



# Executive Summary

Prepared by Char L. Frith

Site Type: Radius

5719 Buckeystown Pike  
Frederick, MD 21704  
Radius: 1.0 mile

5719 Buckeystown Pike  
Frederick, MD 21704  
Radius: 2.0 mile

5719 Buckeystown Pike  
Frederick, MD 21704  
Radius: 3.0 mile

## 2006 Population

Total Population	3,075	24,429	52,620
Male Population	54.8%	49.1%	48.3%
Female Population	45.2%	50.9%	51.7%
Median Age	34.4	36.2	35.6

## 2006 Income

Median HH Income	\$57,332	\$55,729	\$58,025
Per Capita Income	\$26,576	\$29,351	\$29,292
Average HH Income	\$66,866	\$69,367	\$71,193

## Households

Total Households	1,469	10,044	21,184
Average Household Size	1.87	2.34	2.40
1990-2000 Annual Rate	4.66%	2.67%	2.77%

## 2006 Housing

Owner Occupied Housing Units	56.9%	55.4%	55.7%
Renter Occupied Housing Units	38.8%	39.5%	39.5%
Vacant Housing Units	4.3%	5.1%	4.8%

## Population

1990 Population	1,416	16,704	35,645
2000 Population	2,583	21,932	46,437
2006 Population	3,075	24,429	52,620
5 Year Projected population	3,440	27,002	58,361
1990-2000 Annual Rate	6.2%	2.76%	2.68%
2000-2006 Annual Rate	2.83%	1.74%	2.02%
2006-2011 Annual Rate	2.27%	2.02%	2.09%

In the identified market area, the current year population is 52,620. In 2000, the Census count in the market area was 46,437. The rate of change since 2000 was 2.02 percent annually. The five-year projection for the population in the market area is 58,361, representing a change of 2.09 percent annually from 2006 to 2011. Currently, the population is 48.3 percent male and 51.7 percent female.

## Households

1990 Census	774	6,953	14,272
2000 Census	1,221	9,046	18,764
Current Year	1,469	10,044	21,184
5 Year Projected	1,660	11,131	23,551
1990-2000 Annual Rate	4.66%	2.67%	2.77%
2000-2006 Annual Rate	3%	1.69%	1.96%
2006-2011 Annual Rate	2.47%	2.08%	2.14%

The household count in this market area has changed from 18,764 in 2000 to 21,184 in the current year, a change of 1.96 percent annually. The five-year projection of households is 23,551, a change of 2.14 percent annually from the current year total. Average household size is currently 2.40, compared to 2.38 in the year 2000. The number of families in the current year is 12,240 in the market area.

## Housing

Currently, 55.7 percent of the 22,254 housing units in the market area are owner occupied; 39.5 percent, renter occupied; and 4.8 percent are vacant. In 2000, there were 19,834 housing units— 53.6 percent owner occupied, 41.0 percent renter occupied and 5.5 percent vacant. The rate of change in housing units since 2000 is 1.86 percent. Median home value in the market area is \$301,924, compared to a median home value of \$181,127 for the U.S. In five years, median home value is projected to change by 5.41 percent annually to \$392,900. From 2000 to the current year, median home value changed by 13.89 percent annually.



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<b>Median Household Income</b>			
1990 Median HH Income	\$37,500	\$32,861	\$35,129
2000 Median HH Income	\$48,244	\$44,657	\$47,596
Current Year Median HH Income	\$57,332	\$55,729	\$58,025
5Y Projected Median HH Income	\$66,068	\$65,592	\$67,765
1990-2000 Annual Rate	2.55%	3.11%	3.08%
2000-2006 Annual Rate	2.8%	3.61%	3.22%
2006-2011 Annual Rate	2.88%	3.31%	3.15%
<b>Per Capita Income</b>			
1990 Per Capita Income	\$16,741	\$15,675	\$15,964
2000 Per Capita Income	\$23,240	\$23,726	\$23,758
Current Year Per Capita Income	\$26,576	\$29,351	\$29,292
5Y Projected Per Capita Income	\$31,155	\$35,150	\$34,876
1990-2000 Annual Rate	3.33%	4.23%	4.06%
2000-2006 Annual Rate	2.17%	3.46%	3.41%
2006-2011 Annual Rate	3.23%	3.67%	3.55%
<b>Average Household Income</b>			
1990 Average Household Income	\$38,210	\$36,926	\$39,303
2000 Average Household Income	\$54,873	\$55,432	\$57,399
Current Year Average HH Income	\$66,866	\$69,367	\$71,193
5Y Projected Average HH Income	\$78,510	\$83,120	\$84,800
1990-2000 Annual Rate	3.69%	4.15%	3.86%
2000-2006 Annual Rate	3.21%	3.65%	3.51%
2006-2011 Annual Rate	3.26%	3.68%	3.56%

### Households by Income

Current median household income is \$58,025 in the market area, compared to \$51,546 for all U.S. households. Median household income is projected to be \$67,765 in five years. In 2000, median household income was \$47,596, compared to \$35,129 in 1990.

Current average household income is \$71,193 in this market area, compared to \$71,092 for all U.S. households. Average household income is projected to be \$84,800 in five years. In 2000, average household income was \$57,399, compared to \$39,303 in 1990.

Current per capita income is \$29,292 in the market area, compared to the U.S. per capita income of \$27,084. The per capita income is projected to be \$34,876 in five years. In 2000, the per capita income was \$23,758, compared to \$15,964 in 1990.

### Population by Employment

Total Businesses	468	2,050	2,824
Total Employees	7,744	23,231	31,968

Currently, 95.7 percent of the civilian labor force in the identified market area is employed and 4.3 percent are unemployed. In comparison, 93.4 percent of the U.S. civilian labor force is employed, and 6.6 percent are unemployed. In five years the rate of employment in the market area will be 95.8 percent of the civilian labor force, and unemployment will be 4.2 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 93.8 percent, and 6.2 percent will be unemployed. In 2000, 72.4 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.8 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 67.5 percent in white collar jobs (compared to 60.5 percent of U.S. employment)
- 14.1 percent in service jobs (compared to 16.4 percent of U.S. employment)
- 18.4 percent in blue collar jobs (compared to 23.1 percent of U.S. employment)

In 2000, 77.1 percent of the market area population drove alone to work, and 2.8 percent worked at home. The average travel time to work in 2000 was 27.8 minutes in the market area, compared to the U.S. average of 25.5 minutes.

### Population by Education

In 2000, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 15.7 percent had not earned a high school diploma (19.6 percent in the U.S.)
- 28.7 percent were high school graduates only (28.6 percent in the U.S.)
- 6.5 percent had completed an Associate degree (6.3 percent in the U.S.)
- 18.6 percent had a Bachelor's degree (15.5 percent in the U.S.)
- 9.7 percent had earned a Master's/Professional/Doctorate Degree (8.9 percent in the U.S.)