



# Community Profile

Rings: 1, 3, 5 mile radii

840 NW Blue Pkwy, Lee's Summit, MO

Latitude: 38.9299

Longitude: -94.40252

	1 mile	3 mile	5 mile
<b>Population Summary</b>			
2010 Total Population	3,111	41,518	95,665
2020 Total Population	3,622	44,150	102,108
2020 Group Quarters	74	466	977
2022 Total Population	4,481	45,833	104,159
2022 Group Quarters	74	466	977
2027 Total Population	4,652	46,773	105,256
2022-2027 Annual Rate	0.75%	0.41%	0.21%
2022 Total Daytime Population	12,932	57,930	103,220
Workers	10,369	35,499	53,904
Residents	2,563	22,431	49,316
<b>Household Summary</b>			
2010 Households	1,798	16,892	36,594
2010 Average Household Size	1.70	2.42	2.58
2020 Total Households	2,062	18,440	39,682
2020 Average Household Size	1.72	2.37	2.55
2022 Total Households	2,398	19,122	40,609
2022 Average Household Size	1.84	2.37	2.54
2027 Total Households	2,477	19,573	41,193
2027 Average Household Size	1.85	2.37	2.53
2022-2027 Annual Rate	0.65%	0.47%	0.29%
2010 Families	650	11,092	25,884
2010 Average Family Size	2.88	3.01	3.09
2022 Total Families	880	12,525	28,512
2022 Average Family Size	2.98	2.93	3.04
2027 Total Families	918	12,864	28,960
2027 Average Family Size	2.97	2.91	3.02
2022-2027 Annual Rate	0.85%	0.54%	0.31%
<b>Housing Unit Summary</b>			
2000 Housing Units	2,305	15,488	32,518
Owner Occupied Housing Units	34.8%	62.0%	71.8%
Renter Occupied Housing Units	57.3%	34.3%	25.0%
Vacant Housing Units	7.9%	3.8%	3.2%
2010 Housing Units	2,246	18,340	39,245
Owner Occupied Housing Units	27.1%	59.1%	68.1%
Renter Occupied Housing Units	52.9%	33.0%	25.1%
Vacant Housing Units	19.9%	7.9%	6.8%
2020 Housing Units	2,500	19,735	41,980
Vacant Housing Units	17.5%	6.6%	5.5%
2022 Housing Units	2,890	20,559	43,046
Owner Occupied Housing Units	23.0%	59.0%	67.0%
Renter Occupied Housing Units	60.0%	34.0%	27.3%
Vacant Housing Units	17.0%	7.0%	5.7%
2027 Housing Units	3,004	21,164	43,913
Owner Occupied Housing Units	23.3%	58.0%	66.6%
Renter Occupied Housing Units	59.1%	34.5%	27.2%
Vacant Housing Units	17.5%	7.5%	6.2%
<b>Median Household Income</b>			
2022	\$52,067	\$81,679	\$85,819
2027	\$63,114	\$94,719	\$97,251
<b>Median Home Value</b>			
2022	\$211,180	\$234,816	\$235,021
2027	\$244,429	\$275,972	\$281,096
<b>Per Capita Income</b>			
2022	\$38,757	\$45,044	\$43,631
2027	\$47,059	\$52,378	\$50,742
<b>Median Age</b>			
2010	58.3	38.5	37.4
2022	55.7	40.0	39.3
2027	57.9	41.3	40.1

**Data Note:** Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

**Source:** Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



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<b>2022 Households by Income</b>			
Household Income Base	2,398	19,122	40,602
<\$15,000	14.0%	7.0%	5.5%
\$15,000 - \$24,999	14.9%	6.7%	5.9%
\$25,000 - \$34,999	8.5%	4.9%	4.9%
\$35,000 - \$49,999	10.3%	9.6%	9.1%
\$50,000 - \$74,999	18.3%	16.9%	17.0%
\$75,000 - \$99,999	12.1%	14.9%	15.1%
\$100,000 - \$149,999	15.2%	20.5%	22.8%
\$150,000 - \$199,999	3.6%	10.5%	10.3%
\$200,000+	3.0%	8.9%	9.5%
Average Household Income	\$70,652	\$107,809	\$111,624
<b>2027 Households by Income</b>			
Household Income Base	2,477	19,573	41,186
<\$15,000	9.1%	4.4%	3.6%
\$15,000 - \$24,999	14.4%	5.1%	4.4%
\$25,000 - \$34,999	10.2%	4.4%	3.9%
\$35,000 - \$49,999	8.5%	9.5%	8.5%
\$50,000 - \$74,999	12.9%	15.4%	16.4%
\$75,000 - \$99,999	10.9%	13.5%	14.5%
\$100,000 - \$149,999	24.9%	23.6%	24.1%
\$150,000 - \$199,999	5.1%	13.0%	12.6%
\$200,000+	4.0%	11.1%	12.1%
Average Household Income	\$86,313	\$124,992	\$129,321
<b>2022 Owner Occupied Housing Units by Value</b>			
Total	664	12,124	28,838
<\$50,000	1.1%	0.5%	1.1%
\$50,000 - \$99,999	1.5%	1.5%	3.2%
\$100,000 - \$149,999	19.1%	7.8%	9.0%
\$150,000 - \$199,999	22.9%	25.1%	22.3%
\$200,000 - \$249,999	24.2%	21.8%	20.5%
\$250,000 - \$299,999	13.4%	9.4%	9.2%
\$300,000 - \$399,999	13.9%	23.8%	23.2%
\$400,000 - \$499,999	2.1%	5.4%	5.4%
\$500,000 - \$749,999	1.5%	4.3%	5.4%
\$750,000 - \$999,999	0.3%	0.3%	0.5%
\$1,000,000 - \$1,499,999	0.0%	0.2%	0.2%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.0%
\$2,000,000 +	0.0%	0.0%	0.0%
Average Home Value	\$226,807	\$269,574	\$270,721
<b>2027 Owner Occupied Housing Units by Value</b>			
Total	701	12,277	29,254
<\$50,000	0.3%	0.1%	0.6%
\$50,000 - \$99,999	0.6%	0.7%	1.8%
\$100,000 - \$149,999	9.4%	4.2%	5.4%
\$150,000 - \$199,999	16.4%	18.5%	16.8%
\$200,000 - \$249,999	26.2%	21.5%	19.5%
\$250,000 - \$299,999	16.5%	9.6%	9.6%
\$300,000 - \$399,999	24.7%	32.2%	31.6%
\$400,000 - \$499,999	3.4%	7.0%	7.1%
\$500,000 - \$749,999	2.1%	5.6%	6.8%
\$750,000 - \$999,999	0.3%	0.4%	0.7%
\$1,000,000 - \$1,499,999	0.0%	0.2%	0.2%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.0%
\$2,000,000 +	0.0%	0.0%	0.0%
Average Home Value	\$263,195	\$298,298	\$301,704

**Data Note:** Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

**Source:** Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



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<b>2010 Population by Age</b>			
Total	3,108	41,520	95,667
0 - 4	3.7%	6.6%	6.7%
5 - 9	3.7%	6.9%	7.6%
10 - 14	4.0%	7.4%	8.0%
15 - 24	8.9%	12.3%	12.3%
25 - 34	8.5%	12.5%	12.1%
35 - 44	7.4%	13.0%	14.0%
45 - 54	10.9%	15.1%	15.6%
55 - 64	8.9%	11.1%	11.1%
65 - 74	9.2%	6.7%	6.3%
75 - 84	16.7%	5.1%	4.1%
85 +	18.3%	3.2%	2.1%
18 +	85.7%	74.8%	72.9%
<b>2022 Population by Age</b>			
Total	4,481	45,832	104,160
0 - 4	4.0%	5.8%	6.0%
5 - 9	4.0%	6.2%	6.5%
10 - 14	4.0%	6.4%	6.9%
15 - 24	8.1%	11.3%	11.9%
25 - 34	11.6%	13.3%	13.0%
35 - 44	9.4%	12.9%	13.1%
45 - 54	8.1%	11.7%	12.5%
55 - 64	11.2%	13.2%	13.3%
65 - 74	11.0%	9.7%	9.4%
75 - 84	14.1%	6.0%	5.0%
85 +	14.5%	3.5%	2.4%
18 +	85.7%	77.9%	76.5%
<b>2027 Population by Age</b>			
Total	4,654	46,772	105,254
0 - 4	3.9%	5.8%	6.0%
5 - 9	3.9%	6.0%	6.3%
10 - 14	3.9%	6.2%	6.7%
15 - 24	7.8%	10.6%	11.1%
25 - 34	10.2%	12.6%	12.9%
35 - 44	9.9%	13.8%	13.5%
45 - 54	7.8%	11.2%	12.0%
55 - 64	9.6%	12.0%	12.1%
65 - 74	12.1%	10.8%	10.6%
75 - 84	16.1%	7.3%	6.1%
85 +	14.7%	3.8%	2.6%
18 +	86.1%	78.5%	77.2%
<b>2010 Population by Sex</b>			
Males	1,273	19,535	45,514
Females	1,838	21,984	50,151
<b>2022 Population by Sex</b>			
Males	1,972	21,857	49,954
Females	2,509	23,975	54,204
<b>2027 Population by Sex</b>			
Males	2,043	22,343	50,632
Females	2,609	24,429	54,624

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

August 01, 2022



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Rings: 1, 3, 5 mile radii

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	1 mile	3 mile	5 mile
<b>2010 Population by Race/Ethnicity</b>			
Total	3,112	41,520	95,665
White Alone	92.7%	85.3%	78.6%
Black Alone	3.1%	8.7%	15.6%
American Indian Alone	0.4%	0.4%	0.4%
Asian Alone	0.7%	1.5%	1.5%
Pacific Islander Alone	0.3%	0.1%	0.1%
Some Other Race Alone	0.9%	1.4%	1.2%
Two or More Races	1.9%	2.7%	2.6%
Hispanic Origin	3.3%	4.4%	4.0%
Diversity Index	19.3	32.7	40.7
<b>2020 Population by Race/Ethnicity</b>			
Total	3,622	44,150	102,108
White Alone	86.9%	77.0%	70.8%
Black Alone	4.6%	10.0%	16.4%
American Indian Alone	0.3%	0.4%	0.4%
Asian Alone	1.2%	2.3%	2.2%
Pacific Islander Alone	0.2%	0.2%	0.2%
Some Other Race Alone	1.4%	2.1%	2.1%
Two or More Races	5.4%	8.0%	7.9%
Hispanic Origin	4.4%	5.8%	5.7%
Diversity Index	30.3	45.7	52.2
<b>2022 Population by Race/Ethnicity</b>			
Total	4,480	45,833	104,159
White Alone	81.6%	76.1%	70.2%
Black Alone	7.9%	10.4%	16.5%
American Indian Alone	0.4%	0.4%	0.4%
Asian Alone	1.5%	2.4%	2.3%
Pacific Islander Alone	0.2%	0.2%	0.2%
Some Other Race Alone	2.5%	2.3%	2.2%
Two or More Races	5.8%	8.3%	8.2%
Hispanic Origin	6.5%	6.0%	5.8%
Diversity Index	40.5	47.0	53.0
<b>2027 Population by Race/Ethnicity</b>			
Total	4,652	46,775	105,255
White Alone	80.9%	75.1%	69.2%
Black Alone	7.8%	10.3%	16.5%
American Indian Alone	0.5%	0.4%	0.4%
Asian Alone	1.6%	2.5%	2.4%
Pacific Islander Alone	0.2%	0.2%	0.2%
Some Other Race Alone	2.7%	2.4%	2.3%
Two or More Races	6.4%	9.0%	8.9%
Hispanic Origin	6.6%	6.2%	6.0%
Diversity Index	41.6	48.3	54.2
<b>2010 Population by Relationship and Household Type</b>			
Total	3,111	41,518	95,665
In Households	98.0%	98.6%	98.8%
In Family Households	61.4%	82.3%	85.4%
Householder	22.0%	26.7%	27.1%
Spouse	17.5%	20.2%	20.5%
Child	18.9%	31.3%	33.5%
Other relative	1.9%	2.2%	2.5%
Nonrelative	1.4%	1.9%	1.8%
In Nonfamily Households	36.5%	16.3%	13.4%
In Group Quarters	2.0%	1.4%	1.2%
Institutionalized Population	2.0%	1.2%	1.0%
Noninstitutionalized Population	0.0%	0.2%	0.2%

**Data Note:** Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

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<b>2022 Population 25+ by Educational Attainment</b>			
Total	3,581	32,216	71,561
Less than 9th Grade	1.6%	1.5%	1.2%
9th - 12th Grade, No Diploma	2.0%	1.8%	1.9%
High School Graduate	28.8%	19.2%	19.7%
GED/Alternative Credential	3.8%	2.7%	2.8%
Some College, No Degree	18.3%	20.4%	21.1%
Associate Degree	9.3%	8.8%	8.5%
Bachelor's Degree	24.1%	28.1%	27.0%
Graduate/Professional Degree	12.2%	17.4%	17.8%
<b>2022 Population 15+ by Marital Status</b>			
Total	3,945	37,392	83,917
Never Married	24.5%	27.2%	27.6%
Married	46.7%	54.9%	56.3%
Widowed	17.9%	6.9%	5.7%
Divorced	10.8%	11.0%	10.4%
<b>2022 Civilian Population 16+ in Labor Force</b>			
Civilian Population 16+	2,016	24,181	56,796
Population 16+ Employed	96.6%	97.7%	97.6%
Population 16+ Unemployment rate	3.4%	2.3%	2.4%
Population 16-24 Employed	10.6%	12.7%	12.8%
Population 16-24 Unemployment rate	8.0%	6.1%	7.2%
Population 25-54 Employed	59.2%	64.1%	63.6%
Population 25-54 Unemployment rate	3.4%	1.6%	1.6%
Population 55-64 Employed	17.9%	17.9%	17.8%
Population 55-64 Unemployment rate	3.1%	2.4%	1.5%
Population 65+ Employed	12.3%	5.2%	5.8%
Population 65+ Unemployment rate	0.0%	1.7%	2.1%
<b>2022 Employed Population 16+ by Industry</b>			
Total	1,947	23,613	55,441
Agriculture/Mining	0.2%	0.3%	0.2%
Construction	6.7%	5.5%	6.1%
Manufacturing	9.7%	8.7%	8.4%
Wholesale Trade	1.8%	3.7%	2.9%
Retail Trade	11.1%	9.5%	9.9%
Transportation/Utilities	6.1%	4.4%	6.2%
Information	2.6%	2.9%	2.7%
Finance/Insurance/Real Estate	7.7%	9.8%	9.9%
Services	46.3%	50.0%	48.7%
Public Administration	7.8%	5.2%	5.2%
<b>2022 Employed Population 16+ by Occupation</b>			
Total	1,947	23,614	55,441
White Collar	68.9%	73.4%	71.5%
Management/Business/Financial	18.5%	22.2%	21.9%
Professional	27.8%	27.8%	26.9%
Sales	12.3%	10.6%	9.5%
Administrative Support	10.2%	12.8%	13.1%
Services	13.0%	10.8%	11.0%
Blue Collar	18.1%	15.8%	17.6%
Farming/Forestry/Fishing	0.1%	0.3%	0.1%
Construction/Extraction	2.9%	3.6%	4.0%
Installation/Maintenance/Repair	2.9%	2.0%	2.1%
Production	5.4%	4.0%	4.5%
Transportation/Material Moving	6.8%	5.9%	6.8%

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August 01, 2022



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<b>2010 Households by Type</b>			
Total	1,798	16,890	36,594
Households with 1 Person	60.5%	29.5%	24.6%
Households with 2+ People	39.5%	70.5%	75.4%
Family Households	36.2%	65.7%	70.7%
Husband-wife Families	28.5%	49.7%	53.6%
With Related Children	7.4%	22.0%	25.2%
Other Family (No Spouse Present)	7.7%	16.0%	17.2%
Other Family with Male Householder	2.1%	4.0%	4.1%
With Related Children	1.4%	2.7%	2.6%
Other Family with Female Householder	5.6%	12.0%	13.1%
With Related Children	3.5%	8.4%	9.2%
Nonfamily Households	3.4%	4.8%	4.6%
All Households with Children	12.6%	33.4%	37.5%
Multigenerational Households	1.5%	2.6%	3.1%
Unmarried Partner Households	3.0%	5.4%	5.3%
Male-female	2.7%	4.8%	4.7%
Same-sex	0.3%	0.6%	0.6%
<b>2010 Households by Size</b>			
Total	1,797	16,891	36,594
1 Person Household	60.5%	29.5%	24.6%
2 Person Household	24.5%	32.8%	33.1%
3 Person Household	6.4%	16.0%	17.1%
4 Person Household	4.7%	13.2%	15.1%
5 Person Household	2.4%	5.7%	6.7%
6 Person Household	0.7%	2.0%	2.3%
7 + Person Household	0.7%	0.8%	1.1%
<b>2010 Households by Tenure and Mortgage Status</b>			
Total	1,797	16,892	36,593
Owner Occupied	33.9%	64.2%	73.0%
Owned with a Mortgage/Loan	22.5%	50.1%	58.9%
Owned Free and Clear	11.4%	14.1%	14.2%
Renter Occupied	66.1%	35.8%	27.0%
<b>2022 Affordability, Mortgage and Wealth</b>			
Housing Affordability Index	102	146	153
Percent of Income for Mortgage	21.4%	15.2%	14.4%
Wealth Index	51	105	112
<b>2010 Housing Units By Urban/ Rural Status</b>			
Total Housing Units	2,246	18,340	39,245
Housing Units Inside Urbanized Area	99.8%	99.0%	96.0%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.2%	1.0%	4.0%
<b>2010 Population By Urban/ Rural Status</b>			
Total Population	3,111	41,518	95,665
Population Inside Urbanized Area	99.8%	98.7%	95.9%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.2%	1.3%	4.1%

**Data Note:** Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

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<b>Top 3 Tapestry Segments</b>			
1.	The Elders (9C)	Old and Newcomers (8F)	Workday Drive (4A)
2.	Old and Newcomers (8F)	Professional Pride (1B)	Professional Pride (1B)
3.	Rustbelt Traditions (5D)	Workday Drive (4A)	Rustbelt Traditions (5D)
<b>2022 Consumer Spending</b>			
Apparel & Services: Total \$	\$3,798,061	\$47,007,130	\$103,373,662
Average Spent	\$1,583.85	\$2,458.27	\$2,545.59
Spending Potential Index	66	102	106
Education: Total \$	\$2,768,195	\$37,456,169	\$81,766,674
Average Spent	\$1,154.38	\$1,958.80	\$2,013.51
Spending Potential Index	59	100	103
Entertainment/Recreation: Total \$	\$6,034,398	\$72,159,970	\$158,273,206
Average Spent	\$2,516.43	\$3,773.66	\$3,897.49
Spending Potential Index	69	103	106
Food at Home: Total \$	\$10,265,357	\$119,568,595	\$261,450,324
Average Spent	\$4,280.80	\$6,252.93	\$6,438.24
Spending Potential Index	69	101	104
Food Away from Home: Total \$	\$6,890,044	\$83,538,429	\$183,847,417
Average Spent	\$2,873.25	\$4,368.71	\$4,527.26
Spending Potential Index	67	101	105
Health Care: Total \$	\$12,904,427	\$141,928,002	\$308,897,719
Average Spent	\$5,381.33	\$7,422.24	\$7,606.63
Spending Potential Index	76	105	107
HH Furnishings & Equipment: Total \$	\$4,248,428	\$51,204,743	\$112,604,202
Average Spent	\$1,771.65	\$2,677.79	\$2,772.89
Spending Potential Index	69	105	108
Personal Care Products & Services: Total \$	\$1,794,508	\$20,376,137	\$44,455,178
Average Spent	\$748.34	\$1,065.59	\$1,094.71
Spending Potential Index	73	104	107
Shelter: Total \$	\$37,134,311	\$442,577,118	\$970,576,301
Average Spent	\$15,485.53	\$23,144.92	\$23,900.52
Spending Potential Index	68	101	104
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$5,087,287	\$56,052,854	\$121,948,460
Average Spent	\$2,121.47	\$2,931.33	\$3,002.99
Spending Potential Index	78	108	111
Travel: Total \$	\$4,845,812	\$57,702,004	\$126,777,393
Average Spent	\$2,020.77	\$3,017.57	\$3,121.90
Spending Potential Index	70	105	109
Vehicle Maintenance & Repairs: Total \$	\$2,140,962	\$24,961,017	\$54,745,635
Average Spent	\$892.81	\$1,305.36	\$1,348.12
Spending Potential Index	71	104	107

**Data Note:** Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

**Source:** Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

**Source:** Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.