

Trade Area: 8044 Montgomery Road - 1 mi.



POPULATION

The population in this area is estimated to change from **11,941** to **11,900**, resulting in a growth of **-0.3%** between 2020 and the current year. Over the next five years, the population is projected to grow by **0.0%**.

The population in the base area is estimated to change from **331,449,281** to **342,965,686**, resulting in a growth of **3.5%** between 2020 and the current year. Over the next five years, the population is projected to grow by **2.6%**.

The current year median age for this area is **41.7**, while the average age is **41.8**. Five years from now, the median age is projected to be **42.4**.

The current year median age for the base area is **39.8**, while the average age is **40.7**. Five years from now, the median age is projected to be **41.1**.

Of this area's current year estimated population:

81.5% are White Alone, **4.1%** are Black or African American Alone, **0.1%** are American Indian and Alaska Nat. Alone, **5.7%** are Asian Alone, **0.0%** are Nat. Hawaiian and Other Pacific Isl. Alone, **1.6%** are Some Other Race, and **7.0%** are Two or More Races.

Of the base area's current year estimated population:

59.2% are White Alone, **12.5%** are Black or African American Alone, **1.1%** are American Indian and Alaska Nat. Alone, **6.5%** are Asian Alone, **0.2%** are Nat. Hawaiian and Other Pacific Isl. Alone, **9.0%** are Some Other Race, and **11.3%** are Two or More Races.

This area's current estimated Hispanic or Latino population is **4.7%**, while the base area's current estimated Hispanic or Latino population is **20.4%**.



HOUSEHOLD

The number of households in this area is estimated to change from **4,641** to **4,573**, resulting in an increase of **-1.5%** between 2020 and the current year. Over the next five years, the number of households is projected to increase by **-0.3%**.

The number of households in the base area is estimated to change from **126,817,580** to **131,761,051**, resulting in an increase of **3.9%** between 2020 and the current year. Over the next five years, the number of households is projected to increase by **2.9%**.

Trade Area: 8044 Montgomery Road - 1 mi.



EDUCATION

Currently, it is estimated that **21.1%** of the population age 25 and over in this area had earned a Master's Degree, **6.9%** had earned a Professional School Degree, **3.3%** had earned a Doctorate Degree and **36.2%** had earned a Bachelor's Degree.

In comparison, for the base area, it is estimated that for the population over age 25, **10.2%** had earned a Master's Degree, **2.3%** had earned a Professional School Degree, **1.7%** had earned a Doctorate Degree and **21.7%** had earned a Bachelor's Degree.



INCOME

The average household income is estimated to be **\$185,867** for the current year, while the average household income for the base area is estimated to be **\$124,101** for the same time frame.

The average household income in this area is projected to change over the next five years, from **\$185,867** to **\$205,580**.

The average household income in the base area is projected to change over the next five years, from **\$124,101** to **\$138,445**.



HOUSING

Most of the dwellings in this area (**75.6%**) are estimated to be **Owner-Occupied** for the current year. For the base area the majority of the housing units are **Owner-Occupied** (**63.3%**).

The majority of dwellings in this area (**72.9%**) are estimated to be structures of **1 Unit Detached** for the current year. The majority of the dwellings in the base area (**61.4%**) are estimated to be structure of **1 Unit Detached** for the same year.

The majority of housing units in this area (**27.0%**) are estimated to have been **Built 1950 to 1959** for the current year.

The majority of housing units in the base area (**13.8%**) are estimated to have been **Built 1970 to 1979** for the current year.

Benchmark: USA

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Trade Area: 8044 Montgomery Road - 1 mi.



LABOR

For this area, **8044 Montgomery Road - 1 mi.**, **95.9%** of the labor force is estimated to be employed for the current year.

The employment status of the population age 16 and over is as follows:

0.1% are in the Armed Forces, **61.8%** are employed civilians, **2.6%** are unemployed civilians, and **35.4%** are not in the labor force.

The occupational classification for this area are as follows:

6.7% hold blue collar occupations, **86.3%** hold white collar occupations, and **7.0%** are occupied as service & farm workers.

For the civilian employed population age 16 and over in this area, it is estimated that they are employed in the following occupational categories:

2.7% are in Architecture and Engineering, **2.8%** are in Arts, Entertainment and Sports, **10.7%** are in Business and Financial Operations, **4.2%** are in Computers and Mathematics, **5.8%** are in Education, Training and Libraries, **10.4%** are in Healthcare Practitioners and Technicians, **0.9%** are in Healthcare Support, **1.5%** are in Life, Physical and Social Sciences, **25.2%** are in Management, **9.4%** are in Office and Administrative Support.

2.0% are in Community and Social Services, **2.4%** are in Food Preparation and Serving, **1.4%** are in Legal Services, **1.0%** are in Protective Services, **9.9%** are in Sales and Related Services, **0.9%** are in Personal Care Services.

1.7% are in Building and Grounds Maintenance, **1.6%** are in Construction and Extraction, **0.1%** are in Farming, Fishing and Forestry, **1.0%** are in Maintenance and Repair, **1.7%** are in Production, **2.4%** are in Transportation and Moving.

For the base area, **USA**, **95.4%** of the labor force is estimated to be employed for the current year.

The employment status of the population age 16 and over is as follows:

0.5% are in the Armed Forces, **60.2%** are employed civilians, **2.9%** are unemployed civilians, and **36.4%** are not in the labor force.

The occupational classification for the base area are as follows:

20.8% hold blue collar occupations, **62.3%** hold white collar occupations, and **16.9%** are occupied as service & farm workers.

For the civilian employed population age 16 and over in the base area, it is estimated that they are employed in the following occupational categories:

2.3% are in Architecture and Engineering, **2.1%** are in Arts, Entertainment and Sports, **6.2%** are in Business and Financial Operations, **3.8%** are in Computers and Mathematics, **6.2%** are in Education, Training and Libraries, **6.4%** are in Healthcare Practitioners and Technicians, **3.3%** are in Healthcare Support, **1.2%** are in Life, Physical and Social Sciences, **11.7%** are in Management, **10.4%** are in Office and Administrative Support.

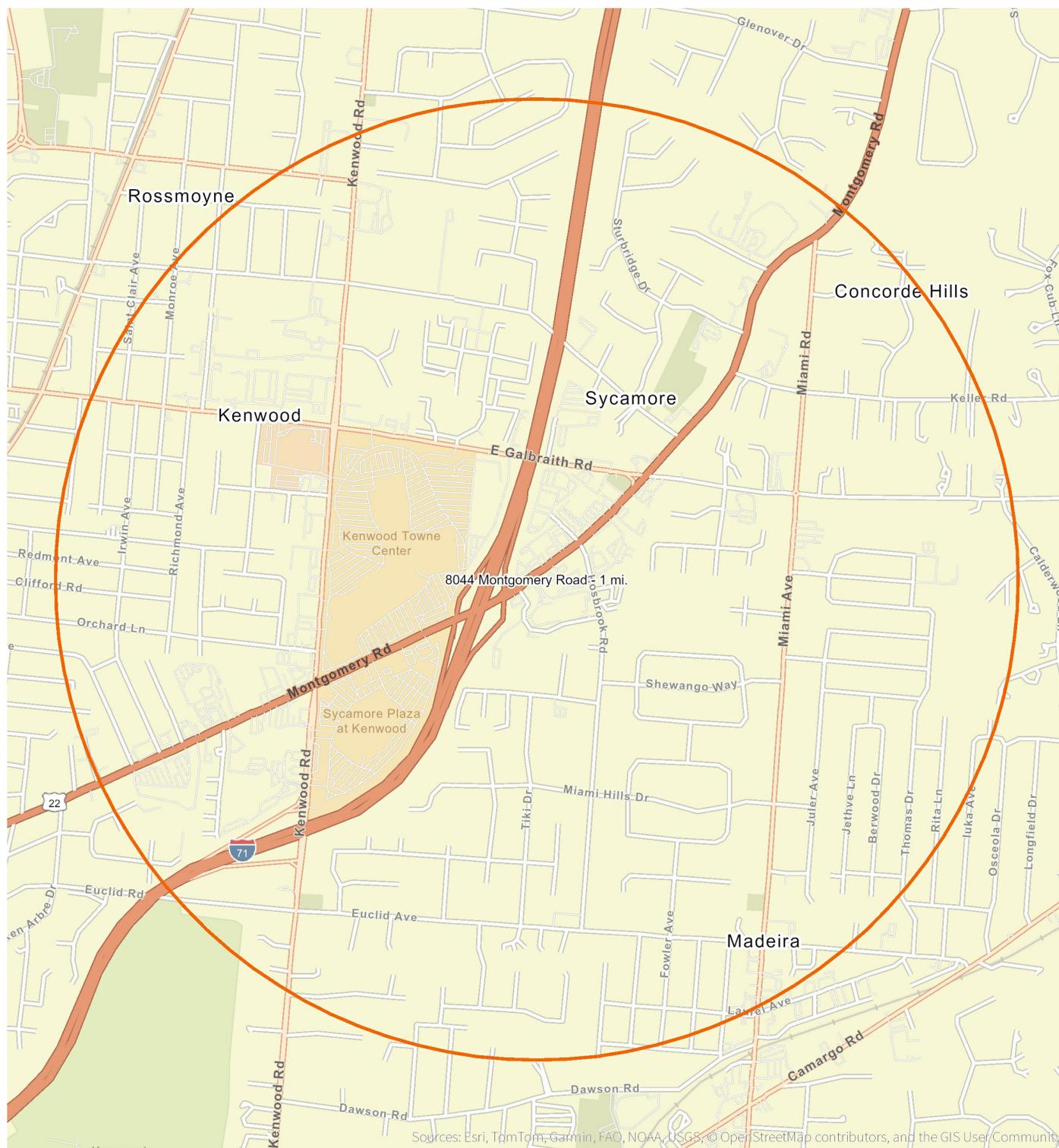
1.8% are in Community and Social Services, **5.2%** are in Food Preparation and Serving, **1.2%** are in Legal Services, **2.1%** are in Protective Services, **9.0%** are in Sales and Related Services, **2.5%** are in Personal Care Services.

3.3% are in Building and Grounds Maintenance, **4.9%** are in Construction and Extraction, **0.6%** are in Farming, Fishing and Forestry, **3.0%** are in Maintenance and Repair, **5.3%** are in Production, **7.6%** are in Transportation and Moving.

Benchmark: USA

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Trade Area: 8044 Montgomery Road - 1 mi.



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Trade Area: 8044 Montgomery Road - 3 mi.



POPULATION

The population in this area is estimated to change from 62,005 to 62,354, resulting in a growth of 0.6% between 2020 and the current year. Over the next five years, the population is projected to grow by 0.8%.

The population in the base area is estimated to change from 331,449,281 to 342,965,686, resulting in a growth of 3.5% between 2020 and the current year. Over the next five years, the population is projected to grow by 2.6%.

The current year median age for this area is 42.1, while the average age is 42.3. Five years from now, the median age is projected to be 43.0.

The current year median age for the base area is 39.8, while the average age is 40.7. Five years from now, the median age is projected to be 41.1.

Of this area's current year estimated population:

74.0% are White Alone, 12.4% are Black or African American Alone, 0.2% are American Indian and Alaska Nat. Alone, 4.7% are Asian Alone, 0.1% are Nat. Hawaiian and Other Pacific Isl. Alone, 1.8% are Some Other Race, and 6.9% are Two or More Races.

Of the base area's current year estimated population:

59.2% are White Alone, 12.5% are Black or African American Alone, 1.1% are American Indian and Alaska Nat. Alone, 6.5% are Asian Alone, 0.2% are Nat. Hawaiian and Other Pacific Isl. Alone, 9.0% are Some Other Race, and 11.3% are Two or More Races.

This area's current estimated Hispanic or Latino population is 4.5%, while the base area's current estimated Hispanic or Latino population is 20.4%.



HOUSEHOLD

The number of households in this area is estimated to change from 26,002 to 26,098, resulting in an increase of 0.4% between 2020 and the current year. Over the next five years, the number of households is projected to increase by 0.8%.

The number of households in the base area is estimated to change from 126,817,580 to 131,761,051, resulting in an increase of 3.9% between 2020 and the current year. Over the next five years, the number of households is projected to increase by 2.9%.

Trade Area: 8044 Montgomery Road - 3 mi.



EDUCATION

Currently, it is estimated that **17.4%** of the population age 25 and over in this area had earned a Master's Degree, **5.3%** had earned a Professional School Degree, **2.8%** had earned a Doctorate Degree and **33.8%** had earned a Bachelor's Degree.

In comparison, for the base area, it is estimated that for the population over age 25, **10.2%** had earned a Master's Degree, **2.3%** had earned a Professional School Degree, **1.7%** had earned a Doctorate Degree and **21.7%** had earned a Bachelor's Degree.



INCOME

The average household income is estimated to be **\$154,453** for the current year, while the average household income for the base area is estimated to be **\$124,101** for the same time frame.

The average household income in this area is projected to change over the next five years, from **\$154,453** to **\$172,423**.

The average household income in the base area is projected to change over the next five years, from **\$124,101** to **\$138,445**.



HOUSING

Most of the dwellings in this area (**70.0%**) are estimated to be **Owner-Occupied** for the current year. For the base area the majority of the housing units are **Owner-Occupied** (**63.3%**).

The majority of dwellings in this area (**73.3%**) are estimated to be structures of **1 Unit Detached** for the current year. The majority of the dwellings in the base area (**61.4%**) are estimated to be structure of **1 Unit Detached** for the same year.

The majority of housing units in this area (**23.3%**) are estimated to have been **Built 1950 to 1959** for the current year.

The majority of housing units in the base area (**13.8%**) are estimated to have been **Built 1970 to 1979** for the current year.

Benchmark: USA

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Trade Area: 8044 Montgomery Road - 3 mi.



LABOR

For this area, **8044 Montgomery Road - 3 mi.**, **96.9%** of the labor force is estimated to be employed for the current year.

The employment status of the population age 16 and over is as follows:

0.1% are in the Armed Forces, **63.3%** are employed civilians, **2.0%** are unemployed civilians, and **34.5%** are not in the labor force.

The occupational classification for this area are as follows:

9.1% hold blue collar occupations, **79.9%** hold white collar occupations, and **11.0%** are occupied as service & farm workers.

For the civilian employed population age 16 and over in this area, it is estimated that they are employed in the following occupational categories:

3.7% are in Architecture and Engineering, **3.1%** are in Arts, Entertainment and Sports, **9.8%** are in Business and Financial Operations, **5.1%** are in Computers and Mathematics, **6.3%** are in Education, Training and Libraries, **8.2%** are in Healthcare Practitioners and Technicians, **1.0%** are in Healthcare Support, **2.1%** are in Life, Physical and Social Sciences, **18.6%** are in Management, **10.6%** are in Office and Administrative Support.

2.3% are in Community and Social Services, **4.9%** are in Food Preparation and Serving, **1.1%** are in Legal Services, **1.1%** are in Protective Services, **8.9%** are in Sales and Related Services, **1.8%** are in Personal Care Services.

2.1% are in Building and Grounds Maintenance, **1.8%** are in Construction and Extraction, **0.1%** are in Farming, Fishing and Forestry, **1.3%** are in Maintenance and Repair, **2.7%** are in Production, **3.3%** are in Transportation and Moving.

For the base area, **USA**, **95.4%** of the labor force is estimated to be employed for the current year.

The employment status of the population age 16 and over is as follows:

0.5% are in the Armed Forces, **60.2%** are employed civilians, **2.9%** are unemployed civilians, and **36.4%** are not in the labor force.

The occupational classification for the base area are as follows:

20.8% hold blue collar occupations, **62.3%** hold white collar occupations, and **16.9%** are occupied as service & farm workers.

For the civilian employed population age 16 and over in the base area, it is estimated that they are employed in the following occupational categories:

2.3% are in Architecture and Engineering, **2.1%** are in Arts, Entertainment and Sports, **6.2%** are in Business and Financial Operations, **3.8%** are in Computers and Mathematics, **6.2%** are in Education, Training and Libraries, **6.4%** are in Healthcare Practitioners and Technicians, **3.3%** are in Healthcare Support, **1.2%** are in Life, Physical and Social Sciences, **11.7%** are in Management, **10.4%** are in Office and Administrative Support.

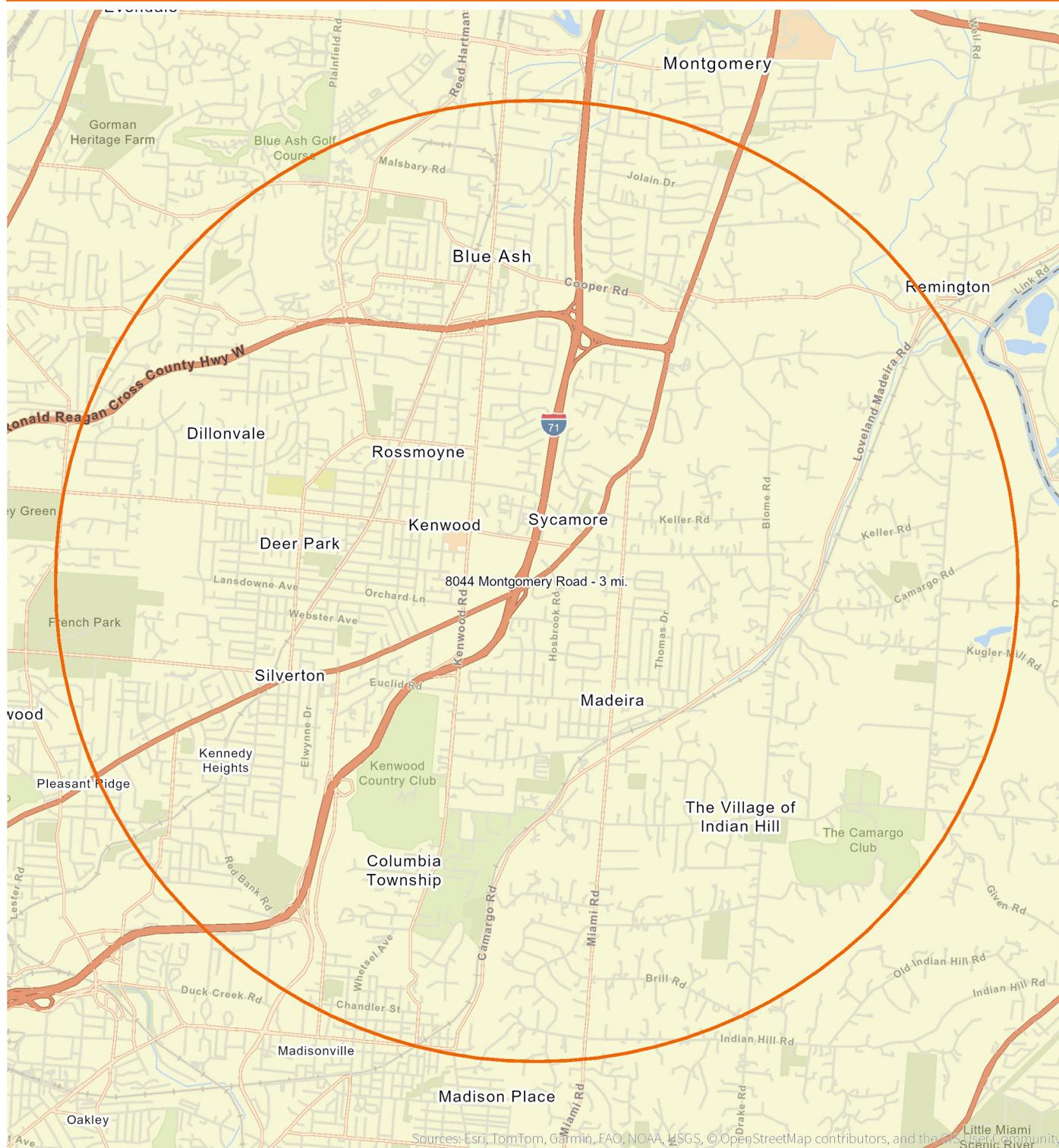
1.8% are in Community and Social Services, **5.2%** are in Food Preparation and Serving, **1.2%** are in Legal Services, **2.1%** are in Protective Services, **9.0%** are in Sales and Related Services, **2.5%** are in Personal Care Services.

3.3% are in Building and Grounds Maintenance, **4.9%** are in Construction and Extraction, **0.6%** are in Farming, Fishing and Forestry, **3.0%** are in Maintenance and Repair, **5.3%** are in Production, **7.6%** are in Transportation and Moving.

Benchmark: USA

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Trade Area: 8044 Montgomery Road - 5 mi.



POPULATION

The population in this area is estimated to change from **160,282** to **161,624**, resulting in a growth of **0.8%** between 2020 and the current year. Over the next five years, the population is projected to grow by **1.0%**.

The population in the base area is estimated to change from **331,449,281** to **342,965,686**, resulting in a growth of **3.5%** between 2020 and the current year. Over the next five years, the population is projected to grow by **2.6%**.

The current year median age for this area is **40.5**, while the average age is **41.5**. Five years from now, the median age is projected to be **41.6**.

The current year median age for the base area is **39.8**, while the average age is **40.7**. Five years from now, the median age is projected to be **41.1**.

Of this area's current year estimated population:

71.1% are White Alone, **16.2%** are Black or African American Alone, **0.2%** are American Indian and Alaska Nat. Alone, **3.9%** are Asian Alone, **0.1%** are Nat. Hawaiian and Other Pacific Isl. Alone, **1.8%** are Some Other Race, and **6.7%** are Two or More Races.

Of the base area's current year estimated population:

59.2% are White Alone, **12.5%** are Black or African American Alone, **1.1%** are American Indian and Alaska Nat. Alone, **6.5%** are Asian Alone, **0.2%** are Nat. Hawaiian and Other Pacific Isl. Alone, **9.0%** are Some Other Race, and **11.3%** are Two or More Races.

This area's current estimated Hispanic or Latino population is **4.5%**, while the base area's current estimated Hispanic or Latino population is **20.4%**.



HOUSEHOLD

The number of households in this area is estimated to change from **70,428** to **71,078**, resulting in an increase of **0.9%** between 2020 and the current year. Over the next five years, the number of households is projected to increase by **1.1%**.

The number of households in the base area is estimated to change from **126,817,580** to **131,761,051**, resulting in an increase of **3.9%** between 2020 and the current year. Over the next five years, the number of households is projected to increase by **2.9%**.

Trade Area: 8044 Montgomery Road - 5 mi.



EDUCATION

Currently, it is estimated that **17.1%** of the population age 25 and over in this area had earned a Master's Degree, **4.7%** had earned a Professional School Degree, **2.7%** had earned a Doctorate Degree and **30.5%** had earned a Bachelor's Degree.

In comparison, for the base area, it is estimated that for the population over age 25, **10.2%** had earned a Master's Degree, **2.3%** had earned a Professional School Degree, **1.7%** had earned a Doctorate Degree and **21.7%** had earned a Bachelor's Degree.



INCOME

The average household income is estimated to be **\$139,216** for the current year, while the average household income for the base area is estimated to be **\$124,101** for the same time frame.

The average household income in this area is projected to change over the next five years, from **\$139,216** to **\$154,983**.

The average household income in the base area is projected to change over the next five years, from **\$124,101** to **\$138,445**.



HOUSING

Most of the dwellings in this area (**61.8%**) are estimated to be **Owner-Occupied** for the current year. For the base area the majority of the housing units are **Owner-Occupied** (**63.3%**).

The majority of dwellings in this area (**64.2%**) are estimated to be structures of **1 Unit Detached** for the current year. The majority of the dwellings in the base area (**61.4%**) are estimated to be structure of **1 Unit Detached** for the same year.

The majority of housing units in this area (**24.2%**) are estimated to have been **Built 1939 or Earlier** for the current year.

The majority of housing units in the base area (**13.8%**) are estimated to have been **Built 1970 to 1979** for the current year.

Benchmark: USA

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Trade Area: 8044 Montgomery Road - 5 mi.



LABOR

For this area, **8044 Montgomery Road - 5 mi.**, **96.9%** of the labor force is estimated to be employed for the current year.

The employment status of the population age 16 and over is as follows:

0.1% are in the Armed Forces, **65.3%** are employed civilians, **2.1%** are unemployed civilians, and **32.5%** are not in the labor force.

The occupational classification for this area are as follows:

11.3% hold blue collar occupations, **76.3%** hold white collar occupations, and **12.4%** are occupied as service & farm workers.

For the civilian employed population age 16 and over in this area, it is estimated that they are employed in the following occupational categories:

3.8% are in Architecture and Engineering, **2.7%** are in Arts, Entertainment and Sports, **9.8%** are in Business and Financial Operations, **4.9%** are in Computers and Mathematics, **6.6%** are in Education, Training and Libraries, **9.1%** are in Healthcare Practitioners and Technicians, **2.0%** are in Healthcare Support, **1.8%** are in Life, Physical and Social Sciences, **16.1%** are in Management, **9.8%** are in Office and Administrative Support.

2.1% are in Community and Social Services, **4.9%** are in Food Preparation and Serving, **1.3%** are in Legal Services, **1.0%** are in Protective Services, **8.3%** are in Sales and Related Services, **2.0%** are in Personal Care Services.

2.4% are in Building and Grounds Maintenance, **2.2%** are in Construction and Extraction, **0.0%** are in Farming, Fishing and Forestry, **1.3%** are in Maintenance and Repair, **3.3%** are in Production, **4.4%** are in Transportation and Moving.

For the base area, **USA**, **95.4%** of the labor force is estimated to be employed for the current year.

The employment status of the population age 16 and over is as follows:

0.5% are in the Armed Forces, **60.2%** are employed civilians, **2.9%** are unemployed civilians, and **36.4%** are not in the labor force.

The occupational classification for the base area are as follows:

20.8% hold blue collar occupations, **62.3%** hold white collar occupations, and **16.9%** are occupied as service & farm workers.

For the civilian employed population age 16 and over in the base area, it is estimated that they are employed in the following occupational categories:

2.3% are in Architecture and Engineering, **2.1%** are in Arts, Entertainment and Sports, **6.2%** are in Business and Financial Operations, **3.8%** are in Computers and Mathematics, **6.2%** are in Education, Training and Libraries, **6.4%** are in Healthcare Practitioners and Technicians, **3.3%** are in Healthcare Support, **1.2%** are in Life, Physical and Social Sciences, **11.7%** are in Management, **10.4%** are in Office and Administrative Support.

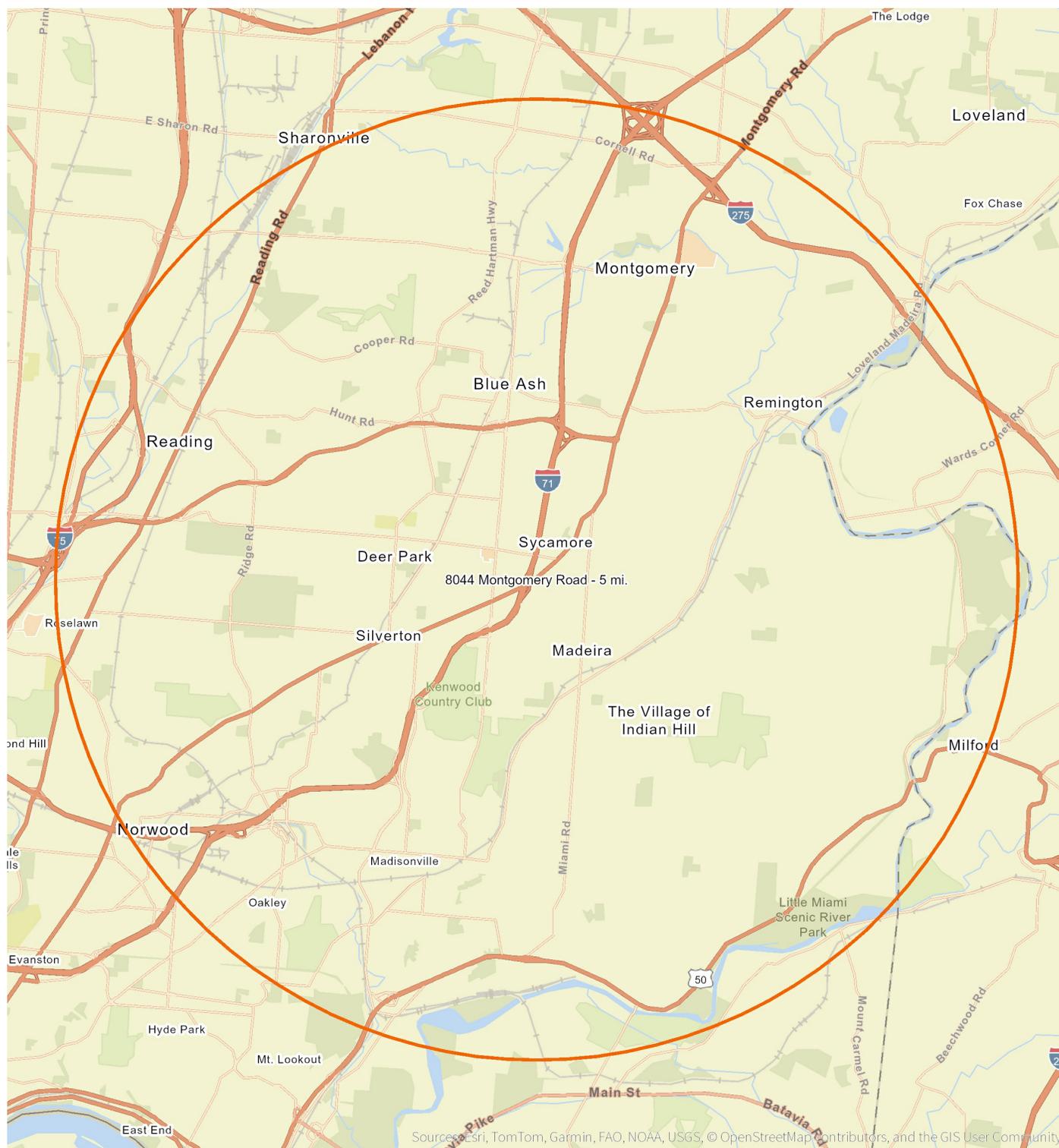
1.8% are in Community and Social Services, **5.2%** are in Food Preparation and Serving, **1.2%** are in Legal Services, **2.1%** are in Protective Services, **9.0%** are in Sales and Related Services, **2.5%** are in Personal Care Services.

3.3% are in Building and Grounds Maintenance, **4.9%** are in Construction and Extraction, **0.6%** are in Farming, Fishing and Forestry, **3.0%** are in Maintenance and Repair, **5.3%** are in Production, **7.6%** are in Transportation and Moving.

Benchmark: USA

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Report Details

Name: Pop-Facts® Demographic Executive Summary 2026
Date / Time: 11/13/2025 3:15:38 PM
Workspace Vintage: 2026

Trade Area

Name	Level	Geographies
8044 Montgomery Road - 1 mi.		N/A
8044 Montgomery Road - 3 mi.		N/A
8044 Montgomery Road - 5 mi.		N/A

Benchmark

Name	Level	Geographies
USA	Entire US	United States

DataSource

Product	Provider	Copyright
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SPOTLIGHT Pop-Facts® Premier 2026, including 2010 US Census, 2026 estimates and 2031 projections	Claritas	©Claritas, LLC 2025 (https://claritasbeta.environicsanalytics.ca/Spot)
