

Consumer Spending Report

Blue Ridge Town Center

3101 N Rangeline Rd, Columbia, MO 65202

Building Type: **General Retail**

Secondary: -

GLA: **15,000 SF**

Year Built: -

Total Available: **0 SF**

% Leased: **100%**

Rent/SF/Yr: -



2020 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
Total Specified Consumer Spending	\$66,489	\$462,557	\$1,019,815
Total Apparel	\$4,111	\$28,662	\$61,297
Women's Apparel	1,603	11,038	24,242
Men's Apparel	853	5,883	12,723
Girl's Apparel	331	2,291	4,780
Boy's Apparel	233	1,567	3,206
Infant Apparel	193	1,512	3,013
Footwear	897	6,371	13,334
Total Entertainment & Hobbies	\$10,326	\$72,996	\$159,736
Entertainment	847	6,086	13,561
Audio & Visual Equipment/Service	2,553	18,086	38,564
Reading Materials	258	1,938	4,411
Pets, Toys, & Hobbies	1,715	11,628	25,498
Personal Items	4,952	35,258	77,703
Total Food and Alcohol	\$18,931	\$132,912	\$285,774
Food At Home	10,730	75,252	158,645
Food Away From Home	6,942	48,239	106,554
Alcoholic Beverages	1,259	9,421	20,575
Total Household	\$9,075	\$59,464	\$135,562
House Maintenance & Repair	1,864	10,133	22,820
Household Equip & Furnishings	3,888	25,967	58,568
Household Operations	2,541	17,823	40,525
Housing Costs	782	5,541	13,649

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2020 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
Total Transportation/Maint.	\$16,306	\$114,777	\$255,621
Vehicle Purchases	6,931	49,142	112,154
Gasoline	5,970	40,660	87,231
Vehicle Expenses	271	2,347	5,245
Transportation	990	7,632	17,855
Automotive Repair & Maintenance	2,145	14,996	33,135
Total Health Care	\$3,562	\$24,680	\$54,494
Medical Services	2,076	14,115	31,452
Prescription Drugs	1,159	8,269	17,967
Medical Supplies	326	2,297	5,076
Total Education/Day Care	\$4,178	\$29,066	\$67,330
Education	2,900	20,275	46,192
Fees & Admissions	1,278	8,792	21,138

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Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	306	2,960	10
Retail & Wholesale Trade	62	679	11
Hospitality & Food Service	20	329	16
Real Estate, Renting, Leasing	13	80	6
Finance & Insurance	30	129	4
Information	8	49	6
Scientific & Technology Services	21	129	6
Management of Companies	0	0	0
Health Care & Social Assistance	42	281	7
Educational Services	12	383	32
Public Administration & Sales	5	99	20
Arts, Entertainment, Recreation	5	87	17
Utilities & Waste Management	12	118	10
Construction	15	108	7
Manufacturing	8	161	20
Agriculture, Mining, Fishing	0	0	0
Other Services	53	328	6

Demographic Detail Report

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 Secondary: - % Leased: **100%**
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 Year Built: -



Radius	1 Mile	3 Mile	5 Mile
Population			
2025 Projection	7,753	59,734	118,289
2020 Estimate	7,474	57,487	113,499
2010 Census	6,912	52,323	101,564
Growth 2020 - 2025	3.73%	3.91%	4.22%
Growth 2010 - 2020	8.13%	9.87%	11.75%
2020 Population by Age			
Age 0 - 4	459 6.14%	3,789 6.59%	7,206 6.35%
Age 5 - 9	499 6.68%	3,433 5.97%	6,642 5.85%
Age 10 - 14	516 6.90%	3,054 5.31%	6,110 5.38%
Age 15 - 19	653 8.74%	4,409 7.67%	8,790 7.74%
Age 20 - 24	926 12.39%	9,064 15.77%	17,234 15.18%
Age 25 - 29	545 7.29%	5,726 9.96%	10,705 9.43%
Age 30 - 34	511 6.84%	4,634 8.06%	8,704 7.67%
Age 35 - 39	558 7.47%	4,158 7.23%	7,922 6.98%
Age 40 - 44	485 6.49%	3,182 5.54%	6,209 5.47%
Age 45 - 49	447 5.98%	2,816 4.90%	5,635 4.96%
Age 50 - 54	389 5.20%	2,498 4.35%	5,122 4.51%
Age 55 - 59	403 5.39%	2,707 4.71%	5,649 4.98%
Age 60 - 64	347 4.64%	2,455 4.27%	5,236 4.61%
Age 65 - 69	279 3.73%	2,029 3.53%	4,425 3.90%
Age 70 - 74	183 2.45%	1,337 2.33%	2,990 2.63%
Age 75 - 79	119 1.59%	871 1.52%	1,981 1.75%
Age 80 - 84	75 1.00%	589 1.02%	1,338 1.18%
Age 85+	76 1.02%	738 1.28%	1,600 1.41%
Age 65+	732 9.79%	5,564 9.68%	12,334 10.87%
Median Age	31.30	29.40	30.00
Average Age	34.00	33.40	34.20

Demographic Detail Report

Blue Ridge Town Center

3101 N Rangeline Rd, Columbia, MO 65202

Radius	1 Mile	3 Mile	5 Mile
2020 Population By Race	7,474	57,487	113,499
White	5,486 73.40%	42,332 73.64%	87,093 76.73%
Black	1,165 15.59%	8,933 15.54%	14,300 12.60%
Am. Indian & Alaskan	57 0.76%	301 0.52%	501 0.44%
Asian	434 5.81%	3,499 6.09%	7,336 6.46%
Hawaiian & Pacific Island	9 0.12%	56 0.10%	109 0.10%
Other	322 4.31%	2,365 4.11%	4,160 3.67%
Population by Hispanic Origin	7,474	57,487	113,499
Non-Hispanic Origin	6,985 93.46%	54,834 95.39%	108,810 95.87%
Hispanic Origin	488 6.53%	2,653 4.61%	4,690 4.13%
2020 Median Age, Male	30.00	29.20	29.80
2020 Average Age, Male	32.90	32.70	33.50
2020 Median Age, Female	32.70	29.50	30.40
2020 Average Age, Female	35.10	34.00	34.90
2020 Population by Occupation Classification	5,870	46,331	91,787
Civilian Employed	4,209 71.70%	30,529 65.89%	60,324 65.72%
Civilian Unemployed	107 1.82%	810 1.75%	1,381 1.50%
Civilian Non-Labor Force	1,527 26.01%	14,904 32.17%	29,905 32.58%
Armed Forces	27 0.46%	88 0.19%	177 0.19%
Households by Marital Status			
Married	1,253	6,751	15,854
Married No Children	648	3,814	8,982
Married w/Children	605	2,937	6,872
2020 Population by Education	4,842	38,004	75,034
Some High School, No Diploma	384 7.93%	2,796 7.36%	4,418 5.89%
High School Grad (Incl Equivalency)	1,065 22.00%	7,244 19.06%	11,913 15.88%
Some College, No Degree	1,181 24.39%	8,077 21.25%	16,461 21.94%
Associate Degree	424 8.76%	4,266 11.23%	7,515 10.02%
Bachelor Degree	1,229 25.38%	9,021 23.74%	19,061 25.40%
Advanced Degree	559 11.54%	6,600 17.37%	15,666 20.88%

Demographic Detail Report

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Radius	1 Mile		3 Mile		5 Mile	
2020 Population by Occupation	7,908		56,469		112,169	
Real Estate & Finance	346	4.38%	1,775	3.14%	4,132	3.68%
Professional & Management	2,073	26.21%	15,238	26.98%	32,598	29.06%
Public Administration	250	3.16%	1,086	1.92%	2,253	2.01%
Education & Health	1,556	19.68%	10,969	19.42%	22,735	20.27%
Services	1,034	13.08%	6,517	11.54%	10,812	9.64%
Information	40	0.51%	883	1.56%	1,416	1.26%
Sales	843	10.66%	7,320	12.96%	14,601	13.02%
Transportation	6	0.08%	488	0.86%	809	0.72%
Retail	493	6.23%	4,185	7.41%	7,959	7.10%
Wholesale	69	0.87%	467	0.83%	957	0.85%
Manufacturing	343	4.34%	1,687	2.99%	3,068	2.74%
Production	420	5.31%	2,382	4.22%	4,149	3.70%
Construction	116	1.47%	1,181	2.09%	2,399	2.14%
Utilities	87	1.10%	794	1.41%	1,612	1.44%
Agriculture & Mining	27	0.34%	181	0.32%	314	0.28%
Farming, Fishing, Forestry	23	0.29%	174	0.31%	245	0.22%
Other Services	182	2.30%	1,142	2.02%	2,110	1.88%
2020 Worker Travel Time to Job	4,032		29,205		58,058	
<30 Minutes	3,312	82.14%	25,544	87.46%	50,535	87.04%
30-60 Minutes	656	16.27%	3,136	10.74%	6,470	11.14%
60+ Minutes	64	1.59%	525	1.80%	1,053	1.81%
2010 Households by HH Size	2,662		20,458		40,492	
1-Person Households	640	24.04%	7,332	35.84%	13,290	32.82%
2-Person Households	852	32.01%	6,355	31.06%	13,351	32.97%
3-Person Households	513	19.27%	3,186	15.57%	6,428	15.87%
4-Person Households	398	14.95%	2,230	10.90%	4,836	11.94%
5-Person Households	166	6.24%	846	4.14%	1,659	4.10%
6-Person Households	61	2.29%	308	1.51%	602	1.49%
7 or more Person Households	32	1.20%	201	0.98%	326	0.81%
2020 Average Household Size	2.60		2.20		2.30	
Households						
2025 Projection	2,973		23,829		47,830	
2020 Estimate	2,865		22,836		45,752	
2010 Census	2,661		20,458		40,493	
Growth 2020 - 2025	3.77%		4.35%		4.54%	
Growth 2010 - 2020	7.67%		11.62%		12.99%	

Demographic Detail Report

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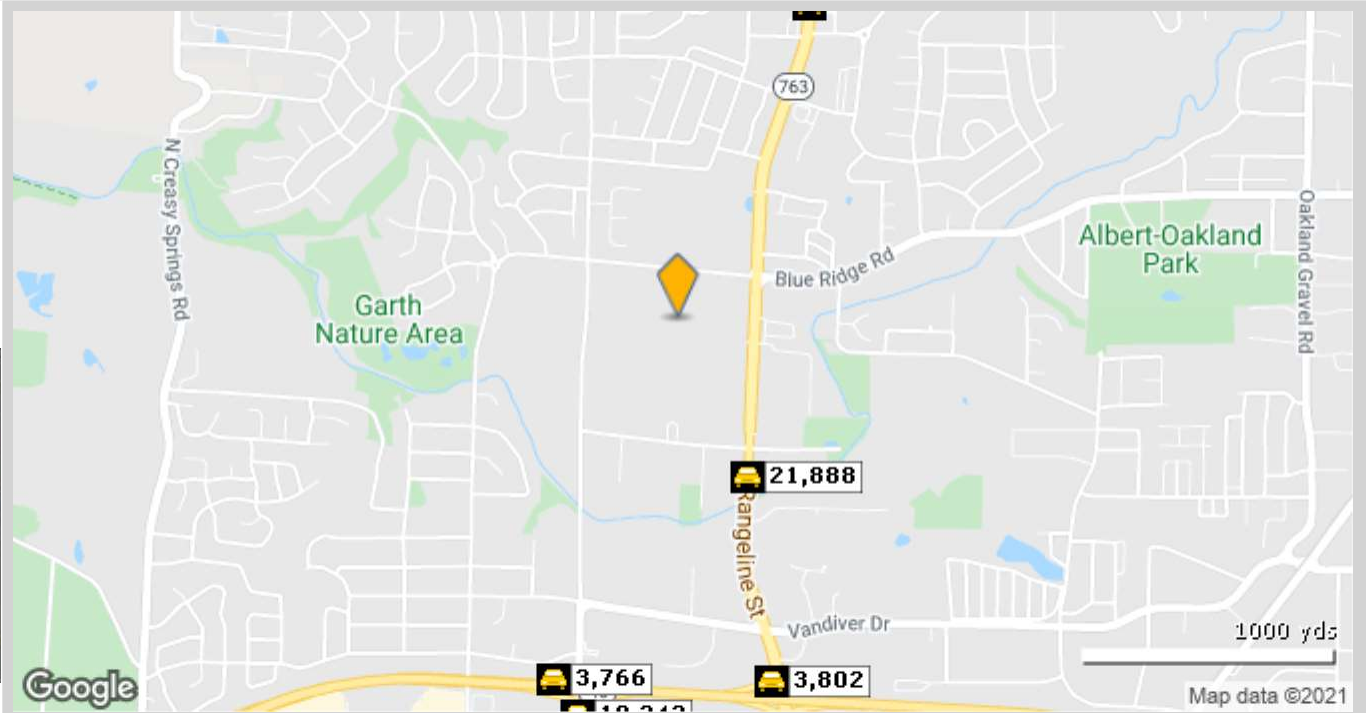
Radius	1 Mile	3 Mile	5 Mile
2020 Households by HH Income	2,865	22,837	45,754
<\$25,000	433 15.11%	6,508 28.50%	10,789 23.58%
\$25,000 - \$50,000	810 28.27%	6,537 28.62%	12,602 27.54%
\$50,000 - \$75,000	565 19.72%	4,068 17.81%	8,239 18.01%
\$75,000 - \$100,000	464 16.20%	2,189 9.59%	4,552 9.95%
\$100,000 - \$125,000	323 11.27%	1,470 6.44%	3,441 7.52%
\$125,000 - \$150,000	167 5.83%	1,250 5.47%	3,093 6.76%
\$150,000 - \$200,000	69 2.41%	442 1.94%	1,466 3.20%
\$200,000+	34 1.19%	373 1.63%	1,572 3.44%
2020 Avg Household Income	\$66,972	\$56,632	\$66,896
2020 Med Household Income	\$55,308	\$41,654	\$48,585
2020 Occupied Housing	2,865	22,835	45,753
Owner Occupied	1,829 63.84%	9,791 42.88%	21,492 46.97%
Renter Occupied	1,036 36.16%	13,044 57.12%	24,261 53.03%
2010 Housing Units	2,930	24,761	49,168
1 Unit	2,298 78.43%	14,582 58.89%	28,895 58.77%
2 - 4 Units	442 15.09%	4,271 17.25%	7,611 15.48%
5 - 19 Units	182 6.21%	3,823 15.44%	8,884 18.07%
20+ Units	8 0.27%	2,085 8.42%	3,778 7.68%
2020 Housing Value	1,829	9,790	21,492
<\$100,000	213 11.65%	1,190 12.16%	1,943 9.04%
\$100,000 - \$200,000	1,197 65.45%	6,123 62.54%	11,464 53.34%
\$200,000 - \$300,000	347 18.97%	1,573 16.07%	4,755 22.12%
\$300,000 - \$400,000	37 2.02%	496 5.07%	1,942 9.04%
\$400,000 - \$500,000	0 0.00%	95 0.97%	313 1.46%
\$500,000 - \$1,000,000	35 1.91%	287 2.93%	977 4.55%
\$1,000,000+	0 0.00%	26 0.27%	98 0.46%
2020 Median Home Value	\$158,604	\$160,509	\$176,787
2020 Housing Units by Yr Built	3,161	25,515	50,772
Built 2010+	272 8.60%	3,053 11.97%	6,667 13.13%
Built 2000 - 2010	997 31.54%	3,264 12.79%	8,525 16.79%
Built 1990 - 1999	690 21.83%	3,072 12.04%	8,557 16.85%
Built 1980 - 1989	329 10.41%	2,271 8.90%	6,050 11.92%
Built 1970 - 1979	374 11.83%	3,847 15.08%	7,469 14.71%
Built 1960 - 1969	280 8.86%	3,882 15.21%	6,315 12.44%
Built 1950 - 1959	166 5.25%	2,705 10.60%	3,362 6.62%
Built <1949	53 1.68%	3,421 13.41%	3,827 7.54%
2020 Median Year Built	1994	1976	1986

Traffic Count Report

Blue Ridge Town Center

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Building Type: **General Retail**
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 % Leased: **100%**
 Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	1182	Big Bear Blvd	0.07 N	2015	19,012	MPSI	.39
2	Rangeline St	Big Bear Blvd	0.07 N	2020	21,888	MPSI	.39
3	N Hwy 763	Rangeline St	0.07 S	2014	16,850	MPSI	.79
4	1186	Rangeline St	0.07 S	2015	18,840	MPSI	.79
5	Rangeline St	N Hwy 763	0.07 S	2020	19,543	MPSI	.79
6	Rangeline St	Vanwood Way	0.04 NE	2020	3,802	MPSI	.85
7	N Providence Rd	I- 70	0.06 SE	2020	3,766	MPSI	.87
8	N Providence Rd	I- 70	0.06 N	2020	19,548	MPSI	.93
9	1169	I- 70	0.06 N	2015	18,242	MPSI	.93

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Description	2010		2020		2025	
Population	6,912		7,474		7,753	
Age 0 - 4	607	8.78%	459	6.14%	541	6.98%
Age 5 - 9	528	7.64%	499	6.68%	500	6.45%
Age 10 - 14	440	6.37%	516	6.90%	494	6.37%
Age 15 - 19	442	6.39%	653	8.74%	545	7.03%
Age 20 - 24	741	10.72%	926	12.39%	700	9.03%
Age 25 - 29	771	11.15%	545	7.29%	718	9.26%
Age 30 - 34	622	9.00%	511	6.84%	616	7.95%
Age 35 - 39	512	7.41%	558	7.47%	553	7.13%
Age 40 - 44	390	5.64%	485	6.49%	518	6.68%
Age 45 - 49	442	6.39%	447	5.98%	476	6.14%
Age 50 - 54	385	5.57%	389	5.20%	426	5.49%
Age 55 - 59	324	4.69%	403	5.39%	390	5.03%
Age 60 - 64	234	3.39%	347	4.64%	361	4.66%
Age 65 - 69	169	2.45%	279	3.73%	311	4.01%
Age 70 - 74	111	1.61%	183	2.45%	241	3.11%
Age 75 - 79	85	1.23%	119	1.59%	164	2.12%
Age 80 - 84	64	0.93%	75	1.00%	101	1.30%
Age 85+	46	0.67%	76	1.02%	97	1.25%
Age 15+	5,338	77.23%	5,996	80.22%	6,217	80.19%
Age 20+	4,896	70.83%	5,343	71.49%	5,672	73.16%
Age 65+	475	6.87%	732	9.79%	914	11.79%
Median Age	30		31		33	
Average Age	31.80		34.00		35.30	
Population By Race	6,912		7,474		7,753	
White	5,203	75.27%	5,486	73.40%	5,617	72.45%
Black	1,097	15.87%	1,165	15.59%	1,216	15.68%
Am. Indian & Alaskan	47	0.68%	57	0.76%	58	0.75%
Asian	300	4.34%	434	5.81%	494	6.37%
Hawaiian & Pacific Islander	6	0.09%	9	0.12%	8	0.10%
Other	254	3.67%	322	4.31%	359	4.63%

Blue Ridge Town Center

3101 N Rangeline Rd, Columbia, MO 65202

Description	2010	2020	2025
Population by Race (Hispanic)	410	488	536
White	355 86.59%	414 84.84%	458 85.45%
Black	12 2.93%	15 3.07%	16 2.99%
Am. Indian & Alaskan	14 3.41%	19 3.89%	20 3.73%
Asian	5 1.22%	8 1.64%	8 1.49%
Hawaiian & Pacific Islander	2 0.49%	3 0.61%	3 0.56%
Other	21 5.12%	29 5.94%	31 5.78%
Household by Household Income	2,662	2,865	2,972
<\$25,000	751 28.21%	433 15.11%	424 14.27%
\$25,000 - \$50,000	726 27.27%	810 28.27%	828 27.86%
\$50,000 - \$75,000	603 22.65%	565 19.72%	575 19.35%
\$75,000 - \$100,000	269 10.11%	464 16.20%	500 16.82%
\$100,000 - \$125,000	119 4.47%	323 11.27%	355 11.94%
\$125,000 - \$150,000	128 4.81%	167 5.83%	175 5.89%
\$150,000 - \$200,000	9 0.34%	69 2.41%	79 2.66%
\$200,000+	57 2.14%	34 1.19%	36 1.21%
Average Household Income	\$56,190	\$66,972	\$68,278
Median Household Income	\$46,011	\$55,308	\$56,062

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Growth 2020 - 2025	3.73%		3.91%		4.22%	
Growth 2010 - 2020	8.13%		9.87%		11.75%	
2020 Population by Hispanic Origin	488		2,652		4,690	
2020 Population	7,474		57,487		113,499	
White	5,486	73.40%	42,332	73.64%	87,093	76.73%
Black	1,165	15.59%	8,933	15.54%	14,300	12.60%
Am. Indian & Alaskan	57	0.76%	301	0.52%	501	0.44%
Asian	434	5.81%	3,499	6.09%	7,336	6.46%
Hawaiian & Pacific Island	9	0.12%	56	0.10%	109	0.10%
Other	322	4.31%	2,365	4.11%	4,160	3.67%
U.S. Armed Forces	29		94		185	
Households						
2025 Projection	2,973		23,829		47,830	
2020 Estimate	2,865		22,836		45,752	
2010 Census	2,661		20,458		40,493	
Growth 2020 - 2025	3.77%		4.35%		4.54%	
Growth 2010 - 2020	7.67%		11.62%		12.99%	
Owner Occupied	1,829	63.84%	9,791	42.88%	21,492	46.97%
Renter Occupied	1,036	36.16%	13,044	57.12%	24,261	53.03%
2020 Households by HH Income						
Income: <\$25,000	433	15.11%	6,508	28.50%	10,789	23.58%
Income: \$25,000 - \$50,000	810	28.27%	6,537	28.62%	12,602	27.54%
Income: \$50,000 - \$75,000	565	19.72%	4,068	17.81%	8,239	18.01%
Income: \$75,000 - \$100,000	464	16.20%	2,189	9.59%	4,552	9.95%
Income: \$100,000 - \$125,000	323	11.27%	1,470	6.44%	3,441	7.52%
Income: \$125,000 - \$150,000	167	5.83%	1,250	5.47%	3,093	6.76%
Income: \$150,000 - \$200,000	69	2.41%	442	1.94%	1,466	3.20%
Income: \$200,000+	34	1.19%	373	1.63%	1,572	3.44%
2020 Avg Household Income	\$66,972		\$56,632		\$66,896	
2020 Med Household Income	\$55,308		\$41,654		\$48,585	