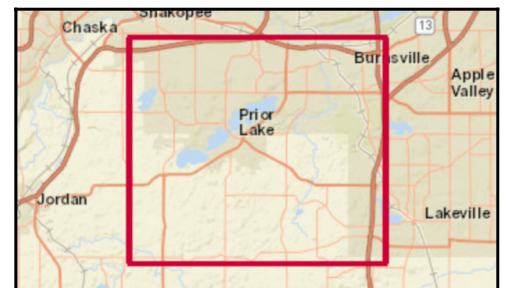
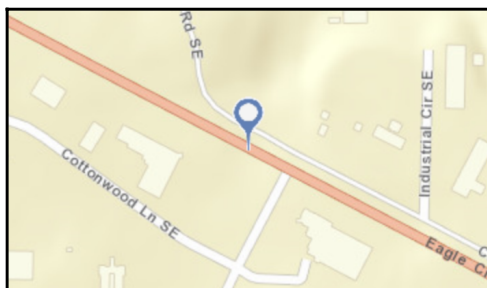
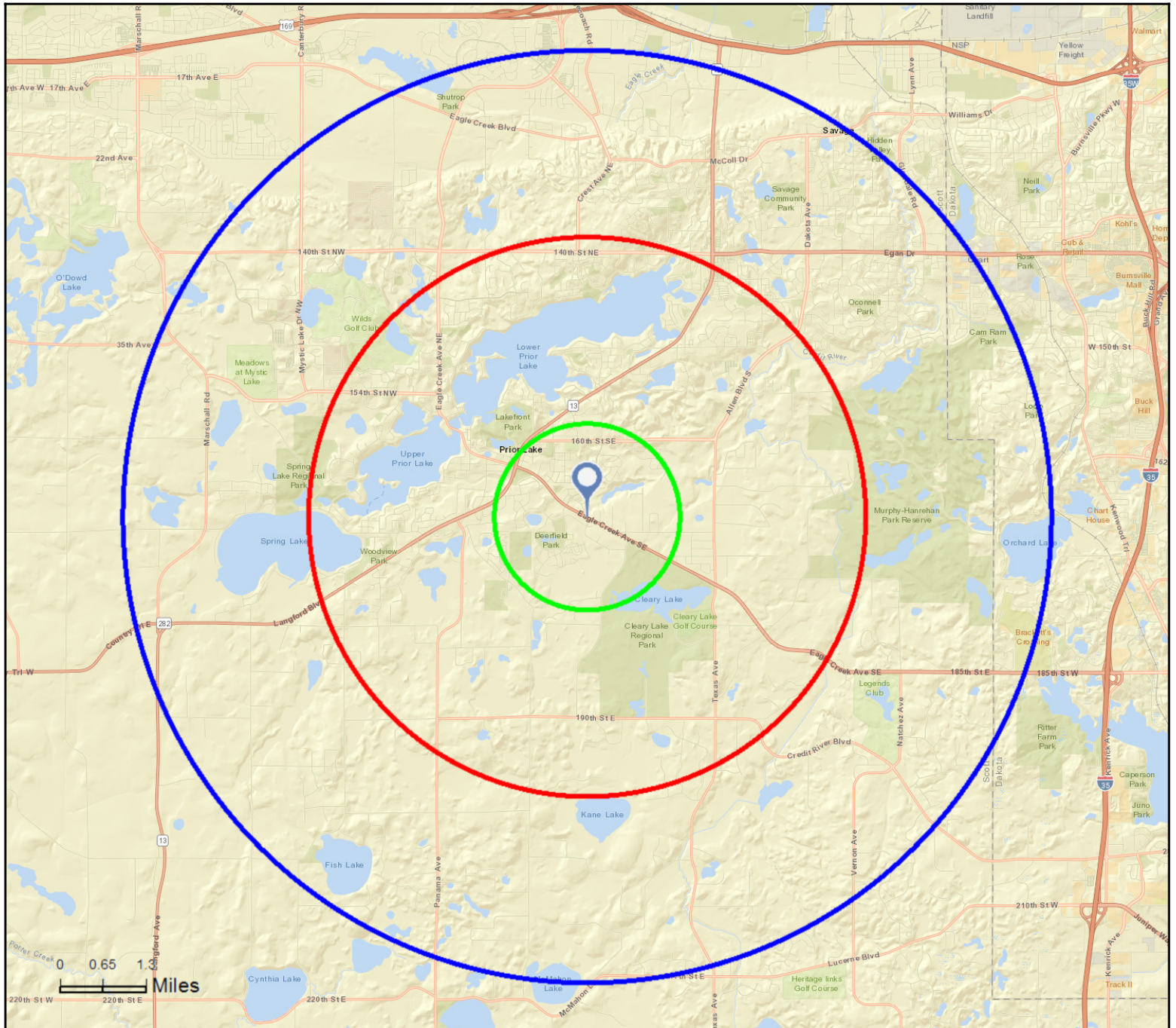




Site Map

5635 Eagle Creek Ave SE, Prior Lake, Minnesota, 55372
Rings: 1, 3, 5 mile radii

Colliers International
Latitude: 44.70542
Longitude: -93.40706



April 21, 2017



Executive Summary

5635 Eagle Creek Ave SE, Prior Lake, Minnesota, 55372
Rings: 1, 3, 5 mile radii

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	1 mile	3 miles	5 miles
Population			
2000 Population	4,109	19,082	41,405
2010 Population	5,897	25,704	57,108
2016 Population	6,194	28,531	63,106
2021 Population	6,553	30,924	68,388
2000-2010 Annual Rate	3.68%	3.02%	3.27%
2010-2016 Annual Rate	0.79%	1.68%	1.61%
2016-2021 Annual Rate	1.13%	1.62%	1.62%
2016 Male Population	48.1%	49.7%	49.9%
2016 Female Population	51.9%	50.3%	50.1%
2016 Median Age	35.7	38.8	37.3

In the identified area, the current year population is 63,106. In 2010, the Census count in the area was 57,108. The rate of change since 2010 was 1.61% annually. The five-year projection for the population in the area is 68,388 representing a change of 1.62% annually from 2016 to 2021. Currently, the population is 49.9% male and 50.1% female.

Median Age

The median age in this area is 35.7, compared to U.S. median age of 38.0.

Race and Ethnicity

2016 White Alone	89.0%	90.2%	85.0%
2016 Black Alone	3.5%	2.4%	3.6%
2016 American Indian/Alaska Native Alone	1.0%	1.2%	1.0%
2016 Asian Alone	3.3%	3.3%	6.4%
2016 Pacific Islander Alone	0.0%	0.1%	0.0%
2016 Other Race	0.7%	0.6%	1.3%
2016 Two or More Races	2.4%	2.3%	2.7%
2016 Hispanic Origin (Any Race)	3.1%	2.4%	3.3%

Persons of Hispanic origin represent 3.3% of the population in the identified area compared to 17.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 31.8 in the identified area, compared to 63.5 for the U.S. as a whole.

Households

2000 Households	1,427	6,689	13,829
2010 Households	2,225	9,520	20,000
2016 Total Households	2,348	10,604	22,180
2021 Total Households	2,486	11,511	24,075
2000-2010 Annual Rate	4.54%	3.59%	3.76%
2010-2016 Annual Rate	0.86%	1.74%	1.67%
2016-2021 Annual Rate	1.15%	1.65%	1.65%
2016 Average Household Size	2.64	2.69	2.84

The household count in this area has changed from 20,000 in 2010 to 22,180 in the current year, a change of 1.67% annually. The five-year projection of households is 24,075, a change of 1.65% annually from the current year total. Average household size is currently 2.84, compared to 2.85 in the year 2010. The number of families in the current year is 17,238 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

April 21, 2017



Executive Summary

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	1 mile	3 miles	5 miles
Median Household Income			
2016 Median Household Income	\$80,542	\$95,801	\$100,740
2021 Median Household Income	\$95,517	\$105,687	\$109,436
2016-2021 Annual Rate	3.47%	1.98%	1.67%
Average Household Income			
2016 Average Household Income	\$100,399	\$121,232	\$126,763
2021 Average Household Income	\$113,474	\$134,007	\$139,330
2016-2021 Annual Rate	2.48%	2.02%	1.91%
Per Capita Income			
2016 Per Capita Income	\$38,429	\$45,060	\$44,424
2021 Per Capita Income	\$43,463	\$49,886	\$48,895
2016-2021 Annual Rate	2.49%	2.06%	1.94%

Current median household income is \$100,740 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$109,436 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$126,763 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$139,330 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$44,424 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$48,895 in five years, compared to \$32,025 for all U.S. households

Housing			
2000 Total Housing Units	1,451	6,867	14,218
2000 Owner Occupied Housing Units	1,026	5,926	12,768
2000 Renter Occupied Housing Units	401	763	1,060
2000 Vacant Housing Units	24	178	390
2010 Total Housing Units	2,347	10,020	20,836
2010 Owner Occupied Housing Units	1,617	8,095	17,662
2010 Renter Occupied Housing Units	608	1,425	2,338
2010 Vacant Housing Units	122	500	836
2016 Total Housing Units	2,485	11,194	23,155
2016 Owner Occupied Housing Units	1,670	8,945	19,445
2016 Renter Occupied Housing Units	678	1,659	2,735
2016 Vacant Housing Units	137	590	975
2021 Total Housing Units	2,630	12,152	25,139
2021 Owner Occupied Housing Units	1,802	9,747	21,135
2021 Renter Occupied Housing Units	685	1,764	2,940
2021 Vacant Housing Units	144	641	1,064

Currently, 84.0% of the 23,155 housing units in the area are owner occupied; 11.8%, renter occupied; and 4.2% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 20,836 housing units in the area - 84.8% owner occupied, 11.2% renter occupied, and 4.0% vacant. The annual rate of change in housing units since 2010 is 4.80%. Median home value in the area is \$310,042, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 1.91% annually to \$340,779.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

April 21, 2017