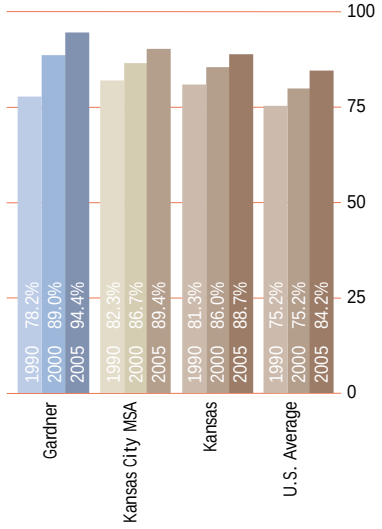
Demographics

- **Families make up** more than three out of four Gardner area households – significantly higher than the national or regional ratios.
- Gardner is home to a large number of young families drawn to the community by its high quality schools, affordable housing, and a strong community spirit. As evidence of this fact, more than one third of the Gardner area's population is below the age of 20.
- The median age of Gardner area residents is only 31.5 years – 14% below the countywide median. The average household size in the area is 2.74 – more than 10% larger than the county average.
- Household income in the Gardner area exceeds national and Kansas City metro benchmarks with median household income of $66,000 and average household income of more than $76,000.

High School Graduates



Sources: K.C. MSA, Kansas and U.S. – U.S. Census Bureau
Gardner – CERI estimates

Gardner Trade Area Demographics

	5-Mile Radius from Gardner		Johnson County	K.C. Metro	U.S.
Population	**19,633**		5,178	1,968,318	303,582,361
Households:	**7,156**		20,704	777,506	114,049,635
Family Households	**5,330**	**74.5%**	70.2%	66.2%	67.1%
Non-Family Households	**1,827**	**25.5%**	29.8%	33.8%	32.9%
Average Household Size	**2.74**		2.50	2.49	2.59
Annual HH Growth Rate	**5.50%**		2.40%	1.1%	1.3%
Homeowner Households:	**5,378**	**75.2%**	73.0%	70.2%	68.1%
Average Value of Homes	**$157,387**		$231,186	N/A	N/A
Renter Households:	**1,778**	**24.8%**	27.0%	29.8%	31.9%
Average Rent	**$805**		$771	N/A	N/A
White	**18,121**	**92.3%**	89.4%	80.1%	73.0%
Black	**355**	**1.8%**	2.8%	12.5%	12.6%
Asian or Pacific Islander	**313**	**1.6%**	3.8%	2.3%	4.4%
American Indian or Alaska Native	**99**	**50.0%**	30.0%	2.1%	2.8%
Two or More Races	**409**	**2.1%**	1.7%	0.5%	0.9%
Some Other Race	**337**	**1.7%**	2.0%	2.6%	6.4%
Hispanic of Any Race	**836**	**4.3%**	5.2%	6.0%	14.8%
Population Age 0-4	**1,967**	**10.0%**	7.5%	7.3%	6.9%
Population Age 5-9	**1,828**	**9.3%**	7.8%	7.0%	6.5%
Population Age 10-14	**1,514**	**7.7%**	7.5%	7.0%	7.0%
Population Age 15-19	**1,425**	**7.3%**	6.7%	6.8%	7.1%
Population Age 20-24	**1,165**	**5.9%**	5.6%	6.6%	7.1%
Population Age 25-44	**6,666**	**34.0%**	29.6%	28.6%	27.9%
Population Age 45-64	**3,818**	**19.4%**	25.6%	25.3%	25.0%
Population Age 65-84	**1,078**	**5.5%**	8.2%	9.7%	10.7%
Population Over 85	**173**	**0.9%**	1.5%	1.7%	1.8%
Median Age	**31.6**		36.7	36.3	36.5
Per capita Income:	**$27,869**		$40,009	$29,206	$27,084
Percent Of Kansas City MSA	**95%**		137%	100%	93%
Percent Of US	**103%**		148%	108%	100%
Average Household Income:	**$76,459**		$99,977	$72,723	$70,148
Percent Of Kansas City MSA	**105%**		137%	100%	96%
Percent Of US	**109%**		143%	104%	100%
Median Household Income:	**$66,020**		$78,969	$56,942	$51,546
Percent Of Kansas City MSA	**116%**		139%	100%	91%
Percent Of US	**128%**		153%	110%	100%
HHs Earning Less Than $25,000	**799**	**11.2%**	9.1%	18.0%	22.7%
HHs $25,000 to $49,999	**1,688**	**23.6%**	19.1%	25.1%	25.8%
HHs $50,000 to $99,999	**3,160**	**44.2%**	36.6%	36.3%	31.8%
HHs $100,000 to $149,999	**1,178**	**16.5%**	21.2%	13.2%	12.1%
HHs Earning More Than $150,000	**332**	**4.6%**	14.0%	7.4%	7.6%

Source: CERI and ESRI