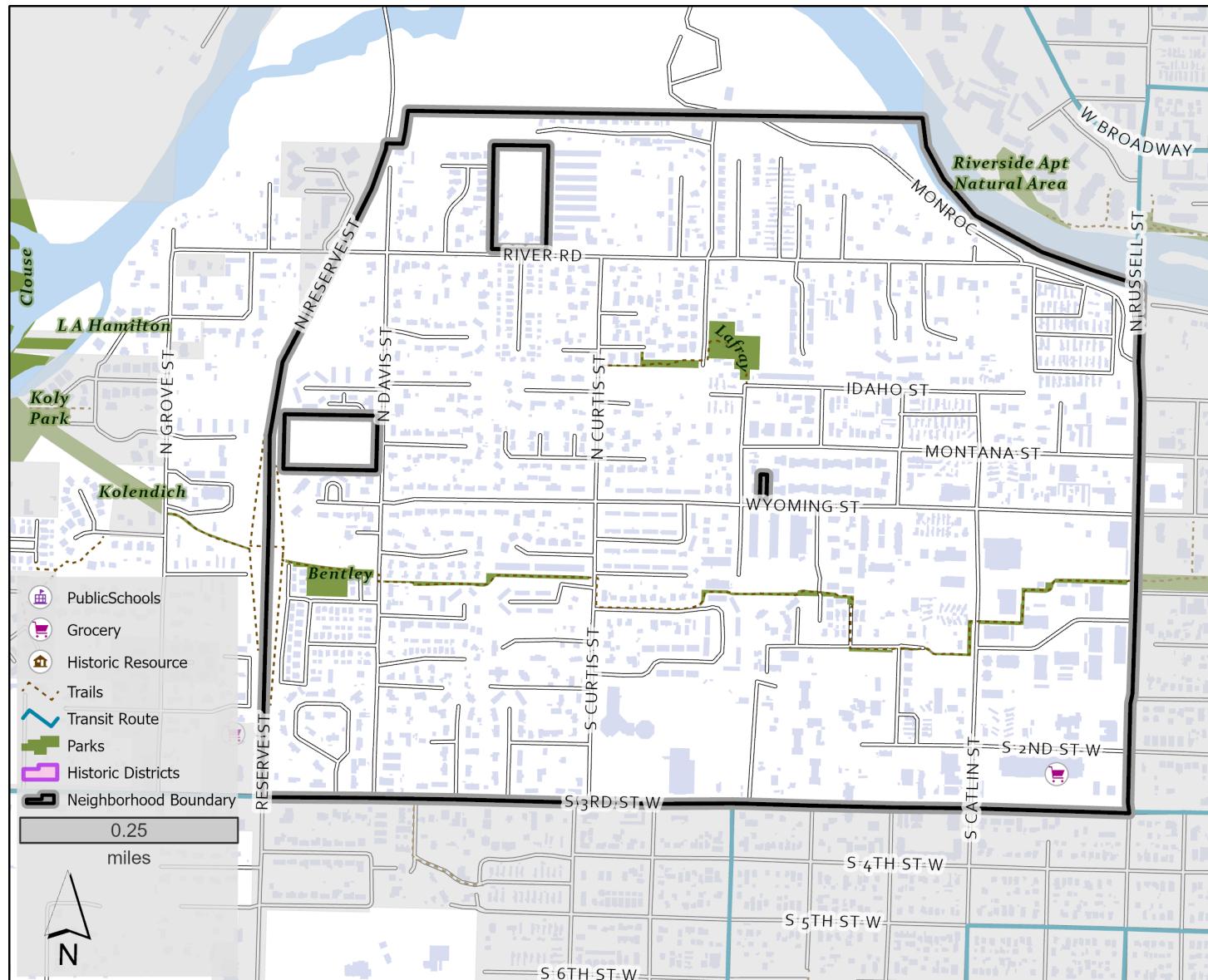


River Road | Neighborhood Profile



Walkability

Walking Distance or 1/4 mile from Percent of Total Area	Grocery Store	Transit Stop	Commuter Trails	Open Space	Existing Sidewalk	12.8 miles
19%	49%	79%	67%	Missing Sidewalk	16.3 miles	



Community Assets

- Lafray Park
- Bentley Park
- Milwaukee Trail
- Lifelong Learning Center
- YWCA
- Missoula Community Food Bank
- Milwaukee Trail Community Garden

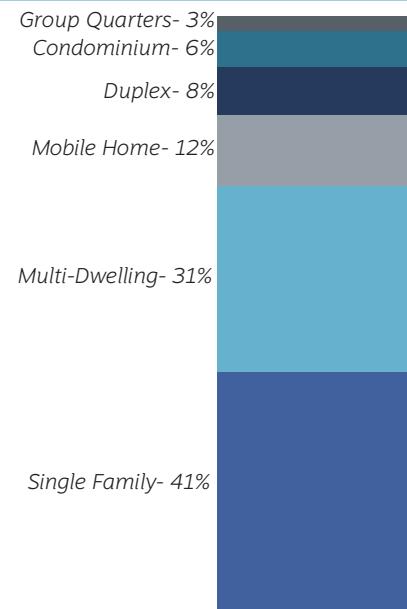
6.32 acres of open space

1% of total area is public

14% Tree Canopy Covered



Building Type



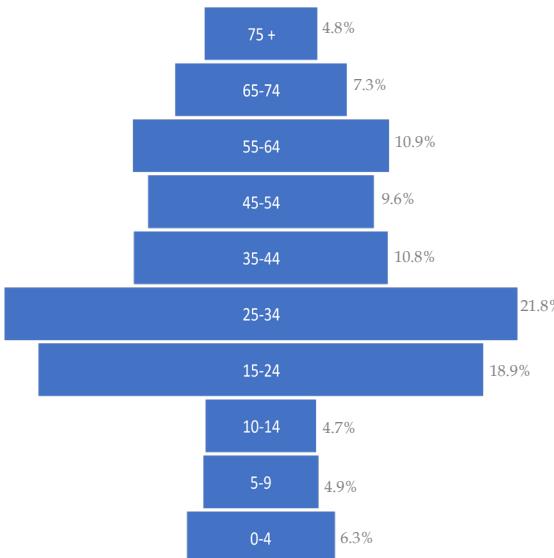
River Road | Neighborhood Profile



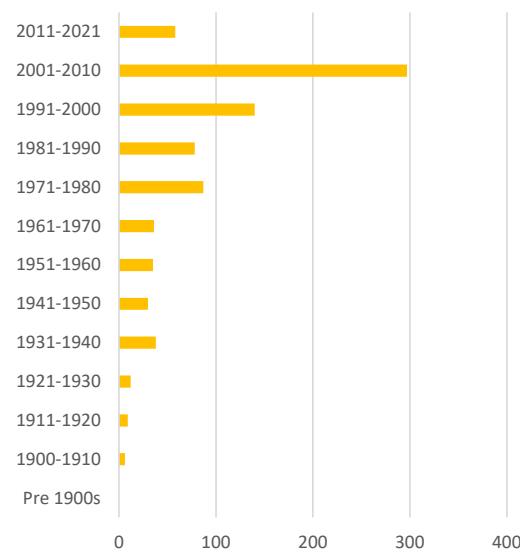
Demographics

	Neighborhood	City-Wide		Ethnicity	Neighborhood	City-Wide
Total Population 2022	3,395	4%		Non-Hispanic	94.1%	97.1%
Percent Growth 2010-2022	29%	10%		Hispanic	5.9%	2.9%
Average People per Household	2.06	2.15		Race	Neighborhood	City-Wide
Median Age	31.6	33.8		White	82.3%	84.5%
High School Diploma or Higher	92%	97%		Black	2%	0.9%
Bachelors Degree or Higher	35%	49%		American Indian	4.2%	2.9%
				Asian	0.9%	1.3%
				Pacific Islander	0.1%	0.1%
				Other	1.3%	3.0%
				Two or More	9.3%	7.2%

Population Age Pyramid



Age of Residential Buildings



	Neighborhood	City-Wide
Total Housing Units	1,836	5%
Owner Occupied Household	43%	47%
Renter Occupied Household	57%	53%
Median Household Income	\$46,261	\$54,820
2022 Median Home Sales Price	\$448,000	\$519,000
Median Gross Rent	\$974	\$895
Households without a Vehicle	8%	7.5%
Drove Alone to Work	82%	71%

Sources: CPDI, ESRI Business Analyst, Census Bureau, Montana DOR, Missoula Organization of Realtors, Invest Health