



# Market Feasibility & Demographic Report

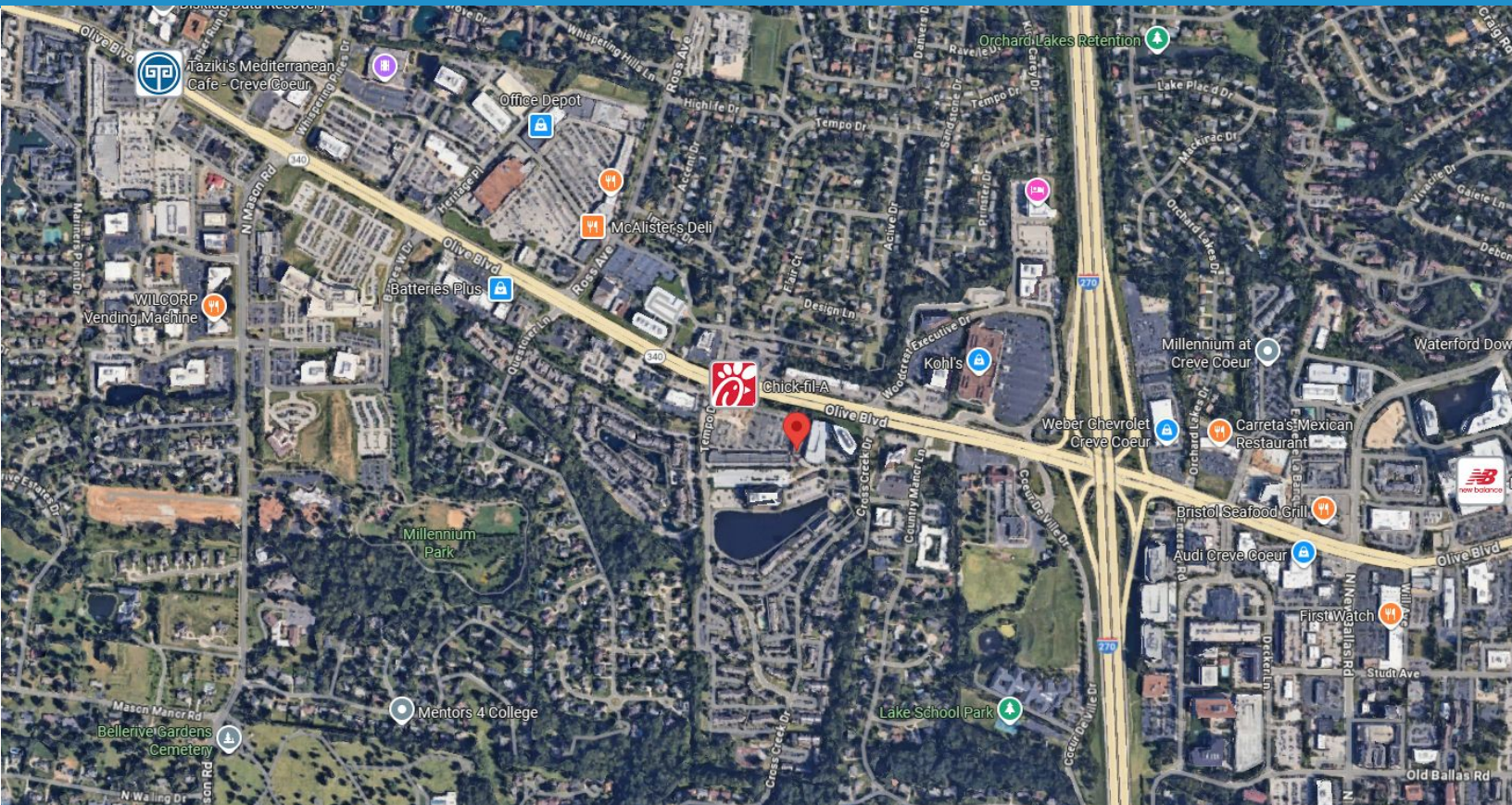
Dr. Example  
Creve Coeur, MO



# Table of Contents

- **Proposed Practice Overview**
- **Feasibility Summary**
- **Competition Map**
  - **1 Mile, 3 Mile , 5 Mile**
  - **5 Minutes, 10 Minutes, 15 Minutes**
- **Competition and Population Data**
- **Local Demographics Analysis**
  - **1 Mile, 3 Mile , 5 Mile**
  - **5 Minutes, 10 Minutes, 15 Minutes**
- **Population Age & Gender Analysis**
  - **1 Mile, 3 Mile , 5 Mile**
  - **5 Minutes, 10 Minutes, 15 Minutes**

# Proposed Practice Overview



**Subject Property Address: 12334 Olive Blvd, Creve Coeur, MO 63141**

## **Proposed Practice Overview**

The proposed dental office will be located at 12334 Olive Boulevard, Creve Coeur, Missouri 63141, within a well-established commercial corridor in St. Louis County. The site is surrounded by residential neighborhoods, office parks, and retail centers, providing access to a broad mix of households and working professionals. Olive Boulevard serves as a primary east-west thoroughfare through Creve Coeur, connecting to Interstate 270 and other major routes across the metro area.

The practice will operate as a general dentistry office offering a full range of family dental services in addition to implants and dentures. The design will feature modern architecture, luxury finishes, and patient-focused amenities intended to create a comfortable and contemporary care environment. The practice will accept dental insurance plans and offer an in-house membership plan to accommodate patients without insurance coverage.

# Feasibility Summary

## Market Feasibility Indicators

### Practice To Population Ratio

Feasibility Benchmark:  $\geq 1 : 2,500$

10 Minute Drive:  $1 : 1,176$

15 Minute Drive:  $1 : 3,265$

Blended Average:  $1 : 2,438$

### Demographic Profile *(15 Minute Drive Time)*

*Population: 303,360*

*5yr Projected Growth: +0.1%*

*Median Income: \$100,270*

*Median Age: 41.6*

*Average Household Size: 2.28*

**Subject Property Address:** 12334 Olive Blvd, Creve Coeur, MO 63141

### Overall Feasibility

**Conditionally Feasible**: The Creve Coeur site is demographically strong and economically sound, but the immediate 10-minute drive time radius is competitively dense. Viability depends on achieving clear practice differentiation and strong online presence to stand out in a mature market.

**Recommendation:** Proceed only if the practice can secure high-visibility frontage with signage and plans to implement modern marketing to capture share from established competitors. With those conditions met, the location is feasible and capable of long-term success within the broader underserved 15-minute trade area.

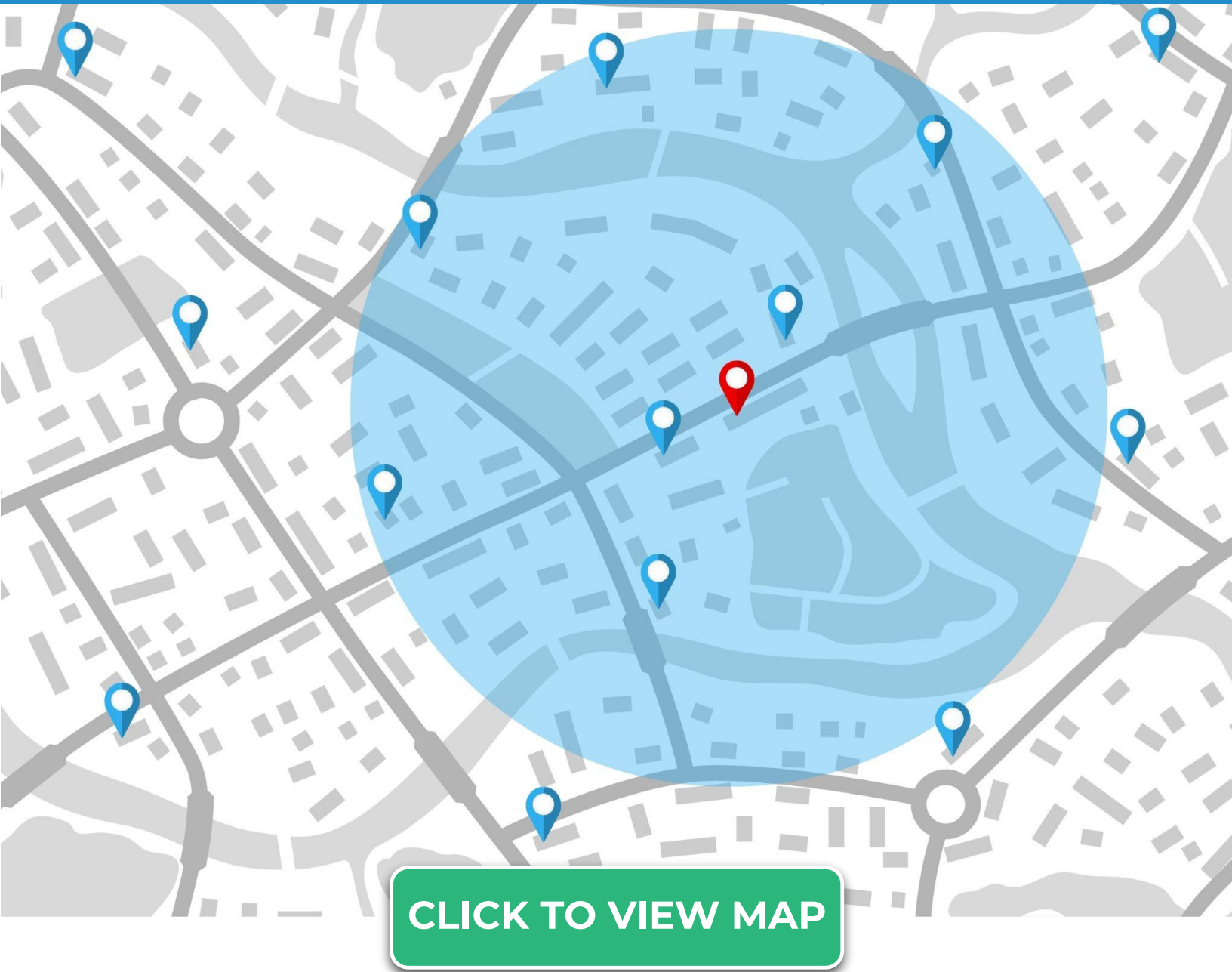
### Market Demand & Competition

Within a 10-minute drive, the practice-to-population ratio of  $1 : 1,176$  indicates a competitively saturated environment when measured against the benchmark of  $\geq 1 : 2,500$  residents per dentist. This suggests a strong existing provider base and a market that may already be well served at its core. However, expanding to a 15-minute radius, the ratio improves dramatically to  $1 : 3,265$ , indicating that the broader trade area remains underserved and could readily support additional dental capacity. The blended ratio of approximately  $1 : 2,438$  places this site in a moderate to favorable zone, particularly for practices that emphasize differentiation, such as advanced technology, modern atmosphere, cosmetic services, or family-focused care.

### Demographic & Economic Profile

The 15-minute drive-time population of ~303,000 provides a substantial patient base with excellent income potential. The median household income of \$100,270 is well above both state and national averages, supporting high case acceptance and strong fee-for-service viability. A median age of 41.6 and average household size of 2.28 reflect a stable, professional community with a mix of family and adult-care needs. Although five-year population growth is minimal (+0.1%), this level of stability is characteristic of mature, affluent suburbs such as Creve Coeur, markets that prioritize quality, convenience, and provider reputation over rapid expansion.

# Competition Map



**Subject Property Address: 2334 Olive Blvd, Creve Coeur, MO 63141**

This interactive competition map provides a comprehensive view of your local market and helps simplify the often complex competitive landscape. By identifying competitor locations in two ways, within a defined radius around your practice and by realistic drive-time estimates, you gain a more accurate understanding of your market reach.

The radius analysis shows the general area you serve, while the drive-time analysis reflects real-world accessibility for potential patients. Together, these perspectives reveal where opportunities exist, highlight underserved areas, and illustrate how your location compares in terms of convenience.

# Competition & Population Data

Distance	Number of Practices	Population	Practice to Population Ratio
<b>1 Mile Radius</b>	19	9,119	<b>1 : 479</b>
<b>3 Mile Radius</b>	49	60,488	<b>1 : 1,234</b>
<b>5 Mile Radius</b>	64	148,319	<b>1 : 2,317</b>

The above practice-to-population ratio measures the number of dental practices in relation to the size of the population within a defined geographic radius. By analyzing this ratio around the prospective location, we can assess how many residents each practice is competing to serve.

A lower ratio (fewer people per practice) suggests a more competitive market, while a higher ratio (more people per practice) indicates greater opportunity and unmet demand.

Distance	Number of Practices	Population	Practice to Population Ratio
<b>5 Minute Drive</b>	26	6,467	<b>1 : 248</b>
<b>10 Minute Drive</b>	61	71,794	<b>1 : 1,176</b>
<b>15 Minute Drive</b>	93	303,660	<b>1 : 3,265</b>

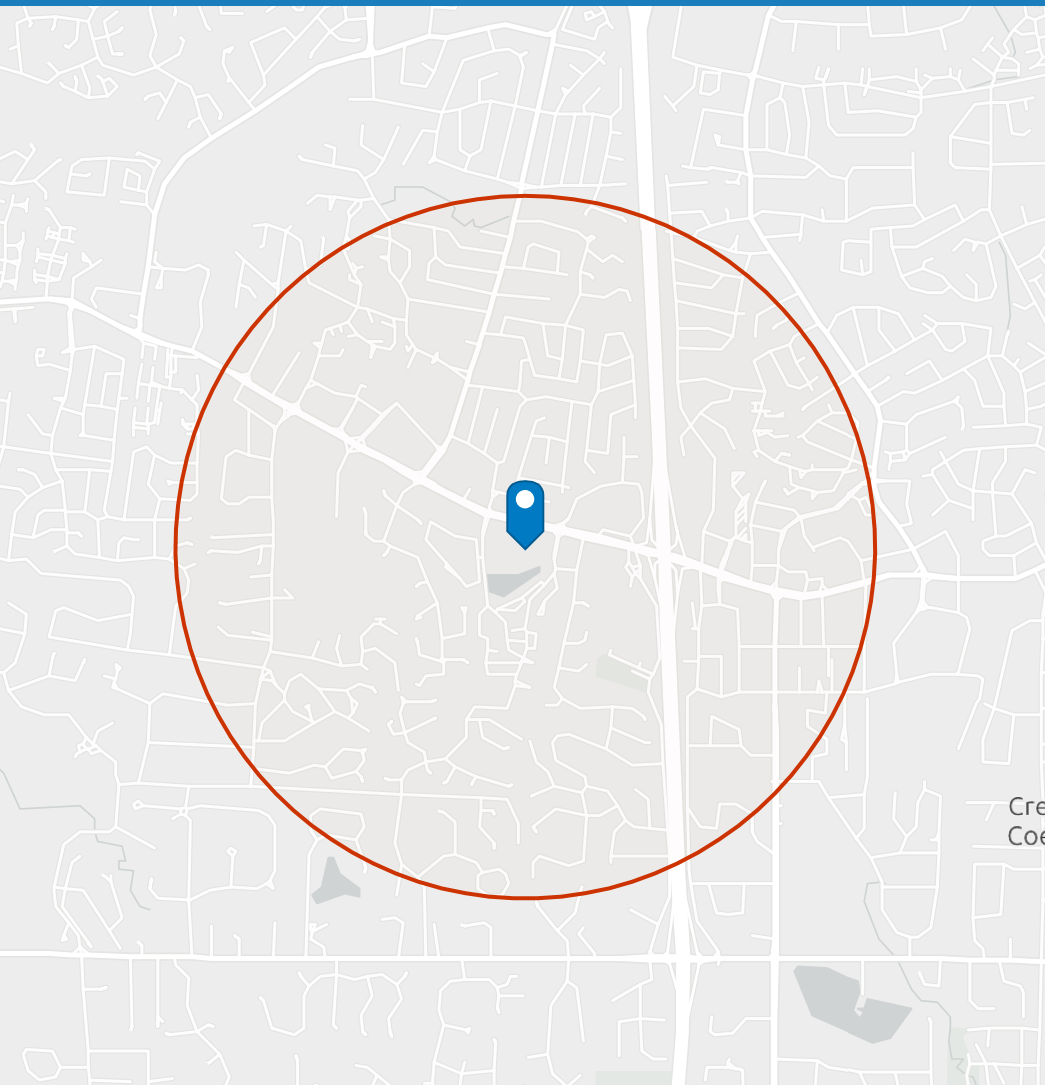
The above practice-to-population ratio measures drive-time boundaries rather than a fixed radius. This approach considers how far patients are willing to travel in real-world conditions, taking into account traffic patterns, road access, and travel convenience.

In most cases, drive-time analysis provides a more realistic indicator of a practice's true market reach. Two locations may look similar on a radius map, but one may be far easier to reach within 10–15 minutes, making it more attractive to potential patients.

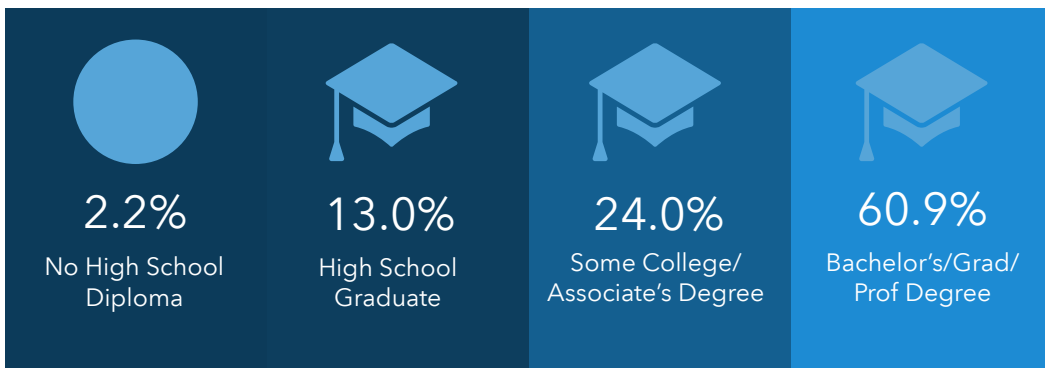
# DEMOGRAPHIC PROFILE

12334 Olive Blvd, Saint Louis, Missouri, 63141

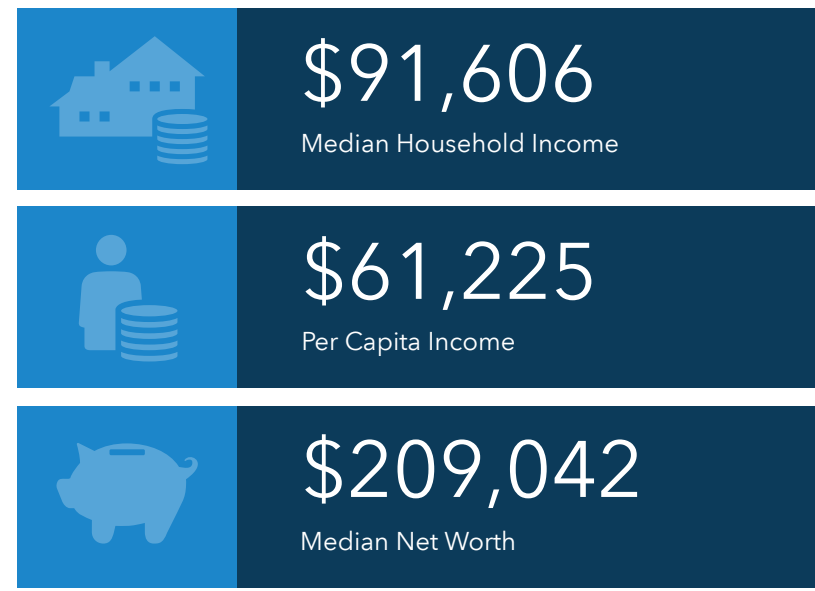
Ring: 1 mile radius



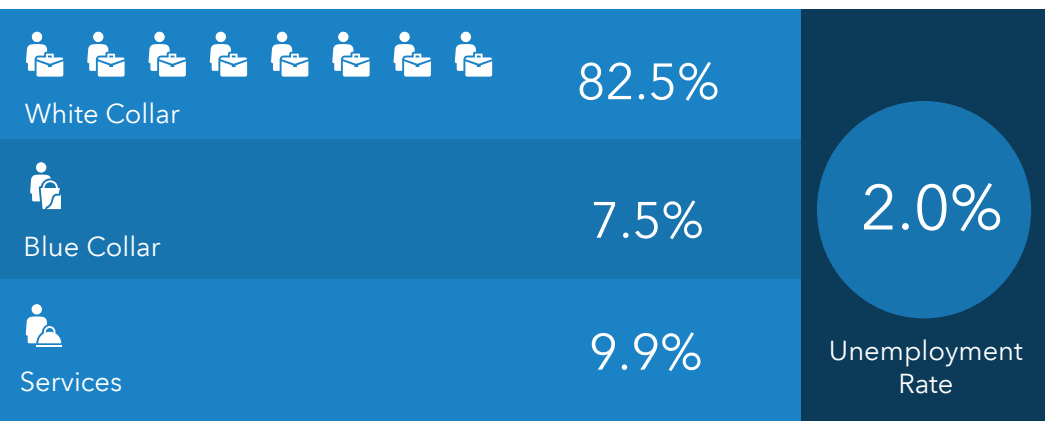
## Education



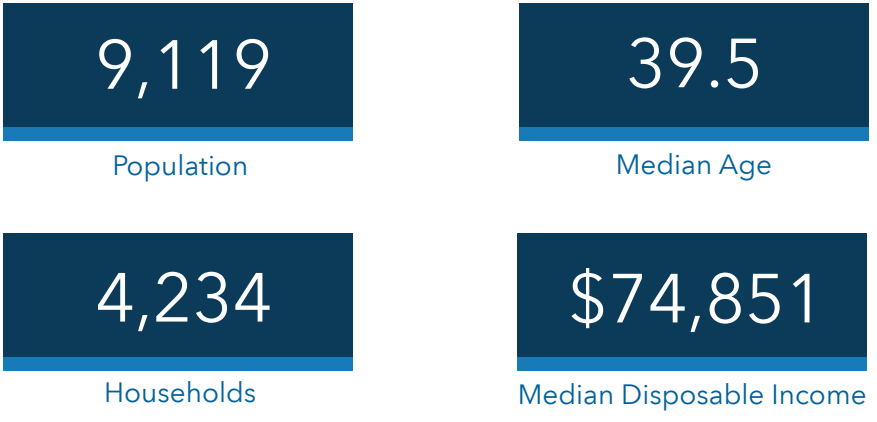
## Income



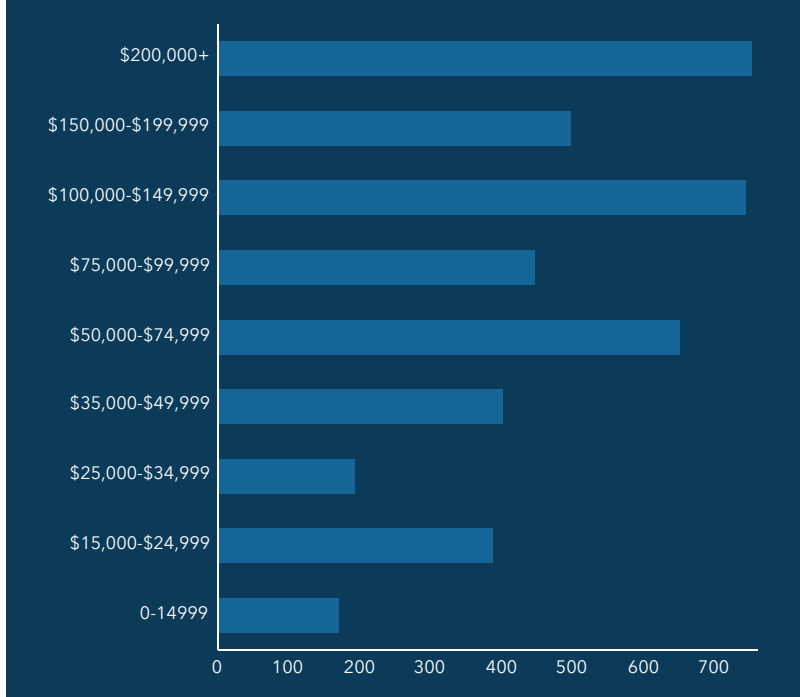
## Employment



## Key Facts



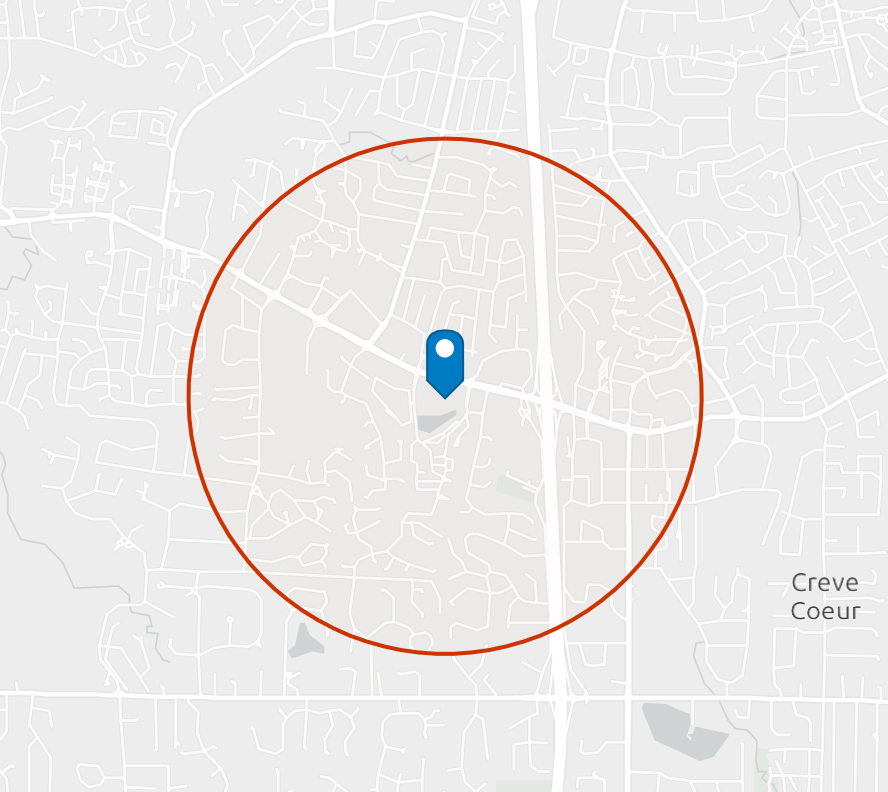
## Household Income (\$)



# POPULATION TRENDS & KEY INDICATORS

12334 Olive Blvd, Saint Louis, Missouri, 63141

Ring: 1 mile radius



**9,119**

Population

**4,234**

Households

**2.08**

Avg Size Household

**-0.1%**

2020-2025 Population Growth

**0.3%**

2025-2030 Projected Population Growth

**39.5**

Median Age

**\$91,606**

Median Household Income

**\$365,927**

Median Home Value



**\$14,648**

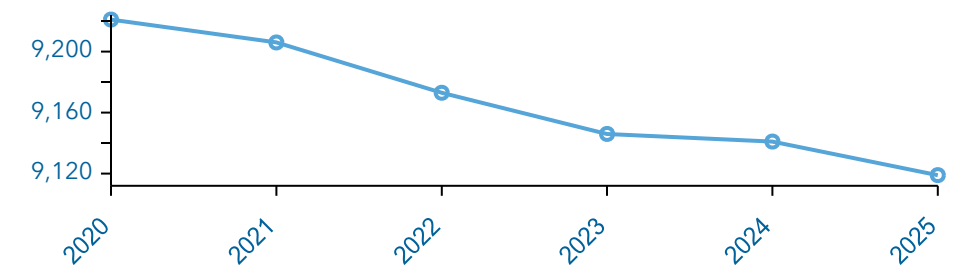
Avg Spent on Mortgage & Basics



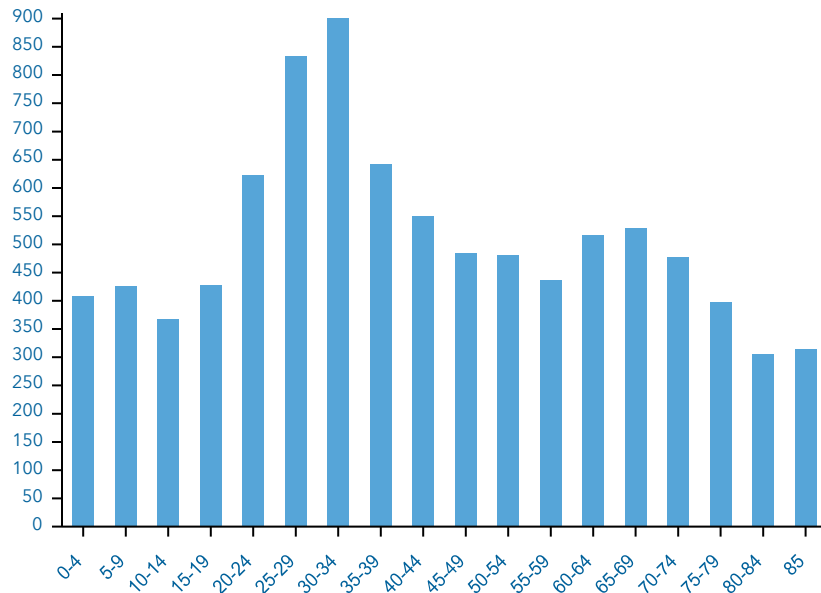
**25.0%**

Percent of Income for Mortgage

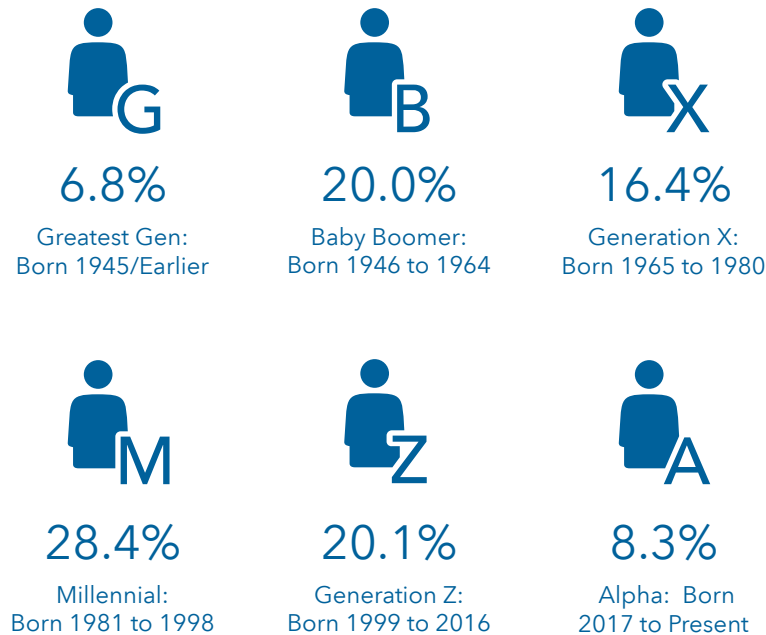
Historical Population Trends



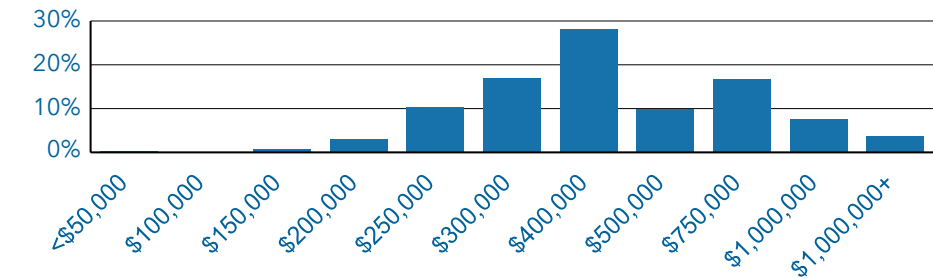
Population By Age



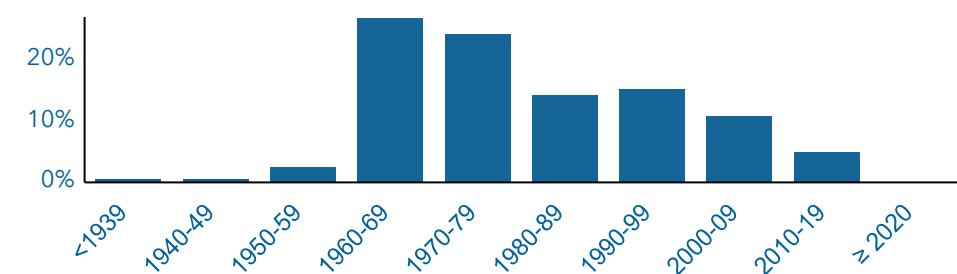
Population By Generation



Home Value



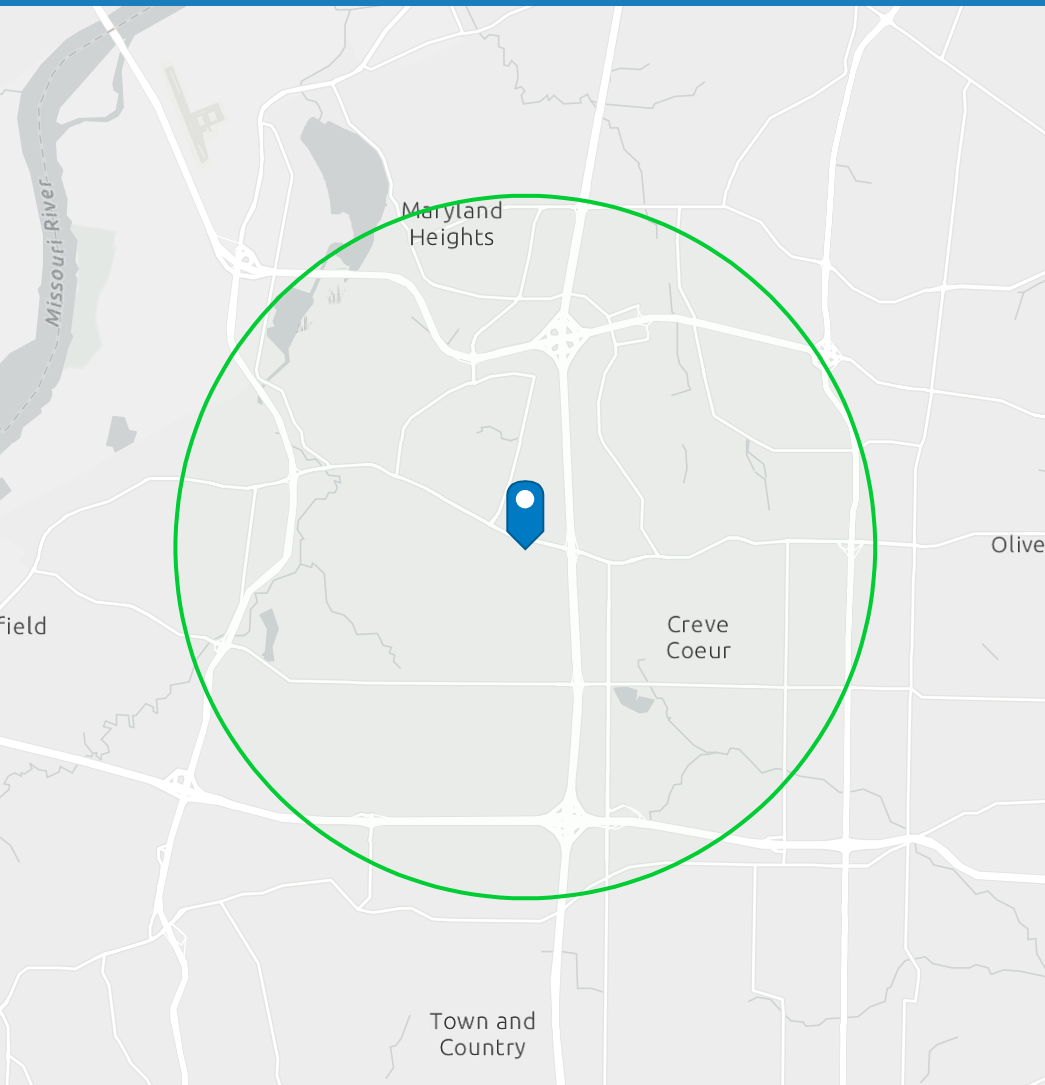
Housing: Year Built



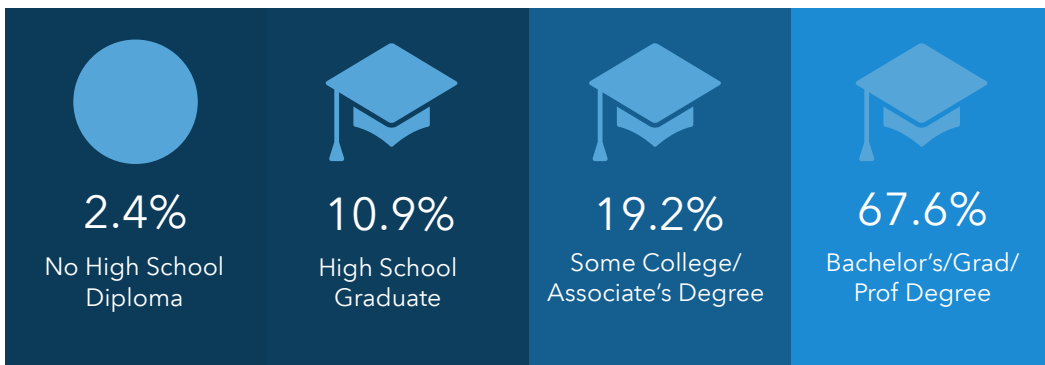
# DEMOGRAPHIC PROFILE

12334 Olive Blvd, Saint Louis, Missouri, 63141

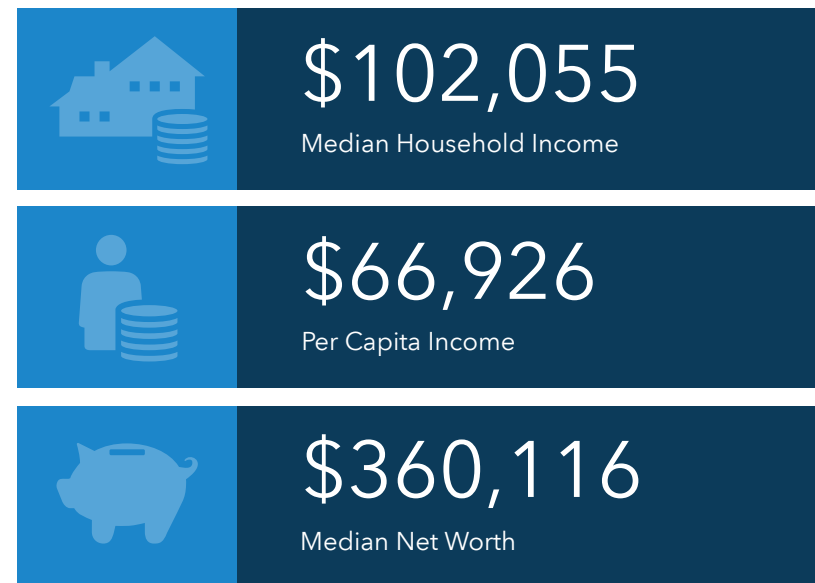
Ring: 3 mile radius



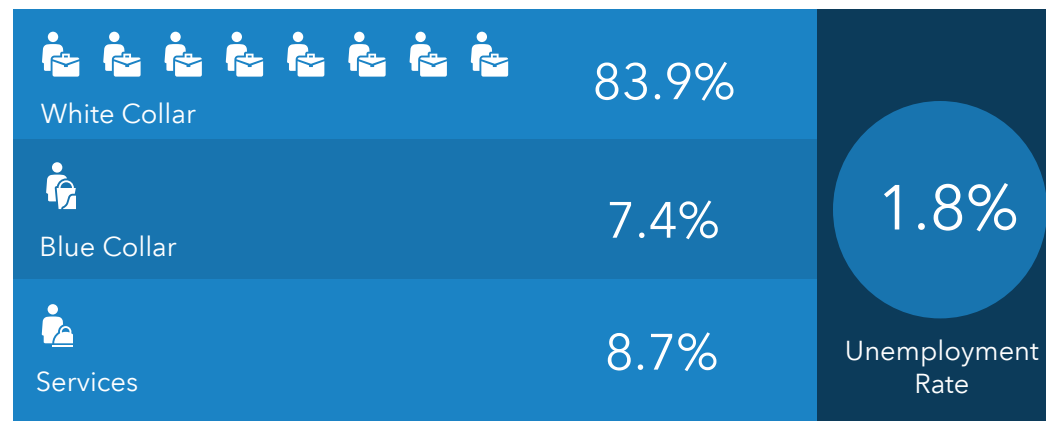
## Education



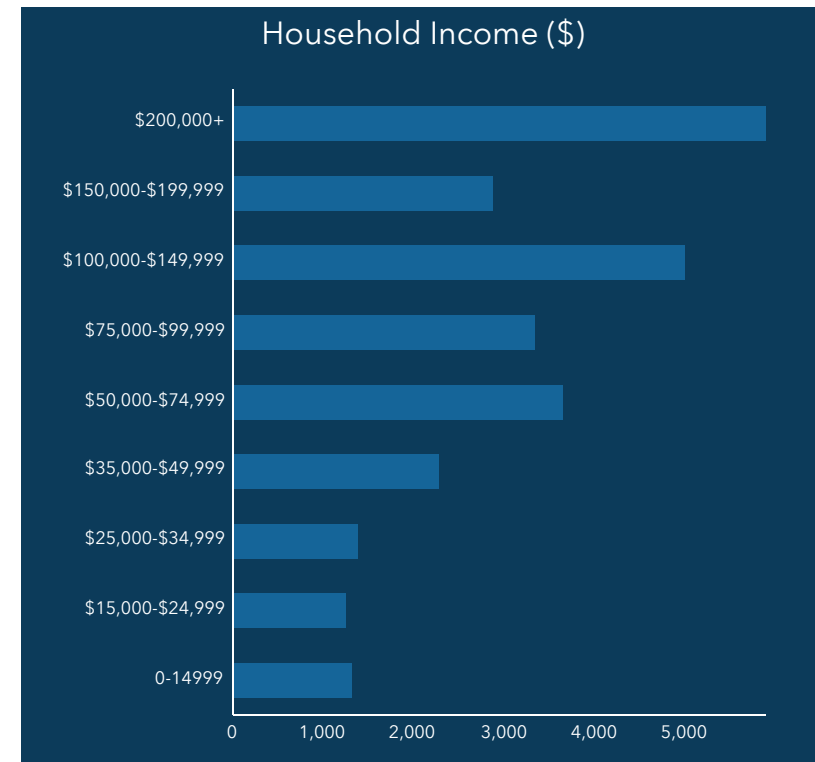
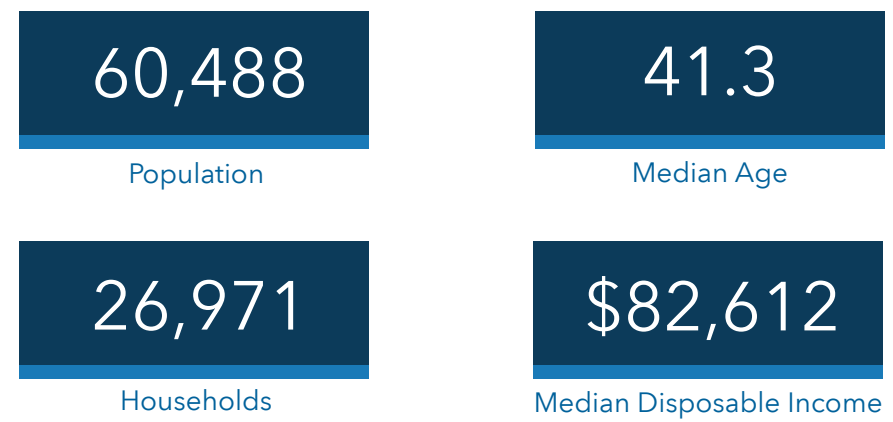
## Income



## Employment



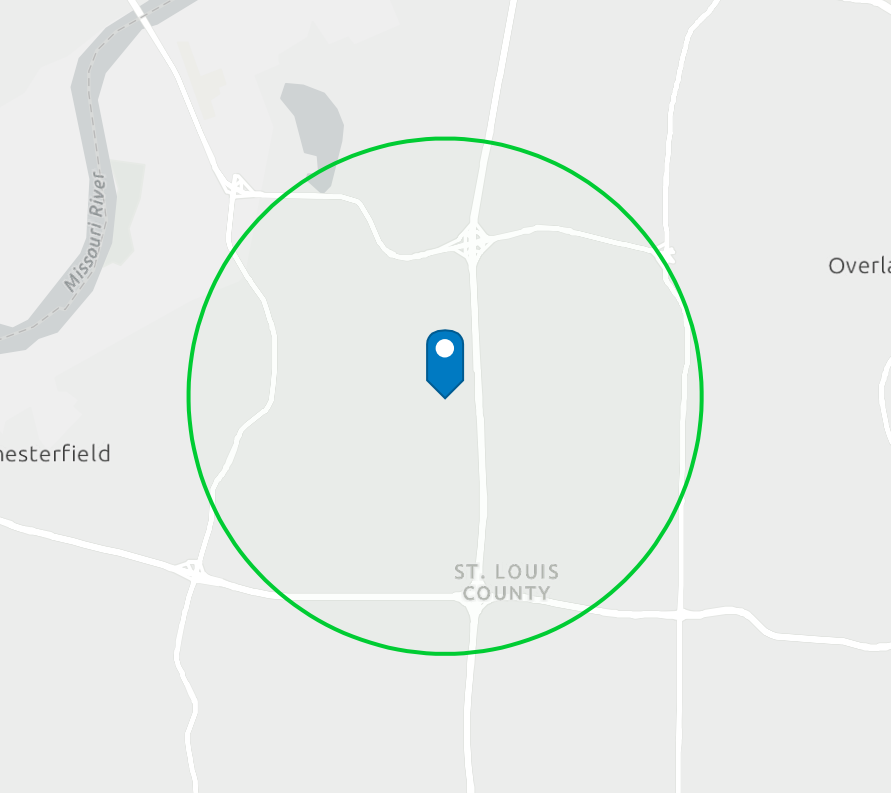
## Key Facts



# POPULATION TRENDS & KEY INDICATORS

12334 Olive Blvd, Saint Louis, Missouri, 63141

Ring: 3 mile radius



**60,488**

Population

**26,971**

Households

**2.19**

Avg Size Household

**-0.2%**

2020-2025 Population Growth

**0.1%**

2025-2030 Projected Population Growth

**41.3**

Median Age

**\$102,055**

Median Household Income

**\$370,417**

Median Home Value



**\$16,749**

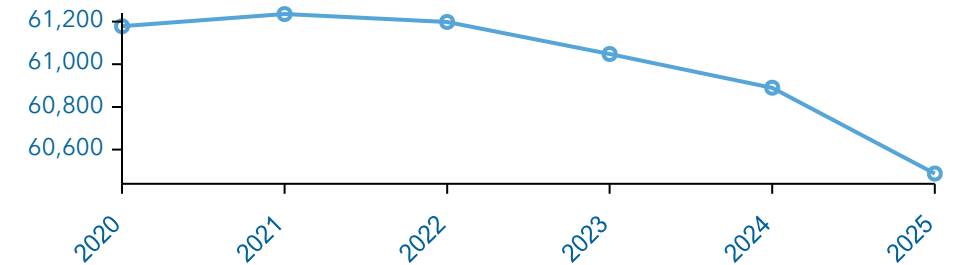
Avg Spent on Mortgage & Basics



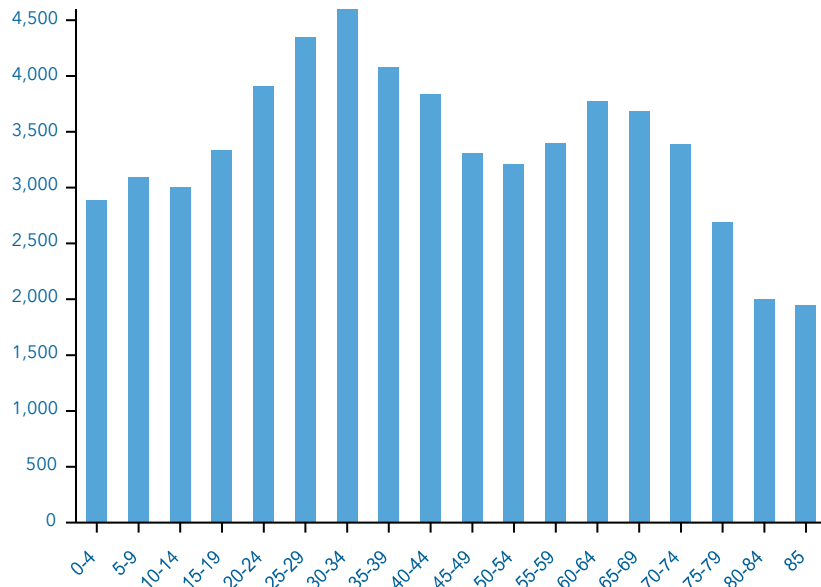
**22.7%**

Percent of Income for Mortgage

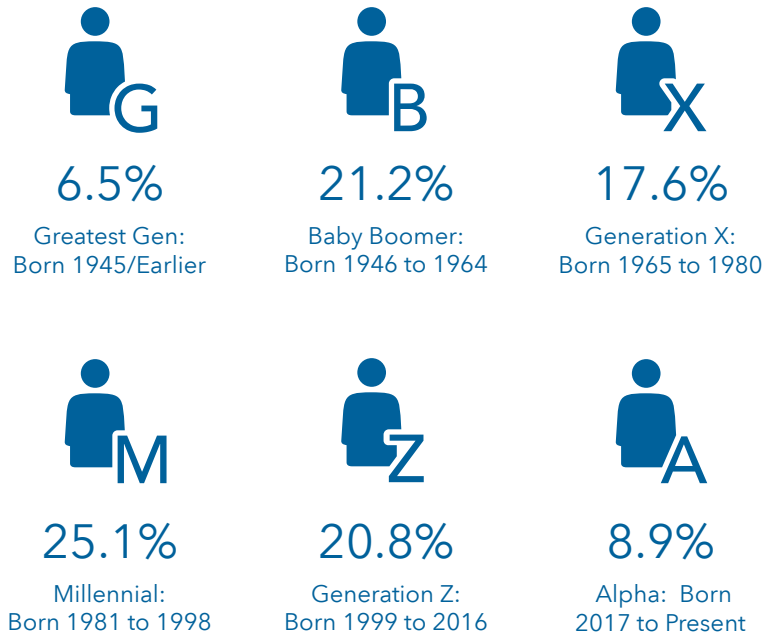
Historical Population Trends



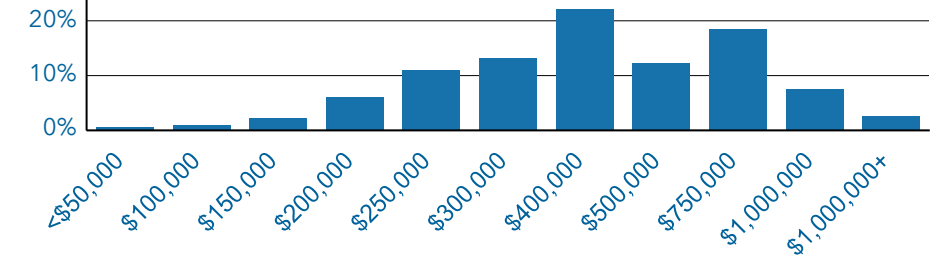
Population By Age



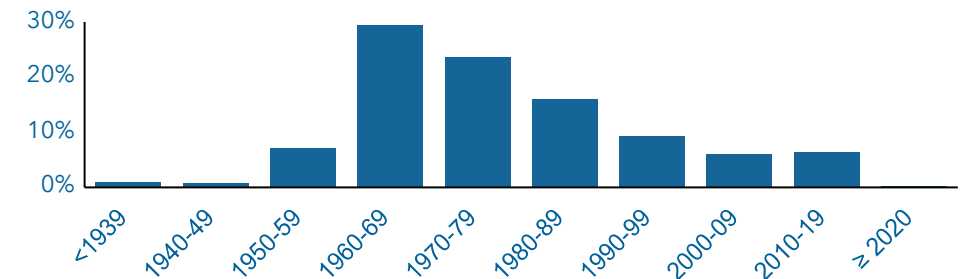
Population By Generation



Home Value



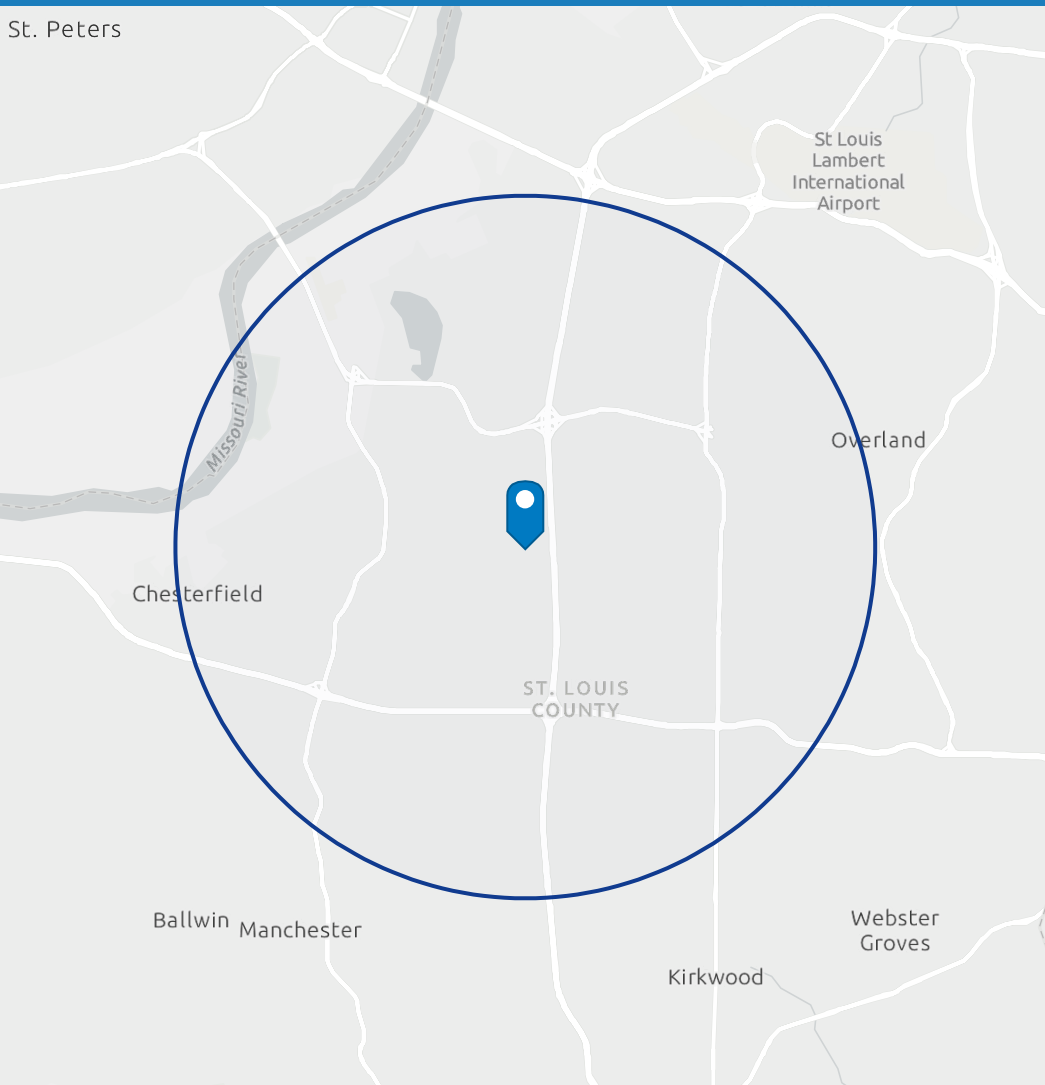
Housing: Year Built



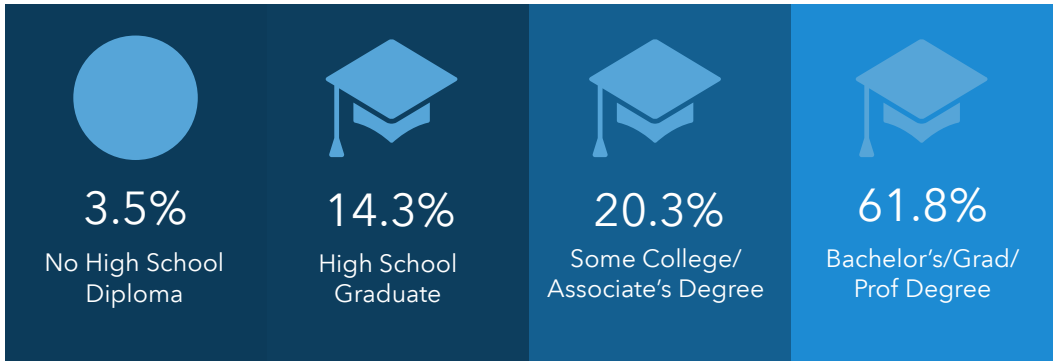
# DEMOGRAPHIC PROFILE

12334 Olive Blvd, Saint Louis, Missouri, 63141

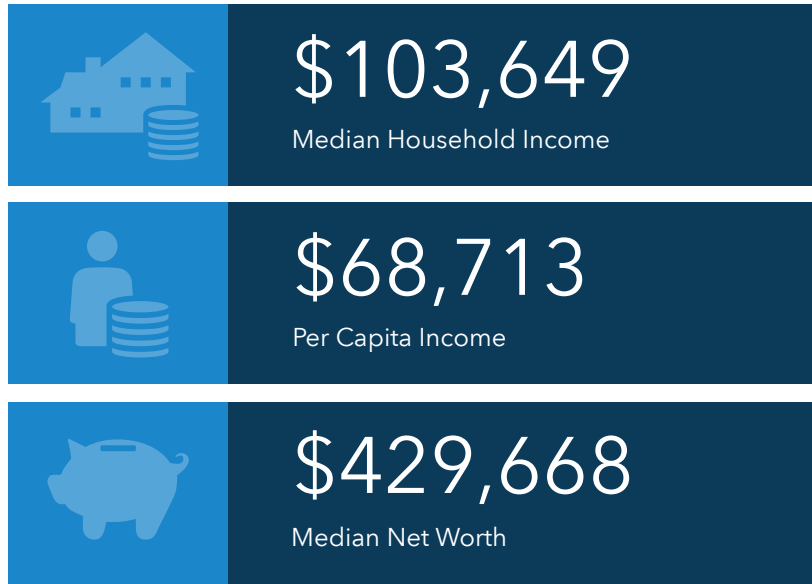
Ring: 5 mile radius



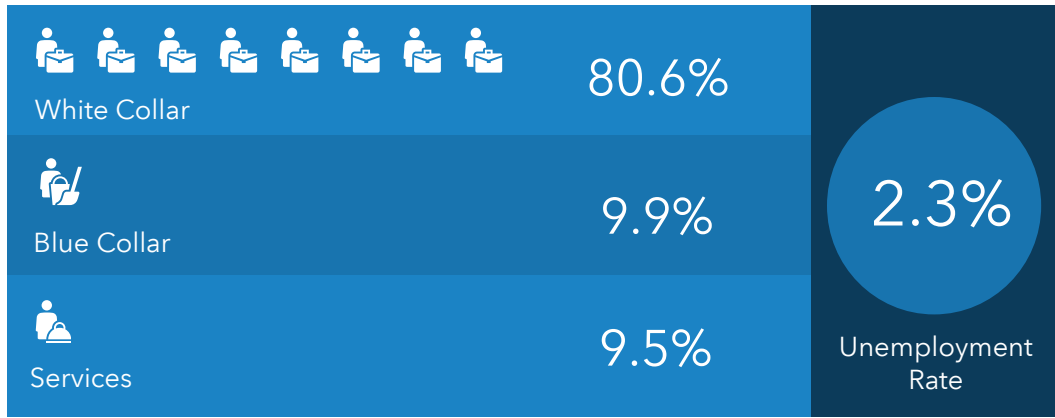
## Education



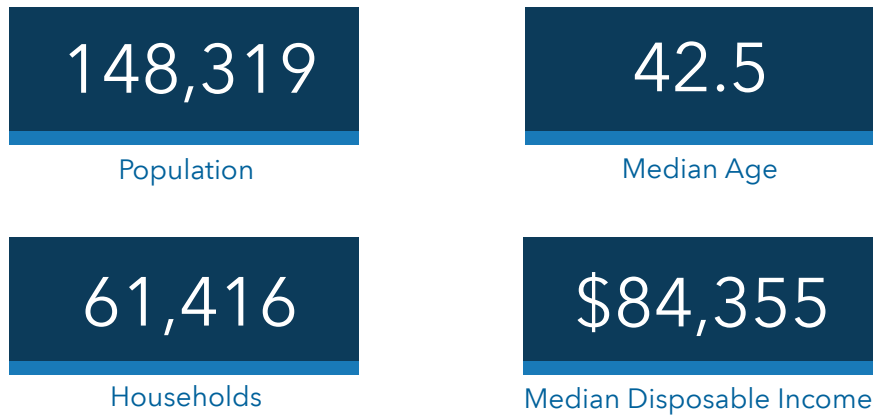
## Income



## Employment



## Key Facts



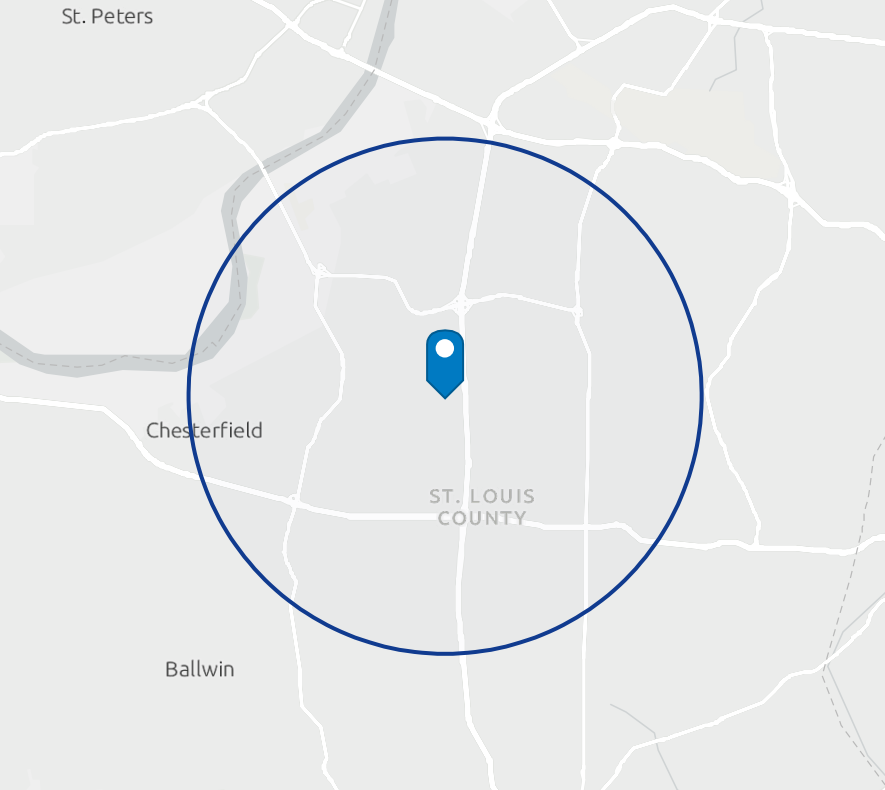
## Household Income (\$)



# POPULATION TRENDS & KEY INDICATORS

12334 Olive Blvd, Saint Louis, Missouri, 63141

Ring: 5 mile radius



**148,319**

Population

**61,416**

Households

**2.36**

Avg Size Household

**-0.2%**

2020-2025 Population Growth

**0.0%**

2025-2030 Projected Population Growth

**42.5**

Median Age

**\$103,649**

Median Household Income

**\$374,919**

Median Home Value



**\$19,006**

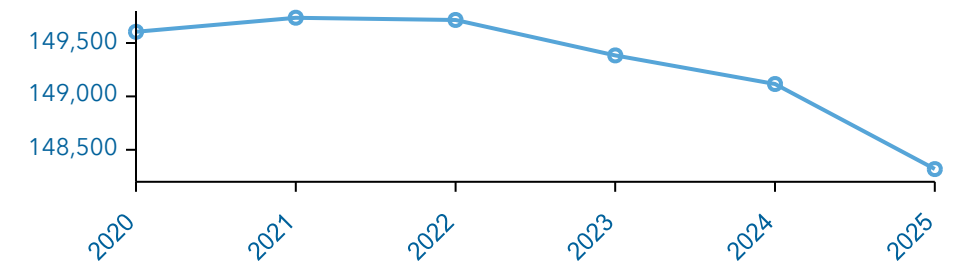
Avg Spent on Mortgage & Basics



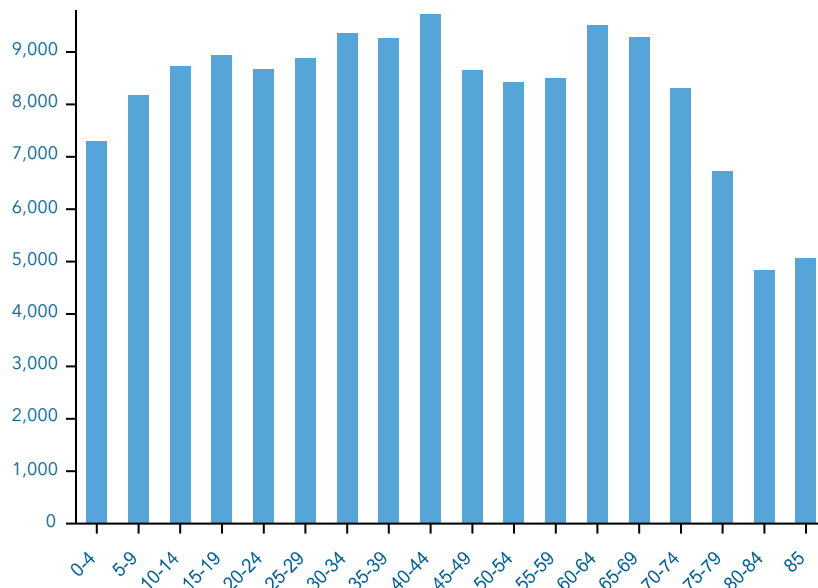
**22.6%**

Percent of Income for Mortgage

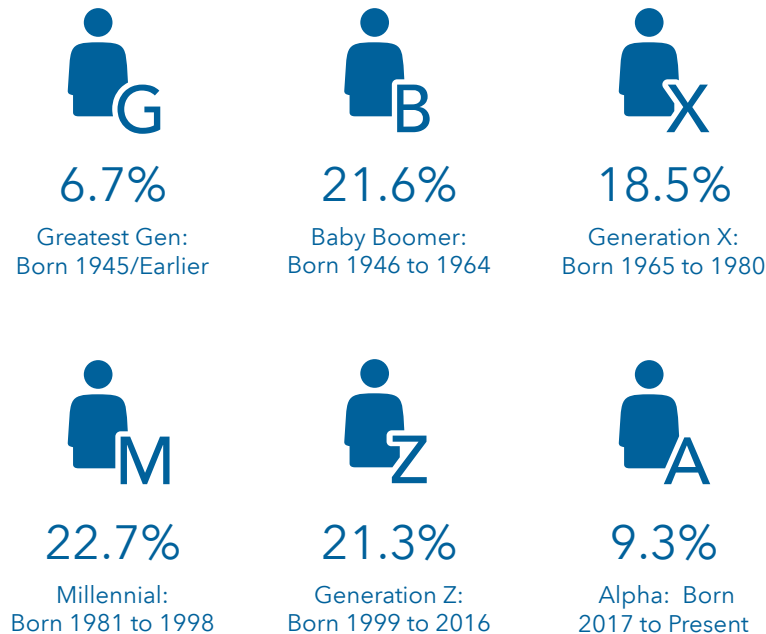
Historical Population Trends



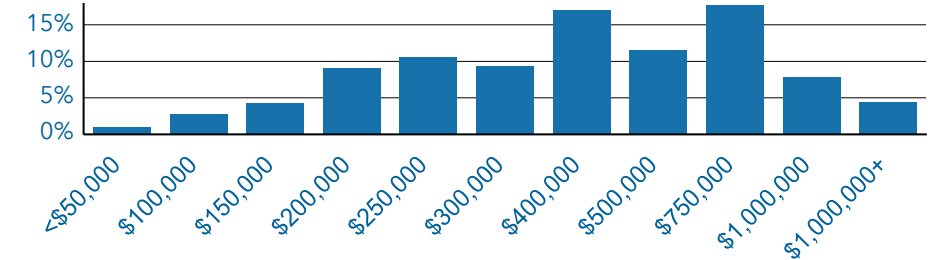
Population By Age



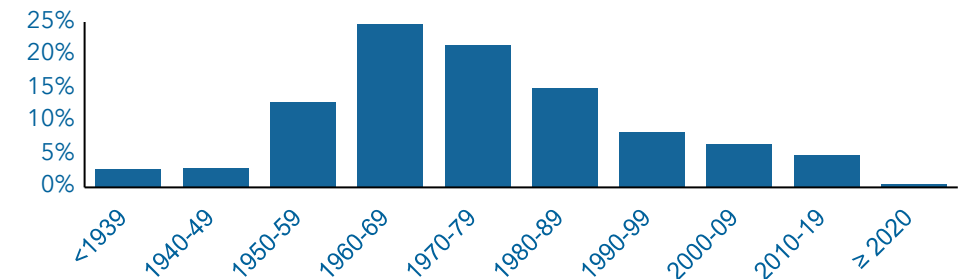
Population By Generation



Home Value



Housing: Year Built





# Population Age & Gender Analysis

12334 Olive Blvd, Saint Louis, Missouri, 63141

Prepared by Clear to Launch

Ring: 1 mile radius

Latitude: 38.67246

Longitude: -90.45651

Summary	Census 2020	2025	2030	2025-2030 Change	2025-2030 Annual Rate
Population	9,184	9,119	9,266	147	0.32%
Households	4,253	4,234	4,319	85	0.40%
Average Household Size	2.09	2.08	2.07	-0.01	-0.10%
Median Age	38.8	39.5	40.7	1.2	0.60%
Median Male Age	36.5	37.5	39.0	1.5	0.79%
Median Female Age	41.2	41.9	43.1	1.2	0.57%

Total Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
Total	9,184	100.0%	9,119	100.0%	9,266	100.0%
0 - 4	424	4.6%	408	4.5%	405	4.4%
5 - 9	400	4.4%	426	4.7%	405	4.4%
10 - 14	392	4.3%	368	4.0%	413	4.5%
15 - 19	459	5.0%	427	4.7%	412	4.4%
20 - 24	689	7.5%	623	6.8%	613	6.6%
25 - 29	1,045	11.4%	833	9.1%	793	8.6%
30 - 34	724	7.9%	900	9.9%	694	7.5%
35 - 39	607	6.6%	642	7.0%	813	8.8%
40 - 44	488	5.3%	550	6.0%	597	6.4%
45 - 49	463	5.0%	484	5.3%	558	6.0%
50 - 54	491	5.3%	481	5.3%	503	5.4%
55 - 59	535	5.8%	437	4.8%	444	4.8%
60 - 64	586	6.4%	517	5.7%	449	4.8%
65 - 69	524	5.7%	528	5.8%	492	5.3%
70 - 74	468	5.1%	478	5.2%	503	5.4%
75 - 79	332	3.6%	398	4.4%	429	4.6%
80 - 84	263	2.9%	305	3.3%	373	4.0%
85+	295	3.2%	314	3.4%	371	4.0%
18+	7,690	83.7%	7,671	84.1%	7,804	84.2%
21+	7,393	80.5%	7,391	81.1%	7,534	81.3%

Total Population by Age Dependency	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
Total	9,184	100.0%	9,119	100.0%	9,267	100.0%
Child (<18)	1,493	16.3%	1,448	15.9%	1,462	15.8%
Working-Age (18-64)	5,808	63.2%	5,648	61.9%	5,636	60.8%
Senior (Age 65+)	1,883	20.5%	2,023	22.2%	2,167	23.4%
Child Dependency Ratio	25.7	-	25.6	-	25.9	-
Age Dependency Ratio	58.1	-	61.5	-	64.4	-
Senior Dependency Ratio	32.4	-	35.8	-	38.4	-

Source: U.S. Census, Esri

October 08, 2025



# Population Age & Gender Analysis

12334 Olive Blvd, Saint Louis, Missouri, 63141

Prepared by Clear to Launch

Ring: 1 mile radius

Latitude: 38.67246

Longitude: -90.45651

**Data Note:** Detail may not sum to totals due to rounding. Dependency ratios represent the number of dependents per 100 persons of the working-age population aged 18 to 64.

Male Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
Total	4,443	100.0%	4,462	100.0%	4,526	100.0%
0 - 4	220	5.0%	212	4.8%	210	4.6%
5 - 9	200	4.5%	228	5.1%	215	4.8%
10 - 14	201	4.5%	178	4.0%	215	4.8%
15 - 19	236	5.3%	229	5.1%	207	4.6%
20 - 24	347	7.8%	330	7.4%	333	7.4%
25 - 29	554	12.5%	426	9.5%	420	9.3%
30 - 34	374	8.4%	462	10.4%	335	7.4%
35 - 39	296	6.7%	336	7.5%	415	9.2%
40 - 44	250	5.6%	281	6.3%	321	7.1%
45 - 49	210	4.7%	235	5.3%	266	5.9%
50 - 54	231	5.2%	236	5.3%	256	5.7%
55 - 59	251	5.6%	201	4.5%	211	4.7%
60 - 64	279	6.3%	246	5.5%	207	4.6%
65 - 69	227	5.1%	242	5.4%	219	4.8%
70 - 74	207	4.7%	203	4.5%	225	5.0%
75 - 79	146	3.3%	168	3.8%	174	3.8%
80 - 84	114	2.6%	137	3.1%	160	3.5%
85+	101	2.3%	111	2.5%	137	3.0%
18+	3,676	82.7%	3,704	83.0%	3,758	83.0%
21+	3,525	79.3%	3,557	79.7%	3,623	80.0%



# Population Age & Gender Analysis

12334 Olive Blvd, Saint Louis, Missouri, 63141

Prepared by Clear to Launch

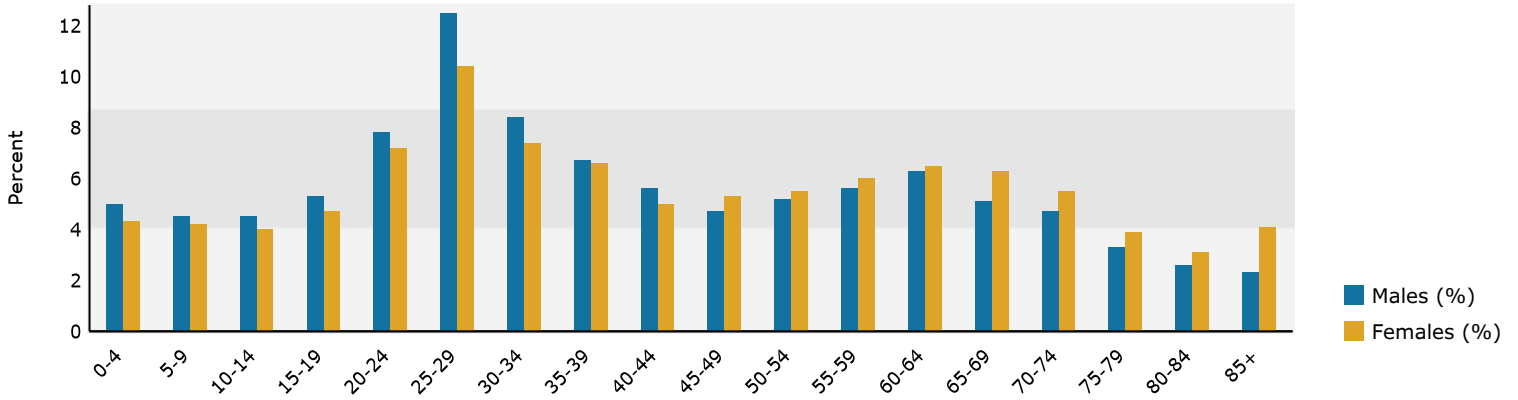
Ring: 1 mile radius

Latitude: 38.67246

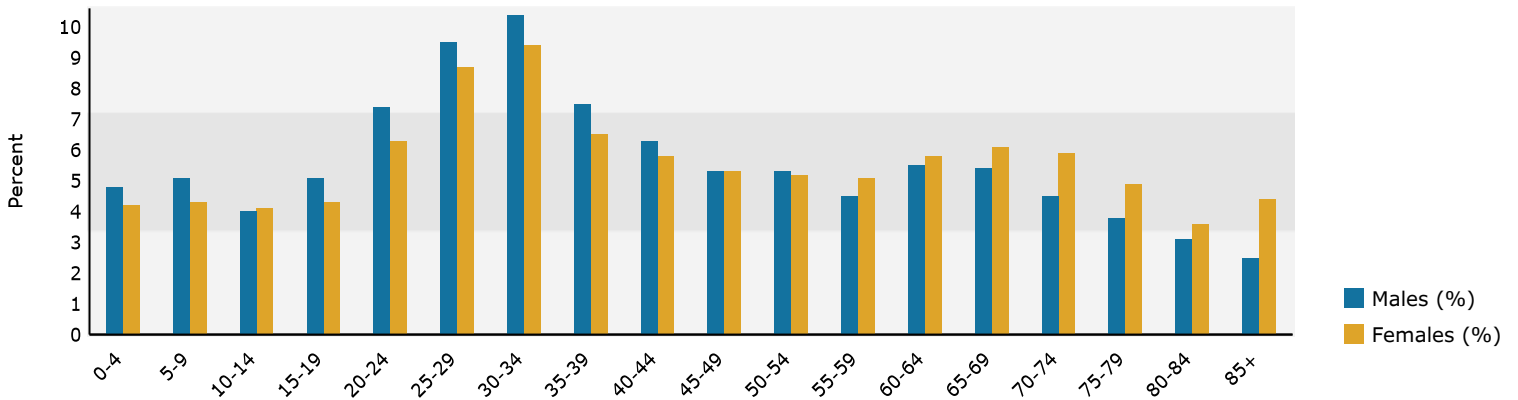
Longitude: -90.45651

Female Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
Total	4,741	100.0%	4,657	100.0%	4,740	100.0%
0 - 4	204	4.3%	196	4.2%	196	4.1%
5 - 9	200	4.2%	198	4.3%	190	4.0%
10 - 14	191	4.0%	190	4.1%	198	4.2%
15 - 19	223	4.7%	198	4.3%	205	4.3%
20 - 24	341	7.2%	293	6.3%	279	5.9%
25 - 29	491	10.4%	407	8.7%	373	7.9%
30 - 34	350	7.4%	438	9.4%	360	7.6%
35 - 39	311	6.6%	305	6.5%	398	8.4%
40 - 44	238	5.0%	269	5.8%	276	5.8%
45 - 49	252	5.3%	249	5.3%	292	6.2%
50 - 54	261	5.5%	244	5.2%	247	5.2%
55 - 59	284	6.0%	236	5.1%	232	4.9%
60 - 64	307	6.5%	271	5.8%	243	5.1%
65 - 69	298	6.3%	286	6.1%	272	5.7%
70 - 74	261	5.5%	274	5.9%	278	5.9%
75 - 79	186	3.9%	230	4.9%	255	5.4%
80 - 84	149	3.1%	168	3.6%	212	4.5%
85+	194	4.1%	203	4.4%	235	5.0%
18+	4,014	84.7%	3,967	85.2%	4,046	85.4%
21+	3,868	81.6%	3,832	82.3%	3,911	82.5%

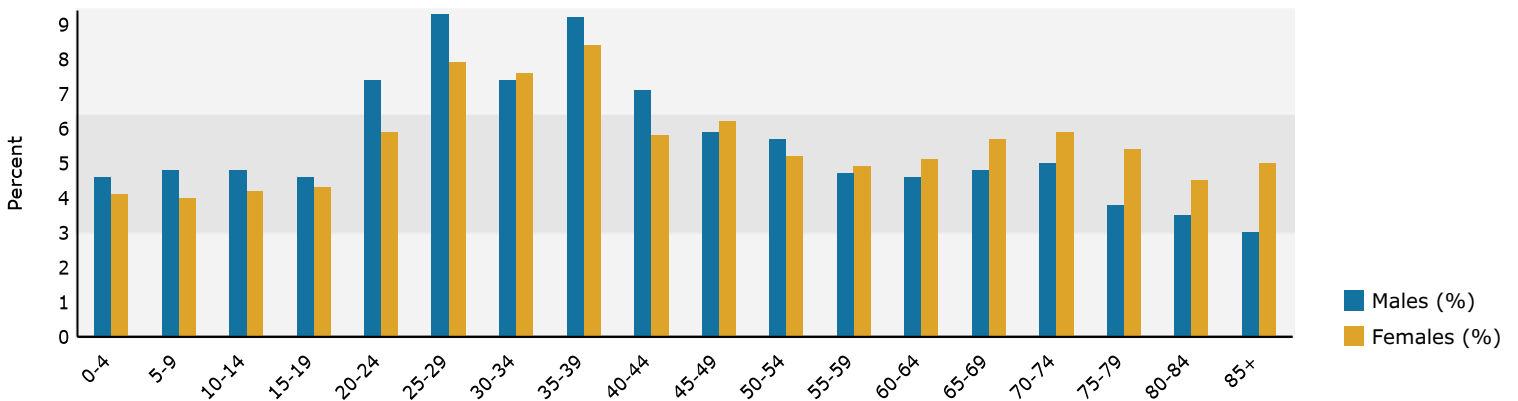
Census 2020 Population by Age and Sex



2025 Population by Age and Sex



2030 Population by Age and Sex



Source: U.S. Census, Esri



# Population Age & Gender Analysis

12334 Olive Blvd, Saint Louis, Missouri, 63141

Prepared by Clear to Launch

Ring: 3 mile radius

Latitude: 38.67246

Longitude: -90.45651

Summary	Census 2020	2025	2030	2025-2030 Change	2025-2030 Annual Rate
Population	61,180	60,488	60,921	433	0.14%
Households	27,232	26,971	27,280	309	0.23%
Average Household Size	2.19	2.19	2.18	-0.01	-0.09%
Median Age	40.8	41.3	41.9	0.6	0.29%
Median Male Age	38.8	39.5	40.2	0.7	0.35%
Median Female Age	43.0	43.2	43.7	0.5	0.23%

Total Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
Total	61,180	100.0%	60,488	100.0%	60,921	100.0%
0 - 4	3,027	4.9%	2,891	4.8%	2,857	4.7%
5 - 9	3,110	5.1%	3,091	5.1%	2,874	4.7%
10 - 14	3,003	4.9%	3,005	5.0%	3,062	5.0%
15 - 19	3,431	5.6%	3,339	5.5%	3,335	5.5%
20 - 24	4,128	6.7%	3,906	6.5%	4,002	6.6%
25 - 29	4,921	8.0%	4,349	7.2%	4,298	7.1%
30 - 34	4,333	7.1%	4,595	7.6%	4,204	6.9%
35 - 39	4,103	6.7%	4,075	6.7%	4,393	7.2%
40 - 44	3,343	5.5%	3,838	6.3%	3,832	6.3%
45 - 49	3,219	5.3%	3,309	5.5%	3,767	6.2%
50 - 54	3,498	5.7%	3,207	5.3%	3,259	5.3%
55 - 59	4,043	6.6%	3,398	5.6%	3,177	5.2%
60 - 64	4,101	6.7%	3,776	6.2%	3,276	5.4%
65 - 69	3,772	6.2%	3,686	6.1%	3,521	5.8%
70 - 74	3,153	5.2%	3,385	5.6%	3,411	5.6%
75 - 79	2,407	3.9%	2,694	4.5%	3,031	5.0%
80 - 84	1,752	2.9%	1,999	3.3%	2,302	3.8%
85+	1,837	3.0%	1,945	3.2%	2,320	3.8%
18+	50,072	81.8%	49,643	82.1%	50,288	82.5%
21+	47,779	78.1%	47,378	78.3%	47,985	78.8%

Total Population by Age Dependency	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
Total	61,180	100.0%	60,488	100.0%	60,921	100.0%
Child (<18)	11,107	18.2%	10,845	17.9%	10,633	17.5%
Working-Age (18-64)	37,152	60.7%	35,935	59.4%	35,702	58.6%
Senior (Age 65+)	12,921	21.1%	13,709	22.7%	14,586	23.9%
Child Dependency Ratio	29.9	-	30.2	-	29.8	-
Age Dependency Ratio	64.7	-	68.3	-	70.6	-
Senior Dependency Ratio	34.8	-	38.1	-	40.9	-

Source: U.S. Census, Esri



# Population Age & Gender Analysis

12334 Olive Blvd, Saint Louis, Missouri, 63141

Prepared by Clear to Launch

Ring: 3 mile radius

Latitude: 38.67246

Longitude: -90.45651

**Data Note:** Detail may not sum to totals due to rounding. Dependency ratios represent the number of dependents per 100 persons of the working-age population aged 18 to 64.

Male Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
Total	29,351	100.0%	29,358	100.0%	29,464	100.0%
0 - 4	1,529	5.2%	1,465	5.0%	1,446	4.9%
5 - 9	1,593	5.4%	1,587	5.4%	1,470	5.0%
10 - 14	1,548	5.3%	1,535	5.2%	1,544	5.2%
15 - 19	1,700	5.8%	1,702	5.8%	1,679	5.7%
20 - 24	1,987	6.8%	1,921	6.5%	1,962	6.7%
25 - 29	2,557	8.7%	2,187	7.4%	2,212	7.5%
30 - 34	2,204	7.5%	2,368	8.1%	2,055	7.0%
35 - 39	2,039	6.9%	2,144	7.3%	2,291	7.8%
40 - 44	1,654	5.6%	1,905	6.5%	1,974	6.7%
45 - 49	1,522	5.2%	1,653	5.6%	1,847	6.3%
50 - 54	1,652	5.6%	1,551	5.3%	1,624	5.5%
55 - 59	1,890	6.4%	1,617	5.5%	1,517	5.1%
60 - 64	1,921	6.5%	1,784	6.1%	1,548	5.3%
65 - 69	1,676	5.7%	1,698	5.8%	1,601	5.4%
70 - 74	1,415	4.8%	1,492	5.1%	1,545	5.2%
75 - 79	1,017	3.5%	1,168	4.0%	1,273	4.3%
80 - 84	765	2.6%	836	2.8%	991	3.4%
85+	682	2.3%	747	2.5%	885	3.0%
18+	23,677	80.7%	23,783	81.0%	24,045	81.6%
21+	22,578	76.9%	22,687	77.3%	22,932	77.8%



# Population Age & Gender Analysis

12334 Olive Blvd, Saint Louis, Missouri, 63141

Prepared by Clear to Launch

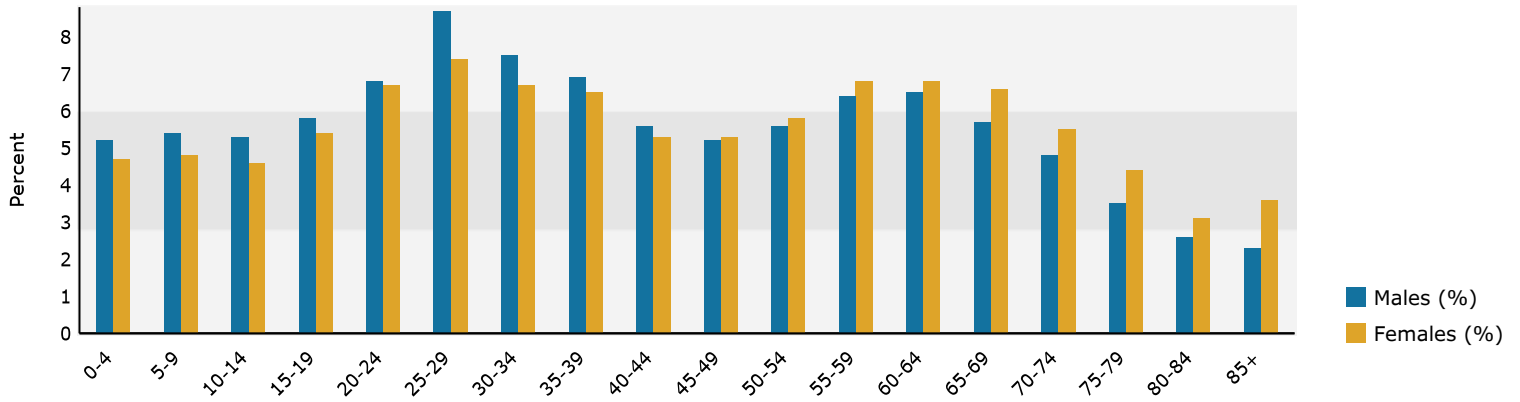
Ring: 3 mile radius

Latitude: 38.67246

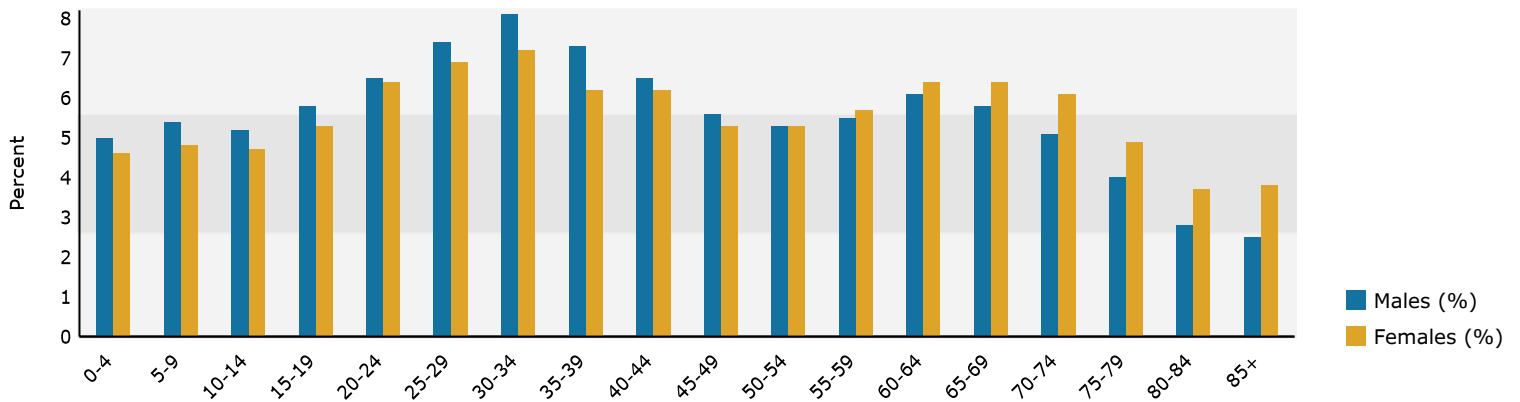
Longitude: -90.45651

Female Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
Total	31,829	100.0%	31,130	100.0%	31,457	100.0%
0 - 4	1,498	4.7%	1,426	4.6%	1,411	4.5%
5 - 9	1,517	4.8%	1,505	4.8%	1,404	4.5%
10 - 14	1,454	4.6%	1,470	4.7%	1,518	4.8%
15 - 19	1,731	5.4%	1,637	5.3%	1,656	5.3%
20 - 24	2,141	6.7%	1,985	6.4%	2,040	6.5%
25 - 29	2,364	7.4%	2,162	6.9%	2,086	6.6%
30 - 34	2,129	6.7%	2,227	7.2%	2,149	6.8%
35 - 39	2,064	6.5%	1,931	6.2%	2,102	6.7%
40 - 44	1,688	5.3%	1,933	6.2%	1,858	5.9%
45 - 49	1,698	5.3%	1,657	5.3%	1,920	6.1%
50 - 54	1,846	5.8%	1,656	5.3%	1,635	5.2%
55 - 59	2,153	6.8%	1,781	5.7%	1,660	5.3%
60 - 64	2,180	6.8%	1,992	6.4%	1,727	5.5%
65 - 69	2,096	6.6%	1,988	6.4%	1,920	6.1%
70 - 74	1,738	5.5%	1,893	6.1%	1,867	5.9%
75 - 79	1,390	4.4%	1,526	4.9%	1,758	5.6%
80 - 84	987	3.1%	1,163	3.7%	1,311	4.2%
85+	1,155	3.6%	1,198	3.8%	1,435	4.6%
18+	26,396	82.9%	25,860	83.1%	26,243	83.4%
21+	25,201	79.2%	24,692	79.3%	25,054	79.6%

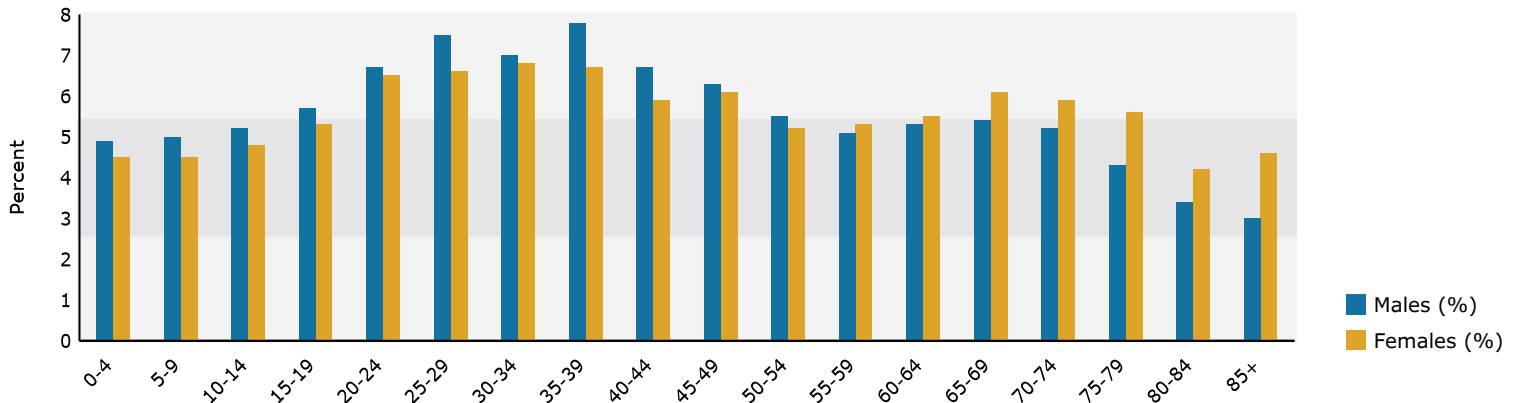
Census 2020 Population by Age and Sex



2025 Population by Age and Sex



2030 Population by Age and Sex





# Population Age & Gender Analysis

12334 Olive Blvd, Saint Louis, Missouri, 63141

Prepared by Clear to Launch

Ring: 5 mile radius

Latitude: 38.67246

Longitude: -90.45651

Summary	Census 2020	2025	2030	2025-2030 Change	2025-2030 Annual Rate
Population	149,659	148,319	148,583	264	0.04%
Households	61,710	61,416	61,800	384	0.12%
Average Household Size	2.37	2.36	2.34	-0.02	-0.17%
Median Age	42.0	42.5	43.3	0.8	0.37%
Median Male Age	39.9	40.7	41.5	0.8	0.39%
Median Female Age	43.9	44.2	45.1	0.9	0.40%

Total Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
Total	149,659	100.0%	148,319	100.0%	148,583	100.0%
0 - 4	7,636	5.1%	7,287	4.9%	7,165	4.8%
5 - 9	8,612	5.8%	8,179	5.5%	7,568	5.1%
10 - 14	8,859	5.9%	8,729	5.9%	8,382	5.6%
15 - 19	9,047	6.0%	8,942	6.0%	8,811	5.9%
20 - 24	8,776	5.9%	8,677	5.9%	9,017	6.1%
25 - 29	9,547	6.4%	8,880	6.0%	8,994	6.1%
30 - 34	9,246	6.2%	9,358	6.3%	8,711	5.9%
35 - 39	9,698	6.5%	9,263	6.2%	9,459	6.4%
40 - 44	8,690	5.8%	9,719	6.6%	9,297	6.3%
45 - 49	8,330	5.6%	8,646	5.8%	9,686	6.5%
50 - 54	8,827	5.9%	8,429	5.7%	8,599	5.8%
55 - 59	10,154	6.8%	8,503	5.7%	8,271	5.6%
60 - 64	10,276	6.9%	9,505	6.4%	8,159	5.5%
65 - 69	9,223	6.2%	9,273	6.3%	8,922	6.0%
70 - 74	7,782	5.2%	8,305	5.6%	8,605	5.8%
75 - 79	5,943	4.0%	6,723	4.5%	7,416	5.0%
80 - 84	4,128	2.8%	4,841	3.3%	5,608	3.8%
85+	4,884	3.3%	5,058	3.4%	5,913	4.0%
18+	119,030	79.5%	118,843	80.1%	120,298	81.0%
21+	113,743	76.0%	113,379	76.4%	114,814	77.3%

Total Population by Age Dependency	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
Total	149,659	100.0%	148,317	100.0%	148,583	100.0%
Child (<18)	30,630	20.5%	29,476	19.9%	28,285	19.0%
Working-Age (18-64)	87,067	58.2%	84,642	57.1%	83,834	56.4%
Senior (Age 65+)	31,960	21.4%	34,201	23.1%	36,464	24.5%
Child Dependency Ratio	35.2	-	34.8	-	33.7	-
Age Dependency Ratio	71.9	-	75.2	-	77.2	-
Senior Dependency Ratio	36.7	-	40.4	-	43.5	-

Source: U.S. Census, Esri

October 08, 2025



# Population Age & Gender Analysis

12334 Olive Blvd, Saint Louis, Missouri, 63141

Prepared by Clear to Launch

Ring: 5 mile radius

Latitude: 38.67246

Longitude: -90.45651

**Data Note:** Detail may not sum to totals due to rounding. Dependency ratios represent the number of dependents per 100 persons of the working-age population aged 18 to 64.

Male Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
Total	71,761	100.0%	72,081	100.0%	71,997	100.0%
0 - 4	3,919	5.5%	3,761	5.2%	3,688	5.1%
5 - 9	4,437	6.2%	4,263	5.9%	3,933	5.5%
10 - 14	4,564	6.4%	4,480	6.2%	4,268	5.9%
15 - 19	4,556	6.3%	4,602	6.4%	4,487	6.2%
20 - 24	4,350	6.1%	4,366	6.1%	4,548	6.3%
25 - 29	4,875	6.8%	4,479	6.2%	4,593	6.4%
30 - 34	4,564	6.4%	4,764	6.6%	4,311	6.0%
35 - 39	4,745	6.6%	4,657	6.5%	4,775	6.6%
40 - 44	4,197	5.8%	4,793	6.6%	4,608	6.4%
45 - 49	4,005	5.6%	4,258	5.9%	4,757	6.6%
50 - 54	4,191	5.8%	4,148	5.8%	4,254	5.9%
55 - 59	4,781	6.7%	4,075	5.7%	3,982	5.5%
60 - 64	4,804	6.7%	4,545	6.3%	3,912	5.4%
65 - 69	4,218	5.9%	4,296	6.0%	4,147	5.8%
70 - 74	3,505	4.9%	3,761	5.2%	3,910	5.4%
75 - 79	2,593	3.6%	2,962	4.1%	3,259	4.5%
80 - 84	1,750	2.4%	2,037	2.8%	2,383	3.3%
85+	1,705	2.4%	1,835	2.5%	2,184	3.0%
18+	55,984	78.0%	56,782	78.8%	57,409	79.7%
21+	53,384	74.4%	54,071	75.0%	54,695	76.0%



# Population Age & Gender Analysis

12334 Olive Blvd, Saint Louis, Missouri, 63141

Prepared by Clear to Launch

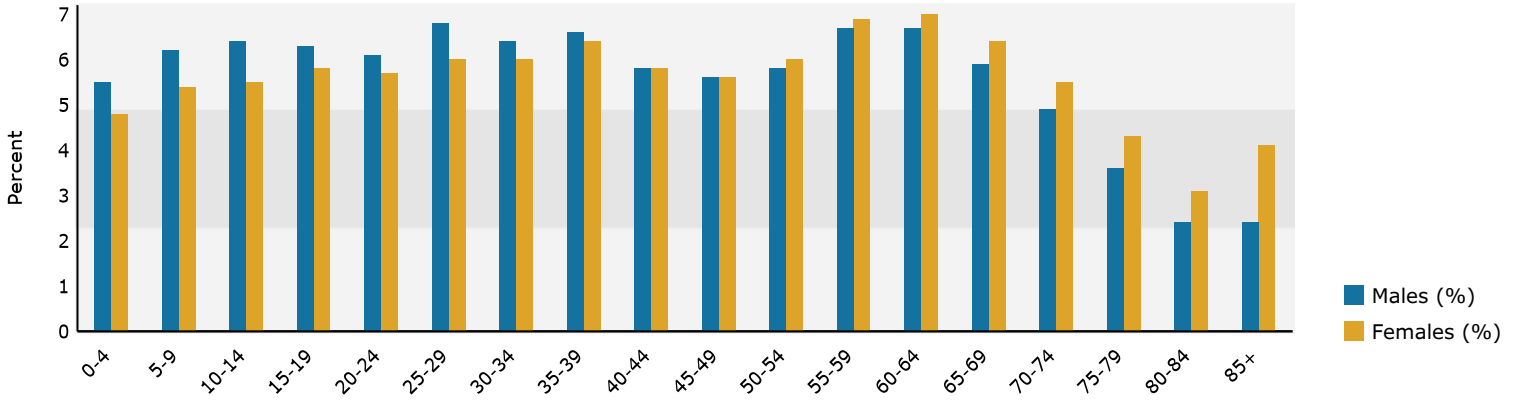
Ring: 5 mile radius

Latitude: 38.67246

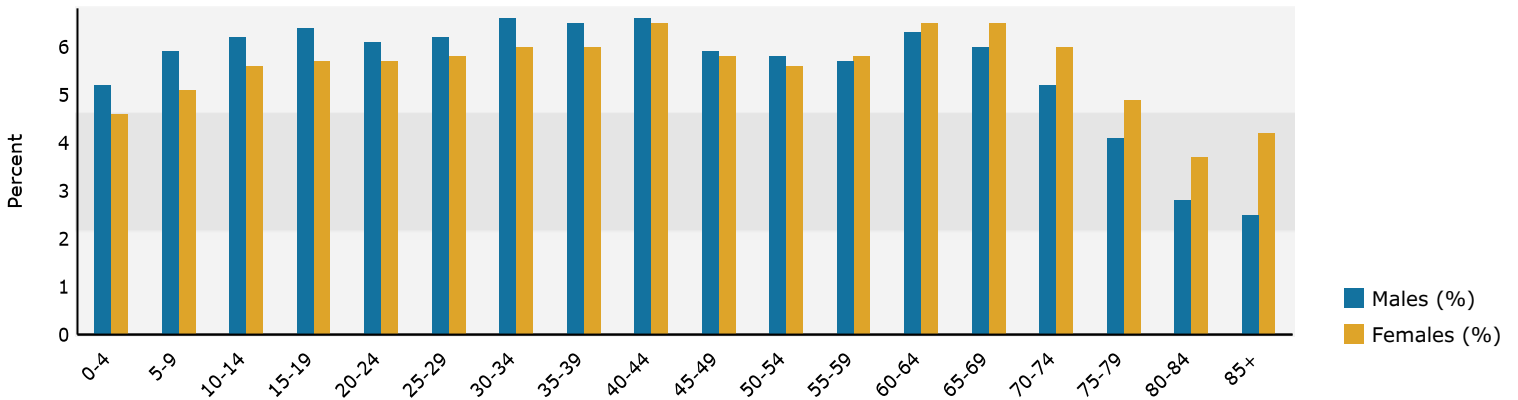
Longitude: -90.45651

Female Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
Total	77,898	100.0%	76,238	100.0%	76,585	100.0%
0 - 4	3,716	4.8%	3,526	4.6%	3,476	4.5%
5 - 9	4,175	5.4%	3,916	5.1%	3,634	4.7%
10 - 14	4,295	5.5%	4,249	5.6%	4,114	5.4%
15 - 19	4,491	5.8%	4,341	5.7%	4,324	5.6%
20 - 24	4,426	5.7%	4,312	5.7%	4,470	5.8%
25 - 29	4,672	6.0%	4,401	5.8%	4,400	5.7%
30 - 34	4,682	6.0%	4,594	6.0%	4,400	5.7%
35 - 39	4,953	6.4%	4,606	6.0%	4,685	6.1%
40 - 44	4,493	5.8%	4,926	6.5%	4,689	6.1%
45 - 49	4,325	5.6%	4,388	5.8%	4,929	6.4%
50 - 54	4,635	6.0%	4,281	5.6%	4,345	5.7%
55 - 59	5,373	6.9%	4,428	5.8%	4,289	5.6%
60 - 64	5,472	7.0%	4,960	6.5%	4,247	5.5%
65 - 69	5,004	6.4%	4,977	6.5%	4,775	6.2%
70 - 74	4,277	5.5%	4,544	6.0%	4,695	6.1%
75 - 79	3,350	4.3%	3,761	4.9%	4,157	5.4%
80 - 84	2,379	3.1%	2,804	3.7%	3,225	4.2%
85+	3,179	4.1%	3,223	4.2%	3,729	4.9%
18+	63,046	80.9%	62,060	81.4%	62,889	82.1%
21+	60,359	77.5%	59,307	77.8%	60,118	78.5%

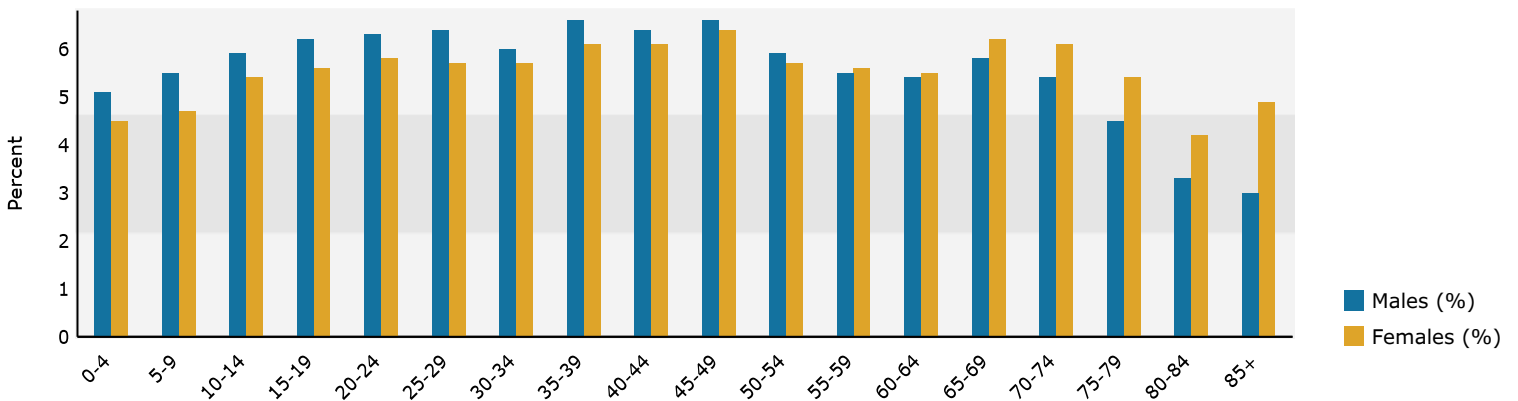
Census 2020 Population by Age and Sex



2025 Population by Age and Sex



2030 Population by Age and Sex



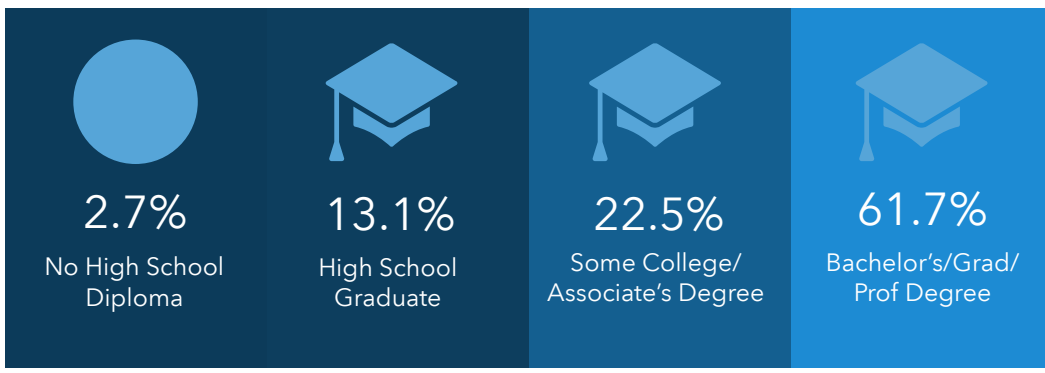
# DEMOGRAPHIC PROFILE

12334 Olive Blvd, Saint Louis, Missouri, 63141 2

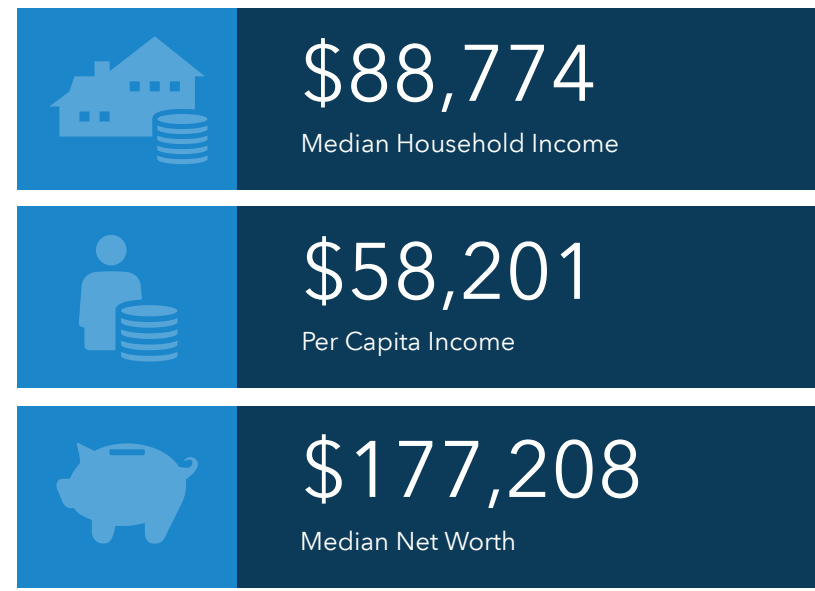
Drive time: 5 minute radius



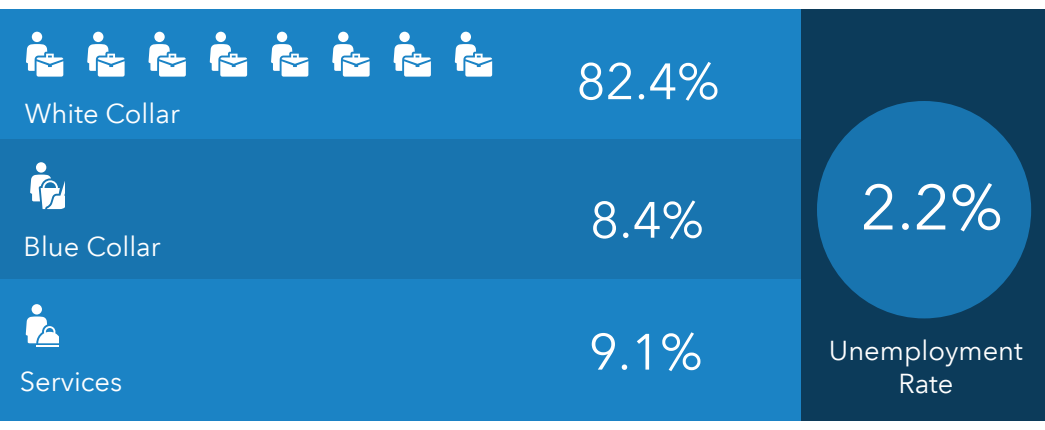
## Education



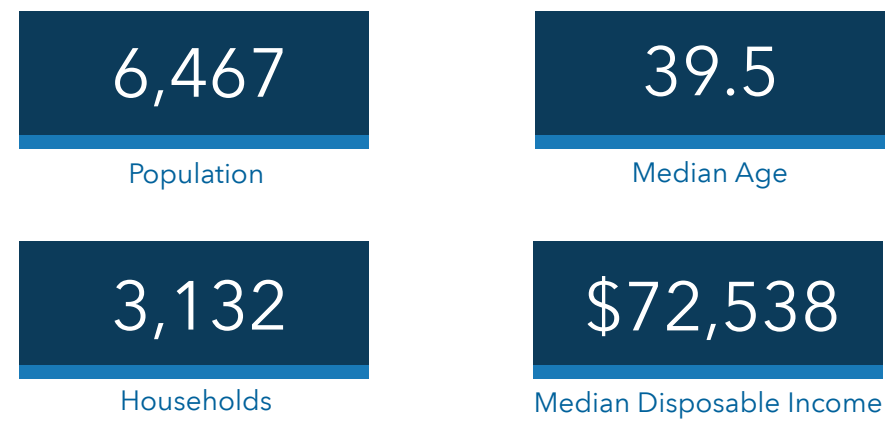
## Income



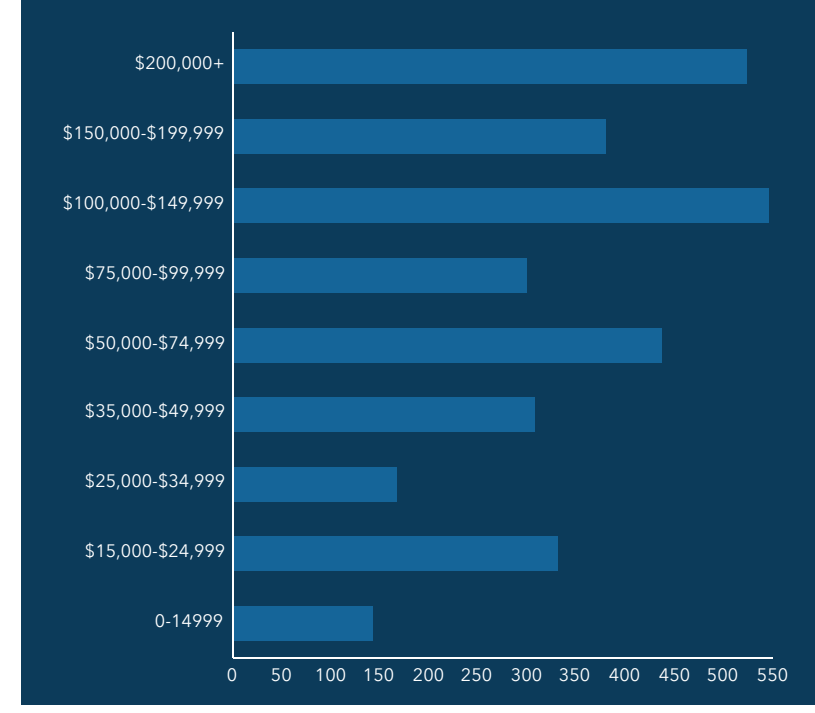
## Employment



## Key Facts



## Household Income (\$)

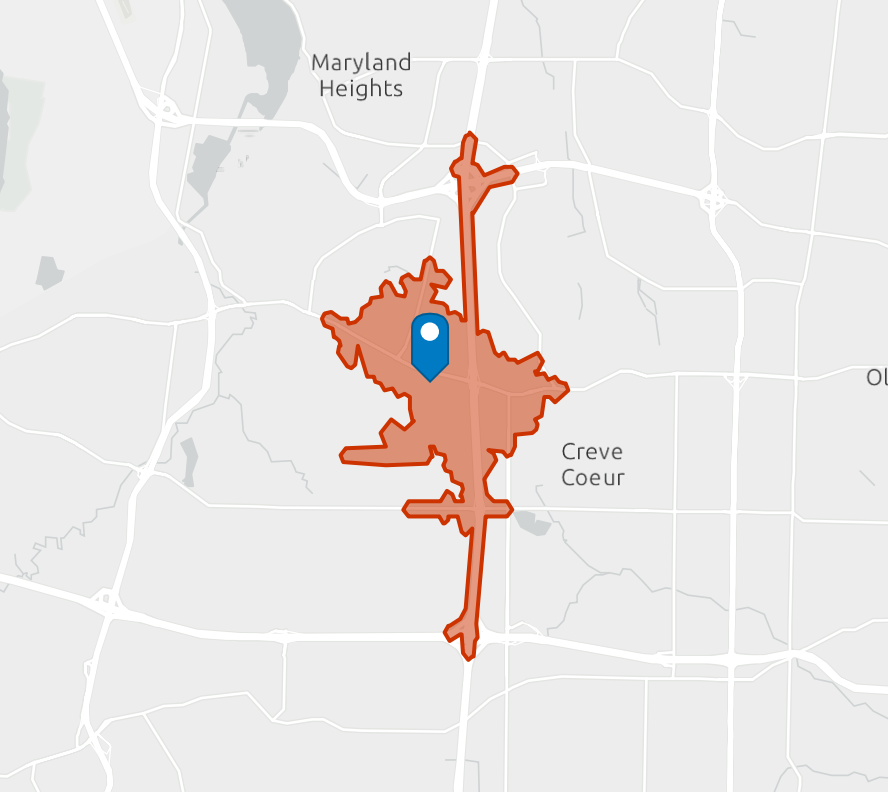


Source: This infographic contains data provided by Esri (2025, 2030), Esri-U.S. BLS (2025), ACS (2019-2023).

# POPULATION TRENDS & KEY INDICATORS

12334 Olive Blvd, Saint Louis, Missouri, 63141 2

Drive time: 5 minute radius



**6,467**

Population

**3,132**

Households

**1.97**

Avg Size Household

**0.0%**

2020-2025 Population Growth

**0.6%**

2025-2030 Projected Population Growth

**39.5**

Median Age

**\$88,774**

Median Household Income

**\$359,785**

Median Home Value



**\$13,757**

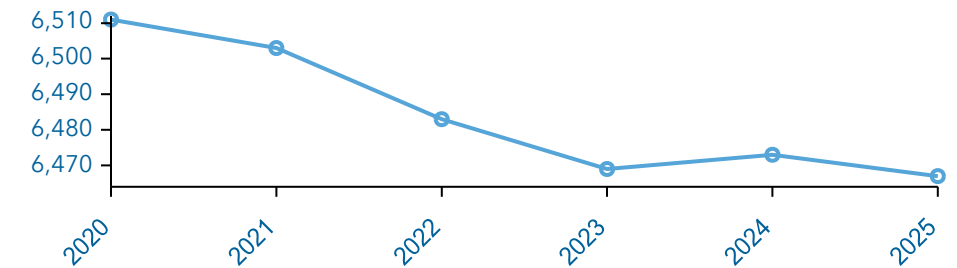
Avg Spent on Mortgage & Basics



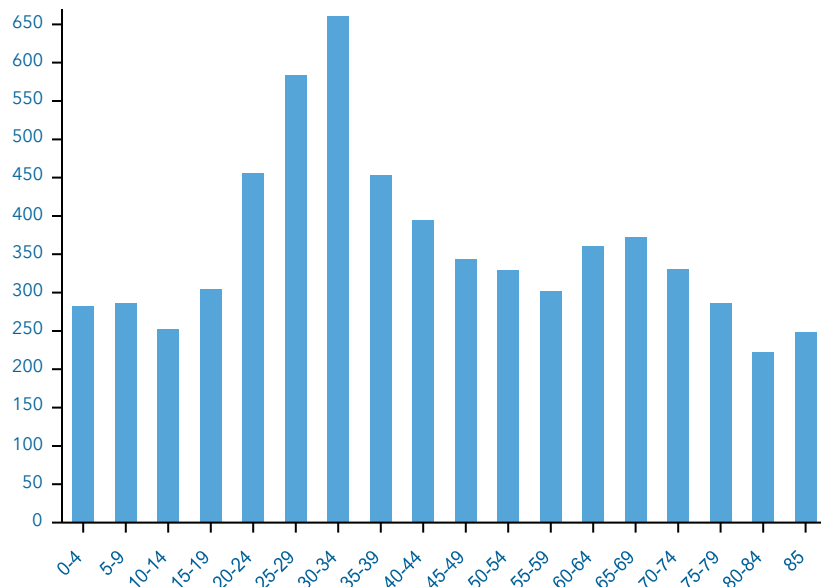
**25.4%**

Percent of Income for Mortgage

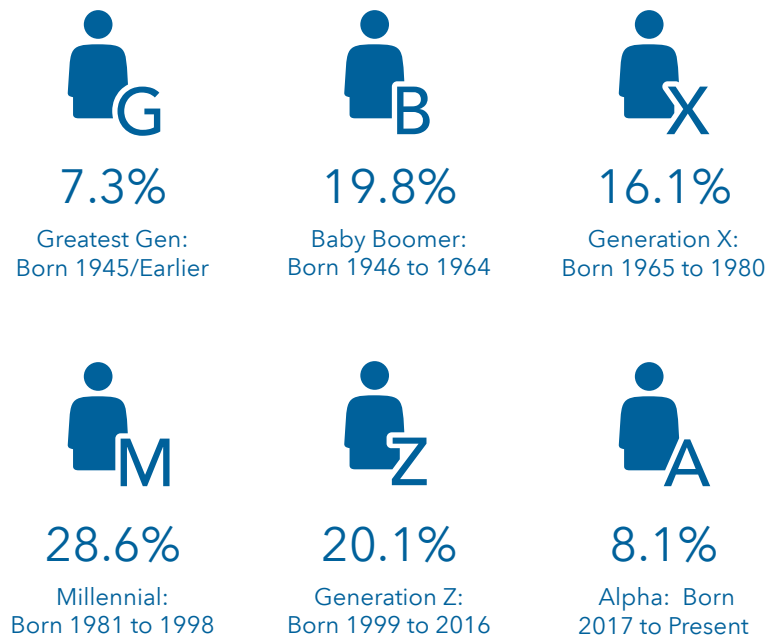
Historical Population Trends



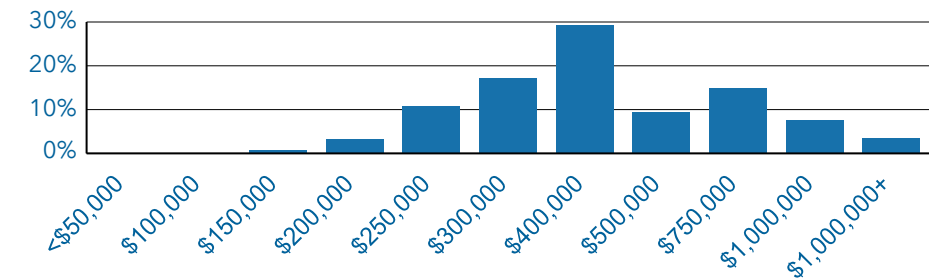
Population By Age



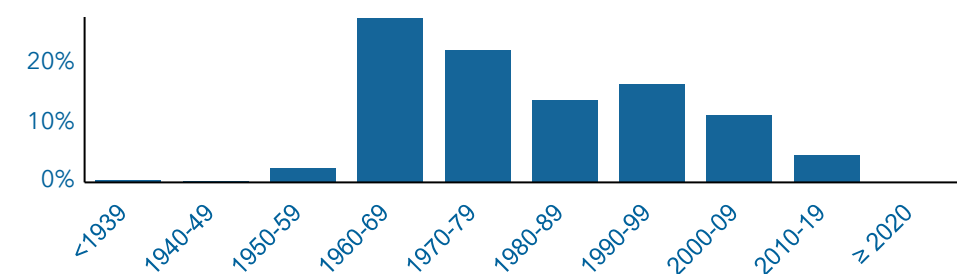
Population By Generation



Home Value



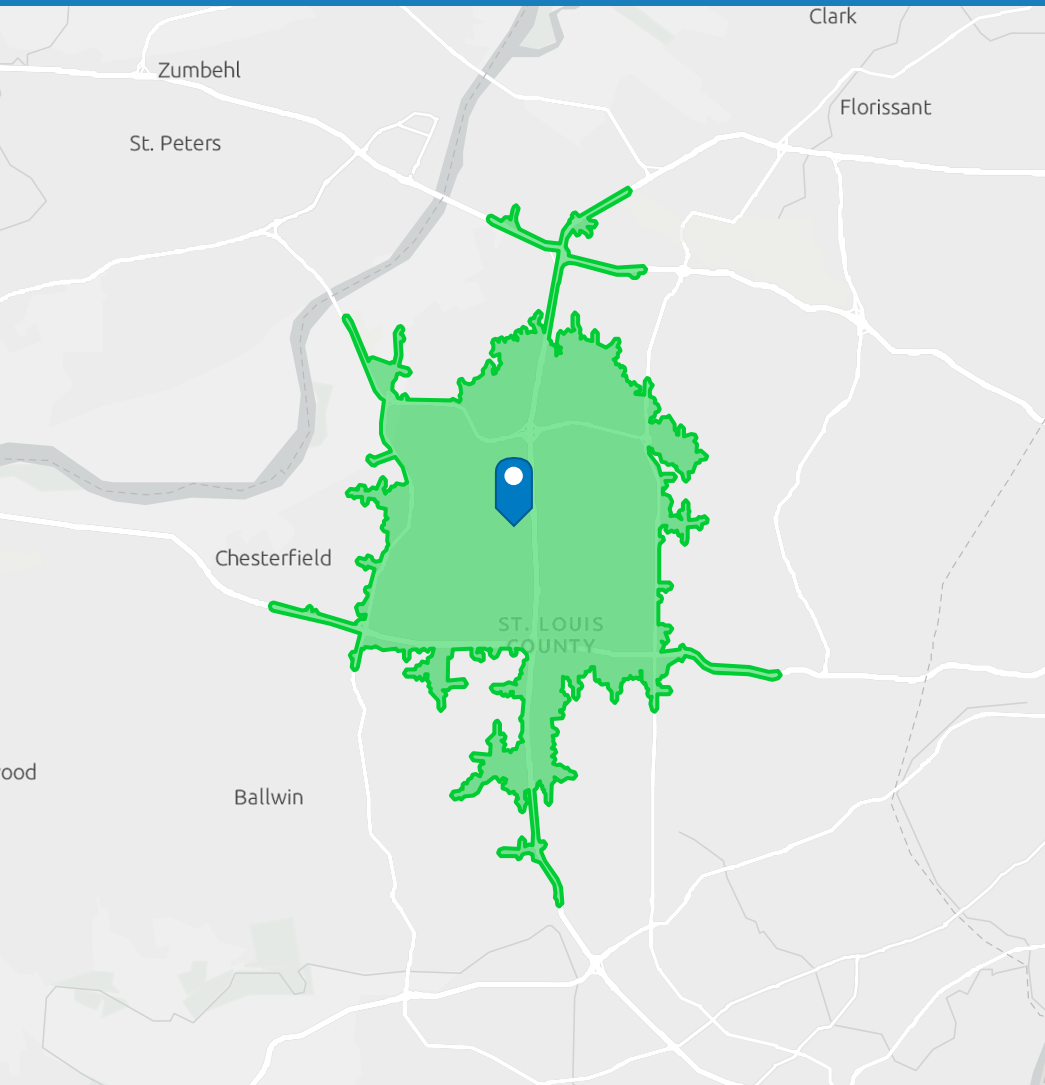
Housing: Year Built



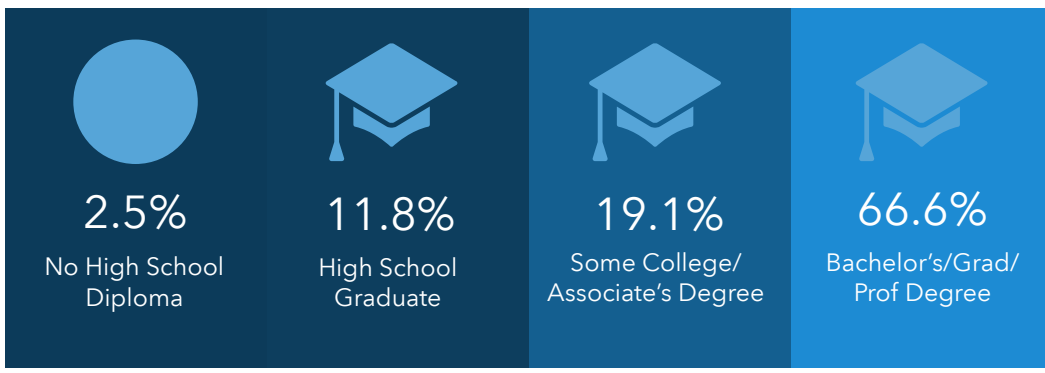
# DEMOGRAPHIC PROFILE

12334 Olive Blvd, Saint Louis, Missouri, 63141 2

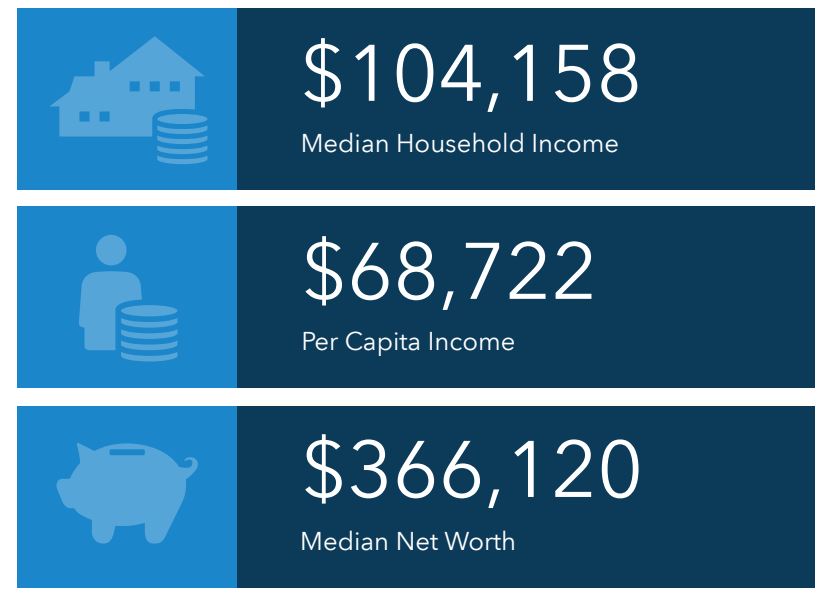
Drive time: 10 minute radius



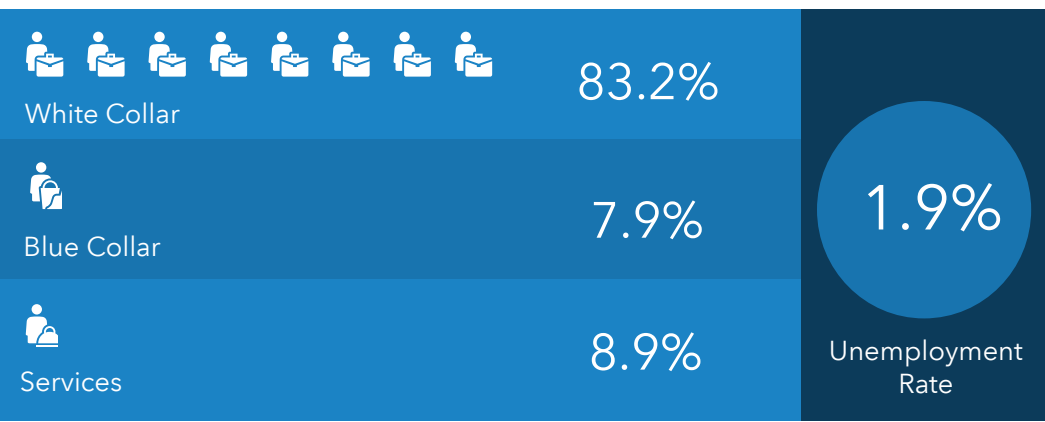
## Education



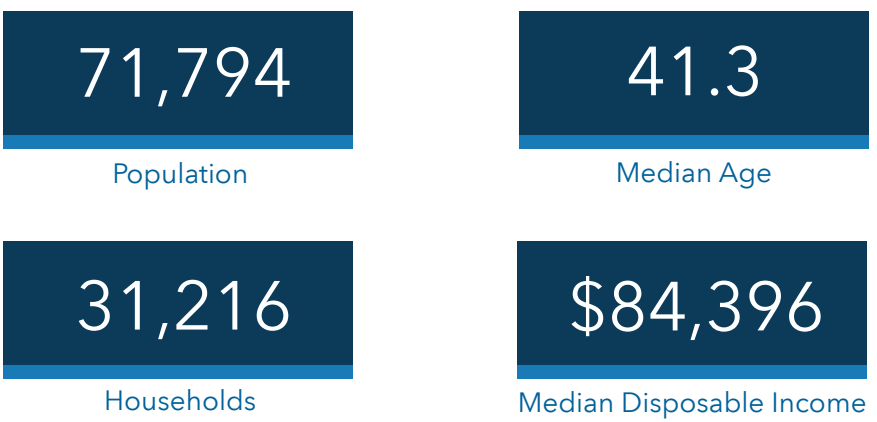
## Income



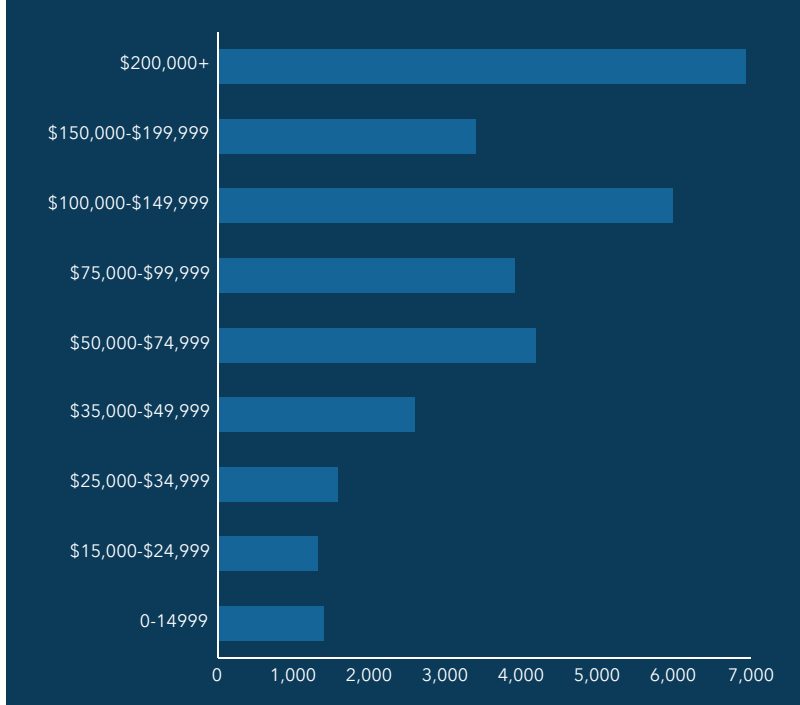
## Employment



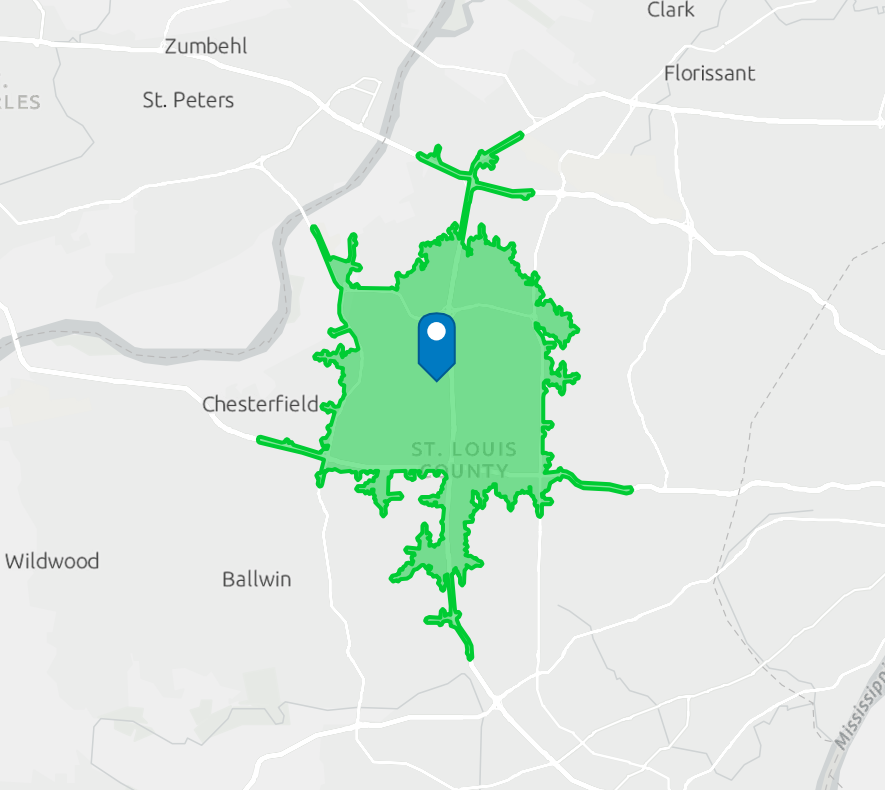
## Key Facts



## Household Income (\$)



Source: This infographic contains data provided by Esri (2025, 2030), Esri-U.S. BLS (2025), ACS (2019-2023).



# POPULATION TRENDS & KEY INDICATORS

12334 Olive Blvd, Saint Louis, Missouri, 63141 2

Drive time: 10 minute radius

**71,794**

Population

**31,216**

Households

**2.23**

Avg Size Household

**-0.1%**

2020-2025 Population Growth

**0.2%**

2025-2030 Projected Population Growth

**41.3**

Median Age

**\$104,158**

Median Household Income

**\$371,591**

Median Home Value



**\$17,522**

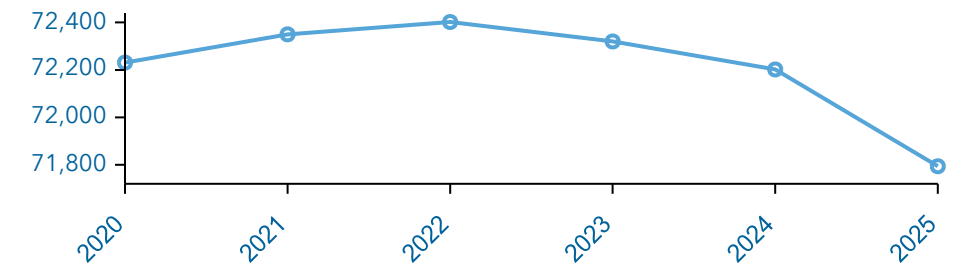
Avg Spent on Mortgage & Basics



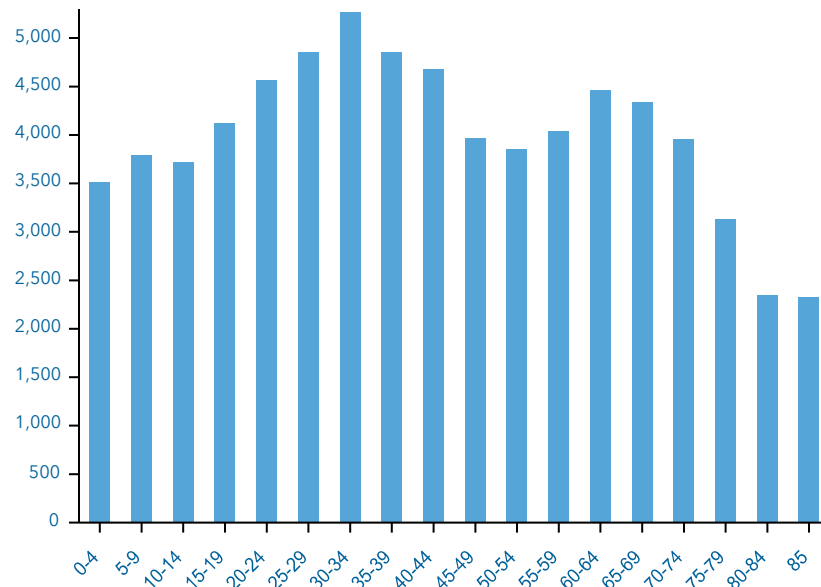
**22.3%**

Percent of Income for Mortgage

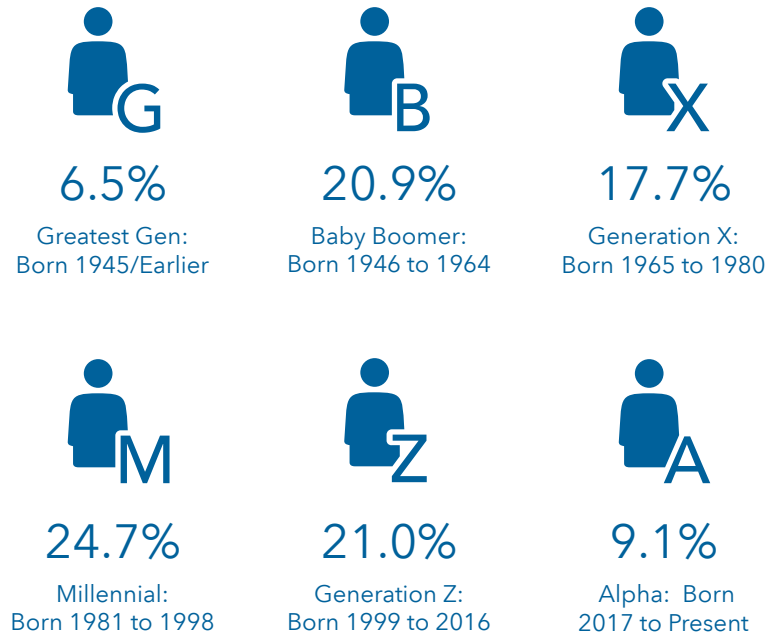
Historical Population Trends



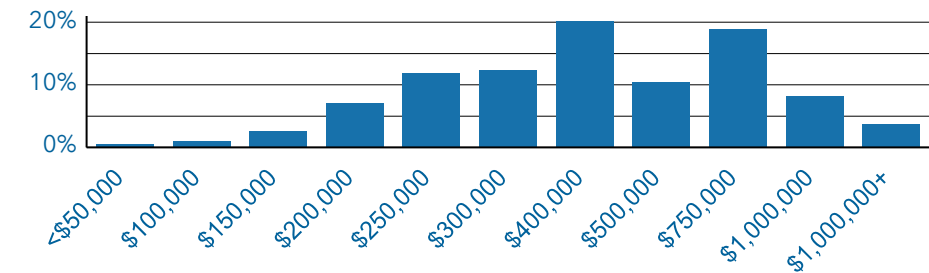
Population By Age



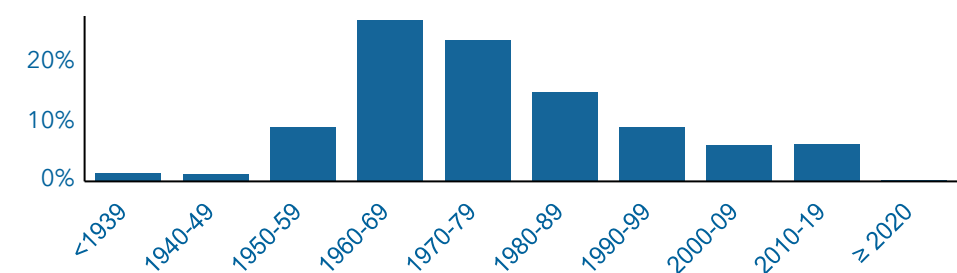
Population By Generation



Home Value



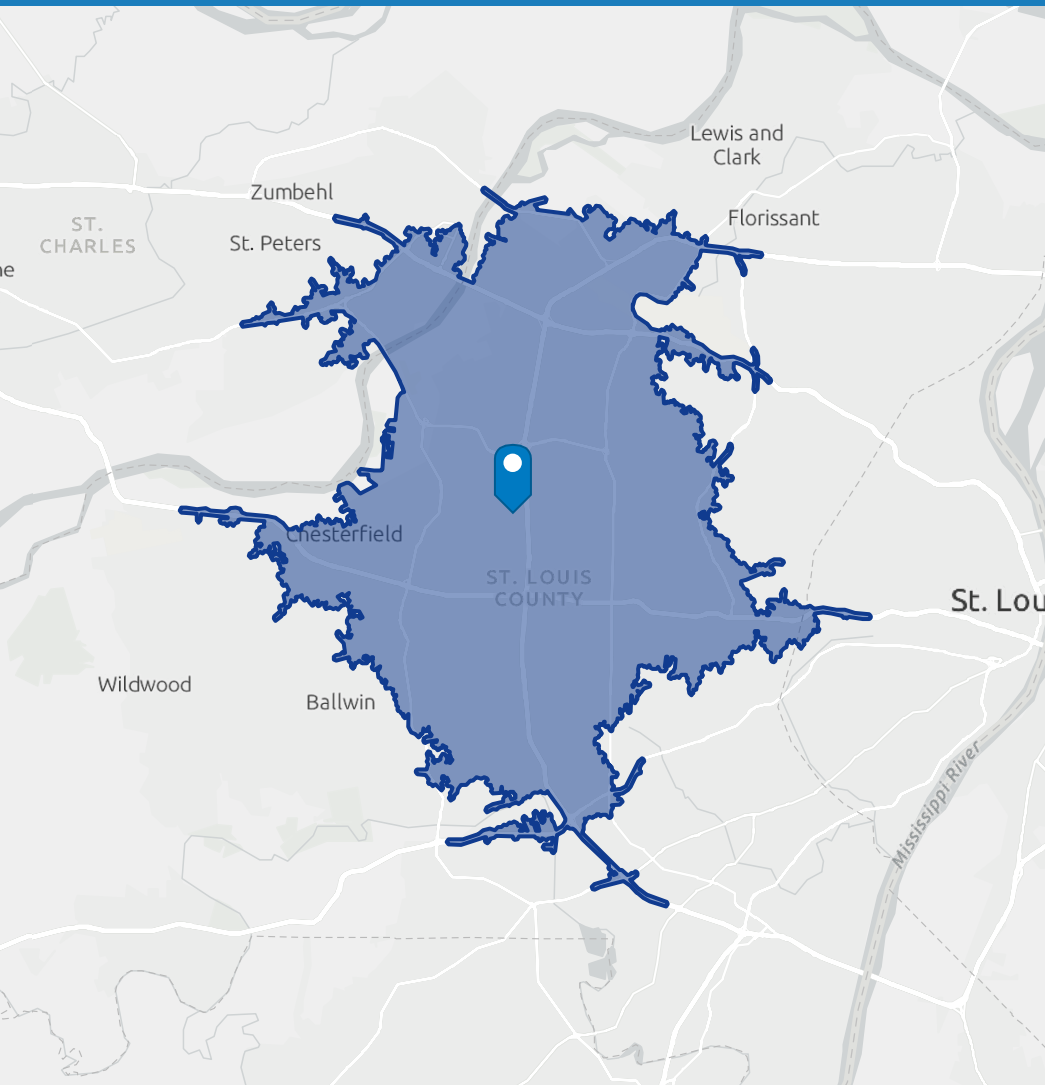
Housing: Year Built



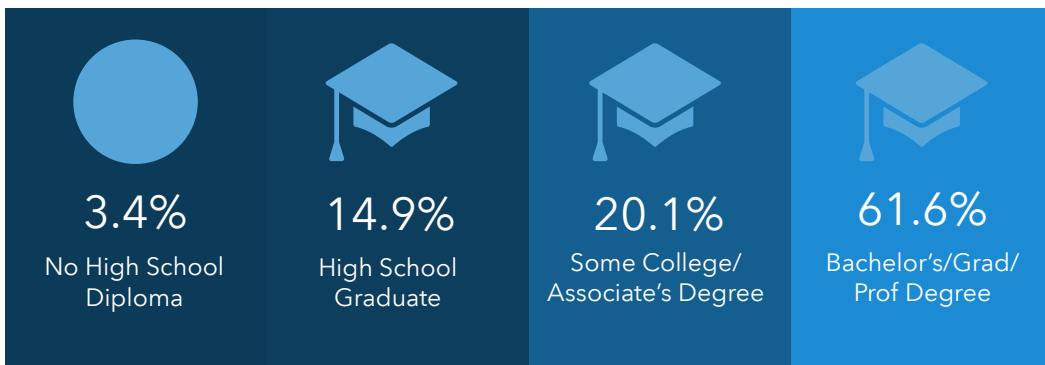
# DEMOGRAPHIC PROFILE

12334 Olive Blvd, Saint Louis, Missouri, 63141 2

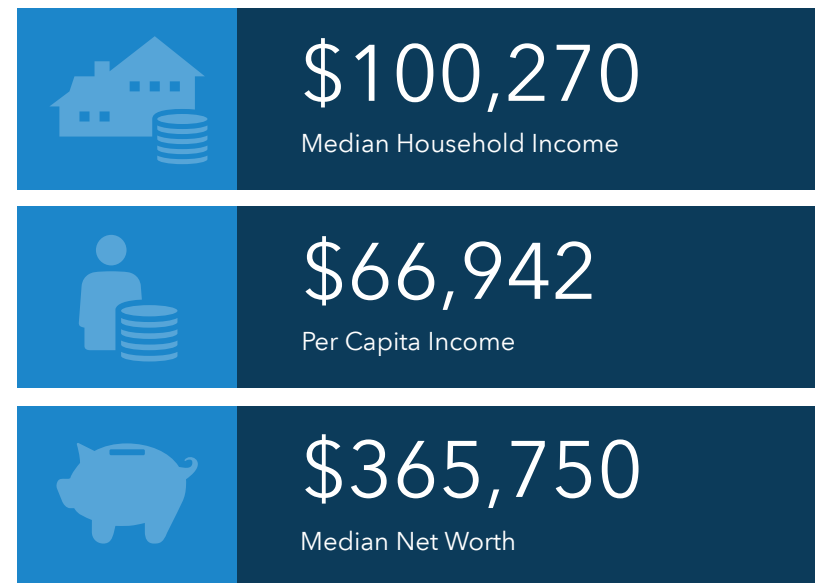
Drive time: 15 minute radius



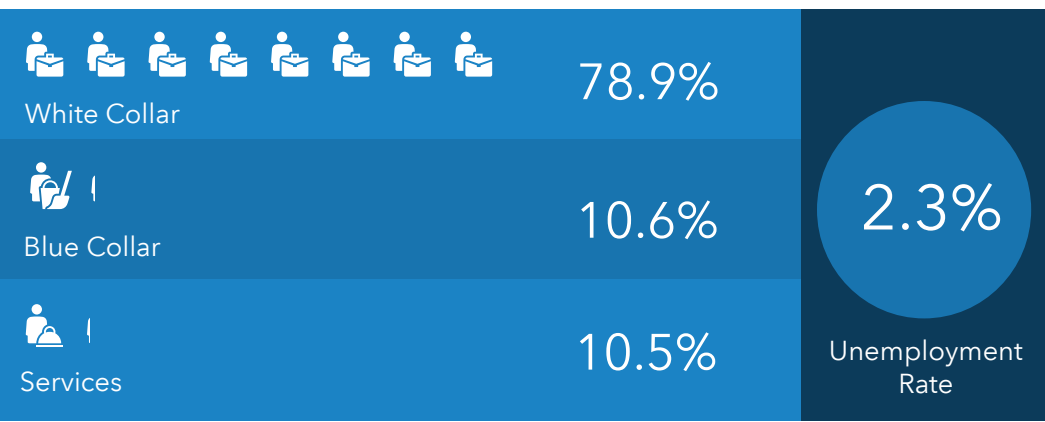
## Education



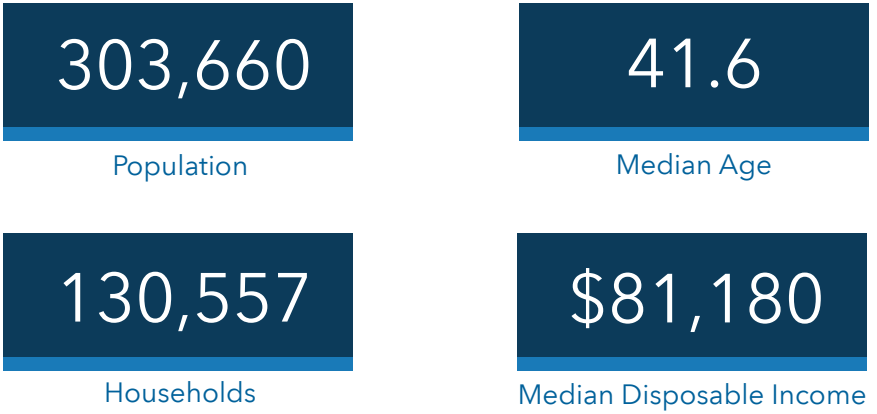
## Income



## Employment



## Key Facts



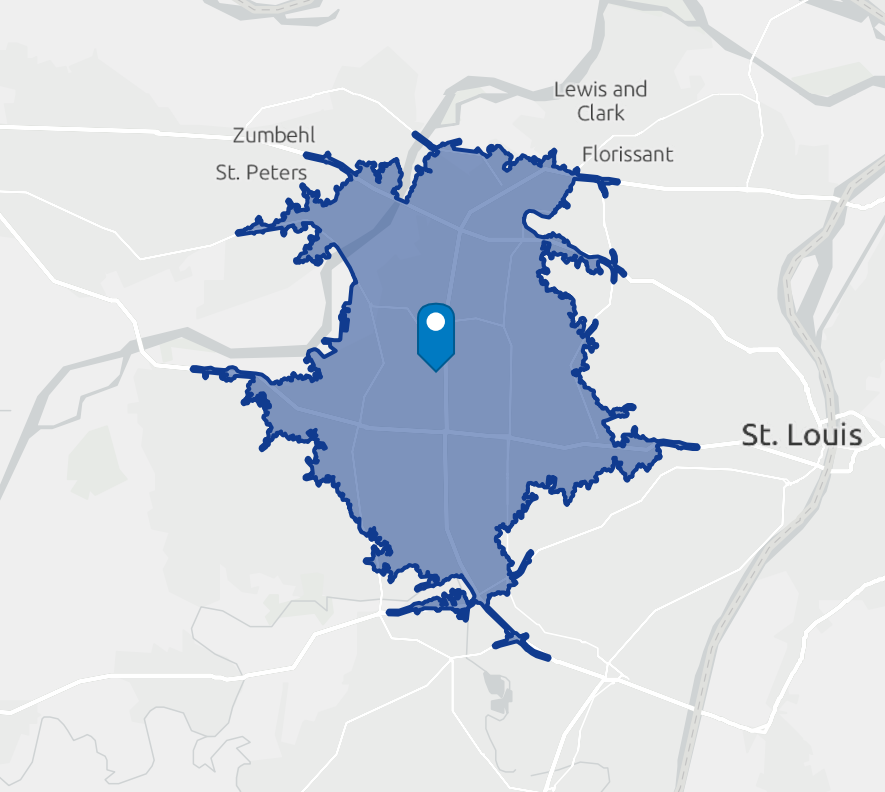
## Household Income (\$)



# POPULATION TRENDS & KEY INDICATORS

12334 Olive Blvd, Saint Louis, Missouri, 63141 2

Drive time: 15 minute radius



**303,660**

Population

**130,557**

Households

**2.28**

Avg Size Household

**-0.0%**

2020-2025 Population Growth

**0.1%**

2025-2030 Projected Population Growth

**41.6**

Median Age

**\$100,270**

Median Household Income

**\$378,022**

Median Home Value



**\$17,642**

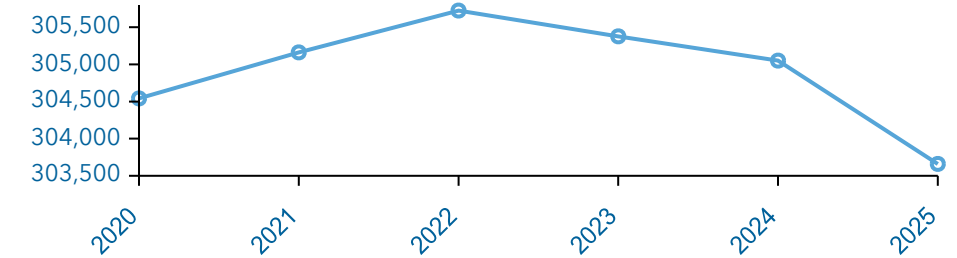
Avg Spent on Mortgage & Basics



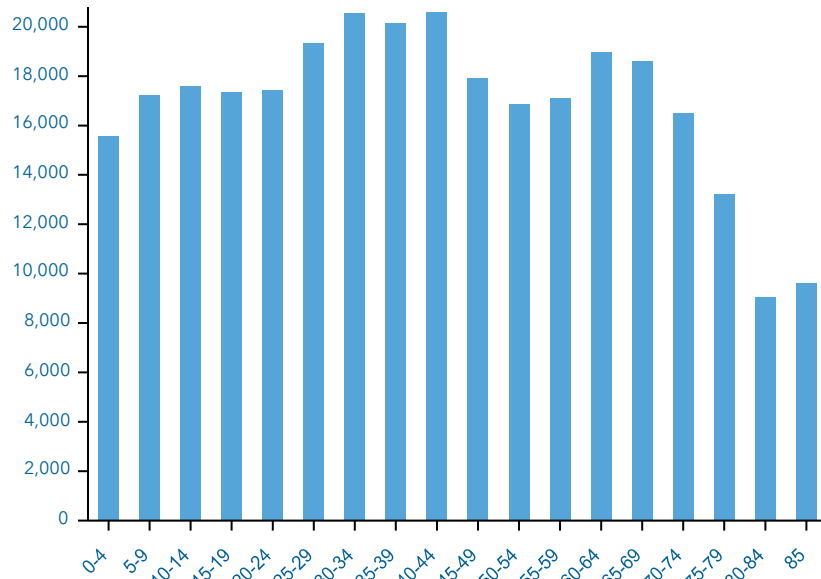
**23.6%**

Percent of Income for Mortgage

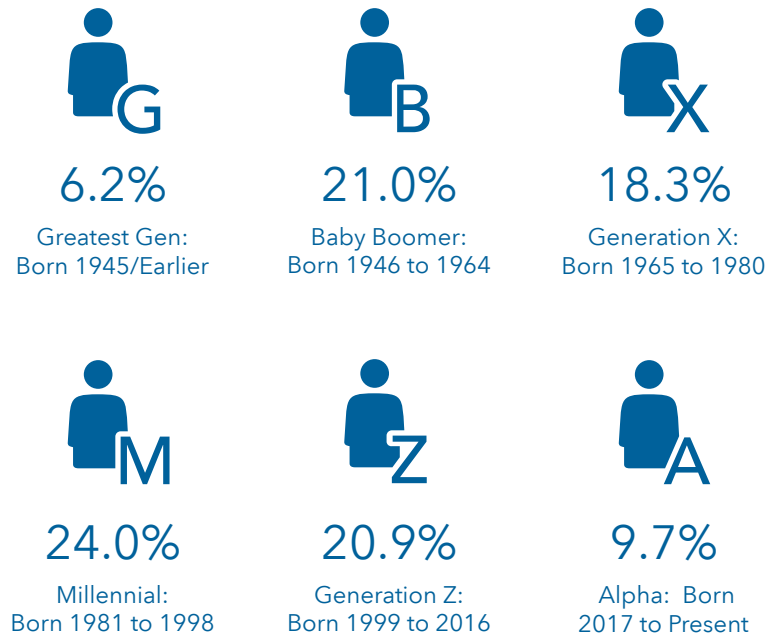
Historical Population Trends



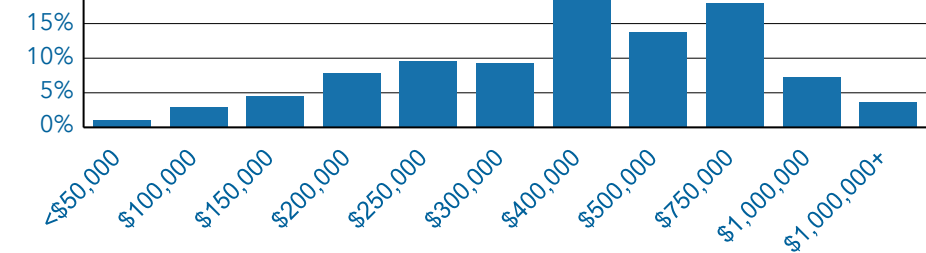
Population By Age



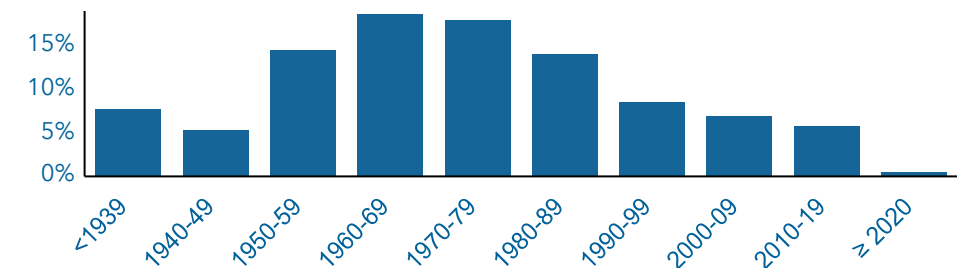
Population By Generation



Home Value



Housing: Year Built





# Population Age & Gender Analysis

12334 Olive Blvd, Saint Louis, Missouri, 63141 2

Prepared by Clear to Launch

Drive time: 5 minute radius

Latitude: 38.67246

Longitude: -90.45651

Summary	Census 2020	2025	2030	2025-2030 Change	2025-2030 Annual Rate
Population	6,453	6,467	6,656	189	0.58%
Households	3,139	3,132	3,225	93	0.59%
Average Household Size	1.96	1.97	1.97	0.00	0.00%
Median Age	38.7	39.5	40.7	1.2	0.60%
Median Male Age	36.4	37.4	39.0	1.6	0.84%
Median Female Age	41.4	42.0	43.2	1.2	0.57%

Total Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
Total	6,453	100.0%	6,467	100.0%	6,656	100.0%
0 - 4	291	4.5%	283	4.4%	285	4.3%
5 - 9	272	4.2%	287	4.4%	277	4.2%
10 - 14	269	4.2%	253	3.9%	281	4.2%
15 - 19	313	4.9%	304	4.7%	294	4.4%
20 - 24	503	7.8%	456	7.1%	468	7.0%
25 - 29	750	11.6%	584	9.0%	562	8.4%
30 - 34	510	7.9%	661	10.2%	499	7.5%
35 - 39	426	6.6%	453	7.0%	601	9.0%
40 - 44	344	5.3%	394	6.1%	429	6.4%
45 - 49	315	4.9%	343	5.3%	403	6.1%
50 - 54	332	5.1%	329	5.1%	360	5.4%
55 - 59	372	5.8%	302	4.7%	313	4.7%
60 - 64	406	6.3%	360	5.6%	313	4.7%
65 - 69	360	5.6%	372	5.8%	349	5.2%
70 - 74	328	5.1%	331	5.1%	359	5.4%
75 - 79	232	3.6%	286	4.4%	304	4.6%
80 - 84	199	3.1%	222	3.4%	276	4.1%
85+	231	3.6%	248	3.8%	286	4.3%
18+	5,440	84.3%	5,476	84.7%	5,651	84.9%
21+	5,228	81.0%	5,268	81.5%	5,447	81.8%

Total Population by Age Dependency	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
Total	6,453	100.0%	6,468	100.0%	6,659	100.0%
Child (<18)	1,014	15.7%	991	15.3%	1,005	15.1%
Working-Age (18-64)	4,088	63.4%	4,018	62.1%	4,078	61.3%
Senior (Age 65+)	1,351	20.9%	1,458	22.5%	1,574	23.6%
Child Dependency Ratio	24.8	-	24.7	-	24.6	-
Age Dependency Ratio	57.9	-	61.0	-	63.2	-
Senior Dependency Ratio	33.0	-	36.3	-	38.6	-

Source: U.S. Census, Esri

October 08, 2025



# Population Age & Gender Analysis

12334 Olive Blvd, Saint Louis, Missouri, 63141 2

Prepared by Clear to Launch

Drive time: 5 minute radius

Latitude: 38.67246

Longitude: -90.45651

**Data Note:** Detail may not sum to totals due to rounding. Dependency ratios represent the number of dependents per 100 persons of the working-age population aged 18 to 64.

Male Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
Total	3,118	100.0%	3,160	100.0%	3,245	100.0%
0 - 4	151	4.8%	146	4.6%	147	4.5%
5 - 9	134	4.3%	152	4.8%	146	4.5%
10 - 14	139	4.5%	122	3.9%	146	4.5%
15 - 19	165	5.3%	161	5.1%	144	4.4%
20 - 24	247	7.9%	244	7.7%	248	7.6%
25 - 29	397	12.7%	293	9.3%	302	9.3%
30 - 34	267	8.6%	344	10.9%	241	7.4%
35 - 39	212	6.8%	241	7.6%	311	9.6%
40 - 44	176	5.6%	203	6.4%	232	7.1%
45 - 49	146	4.7%	169	5.3%	196	6.0%
50 - 54	152	4.9%	162	5.1%	183	5.6%
55 - 59	175	5.6%	137	4.3%	152	4.7%
60 - 64	196	6.3%	170	5.4%	141	4.3%
65 - 69	156	5.0%	172	5.4%	154	4.7%
70 - 74	146	4.7%	144	4.6%	164	5.1%
75 - 79	98	3.1%	118	3.7%	122	3.8%
80 - 84	86	2.8%	96	3.0%	116	3.6%
85+	77	2.5%	86	2.7%	101	3.1%
18+	2,596	83.3%	2,643	83.6%	2,719	83.8%
21+	2,489	79.8%	2,538	80.3%	2,622	80.8%



# Population Age & Gender Analysis

12334 Olive Blvd, Saint Louis, Missouri, 63141 2

Prepared by Clear to Launch

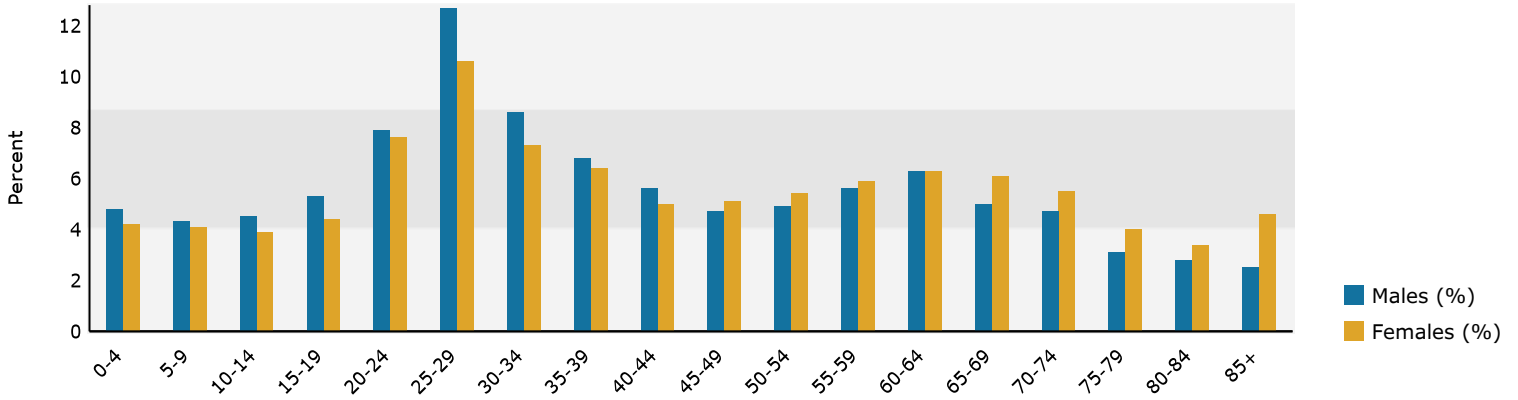
Drive time: 5 minute radius

Latitude: 38.67246

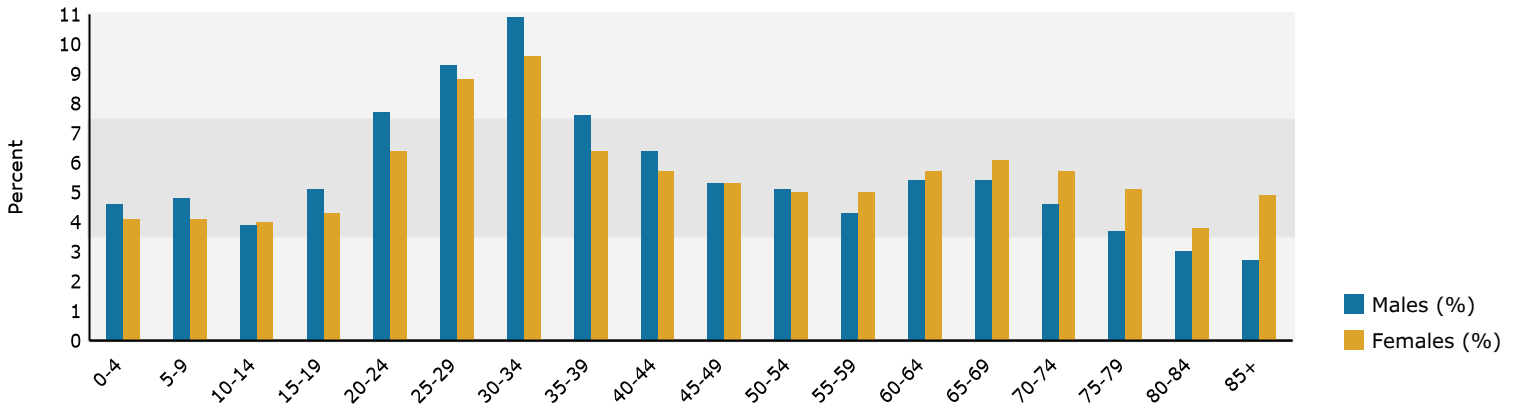
Longitude: -90.45651

Female Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
Total	3,335	100.0%	3,307	100.0%	3,411	100.0%
0 - 4	140	4.2%	136	4.1%	138	4.0%
5 - 9	138	4.1%	135	4.1%	131	3.8%
10 - 14	130	3.9%	131	4.0%	135	4.0%
15 - 19	148	4.4%	143	4.3%	149	4.4%
20 - 24	255	7.6%	211	6.4%	220	6.4%
25 - 29	353	10.6%	290	8.8%	260	7.6%
30 - 34	243	7.3%	318	9.6%	258	7.6%
35 - 39	214	6.4%	212	6.4%	290	8.5%
40 - 44	168	5.0%	190	5.7%	197	5.8%
45 - 49	169	5.1%	175	5.3%	207	6.1%
50 - 54	180	5.4%	167	5.0%	177	5.2%
55 - 59	197	5.9%	166	5.0%	162	4.7%
60 - 64	210	6.3%	189	5.7%	172	5.0%
65 - 69	204	6.1%	201	6.1%	195	5.7%
70 - 74	182	5.5%	187	5.7%	195	5.7%
75 - 79	134	4.0%	168	5.1%	182	5.3%
80 - 84	114	3.4%	126	3.8%	159	4.7%
85+	154	4.6%	162	4.9%	185	5.4%
18+	2,844	85.3%	2,833	85.7%	2,932	86.0%
21+	2,739	82.1%	2,730	82.6%	2,824	82.8%

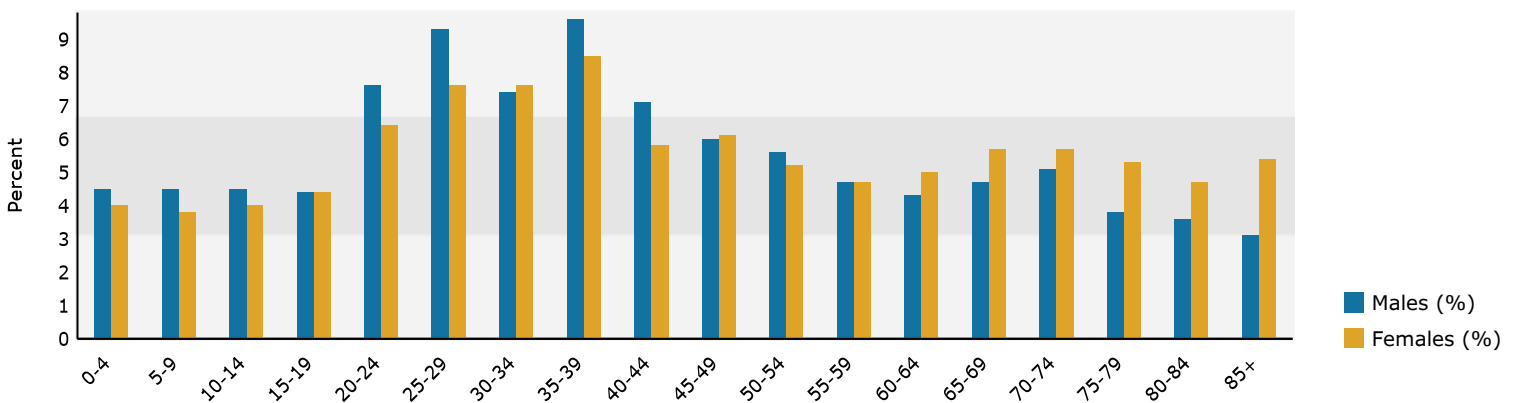
Census 2020 Population by Age and Sex



2025 Population by Age and Sex



2030 Population by Age and Sex



Source: U.S. Census, Esri



# Population Age & Gender Analysis

12334 Olive Blvd, Saint Louis, Missouri, 63141 2

Prepared by Clear to Launch

Drive time: 10 minute radius

Latitude: 38.67246

Longitude: -90.45651

Summary	Census 2020	2025	2030	2025-2030 Change	2025-2030 Annual Rate
Population	72,267	71,794	72,360	566	0.16%
Households	31,315	31,216	31,611	395	0.25%
Average Household Size	2.24	2.23	2.22	-0.01	-0.09%
Median Age	40.6	41.3	42.1	0.8	0.38%
Median Male Age	38.7	39.5	40.4	0.9	0.45%
Median Female Age	42.8	43.1	43.8	0.7	0.32%

Total Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
Total	72,267	100.0%	71,794	100.0%	72,360	100.0%
0 - 4	3,682	5.1%	3,517	4.9%	3,461	4.8%
5 - 9	3,790	5.2%	3,796	5.3%	3,527	4.9%
10 - 14	3,701	5.1%	3,722	5.2%	3,773	5.2%
15 - 19	4,162	5.8%	4,120	5.7%	4,117	5.7%
20 - 24	4,792	6.6%	4,563	6.4%	4,781	6.6%
25 - 29	5,561	7.7%	4,855	6.8%	4,801	6.6%
30 - 34	5,088	7.0%	5,269	7.3%	4,697	6.5%
35 - 39	4,891	6.8%	4,857	6.8%	5,087	7.0%
40 - 44	4,004	5.5%	4,677	6.5%	4,667	6.4%
45 - 49	3,822	5.3%	3,965	5.5%	4,601	6.4%
50 - 54	4,148	5.7%	3,849	5.4%	3,924	5.4%
55 - 59	4,758	6.6%	4,039	5.6%	3,818	5.3%
60 - 64	4,801	6.6%	4,457	6.2%	3,884	5.4%
65 - 69	4,387	6.1%	4,337	6.0%	4,180	5.8%
70 - 74	3,633	5.0%	3,961	5.5%	4,037	5.6%
75 - 79	2,827	3.9%	3,133	4.4%	3,552	4.9%
80 - 84	1,993	2.8%	2,347	3.3%	2,668	3.7%
85+	2,229	3.1%	2,329	3.2%	2,784	3.8%
18+	58,762	81.3%	58,503	81.5%	59,364	82.0%
21+	55,923	77.4%	55,669	77.5%	56,471	78.0%

Total Population by Age Dependency	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
Total	72,267	100.0%	71,793	100.0%	72,359	100.0%
Child (<18)	13,505	18.7%	13,291	18.5%	12,996	18.0%
Working-Age (18-64)	43,692	60.5%	42,397	59.1%	42,143	58.2%
Senior (Age 65+)	15,069	20.9%	16,106	22.4%	17,221	23.8%
Child Dependency Ratio	30.9	-	31.3	-	30.8	-
Age Dependency Ratio	65.4	-	69.3	-	71.7	-
Senior Dependency Ratio	34.5	-	38.0	-	40.9	-

Source: U.S. Census, Esri



# Population Age & Gender Analysis

12334 Olive Blvd, Saint Louis, Missouri, 63141 2

Prepared by Clear to Launch

Drive time: 10 minute radius

Latitude: 38.67246

Longitude: -90.45651

**Data Note:** Detail may not sum to totals due to rounding. Dependency ratios represent the number of dependents per 100 persons of the working-age population aged 18 to 64.

Male Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
Total	34,729	100.0%	34,941	100.0%	35,109	100.0%
0 - 4	1,879	5.4%	1,802	5.2%	1,770	5.0%
5 - 9	1,953	5.6%	1,975	5.7%	1,828	5.2%
10 - 14	1,912	5.5%	1,914	5.5%	1,925	5.5%
15 - 19	2,052	5.9%	2,091	6.0%	2,072	5.9%
20 - 24	2,331	6.7%	2,239	6.4%	2,347	6.7%
25 - 29	2,872	8.3%	2,462	7.0%	2,461	7.0%
30 - 34	2,556	7.4%	2,707	7.7%	2,329	6.6%
35 - 39	2,459	7.1%	2,507	7.2%	2,624	7.5%
40 - 44	1,993	5.7%	2,351	6.7%	2,362	6.7%
45 - 49	1,833	5.3%	1,995	5.7%	2,282	6.5%
50 - 54	1,962	5.6%	1,893	5.4%	1,983	5.6%
55 - 59	2,221	6.4%	1,927	5.5%	1,841	5.2%
60 - 64	2,246	6.5%	2,110	6.0%	1,850	5.3%
65 - 69	1,969	5.7%	1,994	5.7%	1,904	5.4%
70 - 74	1,635	4.7%	1,761	5.0%	1,820	5.2%
75 - 79	1,189	3.4%	1,370	3.9%	1,526	4.3%
80 - 84	865	2.5%	971	2.8%	1,149	3.3%
85+	802	2.3%	871	2.5%	1,038	3.0%
18+	27,791	80.0%	28,043	80.3%	28,410	80.9%
21+	26,437	76.1%	26,687	76.4%	27,023	77.0%



# Population Age & Gender Analysis

12334 Olive Blvd, Saint Louis, Missouri, 63141 2

Prepared by Clear to Launch

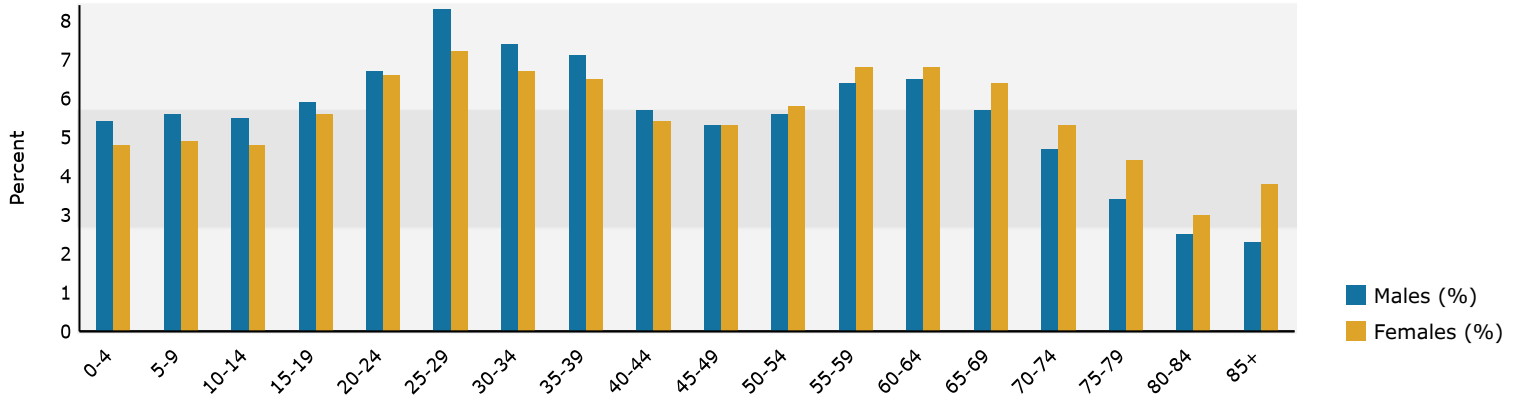
Drive time: 10 minute radius

Latitude: 38.67246

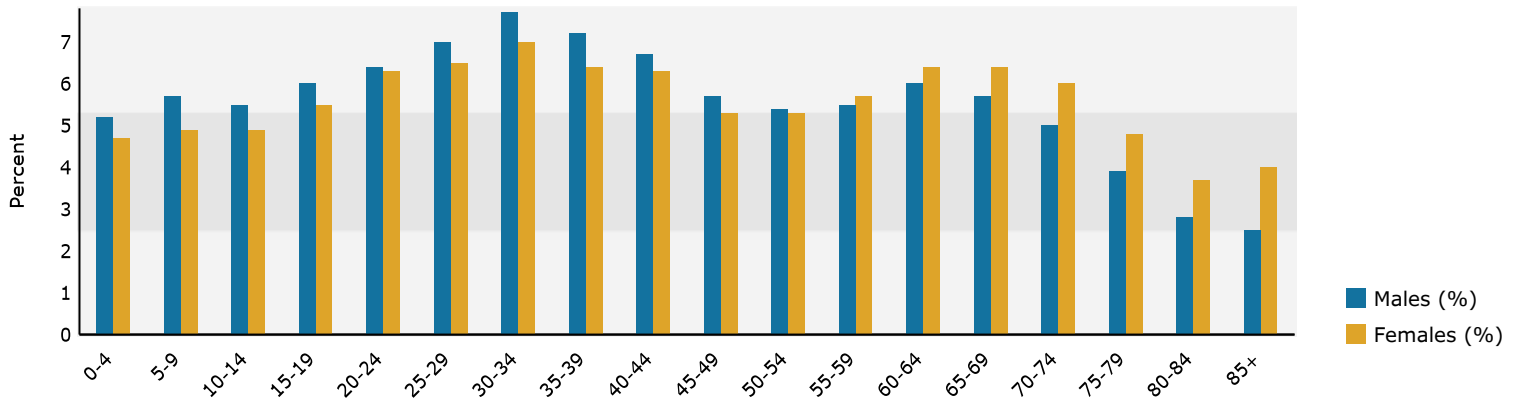
Longitude: -90.45651

Female Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
Total	37,538	100.0%	36,853	100.0%	37,250	100.0%
0 - 4	1,803	4.8%	1,715	4.7%	1,691	4.5%
5 - 9	1,837	4.9%	1,822	4.9%	1,698	4.6%
10 - 14	1,789	4.8%	1,808	4.9%	1,848	5.0%
15 - 19	2,109	5.6%	2,029	5.5%	2,045	5.5%
20 - 24	2,461	6.6%	2,324	6.3%	2,434	6.5%
25 - 29	2,689	7.2%	2,393	6.5%	2,340	6.3%
30 - 34	2,532	6.7%	2,562	7.0%	2,368	6.4%
35 - 39	2,432	6.5%	2,350	6.4%	2,463	6.6%
40 - 44	2,011	5.4%	2,326	6.3%	2,305	6.2%
45 - 49	1,989	5.3%	1,971	5.3%	2,319	6.2%
50 - 54	2,185	5.8%	1,955	5.3%	1,941	5.2%
55 - 59	2,536	6.8%	2,113	5.7%	1,977	5.3%
60 - 64	2,555	6.8%	2,347	6.4%	2,035	5.5%
65 - 69	2,418	6.4%	2,342	6.4%	2,276	6.1%
70 - 74	1,998	5.3%	2,200	6.0%	2,218	6.0%
75 - 79	1,638	4.4%	1,763	4.8%	2,026	5.4%
80 - 84	1,128	3.0%	1,376	3.7%	1,519	4.1%
85+	1,427	3.8%	1,458	4.0%	1,747	4.7%
18+	30,971	82.5%	30,460	82.7%	30,953	83.1%
21+	29,486	78.5%	28,983	78.6%	29,449	79.1%

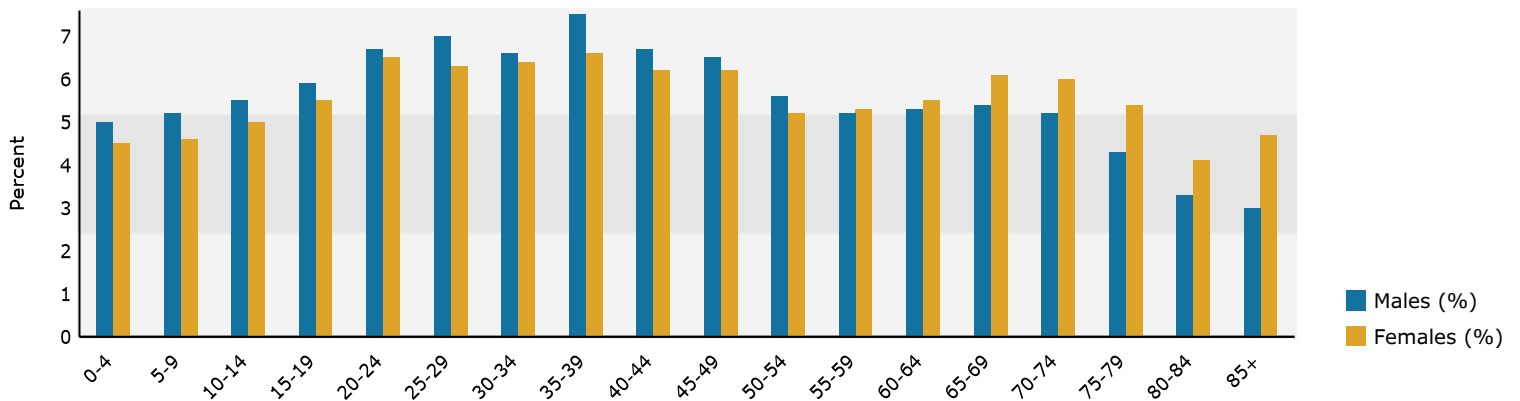
Census 2020 Population by Age and Sex



2025 Population by Age and Sex



2030 Population by Age and Sex



Source: U.S. Census, Esri



# Population Age & Gender Analysis

12334 Olive Blvd, Saint Louis, Missouri, 63141 2

Prepared by Clear to Launch

Drive time: 15 minute radius

Latitude: 38.67246

Longitude: -90.45651

Summary	Census 2020	2025	2030	2025-2030 Change	2025-2030 Annual Rate
Population	304,170	303,660	304,675	1,015	0.07%
Households	130,006	130,557	131,677	1,120	0.17%
Average Household Size	2.29	2.28	2.26	-0.02	-0.18%
Median Age	40.9	41.6	42.6	1.0	0.48%
Median Male Age	38.9	39.8	40.8	1.0	0.50%
Median Female Age	42.9	43.3	44.4	1.1	0.50%

Total Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
Total	304,170	100.0%	303,660	100.0%	304,675	100.0%
0 - 4	16,257	5.3%	15,560	5.1%	15,173	5.0%
5 - 9	17,532	5.8%	17,242	5.7%	15,909	5.2%
10 - 14	17,739	5.8%	17,610	5.8%	17,480	5.7%
15 - 19	17,294	5.7%	17,351	5.7%	17,270	5.7%
20 - 24	17,963	5.9%	17,433	5.7%	18,168	6.0%
25 - 29	20,979	6.9%	19,342	6.4%	19,098	6.3%
30 - 34	20,538	6.8%	20,561	6.8%	18,776	6.2%
35 - 39	20,682	6.8%	20,150	6.6%	20,110	6.6%
40 - 44	18,111	6.0%	20,596	6.8%	19,947	6.5%
45 - 49	16,838	5.5%	17,908	5.9%	20,332	6.7%
50 - 54	17,763	5.8%	16,846	5.5%	17,633	5.8%
55 - 59	20,302	6.7%	17,091	5.6%	16,400	5.4%
60 - 64	20,653	6.8%	18,977	6.2%	16,410	5.4%
65 - 69	18,428	6.1%	18,619	6.1%	17,693	5.8%
70 - 74	15,264	5.0%	16,488	5.4%	17,120	5.6%
75 - 79	11,008	3.6%	13,227	4.4%	14,722	4.8%
80 - 84	7,556	2.5%	9,054	3.0%	11,092	3.6%
85+	9,262	3.0%	9,606	3.2%	11,342	3.7%
18+	241,876	79.5%	242,776	79.9%	245,737	80.7%
21+	231,994	76.3%	232,379	76.5%	235,220	77.2%

Total Population by Age Dependency	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
Total	304,170	100.0%	303,661	100.0%	304,675	100.0%
Child (<18)	62,296	20.5%	60,884	20.1%	58,938	19.3%
Working-Age (18-64)	180,358	59.3%	175,782	57.9%	173,769	57.0%
Senior (Age 65+)	61,518	20.2%	66,994	22.1%	71,968	23.6%
Child Dependency Ratio	34.5	-	34.6	-	33.9	-
Age Dependency Ratio	68.6	-	72.7	-	75.3	-
Senior Dependency Ratio	34.1	-	38.1	-	41.4	-



# Population Age & Gender Analysis

12334 Olive Blvd, Saint Louis, Missouri, 63141 2

Prepared by Clear to Launch

Drive time: 15 minute radius

Latitude: 38.67246

Longitude: -90.45651

**Data Note:** Detail may not sum to totals due to rounding. Dependency ratios represent the number of dependents per 100 persons of the working-age population aged 18 to 64.

Male Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
Total	146,276	100.0%	147,981	100.0%	148,015	100.0%
0 - 4	8,311	5.7%	7,993	5.4%	7,769	5.2%
5 - 9	9,061	6.2%	8,909	6.0%	8,200	5.5%
10 - 14	9,108	6.2%	9,103	6.2%	8,914	6.0%
15 - 19	8,819	6.0%	8,967	6.1%	8,921	6.0%
20 - 24	9,040	6.2%	8,824	6.0%	9,178	6.2%
25 - 29	10,562	7.2%	9,883	6.7%	9,776	6.6%
30 - 34	10,281	7.0%	10,420	7.0%	9,499	6.4%
35 - 39	10,186	7.0%	10,241	6.9%	10,106	6.8%
40 - 44	8,845	6.0%	10,236	6.9%	9,992	6.8%
45 - 49	8,148	5.6%	8,916	6.0%	10,068	6.8%
50 - 54	8,407	5.7%	8,279	5.6%	8,737	5.9%
55 - 59	9,617	6.6%	8,188	5.5%	7,945	5.4%
60 - 64	9,656	6.6%	9,119	6.2%	7,850	5.3%
65 - 69	8,392	5.7%	8,639	5.8%	8,266	5.6%
70 - 74	6,820	4.7%	7,351	5.0%	7,712	5.2%
75 - 79	4,783	3.3%	5,793	3.9%	6,378	4.3%
80 - 84	3,102	2.1%	3,751	2.5%	4,619	3.1%
85+	3,139	2.1%	3,368	2.3%	4,086	2.8%
18+	114,243	78.1%	116,493	78.7%	117,701	79.5%
21+	109,251	74.7%	111,244	75.2%	112,388	75.9%



# Population Age & Gender Analysis

12334 Olive Blvd, Saint Louis, Missouri, 63141 2

Prepared by Clear to Launch

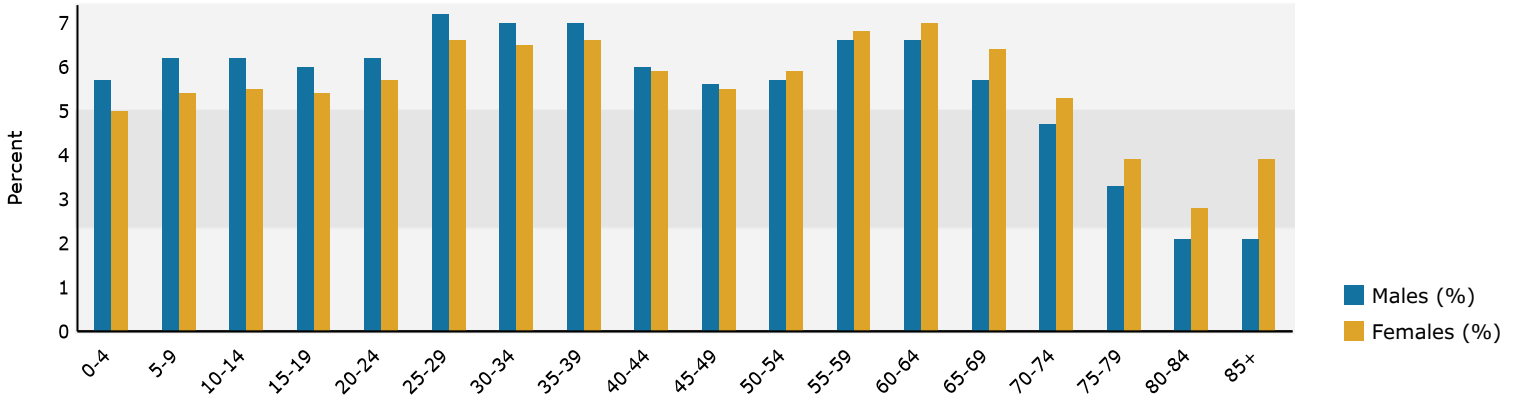
Drive time: 15 minute radius

Latitude: 38.67246

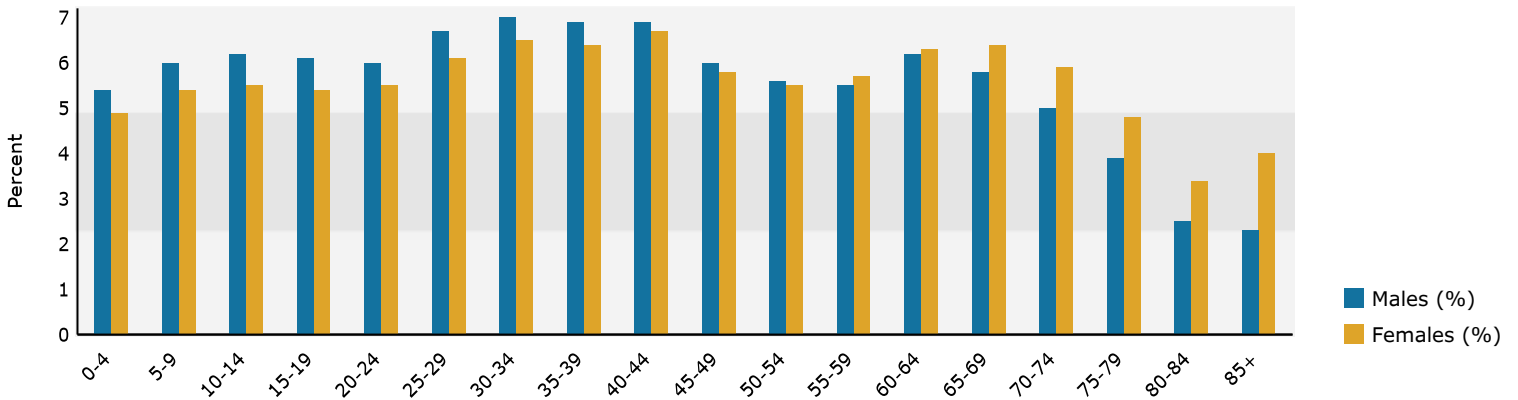
Longitude: -90.45651

Female Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
Total	157,894	100.0%	155,679	100.0%	156,660	100.0%
0 - 4	7,947	5.0%	7,567	4.9%	7,404	4.7%
5 - 9	8,472	5.4%	8,333	5.4%	7,709	4.9%
10 - 14	8,631	5.5%	8,507	5.5%	8,566	5.5%
15 - 19	8,475	5.4%	8,383	5.4%	8,349	5.3%
20 - 24	8,923	5.7%	8,609	5.5%	8,991	5.7%
25 - 29	10,417	6.6%	9,459	6.1%	9,323	6.0%
30 - 34	10,257	6.5%	10,141	6.5%	9,277	5.9%
35 - 39	10,496	6.6%	9,910	6.4%	10,004	6.4%
40 - 44	9,266	5.9%	10,359	6.7%	9,955	6.4%
45 - 49	8,690	5.5%	8,992	5.8%	10,263	6.6%
50 - 54	9,356	5.9%	8,567	5.5%	8,896	5.7%
55 - 59	10,685	6.8%	8,903	5.7%	8,455	5.4%
60 - 64	10,997	7.0%	9,858	6.3%	8,560	5.5%
65 - 69	10,037	6.4%	9,980	6.4%	9,427	6.0%
70 - 74	8,444	5.3%	9,137	5.9%	9,408	6.0%
75 - 79	6,224	3.9%	7,434	4.8%	8,344	5.3%
80 - 84	4,454	2.8%	5,303	3.4%	6,473	4.1%
85+	6,123	3.9%	6,237	4.0%	7,256	4.6%
18+	127,633	80.8%	126,283	81.1%	128,037	81.7%
21+	122,743	77.7%	121,135	77.8%	122,831	78.4%

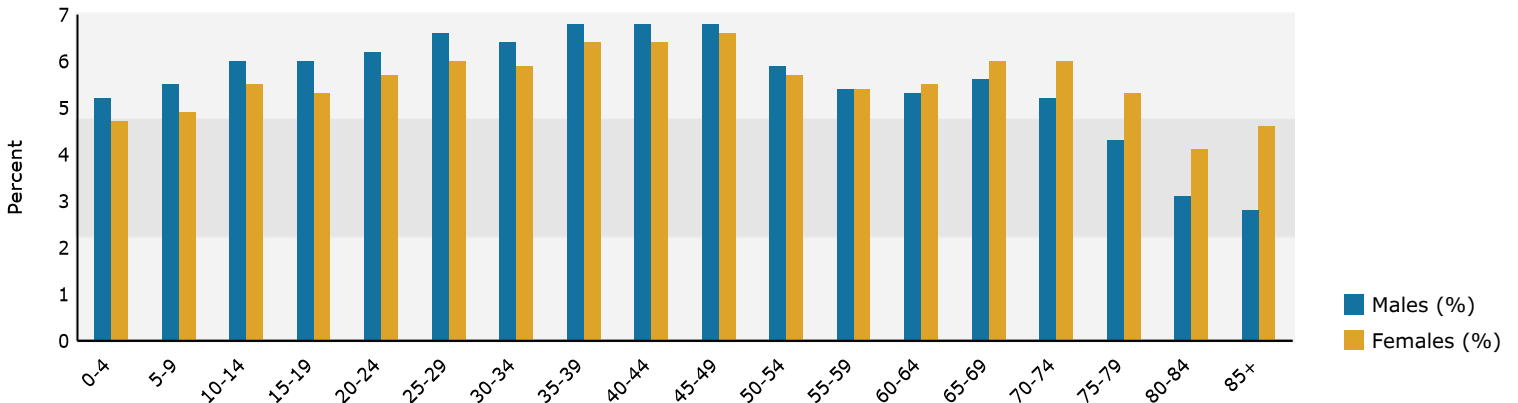
Census 2020 Population by Age and Sex



2025 Population by Age and Sex



2030 Population by Age and Sex



Source: U.S. Census, Esri