

EXPANDED PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups



RETAIL PROPERTY SPECIALISTS

Quine & Associates, Inc.

Lat/Lon: 33.2145/-96.7347

RF5

The Shops At Eagle Point Pad

SWQ Hwy 380 & Custer Rd, McKinney, TX 75071

| | 1 mi radius | 3 mi radius | 5 mi radius |
|--|--------------|--------------|--------------|
| Population | | | |
| Estimated Population (2019) | 9,001 | 76,449 | 182,851 |
| Projected Population (2024) | 10,196 | 86,826 | 208,167 |
| Census Population (2010) | 5,672 | 43,618 | 106,434 |
| Census Population (2000) | 758 | 5,783 | 23,003 |
| Projected Annual Growth (2019 to 2024) | 1,195 2.7% | 10,377 2.7% | 25,316 2.8% |
| Historical Annual Growth (2010 to 2019) | 3,329 4.1% | 32,831 4.8% | 76,417 4.6% |
| Historical Annual Growth (2000 to 2010) | 4,914 64.8% | 37,835 65.4% | 83,431 36.3% |
| Estimated Population Density (2019) | 2,867 psm | 2,705 psm | 2,329 psm |
| Trade Area Size | 3.1 sq mi | 28.3 sq mi | 78.5 sq mi |
| Households | | | |
| Estimated Households (2019) | 3,090 | 26,074 | 62,607 |
| Projected Households (2024) | 3,481 | 29,442 | 70,731 |
| Census Households (2010) | 1,879 | 14,424 | 35,249 |
| Census Households (2000) | 250 | 1,892 | 7,479 |
| Estimated Households with Children (2019) | 1,408 45.6% | 12,273 47.1% | 28,866 46.1% |
| Estimated Average Household Size (2019) | 2.91 | 2.92 | 2.92 |
| Average Household Income | | | |
| Estimated Average Household Income (2019) | \$124,658 | \$130,210 | \$124,927 |
| Projected Average Household Income (2024) | \$131,642 | \$138,012 | \$131,922 |
| Estimated Average Family Income (2019) | \$142,306 | \$145,180 | \$139,796 |
| Median Household Income | | | |
| Estimated Median Household Income (2019) | \$115,213 | \$122,957 | \$118,170 |
| Projected Median Household Income (2024) | \$132,165 | \$142,381 | \$136,748 |
| Estimated Median Family Income (2019) | \$126,631 | \$135,658 | \$131,070 |
| Per Capita Income | | | |
| Estimated Per Capita Income (2019) | \$42,793 | \$44,424 | \$42,780 |
| Projected Per Capita Income (2024) | \$44,946 | \$46,811 | \$44,830 |
| Estimated Per Capita Income 5 Year Growth | \$2,153 5.0% | \$2,386 5.4% | \$2,050 4.8% |
| Estimated Average Household Net Worth (2019) | \$1,095,686 | \$1,250,403 | \$1,173,258 |
| Daytime Demos (2019) | | | |
| Total Businesses | 293 | 1,630 | 3,326 |
| Total Employees | 2,251 | 15,098 | 27,966 |
| Company Headquarter Businesses | - | 7 0.4% | 12 0.4% |
| Company Headquarter Employees | 23 1.0% | 2,176 14.4% | 2,685 9.6% |
| Employee Population per Business | 7.7 | 9.3 | 8.4 |
| Residential Population per Business | 30.7 | 46.9 | 55.0 |

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Race & Ethnicity

| | 1 mi radius | | 3 mi radius | | 5 mi radius | |
|---|-------------|--------|-------------|--------|-------------|-------|
| White (2019) | 7,027 | 78.1% | 60,131 | 78.7% | 139,059 | 76.1% |
| Black or African American (2019) | 899 | 10.0% | 6,870 | 9.0% | 18,200 | 10.0% |
| American Indian or Alaska Native (2019) | 51 | 0.6% | 370 | 0.5% | 982 | 0.5% |
| Asian (2019) | 490 | 5.4% | 4,987 | 6.5% | 13,125 | 7.2% |
| Hawaiian or Pacific Islander (2019) | 4 | - | 43 | - | 96 | - |
| Other Race (2019) | 238 | 2.6% | 1,686 | 2.2% | 5,572 | 3.0% |
| Two or More Races (2019) | 290 | 3.2% | 2,361 | 3.1% | 5,816 | 3.2% |
| Not Hispanic or Latino Population (2019) | 7,922 | 88.0% | 68,142 | 89.1% | 160,364 | 87.7% |
| Hispanic or Latino Population (2019) | 1,079 | 12.0% | 8,306 | 10.9% | 22,487 | 12.3% |
| Not Hispanic or Latino Population (2024) | 8,939 | 87.7% | 77,146 | 88.9% | 181,935 | 87.4% |
| Hispanic or Latino Population (2024) | 1,257 | 12.3% | 9,680 | 11.1% | 26,232 | 12.6% |
| Not Hispanic or Latino Population (2010) | 5,017 | 88.4% | 39,090 | 89.6% | 94,196 | 88.5% |
| Hispanic or Latino Population (2010) | 655 | 11.6% | 4,528 | 10.4% | 12,237 | 11.5% |
| Not Hispanic or Latino Population (2000) | 722 | 95.2% | 5,469 | 94.6% | 21,441 | 93.2% |
| Hispanic or Latino Population (2000) | 36 | 4.8% | 314 | 5.4% | 1,562 | 6.8% |
| Projected Hispanic Annual Growth (2019 to 2024) | 178 | 3.3% | 1,373 | 3.3% | 3,745 | 3.3% |
| Historic Hispanic Annual Growth (2000 to 2019) | 1,043 | 152.5% | 7,992 | 133.8% | 20,925 | 70.5% |

Age Distribution (2019)

| | | | | | | |
|----------------------|------|------|-------|------|--------|------|
| Age Under 5 | 613 | 6.8% | 4,969 | 6.5% | 12,501 | 6.8% |
| Age 5 to 9 Years | 703 | 7.8% | 6,062 | 7.9% | 14,342 | 7.8% |
| Age 10 to 14 Years | 762 | 8.5% | 6,820 | 8.9% | 15,812 | 8.6% |
| Age 15 to 19 Years | 651 | 7.2% | 5,579 | 7.3% | 13,516 | 7.4% |
| Age 20 to 24 Years | 418 | 4.6% | 3,324 | 4.3% | 8,926 | 4.9% |
| Age 25 to 29 Years | 492 | 5.5% | 3,593 | 4.7% | 9,442 | 5.2% |
| Age 30 to 34 Years | 595 | 6.6% | 4,657 | 6.1% | 11,889 | 6.5% |
| Age 35 to 39 Years | 730 | 8.1% | 6,188 | 8.1% | 15,000 | 8.2% |
| Age 40 to 44 Years | 734 | 8.2% | 6,518 | 8.5% | 15,017 | 8.2% |
| Age 45 to 49 Years | 667 | 7.4% | 6,225 | 8.1% | 14,496 | 7.9% |
| Age 50 to 54 Years | 556 | 6.2% | 5,138 | 6.7% | 11,897 | 6.5% |
| Age 55 to 59 Years | 538 | 6.0% | 4,684 | 6.1% | 10,828 | 5.9% |
| Age 60 to 64 Years | 463 | 5.1% | 4,071 | 5.3% | 9,121 | 5.0% |
| Age 65 to 74 Years | 678 | 7.5% | 5,698 | 7.5% | 13,148 | 7.2% |
| Age 75 to 84 Years | 325 | 3.6% | 2,255 | 2.9% | 5,370 | 2.9% |
| Age 85 Years or Over | 75 | 0.8% | 667 | 0.9% | 1,546 | 0.8% |
| Median Age | 35.9 | | 36.8 | | 35.8 | |

Gender Age Distribution (2019)

| | | | | | | |
|----------------------|-------|-------|--------|-------|--------|-------|
| Female Population | 4,543 | 50.5% | 38,754 | 50.7% | 92,635 | 50.7% |
| Age 0 to 19 Years | 1,312 | 28.9% | 11,288 | 29.1% | 27,253 | 29.4% |
| Age 20 to 64 Years | 2,669 | 58.7% | 22,937 | 59.2% | 54,824 | 59.2% |
| Age 65 Years or Over | 563 | 12.4% | 4,530 | 11.7% | 10,559 | 11.4% |
| Female Median Age | 36.2 | | 37.2 | | 36.2 | |
| Male Population | 4,458 | 49.5% | 37,694 | 49.3% | 90,215 | 49.3% |
| Age 0 to 19 Years | 1,416 | 31.8% | 12,142 | 32.2% | 28,918 | 32.1% |
| Age 20 to 64 Years | 2,525 | 56.6% | 21,462 | 56.9% | 51,792 | 57.4% |
| Age 65 Years or Over | 516 | 11.6% | 4,091 | 10.9% | 9,506 | 10.5% |
| Male Median Age | 35.6 | | 36.3 | | 35.5 | |

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| Household Income Distribution (2019) | | | | | | |
| HH Income \$200,000 or More | 466 | 15.1% | 4,805 | 18.4% | 10,174 | 16.3% |
| HH Income \$150,000 to \$199,999 | 443 | 14.4% | 4,235 | 16.2% | 10,465 | 16.7% |
| HH Income \$100,000 to \$149,999 | 778 | 25.2% | 6,343 | 24.3% | 15,005 | 24.0% |
| HH Income \$75,000 to \$99,999 | 534 | 17.3% | 3,957 | 15.2% | 9,141 | 14.6% |
| HH Income \$50,000 to \$74,999 | 348 | 11.3% | 3,100 | 11.9% | 8,319 | 13.3% |
| HH Income \$35,000 to \$49,999 | 240 | 7.8% | 1,783 | 6.8% | 4,084 | 6.5% |
| HH Income \$25,000 to \$34,999 | 91 | 3.0% | 577 | 2.2% | 1,874 | 3.0% |
| HH Income \$15,000 to \$24,999 | 86 | 2.8% | 545 | 2.1% | 1,616 | 2.6% |
| HH Income Under \$15,000 | 104 | 3.4% | 728 | 2.8% | 1,930 | 3.1% |
| HH Income \$35,000 or More | 2,809 | 90.9% | 24,224 | 92.9% | 57,187 | 91.3% |
| HH Income \$75,000 or More | 2,221 | 71.9% | 19,341 | 74.2% | 44,784 | 71.5% |
| Housing (2019) | | | | | | |
| Total Housing Units | 3,129 | | 26,358 | | 63,324 | |
| Housing Units Occupied | 3,090 | 98.7% | 26,074 | 98.9% | 62,607 | 98.9% |
| Housing Units Owner-Occupied | 2,579 | 83.5% | 21,460 | 82.3% | 49,941 | 79.8% |
| Housing Units, Renter-Occupied | 511 | 16.5% | 4,615 | 17.7% | 12,666 | 20.2% |
| Housing Units, Vacant | 39 | 1.3% | 284 | 1.1% | 717 | 1.1% |
| Marital Status (2019) | | | | | | |
| Never Married | 1,416 | 20.4% | 12,390 | 21.1% | 31,114 | 22.2% |
| Currently Married | 4,516 | 65.2% | 37,548 | 64.1% | 90,148 | 64.3% |
| Separated | 199 | 2.9% | 1,967 | 3.4% | 4,117 | 2.9% |
| Widowed | 331 | 4.8% | 2,165 | 3.7% | 4,213 | 3.0% |
| Divorced | 461 | 6.7% | 4,529 | 7.7% | 10,604 | 7.6% |
| Household Type (2019) | | | | | | |
| Population Family | 8,345 | 92.7% | 70,609 | 92.4% | 167,760 | 91.7% |
| Population Non-Family | 656 | 7.3% | 5,639 | 7.4% | 14,890 | 8.1% |
| Population Group Quarters | - | - | 201 | 0.3% | 201 | 0.1% |
| Family Households | 2,499 | 80.9% | 21,348 | 81.9% | 50,418 | 80.5% |
| Non-Family Households | 591 | 19.1% | 4,726 | 18.1% | 12,189 | 19.5% |
| Married Couple with Children | 1,132 | 25.1% | 10,147 | 27.0% | 23,357 | 25.9% |
| Average Family Household Size | 3.3 | | 3.3 | | 3.3 | |
| Household Size (2019) | | | | | | |
| 1 Person Households | 474 | 15.4% | 3,861 | 14.8% | 9,954 | 15.9% |
| 2 Person Households | 903 | 29.2% | 8,379 | 32.1% | 19,729 | 31.5% |
| 3 Person Households | 499 | 16.2% | 4,560 | 17.5% | 11,140 | 17.8% |
| 4 Person Households | 689 | 22.3% | 5,467 | 21.0% | 12,593 | 20.1% |
| 5 Person Households | 358 | 11.6% | 2,557 | 9.8% | 6,114 | 9.8% |
| 6 or More Person Households | 167 | 5.4% | 1,250 | 4.8% | 3,076 | 4.9% |
| Household Vehicles (2019) | | | | | | |
| Households with 0 Vehicles Available | 53 | 1.7% | 346 | 1.3% | 926 | 1.5% |
| Households with 1 Vehicles Available | 597 | 19.3% | 5,455 | 20.9% | 13,078 | 20.9% |
| Households with 2 or More Vehicles Available | 2,439 | 78.9% | 20,273 | 77.7% | 48,603 | 77.6% |
| Total Vehicles Available | 6,513 | | 54,739 | | 130,504 | |
| Average Vehicles Per Household | 2.1 | | 2.1 | | 2.1 | |

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|---|-------------|-------|-------------|-------|-------------|-------|
| Labor Force (2019) | | | | | | |
| Estimated Labor Population Age 16 Years or Over | 6,776 | | 57,289 | | 136,994 | |
| Estimated Civilian Employed | 4,681 | 69.1% | 39,468 | 68.9% | 95,698 | 69.9% |
| Estimated Civilian Unemployed | 75 | 1.1% | 986 | 1.7% | 2,354 | 1.7% |
| Estimated in Armed Forces | 6 | - | 37 | - | 104 | - |
| Estimated Not in Labor Force | 2,014 | 29.7% | 16,798 | 29.3% | 38,839 | 28.4% |
| Unemployment Rate | 1.1% | | 1.7% | | 1.7% | |
| Occupation (2019) | | | | | | |
| Occupation: Population Age 16 Years or Over | 4,681 | | 39,468 | | 95,698 | |
| Management, Business, Financial Operations | 1,211 | 25.9% | 10,220 | 25.9% | 24,701 | 25.8% |
| Professional, Related | 1,308 | 27.9% | 12,434 | 31.5% | 29,383 | 30.7% |
| Service | 452 | 9.7% | 3,886 | 9.8% | 9,765 | 10.2% |
| Sales, Office | 1,275 | 27.2% | 9,854 | 25.0% | 24,068 | 25.2% |
| Farming, Fishing, Forestry | 5 | - | 13 | - | 45 | - |
| Construct, Extraction, Maintenance | 218 | 4.7% | 1,371 | 3.5% | 3,348 | 3.5% |
| Production, Transport Material Moving | 213 | 4.5% | 1,690 | 4.3% | 4,388 | 4.6% |
| White Collar Workers | 3,793 | 81.0% | 32,508 | 82.4% | 78,152 | 81.7% |
| Blue Collar Workers | 888 | 19.0% | 6,961 | 17.6% | 17,546 | 18.3% |
| Consumer Expenditure (2019) | | | | | | |
| Total Household Expenditure | \$250.63 M | | \$2.21 B | | \$5.17 B | |
| Total Non-Retail Expenditure | \$132.3 M | 52.8% | \$1.17 B | 52.9% | \$2.73 B | 52.9% |
| Total Retail Expenditure | \$118.33 M | 47.2% | \$1.04 B | 47.1% | \$2.44 B | 47.1% |
| Apparel | \$9.08 M | 3.6% | \$80.4 M | 3.6% | \$187.54 M | 3.6% |
| Contributions | \$8.6 M | 3.4% | \$77.13 M | 3.5% | \$178.46 M | 3.5% |
| Education | \$8.41 M | 3.4% | \$76.47 M | 3.5% | \$176.25 M | 3.4% |
| Entertainment | \$14.64 M | 5.8% | \$129.92 M | 5.9% | \$302.79 M | 5.9% |
| Food and Beverages | \$36.47 M | 14.5% | \$320.47 M | 14.5% | \$750.73 M | 14.5% |
| Furnishings and Equipment | \$9.06 M | 3.6% | \$80.32 M | 3.6% | \$187.3 M | 3.6% |
| Gifts | \$6.51 M | 2.6% | \$58.55 M | 2.6% | \$134.92 M | 2.6% |
| Health Care | \$20.4 M | 8.1% | \$178.74 M | 8.1% | \$419.25 M | 8.1% |
| Household Operations | \$10.02 M | 4.0% | \$88.94 M | 4.0% | \$207.21 M | 4.0% |
| Miscellaneous Expenses | \$4.76 M | 1.9% | \$42.12 M | 1.9% | \$98.34 M | 1.9% |
| Personal Care | \$3.37 M | 1.3% | \$29.73 M | 1.3% | \$69.5 M | 1.3% |
| Personal Insurance | \$1.9 M | 0.8% | \$17.03 M | 0.8% | \$39.47 M | 0.8% |
| Reading | \$546.38 K | 0.2% | \$4.84 M | 0.2% | \$11.3 M | 0.2% |
| Shelter | \$52.36 M | 20.9% | \$462.16 M | 20.9% | \$1.08 B | 20.9% |
| Tobacco | \$1.29 M | 0.5% | \$11.01 M | 0.5% | \$26.24 M | 0.5% |
| Transportation | \$45.81 M | 18.3% | \$403.09 M | 18.2% | \$943.71 M | 18.2% |
| Utilities | \$17.43 M | 7.0% | \$151.87 M | 6.9% | \$357.42 M | 6.9% |
| Educational Attainment (2019) | | | | | | |
| Adult Population Age 25 Years or Over | 5,855 | | 49,696 | | 117,754 | |
| Elementary (Grade Level 0 to 8) | 61 | 1.0% | 730 | 1.5% | 1,966 | 1.7% |
| Some High School (Grade Level 9 to 11) | 100 | 1.7% | 891 | 1.8% | 2,255 | 1.9% |
| High School Graduate | 1,027 | 17.5% | 5,959 | 12.0% | 14,674 | 12.5% |
| Some College | 1,189 | 20.3% | 9,711 | 19.5% | 23,730 | 20.2% |
| Associate Degree Only | 528 | 9.0% | 4,332 | 8.7% | 10,773 | 9.1% |
| Bachelor Degree Only | 1,944 | 33.2% | 17,809 | 35.8% | 41,664 | 35.4% |
| Graduate Degree | 1,005 | 17.2% | 10,263 | 20.7% | 22,693 | 19.3% |

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| Units In Structure (2019) | | | | | | |
| 1 Detached Unit | 2,702 | 143.8% | 22,691 | 157.3% | 53,667 | 152.3% |
| 1 Attached Unit | 61 | 3.2% | 365 | 2.5% | 940 | 2.7% |
| 2 to 4 Units | 17 | 0.9% | 251 | 1.7% | 741 | 2.1% |
| 5 to 9 Units | 99 | 5.3% | 961 | 6.7% | 1,606 | 4.6% |
| 10 to 19 Units | 34 | 1.8% | 600 | 4.2% | 2,286 | 6.5% |
| 20 to 49 Units | 11 | 0.6% | 271 | 1.9% | 1,059 | 3.0% |
| 50 or More Units | 122 | 6.5% | 737 | 5.1% | 1,868 | 5.3% |
| Mobile Home or Trailer | 43 | 2.3% | 179 | 1.2% | 389 | 1.1% |
| Other Structure | 1 | - | 18 | 0.1% | 51 | 0.1% |
| Homes Built By Year (2019) | | | | | | |
| Homes Built 2010 or later | 758 | 40.4% | 7,350 | 51.0% | 17,470 | 49.6% |
| Homes Built 2000 to 2009 | 1,556 | 82.8% | 12,674 | 87.9% | 28,154 | 79.9% |
| Homes Built 1990 to 1999 | 428 | 22.8% | 3,253 | 22.6% | 9,650 | 27.4% |
| Homes Built 1980 to 1989 | 219 | 11.7% | 1,446 | 10.0% | 3,709 | 10.5% |
| Homes Built 1970 to 1979 | 70 | 3.7% | 709 | 4.9% | 1,955 | 5.5% |
| Homes Built 1960 to 1969 | 42 | 2.2% | 345 | 2.4% | 873 | 2.5% |
| Homes Built 1950 to 1959 | 6 | 0.3% | 169 | 1.2% | 319 | 0.9% |
| Homes Built Before 1949 | 10 | 0.5% | 128 | 0.9% | 478 | 1.4% |
| Home Values (2019) | | | | | | |
| Home Values \$1,000,000 or More | 10 | 0.7% | 191 | 1.6% | 362 | 1.3% |
| Home Values \$500,000 to \$999,999 | 331 | 23.7% | 3,085 | 26.2% | 7,047 | 24.8% |
| Home Values \$400,000 to \$499,999 | 452 | 32.4% | 3,742 | 31.8% | 8,174 | 28.7% |
| Home Values \$300,000 to \$399,999 | 632 | 45.2% | 6,334 | 53.9% | 14,926 | 52.5% |
| Home Values \$200,000 to \$299,999 | 702 | 50.3% | 5,965 | 50.7% | 14,172 | 49.8% |
| Home Values \$150,000 to \$199,999 | 280 | 20.1% | 1,229 | 10.5% | 3,095 | 10.9% |
| Home Values \$100,000 to \$149,999 | 90 | 6.5% | 407 | 3.5% | 1,013 | 3.6% |
| Home Values \$70,000 to \$99,999 | 15 | 1.1% | 93 | 0.8% | 202 | 0.7% |
| Home Values \$50,000 to \$69,999 | 2 | 0.1% | 23 | 0.2% | 68 | 0.2% |
| Home Values \$25,000 to \$49,999 | 5 | 0.4% | 81 | 0.7% | 173 | 0.6% |
| Home Values Under \$25,000 | 40 | 2.8% | 176 | 1.5% | 420 | 1.5% |
| Owner-Occupied Median Home Value | \$321,794 | | \$340,788 | | \$329,506 | |
| Renter-Occupied Median Rent | \$1,551 | | \$1,389 | | \$1,399 | |
| Transportation To Work (2019) | | | | | | |
| Drive to Work Alone | 3,984 | 83.1% | 33,039 | 80.8% | 78,803 | 80.4% |
| Drive to Work in Carpool | 197 | 4.1% | 2,072 | 5.1% | 4,877 | 5.0% |
| Travel to Work by Public Transportation | 9 | 0.2% | 167 | 0.4% | 536 | 0.5% |
| Drive to Work on Motorcycle | 9 | 0.2% | 65 | 0.2% | 101 | 0.1% |
| Walk or Bicycle to Work | 16 | 0.3% | 137 | 0.3% | 366 | 0.4% |
| Other Means | 19 | 0.4% | 540 | 1.3% | 1,350 | 1.4% |
| Work at Home | 559 | 11.7% | 4,887 | 11.9% | 12,025 | 12.3% |
| Travel Time (2019) | | | | | | |
| Travel to Work in 14 Minutes or Less | 460 | 9.6% | 4,760 | 11.6% | 12,109 | 12.3% |
| Travel to Work in 15 to 29 Minutes | 1,645 | 34.3% | 12,192 | 29.8% | 28,728 | 29.3% |
| Travel to Work in 30 to 59 Minutes | 1,547 | 32.3% | 13,221 | 32.3% | 32,047 | 32.7% |
| Travel to Work in 60 Minutes or More | 476 | 9.9% | 4,543 | 11.1% | 10,941 | 11.2% |
| Average Minutes Travel to Work | 28.1 | | 29.0 | | 29.1 | |

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