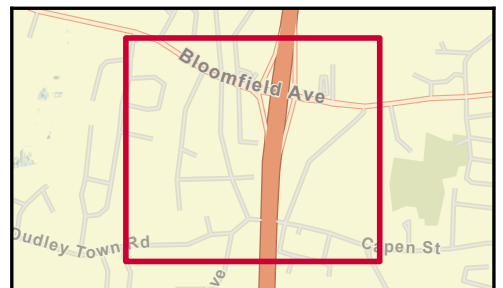
Source: ©2023 Kalibrate Technologies (Q2 2023).
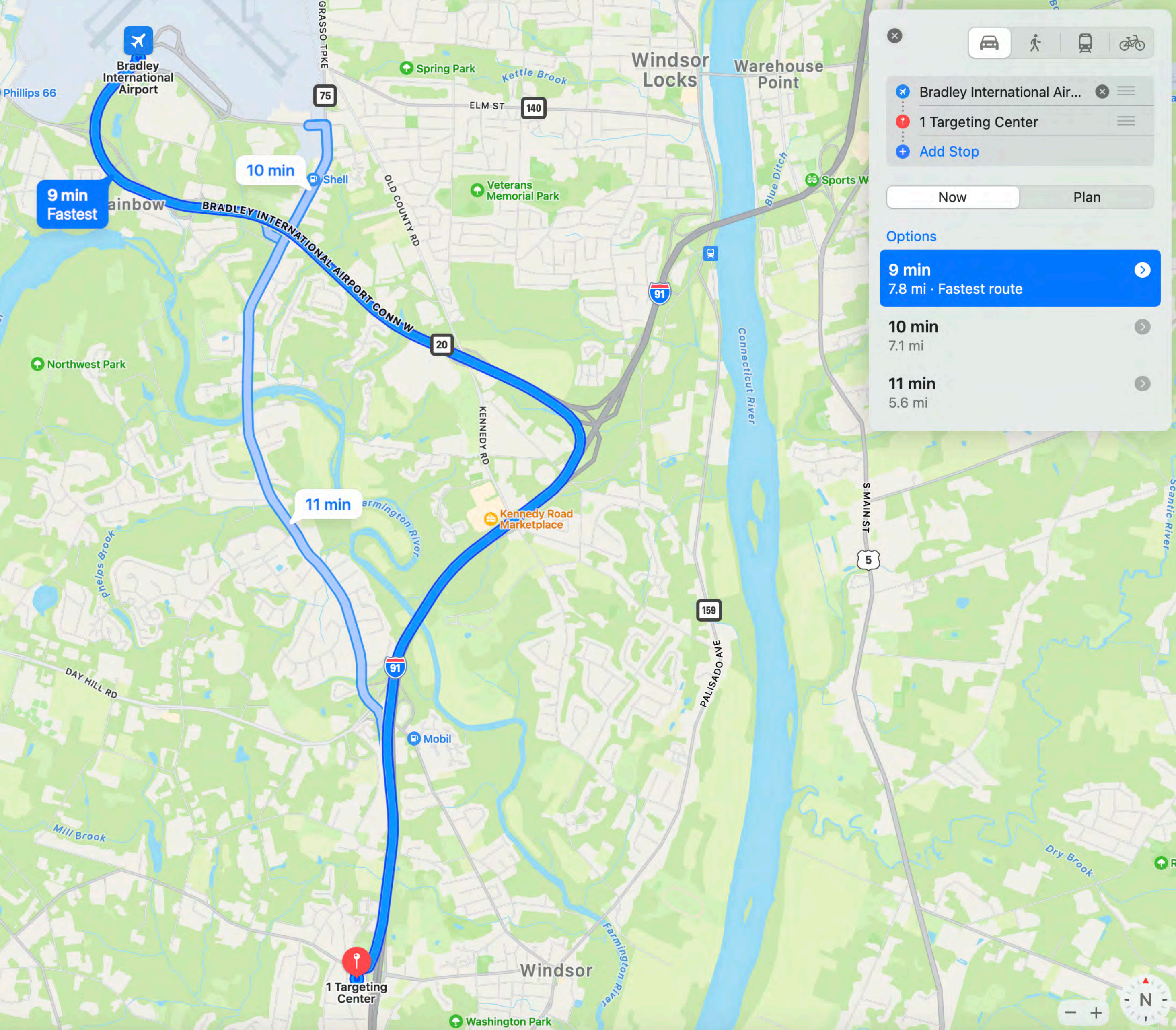
September 09, 2023

Windsor, Connecticut

General
ACS, 2017–2021

	Windsor	State
Current Population	29,424	3,605,330
Land Area *mi²*	30	4,842
Population Density *people per mi²*	997	745
Number of Households	11,278	1,397,324
Median Age	44	41
Median Household Income	$96,080	$83,572
Poverty Rate	5%	10%

Economy

Top Industries
Lightcast, 2021 (2 and 3 digit NAICS)

	Jobs	Share of Industry
1 Transportation and Warehousing		
Couriers and Messengers	4,610	79%
2 Accommodation and Food Services		
Food Services and Drinking Places	4,596	29%
3 Government		
Local Government	4,539	69%
4 Manufacturing		
Transportation Equipment Mfg	2,565	52%
5 Wholesale Trade		
Merchant Wholesalers, Nondurable Gds	2,118	50%
Total Jobs, All Industries	27,782	

SOTS Business Registrations
Secretary of the State, August 2023

New Business Registrations by Year

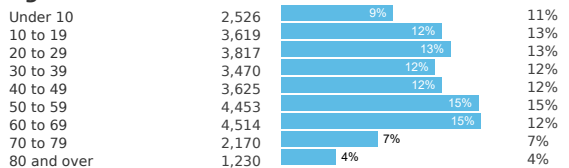|	
2022	449
2021	387
2020	333
2019	240
2018	208
Total Active Businesses	2,877

Key Employers
Data from Municipalities, 2023

1. Amazon
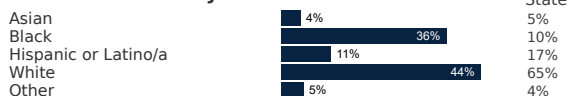2. Walgreens
3. SS&C Technologies
4. Dollar Tree
5. Eversource

Demographics
ACS, 2017–2021

Age Distribution

		Windsor	State
Under 10	2,526	9%	11%
10 to 19	3,619	12%	13%
20 to 29	3,817	13%	13%
30 to 39	3,470	12%	12%
40 to 49	3,625	12%	12%
50 to 59	4,453	15%	15%
60 to 69	4,514	15%	12%
70 to 79	2,170	7%	7%
80 and over	1,230	4%	4%

Race and Ethnicity

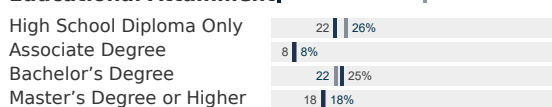|	Windsor	State
Asian	4%	5%
Black	36%	10%
Hispanic or Latino/a	11%	17%
White	44%	65%
Other	5%	4%

Hispanic includes those of any race. Remaining racial groups include only non-hispanic. 'Other' includes American Indian, Alaska Native, Native Hawaiian, Pacific Islander, two or more races.

Language Spoken at Home

	Windsor	State
English	78	87%
Spanish	6	12%

Educational Attainment

	Windsor	State
High School Diploma Only	22	26%
Associate Degree	8	8%
Bachelor's Degree	22	25%
Master's Degree or Higher	18	18%

Housing
ACS, 2017–2021

	Windsor	State
Median Home Value	$229,600	$286,700
Median Rent	$1,423	$1,260
Housing Units	11,872	1,527,039

	Windsor	State
Owner-Occupied	66	84%
Detached or Semi-Detached	65	85%
Vacant	5	8%
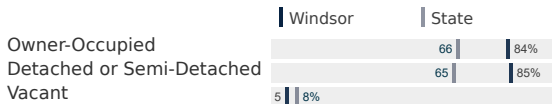
Schools
CT Department of Education, 2022-23

School Districts

	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2021-22)
Windsor School District	PK-12	3,325	125	87%
Statewide	-	513,079	15,300	88%

Smarter Balanced Assessments
Met or Exceeded Expectations, 2021-22

	Math	ELA
Windsor School District	44%	46%
Statewide	48%	56%

ADVANCE CT CONNECTICUT

Connecticut

CT data collaborative

Windsor, Connecticut

Labor Force
CT Department of Labor, 2022

	Windsor	State
Employed	16,116	1,851,993
Unemployed	672	80,470

Unemployment Rate	4	4%
Self-Employment Rate*	7	10%

*ACS, 2017–2021

Catchment Areas of 15mi, 30mi, and 60mi
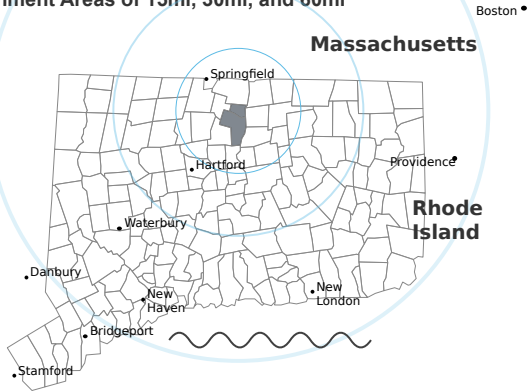
Access
ACS, 2017–2021

	Windsor	State
Mean Commute Time *	21 min	26 min
No Access to a Car	6	8%
No Internet Access	6	9%
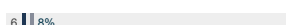
Commute Mode

Public Transport	2	4%
Walking or Cycling	3	3%
Driving	82	85%
Working From Home *	9	10%

Public Transit

CT *transit* Service	Express
Other Public Bus Operations	-
Train Service	Amtrak, Hartford Line

* 5 year estimates include pre-pandemic data

Fiscal Indicators
CT Office of Policy and Management, SFY 2020-21

Municipal Revenue

Total Revenue	$136,058,883
Property Tax Revenue	$105,227,339
per capita	$3,562
per capita, as % of state av.	111%
Intergovernmental Revenue	$24,948,952
Revenue to Expenditure Ratio	1%

Municipal Expenditure

Total Expenditure	$120,681,087
Educational	$80,671,475
Other	$40,009,612

Grand List

Equalized Net Grand List	$5,368,290,587
per capita	$182,744
per capita, as % of state av.	112%
Commercial/Industrial Share of Net Grand List	0%
Actual Mill Rate	33.11
Equalized Mill Rate	19.49

Municipal Debt

Moody's Rating (2023)	-
S&P Rating (2023)	AAA
Total Indebtness	$67,250,000
per capita	$2,289
per capita, as % of state av.	84%
as percent of expenditures	56%
Annual Debt Service	$8,295,344
as % of expenditures	7%

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About Town Profiles

The Connecticut Town Profiles are two-page reports of demographic and economic information for each of Connecticut's 169 municipalities. Reports for data are available from profiles.ctdata.org

Feedback is welcome, and should be directed to info@ctdata.org

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Executive Summary

10 Targeting Ctr, Windsor, Connecticut, 06095
Drive time: 10, 15, 20 minute radii

Prepared by Esri
Latitude: 41.84977
Longitude: -72.66589

	10 minutes	15 minutes	20 minutes
Population			
2010 Population	55,270	251,076	507,188
2020 Population	55,850	248,791	508,820
2023 Population	56,080	250,421	509,520
2028 Population	56,023	250,929	507,296
2010-2020 Annual Rate	0.10%	-0.09%	0.03%
2020-2023 Annual Rate	0.13%	0.20%	0.04%
2023-2028 Annual Rate	-0.02%	0.04%	-0.09%
2023 Male Population	47.6%	48.0%	48.2%
2023 Female Population	52.4%	52.0%	51.8%
2023 Median Age	42.0	37.9	40.6

In the identified area, the current year population is 509,520. In 2020, the Census count in the area was 508,820. The rate of change since 2020 was 0.04% annually. The five-year projection for the population in the area is 507,296 representing a change of -0.09% annually from 2023 to 2028. Currently, the population is 48.2% male and 51.8% female.

Median Age			

The median age in this area is 40.6, compared to U.S. median age of 39.1.

	10 minutes	15 minutes	20 minutes
Race and Ethnicity			
2023 White Alone	32.1%	34.6%	50.4%
2023 Black Alone	47.6%	33.3%	21.4%
2023 American Indian/Alaska Native Alone	0.3%	0.6%	0.5%
2023 Asian Alone	4.5%	6.1%	6.5%
2023 Pacific Islander Alone	0.0%	0.0%	0.0%
2023 Other Race	7.5%	15.2%	11.5%
2023 Two or More Races	8.0%	10.2%	9.7%
2023 Hispanic Origin (Any Race)	15.0%	27.8%	22.4%

Persons of Hispanic origin represent 22.4% of the population in the identified area compared to 19.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 78.7 in the identified area, compared to 72.1 for the U.S. as a whole.

	10 minutes	15 minutes	20 minutes
Households			
2023 Wealth Index	100	75	105
2010 Households	20,806	97,349	200,470
2020 Households	21,630	100,687	206,759
2023 Households	21,916	102,208	208,967
2028 Households	22,235	104,040	211,032
2010-2020 Annual Rate	0.39%	0.34%	0.31%
2020-2023 Annual Rate	0.40%	0.46%	0.33%
2023-2028 Annual Rate	0.29%	0.36%	0.20%
2023 Average Household Size	2.47	2.36	2.37

The household count in this area has changed from 206,759 in 2020 to 208,967 in the current year, a change of 0.33% annually. The five-year projection of households is 211,032, a change of 0.20% annually from the current year total. Average household size is currently 2.37, compared to 2.39 in the year 2020. The number of families in the current year is 126,305 in the specified area.

September 09, 2023

Executive Summary

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	10 minutes	15 minutes	20 minutes
Mortgage Income			
2023 Percent of Income for Mortgage	19.2%	24.9%	21.6%
Median Household Income			
2023 Median Household Income	$77,689	$60,100	$75,995
2028 Median Household Income	$86,922	$66,352	$83,869
2023-2028 Annual Rate	2.27%	2.00%	1.99%
Average Household Income			
2023 Average Household Income	$101,625	$88,039	$107,204
2028 Average Household Income	$114,470	$98,645	$119,665
2023-2028 Annual Rate	2.41%	2.30%	2.22%
Per Capita Income			
2023 Per Capita Income	$39,899	$36,055	$44,182
2028 Per Capita Income	$45,662	$41,036	$49,995
2023-2028 Annual Rate	2.74%	2.62%	2.50%
GINI Index			
2023 Gini Index	39.5	44.5	41.9
Households by Income			

Current median household income is $75,995 in the area, compared to $72,603 for all U.S. households. Median household income is projected to be $83,869 in five years, compared to $82,410 for all U.S. households

Current average household income is $107,204 in this area, compared to $107,008 for all U.S. households. Average household income is projected to be $119,665 in five years, compared to $122,048 for all U.S. households

Current per capita income is $44,182 in the area, compared to the U.S. per capita income of $41,310. The per capita income is projected to be $49,995 in five years, compared to $47,525 for all U.S. households

	10 minutes	15 minutes	20 minutes
Housing			
2023 Housing Affordability Index	106	81	93
2010 Total Housing Units	22,427	106,695	214,916
2010 Owner Occupied Housing Units	14,323	45,935	119,615
2010 Renter Occupied Housing Units	6,483	51,414	80,855
2010 Vacant Housing Units	1,621	9,346	14,446
2020 Total Housing Units	23,090	109,947	221,554
2020 Vacant Housing Units	1,460	9,260	14,795
2023 Total Housing Units	23,390	111,916	224,277
2023 Owner Occupied Housing Units	14,713	47,938	122,084
2023 Renter Occupied Housing Units	7,203	54,270	86,883
2023 Vacant Housing Units	1,474	9,708	15,310
2028 Total Housing Units	23,630	113,158	226,135
2028 Owner Occupied Housing Units	14,981	49,237	124,403
2028 Renter Occupied Housing Units	7,254	54,804	86,630
2028 Vacant Housing Units	1,395	9,118	15,103
Socioeconomic Status Index			
2023 Socioeconomic Status Index	46.7	41.4	46.6

Currently, 54.4% of the 224,277 housing units in the area are owner occupied; 38.7%, renter occupied; and 6.8% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 221,554 housing units in the area and 6.7% vacant housing units. The annual rate of change in housing units since 2020 is 0.38%. Median home value in the area is $273,467, compared to a median home value of $308,943 for the U.S. In five years, median value is projected to change by 0.50% annually to $280,341.

September 09, 2023

10 Targeting Ctr, Windsor, Connecticut, 06095
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Data for all businesses in area	10 minutes	15 minutes	20 minutes
Total Businesses:	3,155	13,351	25,714
Total Employees:	63,359	241,806	394,498
Total Residential Population:	56,080	250,421	509,520
Employee/Residential Population Ratio (per 100 Residents)	113	97	77

	Businesses		Employees		Businesses		Employees		Businesses		Employees	
by SIC Codes	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	52	1.6%	434	0.7%	178	1.3%	1,292	0.5%	422	1.6%	3,528	0.9%
Construction	195	6.2%	2,751	4.3%	767	5.7%	7,092	2.9%	1,491	5.8%	12,545	3.2%
Manufacturing	167	5.3%	9,829	15.5%	512	3.8%	26,836	11.1%	892	3.5%	37,030	9.4%
Transportation	133	4.2%	2,029	3.2%	381	2.9%	5,667	2.3%	595	2.3%	8,709	2.2%
Communication	31	1.0%	567	0.9%	132	1.0%	1,677	0.7%	200	0.8%	2,549	0.6%
Utility	15	0.5%	372	0.6%	40	0.3%	1,221	0.5%	63	0.2%	1,567	0.4%
Wholesale Trade	141	4.5%	2,781	4.4%	487	3.6%	9,308	3.8%	807	3.1%	13,627	3.5%
Retail Trade Summary	516	16.4%	7,418	11.7%	2,419	18.1%	29,015	12.0%	4,780	18.6%	61,036	15.5%
Home Improvement	19	0.6%	437	0.7%	112	0.8%	1,919	0.8%	238	0.9%	3,636	0.9%
General Merchandise Stores	23	0.7%	399	0.6%	94	0.7%	2,238	0.9%	175	0.7%	5,455	1.4%
Food Stores	69	2.2%	1,290	2.0%	371	2.8%	4,258	1.8%	642	2.5%	9,941	2.5%
Auto Dealers & Gas Stations	77	2.4%	1,154	1.8%	301	2.3%	3,788	1.6%	488	1.9%	6,013	1.5%
Apparel & Accessory Stores	20	0.6%	59	0.1%	122	0.9%	676	0.3%	285	1.1%	2,949	0.7%
Furniture & Home Furnishings	26	0.8%	190	0.3%	135	1.0%	1,085	0.4%	301	1.2%	2,842	0.7%
Eating & Drinking Places	177	5.6%	3,104	4.9%	796	6.0%	10,963	4.5%	1,508	5.9%	21,597	5.5%
Miscellaneous Retail	104	3.3%	783	1.2%	488	3.7%	4,089	1.7%	1,141	4.4%	8,603	2.2%
Finance, Insurance, Real Estate Summary	322	10.2%	12,959	20.5%	1,325	9.9%	38,687	16.0%	2,657	10.3%	48,979	12.4%
Banks, Savings & Lending Institutions	48	1.5%	510	0.8%	212	1.6%	2,035	0.8%	440	1.7%	3,849	1.0%
Securities Brokers	48	1.5%	561	0.9%	185	1.4%	2,275	0.9%	400	1.6%	3,538	0.9%
Insurance Carriers & Agents	72	2.3%	9,874	15.6%	264	2.0%	27,031	11.2%	540	2.1%	29,645	7.5%
Real Estate, Holding, Other Investment Offices	153	4.8%	2,014	3.2%	664	5.0%	7,347	3.0%	1,277	5.0%	11,946	3.0%
Services Summary	1,227	38.9%	18,991	30.0%	5,455	40.9%	98,876	40.9%	10,696	41.6%	167,363	42.4%
Hotels & Lodging	22	0.7%	843	1.3%	58	0.4%	1,996	0.8%	115	0.4%	3,010	0.8%
Automotive Services	84	2.7%	775	1.2%	380	2.8%	3,009	1.2%	630	2.5%	4,376	1.1%
Movies & Amusements	56	1.8%	516	0.8%	259	1.9%	4,226	1.7%	622	2.4%	9,104	2.3%
Health Services	175	5.5%	3,044	4.8%	891	6.7%	35,435	14.7%	2,000	7.8%	50,940	12.9%
Legal Services	79	2.5%	1,104	1.7%	430	3.2%	5,240	2.2%	813	3.2%	7,463	1.9%
Education Institutions & Libraries	61	1.9%	2,805	4.4%	306	2.3%	13,117	5.4%	581	2.3%	26,164	6.6%
Other Services	749	23.7%	9,904	15.6%	3,131	23.5%	35,853	14.8%	5,935	23.1%	66,306	16.8%
Government	125	4.0%	4,956	7.8%	523	3.9%	21,103	8.7%	966	3.8%	35,847	9.1%
Unclassified Establishments	232	7.4%	272	0.4%	1,132	8.5%	1,032	0.4%	2,144	8.3%	1,717	0.4%
Totals	3,155	100.0%	63,359	100.0%	13,351	100.0%	241,806	100.0%	25,714	100.0%	394,498	100.0%

September 09, 2023

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by NAICS Codes	Businesses Number	Percent	Employees Number	Percent	Businesses Number	Percent	Employees Number	Percent	Businesses Number	Percent	Employees Number	Percent
Agriculture, Forestry, Fishing & Hunting	7	0.2%	30	0.0%	33	0.2%	221	0.1%	62	0.2%	353	0.1%
Mining	2	0.1%	16	0.0%	10	0.1%	72	0.0%	17	0.1%	425	0.1%
Utilities	6	0.2%	201	0.3%	19	0.1%	819	0.3%	26	0.1%	928	0.2%
Construction	206	6.5%	3,053	4.8%	824	6.2%	7,954	3.3%	1,589	6.2%	13,588	3.4%
Manufacturing	173	5.5%	9,975	15.7%	547	4.1%	27,240	11.3%	964	3.7%	38,276	9.7%
Wholesale Trade	140	4.4%	2,775	4.4%	482	3.6%	9,241	3.8%	798	3.1%	13,540	3.4%
Retail Trade	310	9.8%	3,915	6.2%	1,487	11.1%	16,638	6.9%	3,025	11.8%	37,013	9.4%
Motor Vehicle & Parts Dealers	60	1.9%	1,074	1.7%	234	1.8%	3,490	1.4%	368	1.4%	5,480	1.4%
Furniture & Home Furnishings Stores	16	0.5%	138	0.2%	72	0.5%	748	0.3%	161	0.6%	1,725	0.4%
Electronics & Appliance Stores	7	0.2%	41	0.1%	39	0.3%	354	0.1%	89	0.3%	981	0.2%
Building Material & Garden Equipment & Supplies Dealers	19	0.6%	437	0.7%	111	0.8%	1,916	0.8%	235	0.9%	3,626	0.9%
Food & Beverage Stores	59	1.9%	951	1.5%	350	2.6%	3,181	1.3%	616	2.4%	8,208	2.1%
Health & Personal Care Stores	27	0.9%	402	0.6%	118	0.9%	1,358	0.6%	286	1.1%	2,759	0.7%
Gasoline Stations & Fuel Dealers	19	0.6%	94	0.1%	72	0.5%	324	0.1%	128	0.5%	591	0.1%
Clothing, Clothing Accessories, Shoe and Jewelry Stores	27	0.9%	87	0.1%	155	1.2%	813	0.3%	372	1.4%	3,389	0.9%
Sporting Goods, Hobby, Book, & Music Stores	41	1.3%	220	0.3%	199	1.5%	1,998	0.8%	500	1.9%	4,234	1.1%
General Merchandise Stores	35	1.1%	472	0.7%	138	1.0%	2,457	1.0%	272	1.1%	6,019	1.5%
Transportation & Warehousing	119	3.8%	1,515	2.4%	331	2.5%	4,581	1.9%	492	1.9%	7,027	1.8%
Information	77	2.4%	1,421	2.2%	308	2.3%	4,327	1.8%	505	2.0%	7,178	1.8%
Finance & Insurance	168	5.3%	11,015	17.4%	660	4.9%	31,591	13.1%	1,385	5.4%	37,283	9.5%
Central Bank/Credit Intermediation & Related Activities	44	1.4%	475	0.7%	196	1.5%	1,901	0.8%	420	1.6%	3,679	0.9%
Securities & Commodity Contracts	52	1.6%	666	1.1%	198	1.5%	2,602	1.1%	421	1.6%	3,898	1.0%
Funds, Trusts & Other Financial Vehicles	73	2.3%	9,875	15.6%	266	2.0%	27,088	11.2%	543	2.1%	29,706	7.5%
Real Estate, Rental & Leasing	161	5.1%	2,056	3.2%	692	5.2%	7,425	3.1%	1,309	5.1%	12,025	3.0%
Professional, Scientific & Tech Services	295	9.4%	5,131	8.1%	1,307	9.8%	17,159	7.1%	2,522	9.8%	30,776	7.8%
Legal Services	81	2.6%	1,118	1.8%	442	3.3%	5,324	2.2%	839	3.3%	7,697	2.0%
Management of Companies & Enterprises	12	0.4%	78	0.1%	40	0.3%	154	0.1%	68	0.3%	343	0.1%
Administrative, Support & Waste Management Services	129	4.1%	1,384	2.2%	462	3.5%	5,028	2.1%	869	3.4%	8,569	2.2%
Educational Services	69	2.2%	2,823	4.5%	338	2.5%	12,793	5.3%	698	2.7%	25,974	6.6%
Health Care & Social Assistance	277	8.8%	5,135	8.1%	1,299	9.7%	42,732	17.7%	2,805	10.9%	65,515	16.6%
Arts, Entertainment & Recreation	52	1.6%	557	0.9%	241	1.8%	4,271	1.8%	531	2.1%	8,844	2.2%
Accommodation & Food Services	215	6.8%	4,146	6.5%	923	6.9%	13,763	5.7%	1,747	6.8%	26,126	6.6%
Accommodation	22	0.7%	843	1.3%	58	0.4%	1,996	0.8%	115	0.4%	3,010	0.8%
Food Services & Drinking Places	193	6.1%	3,303	5.2%	864	6.5%	11,767	4.9%	1,632	6.3%	23,116	5.9%
Other Services (except Public Administration)	380	12.0%	2,912	4.6%	1,699	12.7%	13,683	5.7%	3,198	12.4%	23,186	5.9%
Automotive Repair & Maintenance	46	1.5%	226	0.4%	273	2.0%	1,874	0.8%	476	1.9%	2,955	0.7%
Public Administration	125	4.0%	4,949	7.8%	520	3.9%	21,081	8.7%	962	3.7%	35,810	9.1%
Unclassified Establishments	232	7.4%	272	0.4%	1,132	8.5%	1,032	0.4%	2,144	8.3%	1,717	0.4%
Total	3,155	100.0%	63,359	100.0%	13,351	100.0%	241,806	100.0%	25,714	100.0%	394,498	100.0%

September 09, 2023

ACS Population Summary

10 Targeting Ctr, Windsor, Connecticut, 06095
Drive time: 20 minute radius

Prepared by Esri
Latitude: 41.84977
Longitude: -72.66589

	2017-2021 ACS Estimate	Percent	MOE(±)	Reliability
TOTALS				
Total Population	508,844		7,696	▥
Total Households	203,878		2,785	▥
Total Housing Units	221,015		2,813	▥
POPULATION AGE 3+ YEARS BY SCHOOL ENROLLMENT				
Total	492,229	100.0%	7,365	▥
Enrolled in school	123,312	25.1%	3,176	▥
Enrolled in nursery school, preschool	6,466	1.3%	592	▥
Public school	4,332	0.9%	538	▥
Private school	2,134	0.4%	281	▥
Enrolled in kindergarten	6,182	1.3%	623	▥
Public school	5,768	1.2%	611	▥
Private school	414	0.1%	127	▩
Enrolled in grade 1 to grade 4	22,597	4.6%	1,235	▥
Public school	21,003	4.3%	1,197	▥
Private school	1,594	0.3%	311	▥
Enrolled in grade 5 to grade 8	24,169	4.9%	1,264	▥
Public school	22,705	4.6%	1,241	▥
Private school	1,464	0.3%	250	▥
Enrolled in grade 9 to grade 12	27,975	5.7%	1,387	▥
Public school	25,920	5.3%	1,347	▥
Private school	2,056	0.4%	288	▥
Enrolled in college undergraduate years	27,730	5.6%	1,386	▥
Public school	20,550	4.2%	1,221	▥
Private school	7,180	1.5%	688	▥
Enrolled in graduate or professional school	8,193	1.7%	737	▥
Public school	4,156	0.8%	491	▥
Private school	4,037	0.8%	550	▥
Not enrolled in school	368,917	74.9%	4,621	▥
POPULATION AGE 65+ BY RELATIONSHIP AND HOUSEHOLD TYPE				
Total	82,413	100.0%	2,019	▥
Living in Households	78,361	95.1%	1,946	▥
Living in Family Households	48,757	59.2%	1,639	▥
Householder	24,606	29.9%	937	▥
Spouse	17,275	21.0%	705	▥
Parent	3,967	4.8%	541	▥
Parent-in-law	865	1.0%	237	▩
Other Relative	1,540	1.9%	287	▥
Nonrelative	504	0.6%	227	▩
Living in Nonfamily Households	29,604	35.9%	1,224	▥
Householder	28,011	34.0%	1,182	▥
Nonrelative	1,593	1.9%	261	▥
Living in Group Quarters	4,052	4.9%	513	▥

ACS Population Summary

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	2017-2021 ACS Estimate	Percent	MOE(±)	Reliability
HOUSEHOLDS BY TYPE AND SIZE				
Family Households	124,664	61.1%	2,218	▦
2-Person	51,322	25.2%	1,455	▦
3-Person	32,372	15.9%	1,378	▦
4-Person	26,808	13.1%	1,236	▦
5-Person	10,051	4.9%	738	▦
6-Person	2,836	1.4%	384	▦
7+ Person	1,274	0.6%	241	▦
Nonfamily Households	79,215	38.9%	2,085	▦
1-Person	65,198	32.0%	1,947	▦
2-Person	12,388	6.1%	859	▦
3-Person	1,139	0.6%	236	▯
4-Person	344	0.2%	144	▯
5-Person	114	0.1%	72	▯
6-Person	32	0.0%	52	▮
7+ Person	0	0.0%	0	
HOUSEHOLDS BY PRESENCE OF PEOPLE UNDER 18 YEARS BY HOUSEHOLD TYPE				
Households with one or more people under 18 years	59,477	29.2%	1,700	▦
Family households	59,154	29.0%	1,695	▦
Married-couple family	34,551	16.9%	1,253	▦
Male householder, no wife present	5,500	2.7%	608	▦
Female householder, no husband present	19,104	9.4%	1,101	▦
Nonfamily households	323	0.2%	137	▯
Households with no people under 18 years	144,401	70.8%	2,513	▦
Married-couple family	46,961	23.0%	1,365	▦
Other family	18,548	9.1%	1,068	▦
Nonfamily households	78,892	38.7%	2,082	▦
HOUSEHOLDS BY PRESENCE OF PEOPLE 65 YEARS AND OVER, HOUSEHOLD SIZE AND HOUSEHOLD TYPE				
Households with Pop 65+	60,925	29.9%	1,587	▦
1-Person	26,284	12.9%	1,148	▦
2+ Person Family	32,330	15.9%	1,171	▦
2+ Person Nonfamily	2,311	1.1%	335	▦
Households with No Pop 65+	142,954	70.1%	2,545	▦
1-Person	38,914	19.1%	1,642	▦
2+ Person Family	92,334	45.3%	2,015	▦
2+ Person Nonfamily	11,706	5.7%	843	▦
HOUSEHOLD TYPE BY RELATIVES AND NONRELATIVES FOR POPULATION IN HOUSEHOLDS				
Total	493,126	100.0%	7,629	▦
In Family Households	396,619	80.4%	7,496	▦
In Married-Couple Family	258,282	52.4%	6,033	▦
Relatives	255,934	51.9%	5,950	▦
Nonrelatives	2,348	0.5%	497	▯
In Male Householder-No Spouse Present-Family	34,297	7.0%	2,738	▦
Relatives	30,670	6.2%	2,433	▦
Nonrelatives	3,627	0.7%	570	▦
In Female Householder-No Spouse Present-Family	104,039	21.1%	4,653	▦
Relatives	98,010	19.9%	4,416	▦
Nonrelatives	6,029	1.2%	686	▦
In Nonfamily Households	96,508	19.6%	2,715	▦

Reliability: ▦ high ▯ medium ▮ low

September 09, 2023

ACS Population Summary

10 Targeting Ctr, Windsor, Connecticut, 06095
Drive time: 20 minute radius

Prepared by Esri
Latitude: 41.84977
Longitude: -72.66589

	2017-2021 ACS Estimate	Percent	MOE(±)	Reliability
POPULATION AGE 5+ YEARS BY LANGUAGE SPOKEN AT HOME AND ABILITY TO SPEAK ENGLISH				
Total	481,063	100.0%	7,210	🟩
5 to 17 years				
Speak only English	59,932	12.5%	2,367	🟩
Speak Spanish	12,269	2.6%	1,213	🟩
Speak English "very well" or "well"	11,494	2.4%	1,180	🟩
Speak English "not well"	595	0.1%	180	🟧
Speak English "not at all"	180	0.0%	101	🟧
Speak other Indo-European languages	3,316	0.7%	505	🟩
Speak English "very well" or "well"	3,266	0.7%	495	🟩
Speak English "not well"	50	0.0%	35	🟥
Speak English "not at all"	0	0.0%	0	
Speak Asian and Pacific Island languages	1,920	0.4%	334	🟩
Speak English "very well" or "well"	1,858	0.4%	325	🟩
Speak English "not well"	62	0.0%	70	🟥
Speak English "not at all"	0	0.0%	0	
Speak other languages	1,183	0.2%	333	🟧
Speak English "very well" or "well"	1,170	0.2%	327	🟧
Speak English "not well"	13	0.0%	17	🟥
Speak English "not at all"	0	0.0%	0	
18 to 64 years				
Speak only English	226,986	47.2%	4,458	🟩
Speak Spanish	55,321	11.5%	2,703	🟩
Speak English "very well" or "well"	43,917	9.1%	2,208	🟩
Speak English "not well"	7,874	1.6%	845	🟩
Speak English "not at all"	3,530	0.7%	626	🟩
Speak other Indo-European languages	21,853	4.5%	1,597	🟩
Speak English "very well" or "well"	19,346	4.0%	1,356	🟩
Speak English "not well"	2,075	0.4%	525	🟧
Speak English "not at all"	432	0.1%	267	🟧
Speak Asian and Pacific Island languages	9,694	2.0%	1,009	🟩
Speak English "very well" or "well"	8,423	1.8%	825	🟩
Speak English "not well"	1,056	0.2%	274	🟧
Speak English "not at all"	215	0.0%	102	🟧
Speak other languages	6,175	1.3%	1,033	🟩
Speak English "very well" or "well"	5,911	1.2%	951	🟩
Speak English "not well"	179	0.0%	90	🟧
Speak English "not at all"	86	0.0%	88	🟥
65 years and over				
Speak only English	66,615	13.8%	1,779	🟩
Speak Spanish	8,155	1.7%	811	🟩
Speak English "very well" or "well"	4,091	0.9%	576	🟩
Speak English "not well"	2,736	0.6%	464	🟩
Speak English "not at all"	1,328	0.3%	320	🟧
Speak other Indo-European languages	6,131	1.3%	578	🟩
Speak English "very well" or "well"	4,394	0.9%	444	🟩
Speak English "not well"	1,314	0.3%	247	🟩
Speak English "not at all"	423	0.1%	159	🟧
Speak Asian and Pacific Island languages	971	0.2%	218	🟧
Speak English "very well" or "well"	638	0.1%	165	🟧
Speak English "not well"	245	0.1%	91	🟧
Speak English "not at all"	88	0.0%	67	🟥
Speak other languages	542	0.1%	181	🟧
Speak English "very well" or "well"	519	0.1%	179	🟧
Speak English "not well"	21	0.0%	24	🟥
Speak English "not at all"	2	0.0%	5	🟥

Source: U.S. Census Bureau, 2017-2021 American Community Survey

Reliability: 🟩 high 🟧 medium 🟥 low

September 09, 2023

ACS Population Summary

10 Targeting Ctr, Windsor, Connecticut, 06095
Drive time: 20 minute radius

Prepared by Esri
Latitude: 41.84977
Longitude: -72.66589

	2017-2021 ACS Estimate	Percent	MOE(±)	Reliability
WORKERS AGE 16+ YEARS BY PLACE OF WORK				
Total	249,489	100.0%	4,527	
Worked in state and in county of residence	215,747	86.5%	4,196	
Worked in state and outside county of residence	22,173	8.9%	1,111	
Worked outside state of residence	11,568	4.6%	812	
SEX BY CLASS OF WORKER FOR THE CIVILIAN EMPLOYED POPULATION 16 YEARS AND OVER				
Total:	254,679	100.0%	4,580	
Male:	127,554	50.1%	2,802	
Employee of private company	93,221	36.6%	2,441	
Self-employed in own incorporated business	3,948	1.6%	463	
Private not-for-profit wage and salary workers	7,834	3.1%	621	
Local government workers	6,597	2.6%	572	
State government workers	6,384	2.5%	716	
Federal government workers	2,546	1.0%	452	
Self-employed in own not incorporated business workers	6,681	2.6%	628	
Unpaid family workers	342	0.1%	167	
Female:	127,125	49.9%	2,766	
Employee of private company	83,618	32.8%	2,314	
Self-employed in own incorporated business	1,925	0.8%	347	
Private not-for-profit wage and salary workers	16,842	6.6%	1,052	
Local government workers	11,027	4.3%	717	
State government workers	6,938	2.7%	580	
Federal government workers	1,534	0.6%	360	
Self-employed in own not incorporated business workers	5,084	2.0%	580	
Unpaid family workers	157	0.1%	110	
POPULATION IN HOUSEHOLDS AND PRESENCE OF A COMPUTER				
Total	493,126	100.0%	7,629	
Population <18 in Households	106,151	21.5%	3,333	
Have a Computer	105,120	21.3%	3,318	
Have NO Computer	1,031	0.2%	388	
Population 18-64 in Households	308,615	62.6%	5,400	
Have a Computer	301,226	61.1%	5,377	
Have NO Computer	7,389	1.5%	822	
Population 65+ in Households	78,361	15.9%	1,946	
Have a Computer	67,033	13.6%	1,832	
Have NO Computer	11,328	2.3%	795	
HOUSEHOLDS AND INTERNET SUBSCRIPTIONS				
Total	203,878	100.0%	2,785	
With an Internet Subscription	178,951	87.8%	2,704	
Dial-Up Alone	457	0.2%	106	
Broadband	151,302	74.2%	2,513	
Satellite Service	8,266	4.1%	736	
Other Service	1,271	0.6%	250	
Internet Access with no Subscription	5,441	2.7%	560	
With No Internet Access	19,486	9.6%	1,030	

Reliability: high medium low

September 09, 2023

ACS Population Summary

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Drive time: 20 minute radius

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	2017-2021 ACS Estimate	Percent	MOE(±)	Reliability
WORKERS AGE 16+ YEARS BY MEANS OF TRANSPORTATION TO WORK				
Total	249,489	100.0%	4,527	
Drove alone	186,972	74.9%	3,760	
Carpooled	19,931	8.0%	1,298	
Public transportation (excluding taxicab)	10,053	4.0%	951	
Bus or trolley bus	9,687	3.9%	941	
Light rail, streetcar or trolley	25	0.0%	27	
Subway or elevated	212	0.1%	118	
Long-distance/Commuter Train	119	0.0%	58	
Ferryboat	10	0.0%	23	
Taxicab	728	0.3%	248	
Motorcycle	54	0.0%	36	
Bicycle	576	0.2%	174	
Walked	5,292	2.1%	647	
Other means	1,708	0.7%	332	
Worked at home	24,174	9.7%	1,346	
WORKERS AGE 16+ YEARS (WHO DID NOT WORK FROM HOME) BY TRAVEL TIME TO WORK				
Total	225,315	100.0%	4,280	
Less than 5 minutes	4,558	2.0%	529	
5 to 9 minutes	20,721	9.2%	1,170	
10 to 14 minutes	37,654	16.7%	1,681	
15 to 19 minutes	43,134	19.1%	1,710	
20 to 24 minutes	42,904	19.0%	1,738	
25 to 29 minutes	19,194	8.5%	1,157	
30 to 34 minutes	28,528	12.7%	1,431	
35 to 39 minutes	4,743	2.1%	530	
40 to 44 minutes	5,314	2.4%	514	
45 to 59 minutes	8,945	4.0%	707	
60 to 89 minutes	6,260	2.8%	593	
90 or more minutes	3,360	1.5%	436	
Average Travel Time to Work (in minutes)	N/A		N/A	
FEMALES AGE 20-64 YEARS BY AGE OF OWN CHILDREN AND EMPLOYMENT STATUS				
Total	152,776	100.0%	2,992	
Own children under 6 years only	11,778	7.7%	774	
In labor force	8,972	5.9%	679	
Not in labor force	2,806	1.8%	386	
Own children under 6 years and 6 to 17 years	9,241	6.0%	781	
In labor force	7,064	4.6%	701	
Not in labor force	2,177	1.4%	357	
Own children 6 to 17 years only	31,409	20.6%	1,305	
In labor force	26,258	17.2%	1,199	
Not in labor force	5,151	3.4%	544	
No own children under 18 years	100,348	65.7%	2,592	
In labor force	78,239	51.2%	2,305	
Not in labor force	22,110	14.5%	1,173	

Reliability: ▦ high ▦ medium ▮ low

September 09, 2023

ACS Population Summary

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Drive time: 20 minute radius

Prepared by Esri
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	2017-2021 ACS Estimate	Percent	MOE(±)	Reliability
CIVILIAN NONINSTITUTIONALIZED POPULATION BY AGE & TYPES OF HEALTH INSURANCE COVERAGE				
Total	501,153	100.0%	7,678	▥
Under 19 years:	113,082	22.6%	3,441	▥
One Type of Health Insurance:	101,833	20.3%	3,281	▥
Employer-Based Health Ins Only	55,182	11.0%	2,086	▥
Direct-Purchase Health Ins Only	4,184	0.8%	594	▥
Medicare Coverage Only	121	0.0%	87	▮
Medicaid Coverage Only	41,990	8.4%	2,583	▥
TRICARE/Military Hlth Cov Only	357	0.1%	223	▥
VA Health Care Only	0	0.0%	0	
2+ Types of Health Insurance	8,488	1.7%	976	▥
No Health Insurance Coverage	2,760	0.6%	594	▥
19 to 34 years:	112,149	22.4%	3,263	▥
One Type of Health Insurance:	97,243	19.4%	2,973	▥
Employer-Based Health Ins Only	64,194	12.8%	2,362	▥
Direct-Purchase Health Ins Only	8,758	1.7%	820	▥
Medicare Coverage Only	377	0.1%	156	▥
Medicaid Coverage Only	23,210	4.6%	1,557	▥
TRICARE/Military Hlth Cov Only	427	0.1%	170	▥
VA Health Care Only	277	0.1%	208	▮
2+ Types of Health Insurance	5,752	1.1%	665	▥
No Health Insurance Coverage	9,154	1.8%	906	▥
35 to 64 years:	196,348	39.2%	3,737	▥
One Type of Health Insurance:	166,747	33.3%	3,371	▥
Employer-Based Health Ins Only	123,041	24.6%	2,843	▥
Direct-Purchase Health Ins Only	10,834	2.2%	893	▥
Medicare Coverage Only	2,450	0.5%	398	▥
Medicaid Coverage Only	29,533	5.9%	1,661	▥
TRICARE/Military Hlth Cov Only	519	0.1%	269	▥
VA Health Care Only	370	0.1%	133	▥
2+ Types of Health Insurance	17,606	3.5%	1,083	▥
No Health Insurance Coverage	11,995	2.4%	1,008	▥
65+ years:	79,574	15.9%	1,983	▥
One Type of Health Insurance:	26,081	5.2%	1,101	▥
Employer-Based Health Ins Only	3,076	0.6%	353	▥
Direct-Purchase Health Ins Only	382	0.1%	123	▥
Medicare Coverage Only	22,532	4.5%	1,043	▥
TRICARE/Military Hlth Cov Only	0	0.0%	0	
VA Health Care Only	91	0.0%	94	▮
2+ Types of Health Insurance:	52,795	10.5%	1,662	▥
Employer-Based & Direct-Purchase Health Insurance	185	0.0%	72	▥
Employer-Based Health & Medicare Insurance	17,104	3.4%	865	▥
Direct-Purchase Health & Medicare Insurance	11,759	2.3%	798	▥
Medicare & Medicaid Coverage	9,076	1.8%	810	▥
Other Private Health Insurance Combos	0	0.0%	0	
Other Public Health Insurance Combos	1,485	0.3%	273	▥
Other Health Insurance Combinations	13,185	2.6%	862	▥
No Health Insurance Coverage	698	0.1%	293	▥

September 09, 2023

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	2017-2021 ACS Estimate	Percent	MOE(±)	Reliability
POPULATION BY RATIO OF INCOME TO POVERTY LEVEL				
Total	495,395	100.0%	7,630	
Under .50	31,442	6.3%	2,411	
.50 to .99	33,623	6.8%	2,468	
1.00 to 1.24	18,176	3.7%	2,063	
1.25 to 1.49	17,106	3.5%	1,696	
1.50 to 1.84	24,387	4.9%	2,002	
1.85 to 1.99	10,716	2.2%	1,401	
2.00 and over	359,944	72.7%	6,409	
CIVILIAN POPULATION AGE 18 OR OLDER BY VETERAN STATUS				
Total	401,857	100.0%	5,827	
Veteran	18,782	4.7%	891	
Nonveteran	383,075	95.3%	5,747	
Male	192,289	47.9%	3,505	
Veteran	17,344	4.3%	848	
Nonveteran	174,945	43.5%	3,440	
Female	209,568	52.1%	3,433	
Veteran	1,438	0.4%	254	
Nonveteran	208,130	51.8%	3,427	
CIVILIAN VETERANS AGE 18 OR OLDER BY PERIOD OF MILITARY SERVICE				
Total	18,781	100.0%	891	
Gulf War (9/01 or later), no Gulf War (8/90 to 8/01), no Vietnam Era	2,382	12.7%	403	
Gulf War (9/01 or later) and Gulf War (8/90 to 8/01), no Vietnam Era	836	4.5%	259	
Gulf War (9/01 or later), and Gulf War (8/90 to 8/01), and Vietnam Era	48	0.3%	31	
Gulf War (8/90 to 8/01), no Vietnam Era	1,813	9.7%	285	
Gulf War (8/90 to 8/01) and Vietnam Era	147	0.8%	57	
Vietnam Era, no Korean War, no World War II	5,941	31.6%	502	
Vietnam Era and Korean War, no World War II	77	0.4%	55	
Vietnam Era and Korean War and World War II	0	0.0%	0	
Korean War, no Vietnam Era, no World War II	1,852	9.9%	239	
Korean War and World War II, no Vietnam Era	76	0.4%	53	
World War II, no Korean War, no Vietnam Era	579	3.1%	133	
Between Gulf War and Vietnam Era only	3,316	17.7%	362	
Between Vietnam Era and Korean War only	1,702	9.1%	214	
Between Korean War and World War II only	13	0.1%	8	
Pre-World War II only	0	0.0%	0	
HOUSEHOLDS BY POVERTY STATUS				
Total	203,878	100.0%	2,785	
Income in the past 12 months below poverty level	27,950	13.7%	1,384	
Married-couple family	3,027	1.5%	447	
Other family - male householder (no wife present)	1,312	0.6%	287	
Other family - female householder (no husband present)	7,175	3.5%	696	
Nonfamily household - male householder	6,421	3.1%	716	
Nonfamily household - female householder	10,016	4.9%	848	
Income in the past 12 months at or above poverty level	175,928	86.3%	2,598	
Married-couple family	78,484	38.5%	1,725	
Other family - male householder (no wife present)	9,952	4.9%	823	
Other family - female householder (no husband present)	24,714	12.1%	1,213	
Nonfamily household - male householder	27,835	13.7%	1,279	
Nonfamily household - female householder	34,943	17.1%	1,418	
Poverty Index	111			

Source: U.S. Census Bureau, 2017-2021 American Community Survey

Reliability: ▮▮▮ high ▮▮ medium ▮ low

ACS Population Summary

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	2017-2021 ACS Estimate	Percent	MOE(±)	Reliability
HOUSEHOLDS BY OTHER INCOME				
Social Security Income	60,738	29.8%	1,604	🟩
No Social Security Income	143,141	70.2%	2,571	🟩
Retirement Income	44,180	21.7%	1,419	🟩
No Retirement Income	159,699	78.3%	2,631	🟩
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME IN THE PAST 12 MONTHS				
<10% of Income	3,105	3.7%	447	🟩
10-14.9% of Income	7,119	8.6%	683	🟩
15-19.9% of Income	9,941	12.0%	773	🟩
20-24.9% of Income	9,633	11.6%	773	🟩
25-29.9% of Income	7,948	9.6%	757	🟩
30-34.9% of Income	7,385	8.9%	806	🟩
35-39.9% of Income	4,812	5.8%	570	🟩
40-49.9% of Income	6,420	7.7%	710	🟩
50+% of Income	21,818	26.3%	1,256	🟩
Gross Rent % Inc Not Computed	4,919	5.9%	607	🟩
HOUSEHOLDS BY PUBLIC ASSISTANCE INCOME IN THE PAST 12 MONTHS				
Total	203,878	100.0%	2,785	🟩
With public assistance income	9,725	4.8%	782	🟩
No public assistance income	194,154	95.2%	2,744	🟩
HOUSEHOLDS BY FOOD STAMPS/SNAP STATUS				
Total	203,878	100.0%	2,785	🟩
With Food Stamps/SNAP	33,666	16.5%	1,493	🟩
With No Food Stamps/SNAP	170,212	83.5%	2,558	🟩
HOUSEHOLDS BY DISABILITY STATUS				
Total	203,878	100.0%	2,785	🟩
With 1+ Persons w/Disability	48,050	23.6%	1,636	🟩
With No Person w/Disability	155,829	76.4%	2,664	🟩

Data Note: N/A means not available. Population by Ratio of Income to Poverty Level represents persons for whom poverty status is determined. Household income represents income in 2021, adjusted for inflation.

2017-2021 ACS Estimate: The American Community Survey (ACS) replaces census sample data. Esri is releasing the 2017-2021 ACS estimates, five-year period data collected monthly from January 1, 2017 through December 31, 2021. Although the ACS includes many of the subjects previously covered by the decennial census sample, there are significant differences between the two surveys including fundamental differences in survey design and residency rules.

Margin of error (MOE): The MOE is a measure of the variability of the estimate due to sampling error.   MOEs enable the data user to measure the range of uncertainty for each estimate with 90 percent confidence. The range of uncertainty is called the confidence interval, and it is calculated by taking the estimate +/- the MOE. For example, if the ACS reports an estimate of 100 with an MOE of +/- 20, then you can be 90 percent certain the value for the whole population falls between 80 and 120.

Reliability: These symbols represent threshold values that Esri has established from the Coefficients of Variation (CV) to designate the usability of the estimates. The CV measures the amount of sampling error relative to the size of the estimate, expressed as a percentage.

🟩   High Reliability: Small CVs (less than or equal to 12 percent) are flagged green to indicate that the sampling error is small relative to the estimate and the estimate is reasonably reliable.

🟨   Medium Reliability: Estimates with CVs between 12 and 40 are flagged yellow-use with caution.

🟥   Low Reliability: Large CVs (over 40 percent) are flagged red to indicate that the sampling error is large relative to the estimate. The estimate is considered very unreliable.