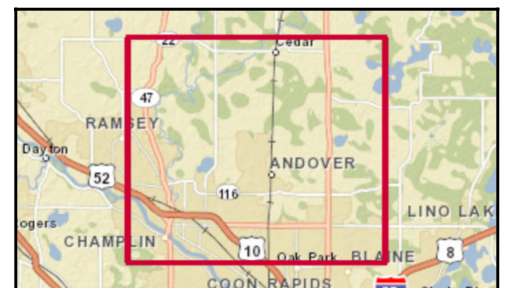
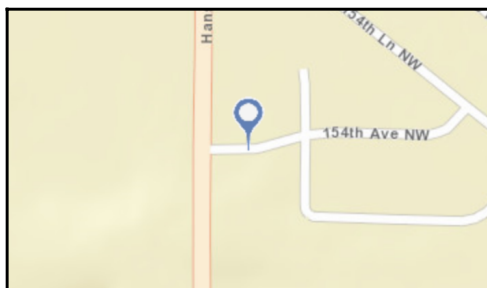
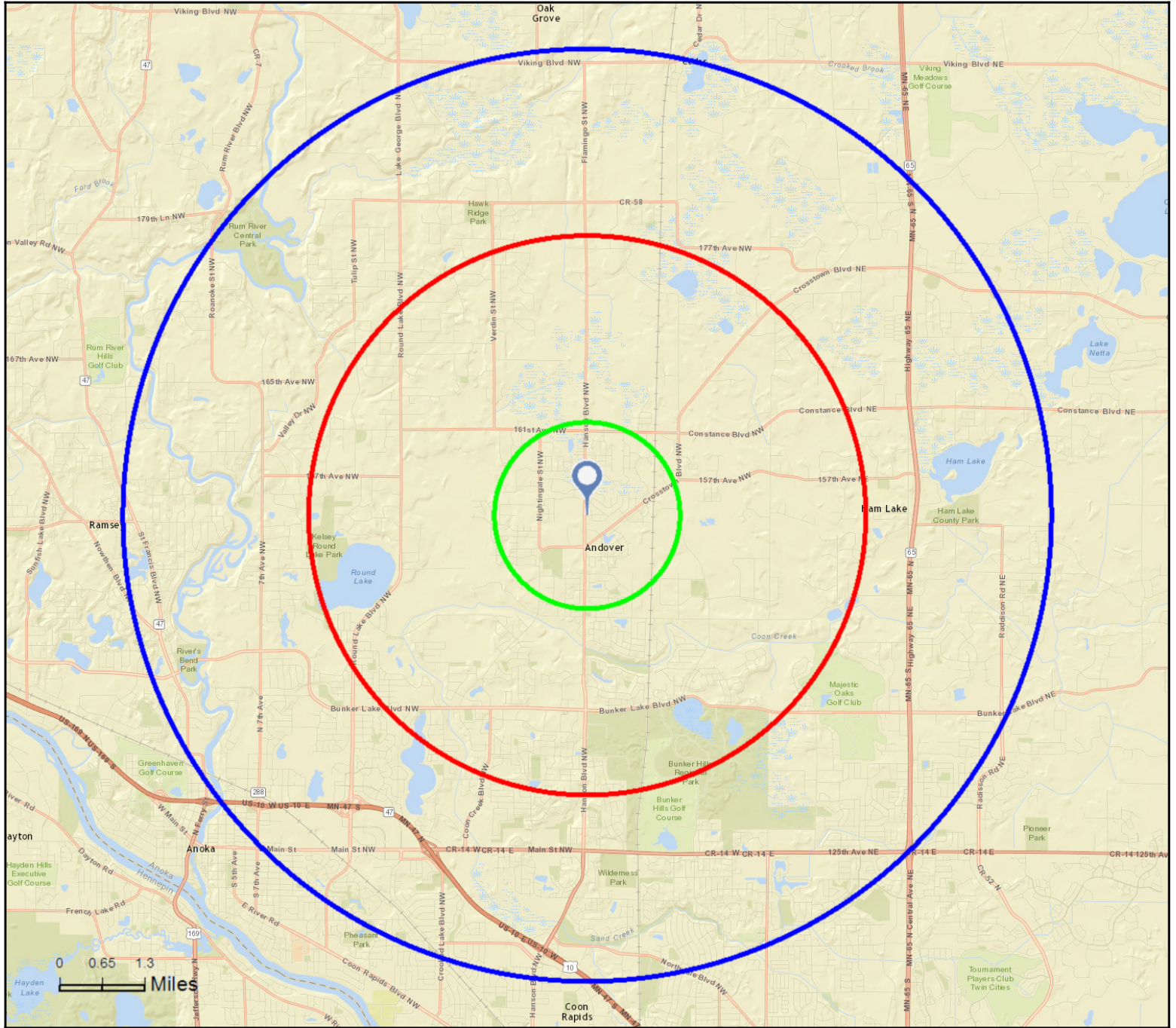


Site Map

1574 154th Ave NW, Andover, Minnesota, 55304
Rings: 1, 3, 5 mile radii

Prepared by Candis Nord-Sheptak
Latitude: 45.24936
Longitude: -93.30555



March 15, 2016



Executive Summary

1574 154th Ave NW, Andover, Minnesota, 55304
Rings: 1, 3, 5 mile radii

Prepared by Candis Nord-Sheptak

Latitude: 45.24936
Longitude: -93.30555

	1 mile	3 miles	5 miles
Population			
2000 Population	3,355	22,246	80,338
2010 Population	5,866	27,575	87,064
2015 Population	6,438	28,770	89,368
2020 Population	6,938	30,072	92,382
2000-2010 Annual Rate	5.75%	2.17%	0.81%
2010-2015 Annual Rate	1.79%	0.81%	0.50%
2015-2020 Annual Rate	1.51%	0.89%	0.67%
2015 Male Population	50.2%	50.4%	49.9%
2015 Female Population	49.8%	49.6%	50.1%
2015 Median Age	34.4	37.9	38.3

In the identified area, the current year population is 89,368. In 2010, the Census count in the area was 87,064. The rate of change since 2010 was 0.50% annually. The five-year projection for the population in the area is 92,382 representing a change of 0.67% annually from 2015 to 2020. Currently, the population is 49.9% male and 50.1% female.

Median Age

The median age in this area is 34.4, compared to U.S. median age of 37.9.

Race and Ethnicity

2015 White Alone	92.2%	91.3%	88.6%
2015 Black Alone	2.7%	2.6%	3.8%
2015 American Indian/Alaska Native Alone	0.5%	0.4%	0.6%
2015 Asian Alone	2.1%	2.8%	3.5%
2015 Pacific Islander Alone	0.0%	0.0%	0.0%
2015 Other Race	0.7%	0.7%	1.0%
2015 Two or More Races	1.8%	2.2%	2.6%
2015 Hispanic Origin (Any Race)	2.2%	2.3%	2.8%

Persons of Hispanic origin represent 2.8% of the population in the identified area compared to 17.6% 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 25.6 in the identified area, compared to 63.0 for the U.S. as a whole.

Households

2000 Households	971	6,704	26,579
2010 Households	1,725	8,737	30,258
2015 Total Households	1,912	9,229	31,460
2020 Total Households	2,068	9,683	32,654
2000-2010 Annual Rate	5.91%	2.68%	1.30%
2010-2015 Annual Rate	1.98%	1.05%	0.74%
2015-2020 Annual Rate	1.58%	0.97%	0.75%
2015 Average Household Size	3.37	3.11	2.83

The household count in this area has changed from 30,258 in 2010 to 31,460 in the current year, a change of 0.74% annually. The five-year projection of households is 32,654, a change of 0.75% annually from the current year total. Average household size is currently 2.83, compared to 2.86 in the year 2010. The number of families in the current year is 24,543 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 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

March 15, 2016



Executive Summary

1574 154th Ave NW, Andover, Minnesota, 55304
Rings: 1, 3, 5 mile radii

Prepared by Candis Nord-Sheptak

Latitude: 45.24936
Longitude: -93.30555

	1 mile	3 miles	5 miles
Median Household Income			
2015 Median Household Income	\$91,712	\$92,069	\$79,669
2020 Median Household Income	\$100,340	\$102,031	\$87,977
2015-2020 Annual Rate	1.81%	2.08%	2.00%
Average Household Income			
2015 Average Household Income	\$105,749	\$109,141	\$92,535
2020 Average Household Income	\$115,955	\$122,993	\$104,074
2015-2020 Annual Rate	1.86%	2.42%	2.38%
Per Capita Income			
2015 Per Capita Income	\$32,407	\$35,436	\$32,528
2020 Per Capita Income	\$35,685	\$40,071	\$36,727
2015-2020 Annual Rate	1.95%	2.49%	2.46%

Households by Income

Current median household income is \$79,669 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$87,977 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$92,535 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$104,074 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$32,528 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$36,727 in five years, compared to \$32,501 for all U.S. households

Housing			
2000 Total Housing Units	978	6,784	26,898
2000 Owner Occupied Housing Units	958	6,387	23,926
2000 Renter Occupied Housing Units	13	317	2,652
2000 Vacant Housing Units	7	80	320
2010 Total Housing Units	1,799	9,001	31,287
2010 Owner Occupied Housing Units	1,651	8,137	26,623
2010 Renter Occupied Housing Units	74	600	3,635
2010 Vacant Housing Units	74	264	1,029
2015 Total Housing Units	1,964	9,415	32,362
2015 Owner Occupied Housing Units	1,824	8,554	27,513
2015 Renter Occupied Housing Units	88	674	3,947
2015 Vacant Housing Units	52	186	902
2020 Total Housing Units	2,126	9,888	33,640
2020 Owner Occupied Housing Units	1,971	8,965	28,558
2020 Renter Occupied Housing Units	97	718	4,096
2020 Vacant Housing Units	58	205	986

Currently, 85.0% of the 32,362 housing units in the area are owner occupied; 12.2%, renter occupied; and 2.8% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 31,287 housing units in the area - 85.1% owner occupied, 11.6% renter occupied, and 3.3% vacant. The annual rate of change in housing units since 2010 is 1.51%. Median home value in the area is \$223,933, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 2.61% annually to \$254,684.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

March 15, 2016



2010 Census Profile

1574 154th Ave NW, Andover, Minnesota, 55304
Ring: 1 mile radius

Prepared by Candis Nord-Sheptak

Latitude: 45.24936

Longitude: -93.30555

	2000	2010	2000-2010 Annual Rate
Population	3,355	5,866	5.75%
Households	971	1,725	5.92%
Housing Units	978	1,799	6.28%
Population by Race			
Total		5,867	100.0%
Population Reporting One Race		5,779	98.5%
White		5,487	93.5%
Black		121	2.1%
American Indian		25	0.4%
Asian		112	1.9%
Pacific Islander		1	0.0%
Some Other Race		33	0.6%
Population Reporting Two or More Races		88	1.5%
Total Hispanic Population		107	1.8%
Population by Sex			
Male		2,959	50.4%
Female		2,907	49.6%
Population by Age			
Total		5,865	100.0%
Age 0 - 4		408	7.0%
Age 5 - 9		617	10.5%
Age 10 - 14		675	11.5%
Age 15 - 19		503	8.6%
Age 20 - 24		238	4.1%
Age 25 - 29		242	4.1%
Age 30 - 34		350	6.0%
Age 35 - 39		507	8.6%
Age 40 - 44		598	10.2%
Age 45 - 49		605	10.3%
Age 50 - 54		397	6.8%
Age 55 - 59		255	4.3%
Age 60 - 64		193	3.3%
Age 65 - 69		113	1.9%
Age 70 - 74		65	1.1%
Age 75 - 79		53	0.9%
Age 80 - 84		28	0.5%
Age 85+		19	0.3%
Age 18+		3,823	65.2%
Age 65+		278	4.7%
Median Age by Sex and Race/Hispanic Origin			
Total Population		33.6	
Male		32.6	
Female		34.3	
White Alone		34.4	
Black Alone		24.7	
American Indian Alone		30.0	
Asian Alone		27.3	
Pacific Islander Alone		47.5	
Some Other Race Alone		20.0	
Two or More Races		14.7	
Hispanic Population		18.9	

Data Note: Hispanic population can be of any race. Census 2010 medians are computed from reported data distributions.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri converted Census 2000 data into 2010 geography.



2010 Census Profile

1574 154th Ave NW, Andover, Minnesota, 55304
Ring: 1 mile radius

Prepared by Candis Nord-Sheptak

Latitude: 45.24936
Longitude: -93.30555

Households by Type

Total	1,724	100.0%
Households with 1 Person	154	8.9%
Households with 2+ People	1,570	91.1%
Family Households	1,513	87.8%
Husband-wife Families	1,326	76.9%
With Own Children	809	46.9%
Other Family (No Spouse Present)	188	10.9%
With Own Children	131	7.6%
Nonfamily Households	57	3.3%
All Households with Children	972	56.3%
Multigenerational Households	49	2.8%
Unmarried Partner Households	81	4.7%
Male-female	73	4.2%
Same-sex	8	0.5%
Average Household Size	3.40	

Family Households by Size

Total	1,513	100.0%
2 People	394	26.0%
3 People	326	21.5%
4 People	491	32.5%
5 People	197	13.0%
6 People	73	4.8%
7+ People	32	2.1%
Average Family Size	3.62	

Nonfamily Households by Size

Total	212	100.0%
1 Person	154	72.6%
2 People	49	23.1%
3 People	8	3.8%
4 People	1	0.5%
5 People	0	0.0%
6 People	0	0.0%
7+ People	0	0.0%
Average Nonfamily Size	1.35	

Population by Relationship and Household Type

Total	5,866	100.0%
In Households	5,866	100.0%
In Family Households	5,579	95.1%
Householder	1,563	26.6%
Spouse	1,369	23.3%
Child	2,442	41.6%
Other relative	103	1.8%
Nonrelative	103	1.8%
In Nonfamily Households	287	4.9%
In Group Quarters	0	0.0%
Institutionalized Population	0	0.0%
Noninstitutionalized Population	0	0.0%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography. Average family size excludes nonrelatives.

Source: U.S. Census Bureau, Census 2010 Summary File 1.



2010 Census Profile

1574 154th Ave NW, Andover, Minnesota, 55304
Ring: 1 mile radius

Prepared by Candis Nord-Sheptak

Latitude: 45.24936

Longitude: -93.30555

Family Households by Age of Householder		
Total	1,514	100.0%
Householder Age 15 - 44	717	47.4%
Householder Age 45 - 54	481	31.8%
Householder Age 55 - 64	202	13.3%
Householder Age 65 - 74	80	5.3%
Householder Age 75+	34	2.2%
Nonfamily Households by Age of Householder		
Total	213	100.0%
Householder Age 15 - 44	68	31.9%
Householder Age 45 - 54	52	24.4%
Householder Age 55 - 64	41	19.2%
Householder Age 65 - 74	29	13.6%
Householder Age 75+	23	10.8%
Households by Race of Householder		
Total	1,726	100.0%
Householder is White Alone	1,648	95.5%
Householder is Black Alone	29	1.7%
Householder is American Indian Alone	7	0.4%
Householder is Asian Alone	22	1.3%
Householder is Pacific Islander Alone	1	0.1%
Householder is Some Other Race Alone	7	0.4%
Householder is Two or More Races	12	0.7%
Households with Hispanic Householder	21	1.2%
Husband-wife Families by Race of Householder		
Total	1,325	100.0%
Householder is White Alone	1,270	95.8%
Householder is Black Alone	22	1.7%
Householder is American Indian Alone	3	0.2%
Householder is Asian Alone	16	1.2%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	6	0.5%
Householder is Two or More Races	8	0.6%
Husband-wife Families with Hispanic Householder	14	1.1%
Other Families (No Spouse) by Race of Householder		
Total	188	100.0%
Householder is White Alone	174	92.6%
Householder is Black Alone	5	2.7%
Householder is American Indian Alone	2	1.1%
Householder is Asian Alone	3	1.6%
Householder is Pacific Islander Alone	1	0.5%
Householder is Some Other Race Alone	0	0.0%
Householder is Two or More Races	3	1.6%
Other Families with Hispanic Householder	5	2.7%
Nonfamily Households by Race of Householder		
Total	212	100.0%
Householder is White Alone	204	96.2%
Householder is Black Alone	2	0.9%
Householder is American Indian Alone	2	0.9%
Householder is Asian Alone	2	0.9%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	1	0.5%
Householder is Two or More Races	1	0.5%
Nonfamily Households with Hispanic Householder	2	0.9%

Source: U.S. Census Bureau, Census 2010 Summary File 1.



2010 Census Profile

1574 154th Ave NW, Andover, Minnesota, 55304
Ring: 1 mile radius

Prepared by Candis Nord-Sheptak

Latitude: 45.24936

Longitude: -93.30555

Total Housing Units by Occupancy

Total	1,803	100.0%
Occupied Housing Units	1,725	95.7%
Vacant Housing Units		
For Rent	2	0.1%
Rented, not Occupied	1	0.1%
For Sale Only	52	2.9%
Sold, not Occupied	5	0.3%
For Seasonal/Recreational/Occasional Use	5	0.3%
For Migrant Workers	0	0.0%
Other Vacant	13	0.7%
Total Vacancy Rate	4.1%	

Households by Tenure and Mortgage Status

Total	1,725	100.0%
Owner Occupied	1,651	95.7%
Owned with a Mortgage/Loan	1,489	86.3%
Owned Free and Clear	162	9.4%
Average Household Size	3.38	
Renter Occupied	74	4.3%
Average Household Size	3.78	

Owner-occupied Housing Units by Race of Householder

Total	1,651	100.0%
Householder is White Alone	1,583	95.9%
Householder is Black Alone	24	1.5%
Householder is American Indian Alone	7	0.4%
Householder is Asian Alone	19	1.2%
Householder is Pacific Islander Alone	1	0.1%
Householder is Some Other Race Alone	5	0.3%
Householder is Two or More Races	12	0.7%
Owner-occupied Housing Units with Hispanic Householder	17	1.0%

Renter-occupied Housing Units by Race of Householder

Total	74	100.0%
Householder is White Alone	64	86.5%
Householder is Black Alone	5	6.8%
Householder is American Indian Alone	0	0.0%
Householder is Asian Alone	2	2.7%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	3	4.1%
Householder is Two or More Races	0	0.0%
Renter-occupied Housing Units with Hispanic Householder	4	5.4%

Average Household Size by Race/Hispanic Origin of Householder

Householder is White Alone	3.36
Householder is Black Alone	4.17
Householder is American Indian Alone	3.43
Householder is Asian Alone	4.14
Householder is Pacific Islander Alone	2.00
Householder is Some Other Race Alone	5.00
Householder is Two or More Races	4.08
Householder is Hispanic	4.00

Source: U.S. Census Bureau, Census 2010 Summary File 1.



2010 Census Profile

1574 154th Ave NW, Andover, Minnesota, 55304
Ring: 3 mile radius

Prepared by Candis Nord-Sheptak

Latitude: 45.24936

Longitude: -93.30555

	2000	2010	2000-2010 Annual Rate
Population	22,246	27,575	2.17%
Households	6,704	8,737	2.68%
Housing Units	6,784	9,001	2.87%
Population by Race			
Total		27,575	100.0%
Population Reporting One Race		27,067	98.2%
White		25,547	92.6%
Black		560	2.0%
American Indian		92	0.3%
Asian		697	2.5%
Pacific Islander		4	0.0%
Some Other Race		167	0.6%
Population Reporting Two or More Races		508	1.8%
Total Hispanic Population		554	2.0%
Population by Sex			
Male		13,905	50.4%
Female		13,670	49.6%
Population by Age			
Total		27,574	100.0%
Age 0 - 4		1,671	6.1%
Age 5 - 9		2,399	8.7%
Age 10 - 14		2,765	10.0%
Age 15 - 19		2,499	9.1%
Age 20 - 24		1,226	4.4%
Age 25 - 29		1,183	4.3%
Age 30 - 34		1,473	5.3%
Age 35 - 39		1,938	7.0%
Age 40 - 44		2,579	9.4%
Age 45 - 49		2,923	10.6%
Age 50 - 54		2,267	8.2%
Age 55 - 59		1,521	5.5%
Age 60 - 64		1,194	4.3%
Age 65 - 69		791	2.9%
Age 70 - 74		461	1.7%
Age 75 - 79		294	1.1%
Age 80 - 84		193	0.7%
Age 85+		197	0.7%
Age 18+		19,023	69.0%
Age 65+		1,936	7.0%
Median Age by Sex and Race/Hispanic Origin			
Total Population		36.5	
Male		35.8	
Female		37.1	
White Alone		37.5	
Black Alone		24.9	
American Indian Alone		37.5	
Asian Alone		26.9	
Pacific Islander Alone		61.3	
Some Other Race Alone		22.9	
Two or More Races		14.9	
Hispanic Population		20.0	

Data Note: Hispanic population can be of any race. Census 2010 medians are computed from reported data distributions.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri converted Census 2000 data into 2010 geography.



2010 Census Profile

1574 154th Ave NW, Andover, Minnesota, 55304
Ring: 3 mile radius

Prepared by Candis Nord-Sheptak

Latitude: 45.24936
Longitude: -93.30555

Households by Type		
Total	8,737	100.0%
Households with 1 Person	966	11.1%
Households with 2+ People	7,771	88.9%
Family Households	7,426	85.0%
Husband-wife Families	6,465	74.0%
With Own Children	3,437	39.3%
Other Family (No Spouse Present)	961	11.0%
With Own Children	622	7.1%
Nonfamily Households	345	3.9%
All Households with Children	4,260	48.8%
Multigenerational Households	270	3.1%
Unmarried Partner Households	427	4.9%
Male-female	394	4.5%
Same-sex	33	0.4%
Average Household Size	3.15	
Family Households by Size		
Total	7,426	100.0%
2 People	2,356	31.7%
3 People	1,617	21.8%
4 People	2,113	28.5%
5 People	882	11.9%
6 People	293	3.9%
7+ People	165	2.2%
Average Family Size	3.40	
Nonfamily Households by Size		
Total	1,311	100.0%
1 Person	966	73.7%
2 People	281	21.4%
3 People	40	3.1%
4 People	14	1.1%
5 People	6	0.5%
6 People	3	0.2%
7+ People	1	0.1%
Average Nonfamily Size	1.36	
Population by Relationship and Household Type		
Total	27,575	100.0%
In Households	27,544	99.9%
In Family Households	25,759	93.4%
Householder	7,518	27.3%
Spouse	6,545	23.7%
Child	10,656	38.6%
Other relative	562	2.0%
Nonrelative	478	1.7%
In Nonfamily Households	1,785	6.5%
In Group Quarters	31	0.1%
Institutionalized Population	0	0.0%
Noninstitutionalized Population	31	0.1%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography. Average family size excludes nonrelatives.

Source: U.S. Census Bureau, Census 2010 Summary File 1.



2010 Census Profile

1574 154th Ave NW, Andover, Minnesota, 55304
Ring: 3 mile radius

Prepared by Candis Nord-Sheptak

Latitude: 45.24936
Longitude: -93.30555

Family Households by Age of Householder		
Total	7,427	100.0%
Householder Age 15 - 44	2,926	39.4%
Householder Age 45 - 54	2,479	33.4%
Householder Age 55 - 64	1,242	16.7%
Householder Age 65 - 74	568	7.6%
Householder Age 75+	212	2.9%
Nonfamily Households by Age of Householder		
Total	1,311	100.0%
Householder Age 15 - 44	387	29.5%
Householder Age 45 - 54	293	22.3%
Householder Age 55 - 64	244	18.6%
Householder Age 65 - 74	164	12.5%
Householder Age 75+	223	17.0%
Households by Race of Householder		
Total	8,735	100.0%
Householder is White Alone	8,310	95.1%
Householder is Black Alone	130	1.5%
Householder is American Indian Alone	30	0.3%
Householder is Asian Alone	146	1.7%
Householder is Pacific Islander Alone	2	0.0%
Householder is Some Other Race Alone	37	0.4%
Householder is Two or More Races	80	0.9%
Households with Hispanic Householder	113	1.3%
Husband-wife Families by Race of Householder		
Total	6,465	100.0%
Householder is White Alone	6,177	95.5%
Householder is Black Alone	85	1.3%
Householder is American Indian Alone	18	0.3%
Householder is Asian Alone	106	1.6%
Householder is Pacific Islander Alone	1	0.0%
Householder is Some Other Race Alone	25	0.4%
Householder is Two or More Races	53	0.8%
Husband-wife Families with Hispanic Householder	77	1.2%
Other Families (No Spouse) by Race of Householder		
Total	961	100.0%
Householder is White Alone	864	89.9%
Householder is Black Alone	40	4.2%
Householder is American Indian Alone	5	0.5%
Householder is Asian Alone	25	2.6%
Householder is Pacific Islander Alone	1	0.1%
Householder is Some Other Race Alone	7	0.7%
Householder is Two or More Races	19	2.0%
Other Families with Hispanic Householder	23	2.4%
Nonfamily Households by Race of Householder		
Total	1,311	100.0%
Householder is White Alone	1,268	96.7%
Householder is Black Alone	6	0.5%
Householder is American Indian Alone	7	0.5%
Householder is Asian Alone	16	1.2%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	5	0.4%
Householder is Two or More Races	9	0.7%
Nonfamily Households with Hispanic Householder	13	1.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1.



2010 Census Profile

1574 154th Ave NW, Andover, Minnesota, 55304
Ring: 3 mile radius

Prepared by Candis Nord-Sheptak

Latitude: 45.24936
Longitude: -93.30555

Total Housing Units by Occupancy

Total	9,008	100.0%
Occupied Housing Units	8,737	97.0%
Vacant Housing Units		
For Rent	25	0.3%
Rented, not Occupied	3	0.0%
For Sale Only	145	1.6%
Sold, not Occupied	23	0.3%
For Seasonal/Recreational/Occasional Use	21	0.2%
For Migrant Workers	0	0.0%
Other Vacant	54	0.6%
Total Vacancy Rate	2.9%	

Households by Tenure and Mortgage Status

Total	8,737	100.0%
Owner Occupied	8,137	93.1%
Owned with a Mortgage/Loan	7,082	81.1%
Owned Free and Clear	1,054	12.1%
Average Household Size	3.18	
Renter Occupied	600	6.9%
Average Household Size	2.84	

Owner-occupied Housing Units by Race of Householder

Total	8,136	100.0%
Householder is White Alone	7,774	95.6%
Householder is Black Alone	103	1.3%
Householder is American Indian Alone	28	0.3%
Householder is Asian Alone	135	1.7%
Householder is Pacific Islander Alone	2	0.0%
Householder is Some Other Race Alone	25	0.3%
Householder is Two or More Races	69	0.8%
Owner-occupied Housing Units with Hispanic Householder	88	1.1%

Renter-occupied Housing Units by Race of Householder

Total	600	100.0%
Householder is White Alone	537	89.5%
Householder is Black Alone	27	4.5%
Householder is American Indian Alone	2	0.3%
Householder is Asian Alone	11	1.8%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	12	2.0%
Householder is Two or More Races	11	1.8%
Renter-occupied Housing Units with Hispanic Householder	25	4.2%

Average Household Size by Race/Hispanic Origin of Householder

Householder is White Alone	3.11
Householder is Black Alone	4.22
Householder is American Indian Alone	2.90
Householder is Asian Alone	4.20
Householder is Pacific Islander Alone	2.50
Householder is Some Other Race Alone	4.35
Householder is Two or More Races	3.74
Householder is Hispanic	3.90

Source: U.S. Census Bureau, Census 2010 Summary File 1.



2010 Census Profile

1574 154th Ave NW, Andover, Minnesota, 55304
Ring: 5 mile radius

Prepared by Candis Nord-Sheptak

Latitude: 45.24936

Longitude: -93.30555

	2000	2010	2000-2010 Annual Rate
Population	80,338	87,064	0.81%
Households	26,579	30,258	1.31%
Housing Units	26,898	31,287	1.52%
Population by Race			
Total		87,065	100.0%
Population Reporting One Race		85,161	97.8%
White		78,638	90.3%
Black		2,555	2.9%
American Indian		432	0.5%
Asian		2,771	3.2%
Pacific Islander		12	0.0%
Some Other Race		753	0.9%
Population Reporting Two or More Races		1,904	2.2%
Total Hispanic Population		2,131	2.4%
Population by Sex			
Male		43,507	50.0%
Female		43,557	50.0%
Population by Age			
Total		87,062	100.0%
Age 0 - 4		5,499	6.3%
Age 5 - 9		6,435	7.4%
Age 10 - 14		7,197	8.3%
Age 15 - 19		6,986	8.0%
Age 20 - 24		4,678	5.4%
Age 25 - 29		4,994	5.7%
Age 30 - 34		5,174	5.9%
Age 35 - 39		5,809	6.7%
Age 40 - 44		7,142	8.2%
Age 45 - 49		8,269	9.5%
Age 50 - 54		7,322	8.4%
Age 55 - 59		5,467	6.3%
Age 60 - 64		4,575	5.3%
Age 65 - 69		3,085	3.5%
Age 70 - 74		1,829	2.1%
Age 75 - 79		1,231	1.4%
Age 80 - 84		754	0.9%
Age 85+		619	0.7%
Age 18+		63,307	72.7%
Age 65+		7,518	8.6%
Median Age by Sex and Race/Hispanic Origin			
Total Population		37.2	
Male		36.4	
Female		38.0	
White Alone		38.9	
Black Alone		25.5	
American Indian Alone		35.6	
Asian Alone		26.6	
Pacific Islander Alone		37.5	
Some Other Race Alone		24.6	
Two or More Races		14.8	
Hispanic Population		22.7	

Data Note: Hispanic population can be of any race. Census 2010 medians are computed from reported data distributions.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri converted Census 2000 data into 2010 geography.



2010 Census Profile

1574 154th Ave NW, Andover, Minnesota, 55304
Ring: 5 mile radius

Prepared by Candis Nord-Sheptak

Latitude: 45.24936
Longitude: -93.30555

Households by Type

Total	30,258	100.0%
Households with 1 Person	4,878	16.1%
Households with 2+ People	25,380	83.9%
Family Households	23,736	78.4%
Husband-wife Families	19,527	64.5%
With Own Children	9,002	29.8%
Other Family (No Spouse Present)	4,209	13.9%
With Own Children	2,431	8.0%
Nonfamily Households	1,644	5.4%
All Households with Children	12,279	40.6%
Multigenerational Households	1,061	3.5%
Unmarried Partner Households	1,902	6.3%
Male-female	1,743	5.8%
Same-sex	159	0.5%
Average Household Size	2.86	

Family Households by Size

Total	23,736	100.0%
2 People	8,838	37.2%
3 People	5,277	22.2%
4 People	5,724	24.1%
5 People	2,519	10.6%
6 People	856	3.6%
7+ People	522	2.2%
Average Family Size	3.21	

Nonfamily Households by Size

Total	6,522	100.0%
1 Person	4,878	74.8%
2 People	1,351	20.7%
3 People	185	2.8%
4 People	72	1.1%
5 People	22	0.3%
6 People	10	0.2%
7+ People	4	0.1%
Average Nonfamily Size	1.32	

Population by Relationship and Household Type

Total	87,064	100.0%
In Households	86,589	99.5%
In Family Households	77,996	89.6%
Householder	23,669	27.2%
Spouse	19,473	22.4%
Child	30,759	35.3%
Other relative	2,223	2.6%
Nonrelative	1,871	2.1%
In Nonfamily Households	8,593	9.9%
In Group Quarters	475	0.5%
Institutionalized Population	311	0.4%
Noninstitutionalized Population	164	0.2%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography. Average family size excludes nonrelatives.

Source: U.S. Census Bureau, Census 2010 Summary File 1.



2010 Census Profile

1574 154th Ave NW, Andover, Minnesota, 55304
Ring: 5 mile radius

Prepared by Candis Nord-Sheptak

Latitude: 45.24936
Longitude: -93.30555

Family Households by Age of Householder		
Total	23,736	100.0%
Householder Age 15 - 44	9,201	38.8%
Householder Age 45 - 54	7,069	29.8%
Householder Age 55 - 64	4,405	18.6%
Householder Age 65 - 74	2,197	9.3%
Householder Age 75+	864	3.6%
Nonfamily Households by Age of Householder		
Total	6,521	100.0%
Householder Age 15 - 44	2,228	34.2%
Householder Age 45 - 54	1,470	22.5%
Householder Age 55 - 64	1,242	19.0%
Householder Age 65 - 74	793	12.2%
Householder Age 75+	788	12.1%
Households by Race of Householder		
Total	30,257	100.0%
Householder is White Alone	28,411	93.9%
Householder is Black Alone	641	2.1%
Householder is American Indian Alone	139	0.5%
Householder is Asian Alone	591	2.0%
Householder is Pacific Islander Alone	3	0.0%
Householder is Some Other Race Alone	167	0.6%
Householder is Two or More Races	305	1.0%
Households with Hispanic Householder	465	1.5%
Husband-wife Families by Race of Householder		
Total	19,526	100.0%
Householder is White Alone	18,400	94.2%
Householder is Black Alone	349	1.8%
Householder is American Indian Alone	74	0.4%
Householder is Asian Alone	430	2.2%
Householder is Pacific Islander Alone	1	0.0%
Householder is Some Other Race Alone	97	0.5%
Householder is Two or More Races	175	0.9%
Husband-wife Families with Hispanic Householder	283	1.4%
Other Families (No Spouse) by Race of Householder		
Total	4,208	100.0%
Householder is White Alone	3,728	88.6%
Householder is Black Alone	216	5.1%
Householder is American Indian Alone	35	0.8%
Householder is Asian Alone	106	2.5%
Householder is Pacific Islander Alone	1	0.0%
Householder is Some Other Race Alone	47	1.1%
Householder is Two or More Races	75	1.8%
Other Families with Hispanic Householder	107	2.5%
Nonfamily Households by Race of Householder		
Total	6,523	100.0%
Householder is White Alone	6,284	96.3%
Householder is Black Alone	76	1.2%
Householder is American Indian Alone	30	0.5%
Householder is Asian Alone	56	0.9%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	22	0.3%
Householder is Two or More Races	55	0.8%
Nonfamily Households with Hispanic Householder	75	1.2%

Source: U.S. Census Bureau, Census 2010 Summary File 1.



2010 Census Profile

1574 154th Ave NW, Andover, Minnesota, 55304
Ring: 5 mile radius

Prepared by Candis Nord-Sheptak

Latitude: 45.24936
Longitude: -93.30555

Total Housing Units by Occupancy

Total	31,285	100.0%
Occupied Housing Units	30,258	96.7%
Vacant Housing Units		
For Rent	206	0.7%
Rented, not Occupied	17	0.1%
For Sale Only	400	1.3%
Sold, not Occupied	65	0.2%
For Seasonal/Recreational/Occasional Use	94	0.3%
For Migrant Workers	2	0.0%
Other Vacant	243	0.8%
Total Vacancy Rate	3.3%	

Households by Tenure and Mortgage Status

Total	30,258	100.0%
Owner Occupied	26,623	88.0%
Owned with a Mortgage/Loan	22,399	74.0%
Owned Free and Clear	4,223	14.0%
Average Household Size	2.90	
Renter Occupied	3,635	12.0%
Average Household Size	2.60	

Owner-occupied Housing Units by Race of Householder

Total	26,623	100.0%
Householder is White Alone	25,252	94.9%
Householder is Black Alone	415	1.6%
Householder is American Indian Alone	106	0.4%
Householder is Asian Alone	525	2.0%
Householder is Pacific Islander Alone	3	0.0%
Householder is Some Other Race Alone	101	0.4%
Householder is Two or More Races	221	0.8%
Owner-occupied Housing Units with Hispanic Householder	330	1.2%

Renter-occupied Housing Units by Race of Householder

Total	3,635	100.0%
Householder is White Alone	3,159	86.9%
Householder is Black Alone	226	6.2%
Householder is American Indian Alone	33	0.9%
Householder is Asian Alone	66	1.8%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	66	1.8%
Householder is Two or More Races	85	2.3%
Renter-occupied Housing Units with Hispanic Householder	134	3.7%

Average Household Size by Race/Hispanic Origin of Householder

Householder is White Alone	2.80
Householder is Black Alone	3.81
Householder is American Indian Alone	2.91
Householder is Asian Alone	4.26
Householder is Pacific Islander Alone	2.67
Householder is Some Other Race Alone	4.16
Householder is Two or More Races	3.39
Householder is Hispanic	3.70

Source: U.S. Census Bureau, Census 2010 Summary File 1.



Demographic and Income Profile

1574 154th Ave NW, Andover, Minnesota, 55304
Ring: 1 mile radius

Prepared by Candis Nord-Sheptak

Latitude: 45.24936
Longitude: -93.30555

Summary	Census 2010	2015	2020				
Population	5,866	6,438	6,938				
Households	1,725	1,912	2,068				
Families	1,513	1,671	1,802				
Average Household Size	3.40	3.37	3.35				
Owner Occupied Housing Units	1,651	1,824	1,971				
Renter Occupied Housing Units	74	88	97				
Median Age	33.6	34.4	35.3				
Trends: 2015 - 2020 Annual Rate	Area	State	National				
Population	1.51%	0.67%	0.75%				
Households	1.58%	0.73%	0.77%				
Families	1.52%	0.65%	0.69%				
Owner HHs	1.56%	0.71%	0.70%				
Median Household Income	1.81%	3.18%	2.66%				
Households by Income	2015		2020				
	Number	Percent	Number	Percent			
	<\$15,000	28	1.5%	24	1.2%		
	\$15,000 - \$24,999	34	1.8%	23	1.1%		
	\$25,000 - \$34,999	122	6.4%	90	4.4%		
	\$35,000 - \$49,999	199	10.4%	171	8.3%		
	\$50,000 - \$74,999	303	15.8%	296	14.3%		
	\$75,000 - \$99,999	367	19.2%	420	20.3%		
	\$100,000 - \$149,999	587	30.7%	713	34.5%		
	\$150,000 - \$199,999	140	7.3%	170	8.2%		
	\$200,000+	132	6.9%	161	7.8%		
Median Household Income	\$91,712		\$100,340				
Average Household Income	\$105,749		\$115,955				
Per Capita Income	\$32,407		\$35,685				
Population by Age	Census 2010		2015		2020		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	408	7.0%	418	6.5%	435	6.3%
	5 - 9	617	10.5%	467	7.3%	466	6.7%
	10 - 14	675	11.5%	668	10.4%	516	7.4%
	15 - 19	503	8.6%	604	9.4%	617	8.9%
	20 - 24	238	4.1%	428	6.6%	418	6.0%
	25 - 34	592	10.1%	671	10.4%	990	14.3%
	35 - 44	1,105	18.8%	942	14.6%	856	12.3%
	45 - 54	1,002	17.1%	1,191	18.5%	1,115	16.1%
	55 - 64	448	7.6%	642	10.0%	939	13.5%
	65 - 74	178	3.0%	286	4.4%	409	5.9%
	75 - 84	81	1.4%	96	1.5%	138	2.0%
	85+	19	0.3%	25	0.4%	40	0.6%
Race and Ethnicity	Census 2010		2015		2020		
	Number	Percent	Number	Percent	Number	Percent	
	White Alone	5,487	93.5%	5,937	92.2%	6,277	90.5%
	Black Alone	121	2.1%	173	2.7%	239	3.4%
	American Indian Alone	25	0.4%	33	0.5%	41	0.6%
	Asian Alone	112	1.9%	136	2.1%	171	2.5%
	Pacific Islander Alone	1	0.0%	1	0.0%	1	0.0%
	Some Other Race Alone	33	0.6%	42	0.7%	56	0.8%
	Two or More Races	88	1.5%	116	1.8%	152	2.2%
	Hispanic Origin (Any Race)	107	1.8%	139	2.2%	186	2.7%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

March 15, 2016



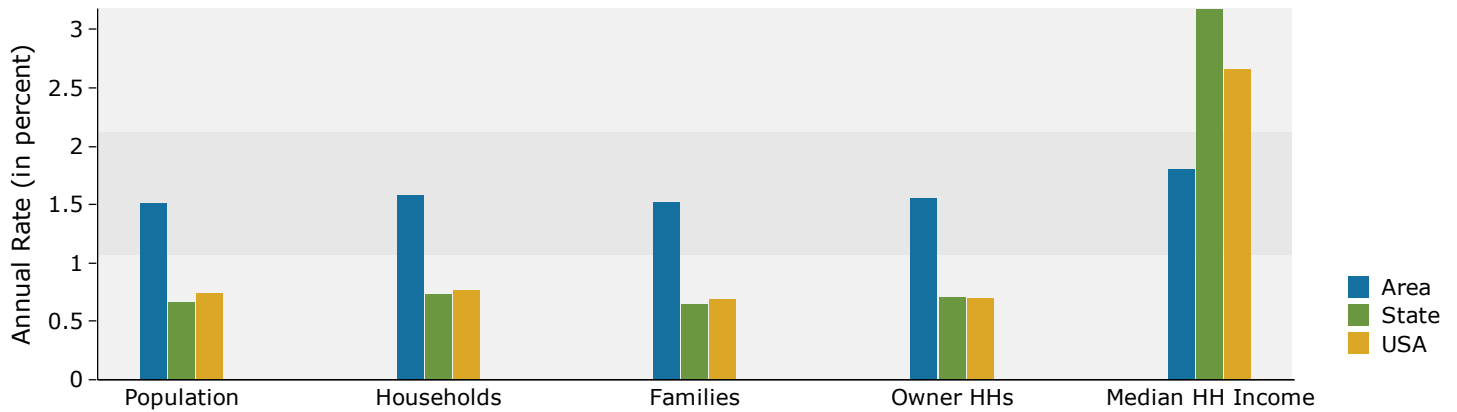
Demographic and Income Profile

1574 154th Ave NW, Andover, Minnesota, 55304
Ring: 1 mile radius

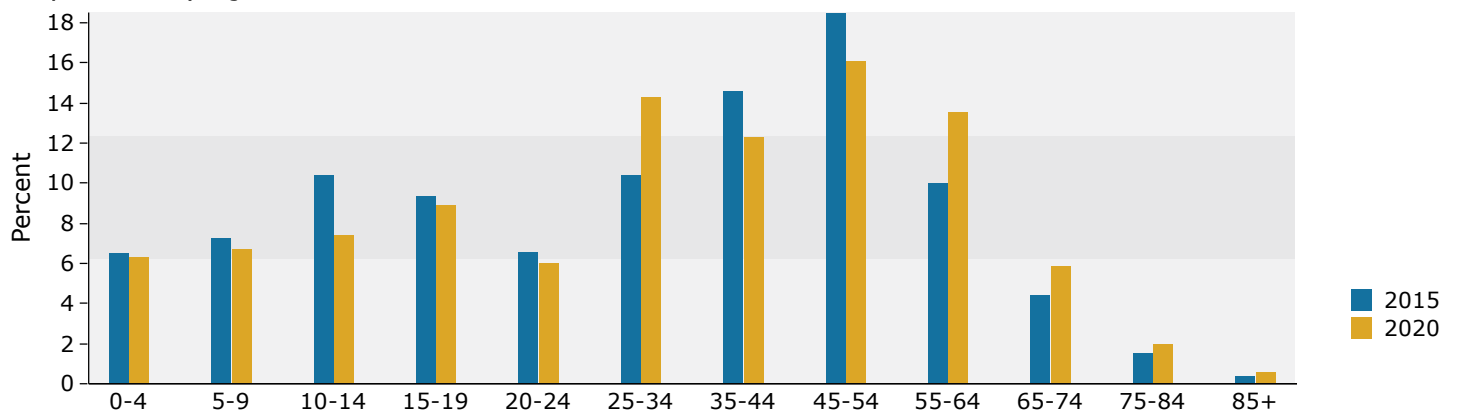
Prepared by Candis Nord-Sheptak

Latitude: 45.24936
Longitude: -93.30555

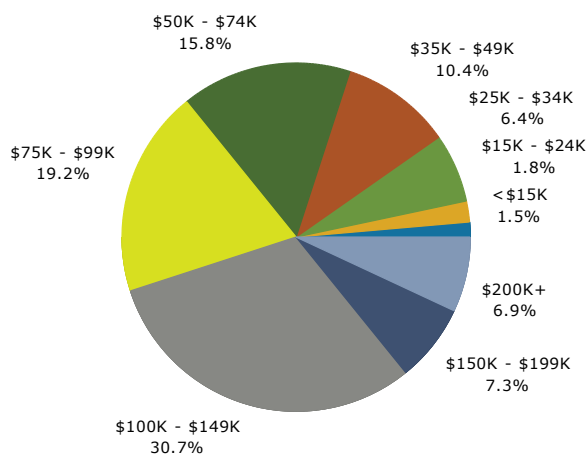
Trends 2015-2020



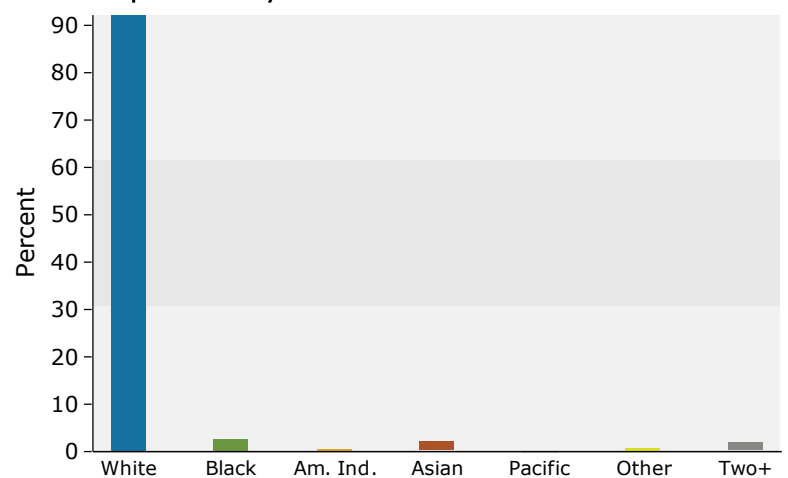
Population by Age



2015 Household Income



2015 Population by Race



2015 Percent Hispanic Origin: 2.2%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

March 15, 2016



Demographic and Income Profile

1574 154th Ave NW, Andover, Minnesota, 55304
Ring: 3 mile radius

Prepared by Candis Nord-Sheptak

Latitude: 45.24936
Longitude: -93.30555

Summary	Census 2010		2015		2020		
Population	27,575		28,770		30,072		
Households	8,737		9,229		9,683		
Families	7,426		7,812		8,178		
Average Household Size	3.15		3.11		3.10		
Owner Occupied Housing Units	8,137		8,554		8,965		
Renter Occupied Housing Units	600		674		718		
Median Age	36.5		37.9		39.2		
Trends: 2015 - 2020 Annual Rate	Area		State		National		
Population	0.89%		0.67%		0.75%		
Households	0.97%		0.73%		0.77%		
Families	0.92%		0.65%		0.69%		
Owner HHs	0.94%		0.71%		0.70%		
Median Household Income	2.08%		3.18%		2.66%		
Households by Income				2015		2020	
				Number	Percent	Number	Percent
	<\$15,000			234	2.5%	192	2.0%
	\$15,000 - \$24,999			223	2.4%	147	1.5%
	\$25,000 - \$34,999			395	4.3%	286	3.0%
	\$35,000 - \$49,999			864	9.4%	722	7.5%
	\$50,000 - \$74,999			1,615	17.5%	1,452	15.0%
	\$75,000 - \$99,999			1,718	18.6%	1,831	18.9%
	\$100,000 - \$149,999			2,576	27.9%	2,920	30.2%
	\$150,000 - \$199,999			856	9.3%	1,201	12.4%
	\$200,000+			748	8.1%	932	9.6%
Median Household Income			\$92,069		\$102,031		
Average Household Income			\$109,141		\$122,993		
Per Capita Income			\$35,436		\$40,071		
Population by Age	Census 2010		2015		2020		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	1,671	6.1%	1,627	5.7%	1,642	5.5%
	5 - 9	2,399	8.7%	1,881	6.5%	1,816	6.0%
	10 - 14	2,765	10.0%	2,581	9.0%	2,098	7.0%
	15 - 19	2,499	9.1%	2,454	8.5%	2,394	8.0%
	20 - 24	1,226	4.4%	1,886	6.6%	1,612	5.4%
	25 - 34	2,656	9.6%	2,994	10.4%	3,917	13.0%
	35 - 44	4,517	16.4%	3,758	13.1%	3,762	12.5%
	45 - 54	5,190	18.8%	5,377	18.7%	4,596	15.3%
	55 - 64	2,715	9.8%	3,617	12.6%	4,724	15.7%
	65 - 74	1,252	4.5%	1,791	6.2%	2,373	7.9%
	75 - 84	487	1.8%	608	2.1%	913	3.0%
	85+	197	0.7%	196	0.7%	226	0.8%
	Race and Ethnicity	Census 2010		2015		2020	
Number		Percent	Number	Percent	Number	Percent	
White Alone		25,547	92.6%	26,259	91.3%	26,906	89.5%
Black Alone		560	2.0%	758	2.6%	1,006	3.3%
American Indian Alone		92	0.3%	116	0.4%	135	0.4%
Asian Alone		697	2.5%	795	2.8%	967	3.2%
Pacific Islander Alone		4	0.0%	5	0.0%	7	0.0%
Some Other Race Alone		167	0.6%	203	0.7%	260	0.9%
Two or More Races		508	1.8%	633	2.2%	791	2.6%
Hispanic Origin (Any Race)		554	2.0%	674	2.3%	857	2.8%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

March 15, 2016



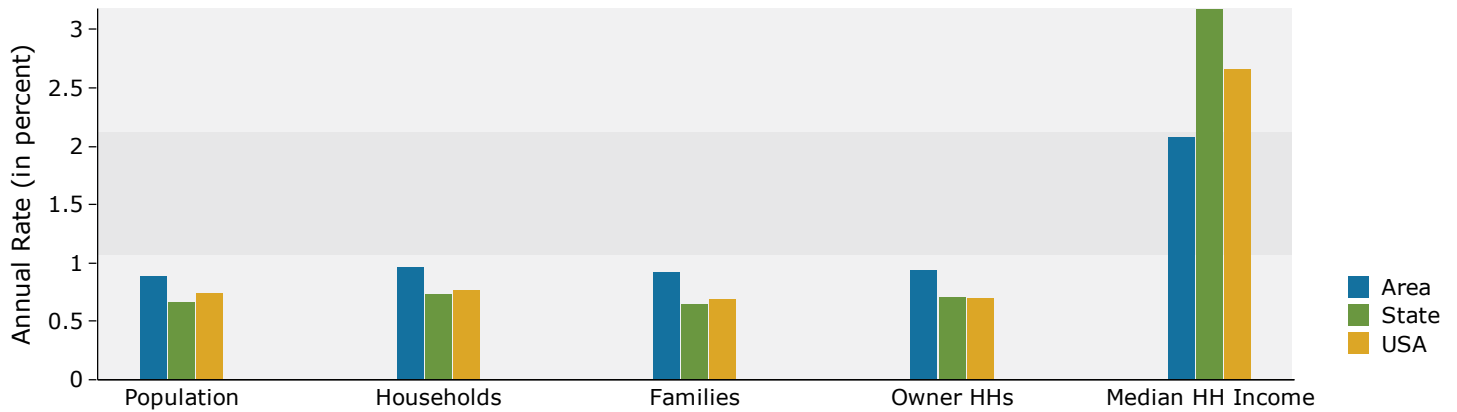
Demographic and Income Profile

1574 154th Ave NW, Andover, Minnesota, 55304
Ring: 3 mile radius

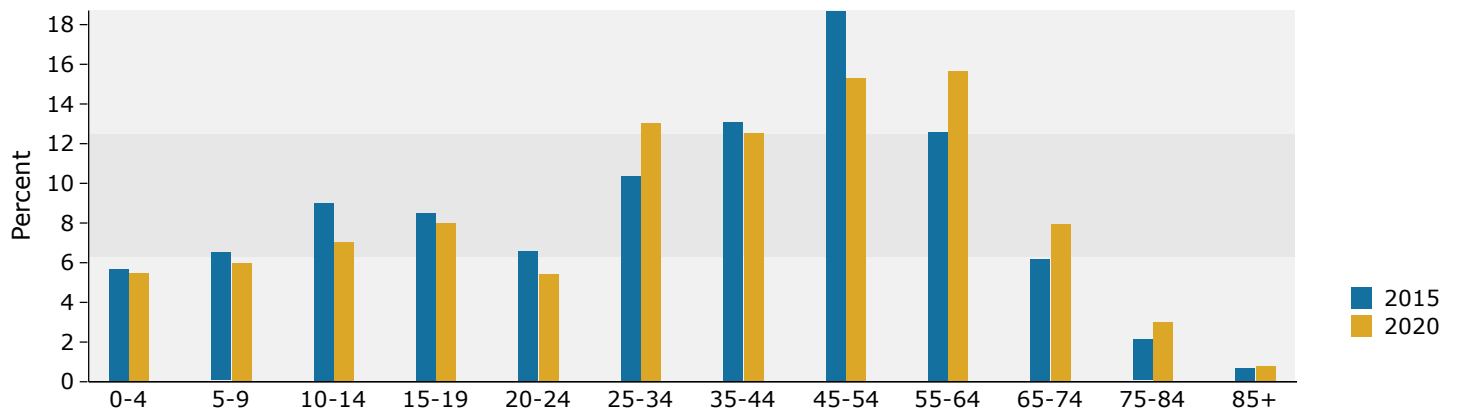
Prepared by Candis Nord-Sheptak

Latitude: 45.24936
Longitude: -93.30555

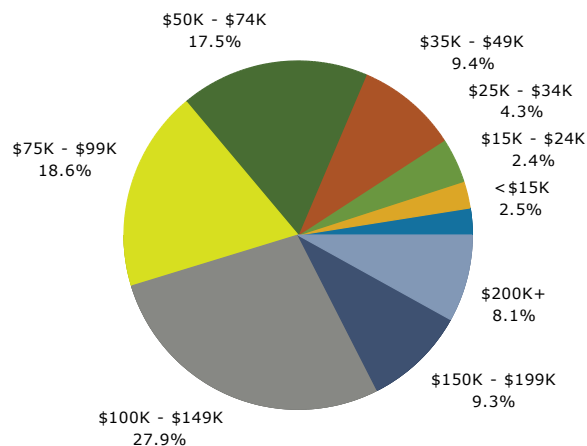
Trends 2015-2020



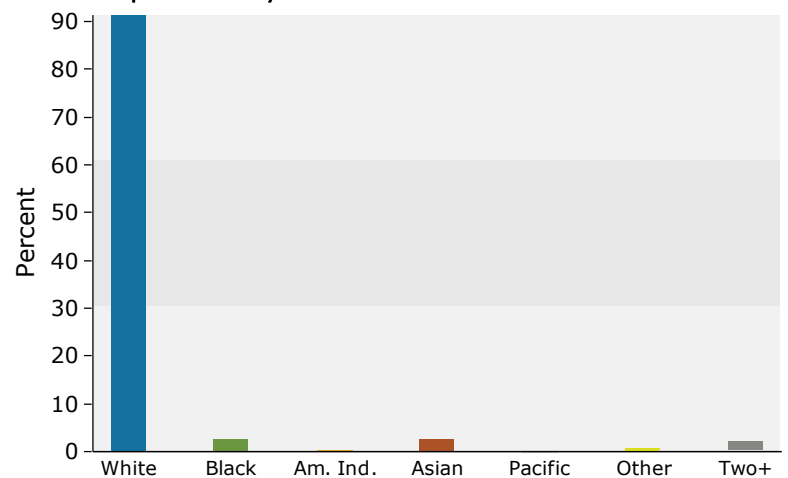
Population by Age



2015 Household Income



2015 Population by Race



2015 Percent Hispanic Origin: 2.3%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

March 15, 2016



Demographic and Income Profile

1574 154th Ave NW, Andover, Minnesota, 55304
Ring: 5 mile radius

Prepared by Candis Nord-Sheptak

Latitude: 45.24936
Longitude: -93.30555

Summary	Census 2010		2015		2020			
Population	87,064		89,368		92,382			
Households	30,258		31,460		32,654			
Families	23,736		24,543		25,395			
Average Household Size	2.86		2.83		2.81			
Owner Occupied Housing Units	26,623		27,513		28,558			
Renter Occupied Housing Units	3,635		3,947		4,096			
Median Age	37.2		38.3		39.1			
Trends: 2015 - 2020 Annual Rate	Area		State		National			
Population	0.67%		0.67%		0.75%			
Households	0.75%		0.73%		0.77%			
Families	0.68%		0.65%		0.69%			
Owner HHs	0.75%		0.71%		0.70%			
Median Household Income	2.00%		3.18%		2.66%			
Households by Income	2015			2020				
	Number		Percent	Number		Percent		
	<\$15,000		1,195	3.8%	1,053	3.2%		
	\$15,000 - \$24,999		1,331	4.2%	942	2.9%		
	\$25,000 - \$34,999		1,876	6.0%	1,424	4.4%		
	\$35,000 - \$49,999		3,750	11.9%	3,226	9.9%		
	\$50,000 - \$74,999		6,104	19.4%	5,575	17.1%		
	\$75,000 - \$99,999		5,975	19.0%	6,798	20.8%		
	\$100,000 - \$149,999		7,426	23.6%	8,625	26.4%		
	\$150,000 - \$199,999		2,336	7.4%	3,234	9.9%		
\$200,000+		1,467	4.7%	1,777	5.4%			
Median Household Income			\$79,669		\$87,977			
Average Household Income			\$92,535		\$104,074			
Per Capita Income			\$32,528		\$36,727			
Population by Age	Census 2010		2015		2020			
	Number	Percent	Number	Percent	Number	Percent		
	0 - 4		5,499	6.3%	5,280	5.9%	5,308	5.7%
	5 - 9		6,435	7.4%	5,923	6.6%	5,706	6.2%
	10 - 14		7,197	8.3%	6,694	7.5%	6,426	7.0%
	15 - 19		6,986	8.0%	6,429	7.2%	6,306	6.8%
	20 - 24		4,678	5.4%	5,570	6.2%	4,768	5.2%
	25 - 34		10,168	11.7%	11,119	12.4%	12,336	13.4%
	35 - 44		12,951	14.9%	11,623	13.0%	12,526	13.6%
	45 - 54		15,591	17.9%	14,868	16.6%	12,846	13.9%
	55 - 64		10,042	11.5%	11,986	13.4%	13,673	14.8%
	65 - 74		4,914	5.6%	6,775	7.6%	8,280	9.0%
	75 - 84		1,985	2.3%	2,408	2.7%	3,358	3.6%
	85+		619	0.7%	694	0.8%	848	0.9%
	Race and Ethnicity	Census 2010		2015		2020		
Number		Percent	Number	Percent	Number	Percent		
White Alone		78,638	90.3%	79,166	88.6%	79,766	86.3%	
Black Alone		2,555	2.9%	3,353	3.8%	4,328	4.7%	
American Indian Alone		432	0.5%	496	0.6%	554	0.6%	
Asian Alone		2,771	3.2%	3,120	3.5%	3,751	4.1%	
Pacific Islander Alone		12	0.0%	17	0.0%	23	0.0%	
Some Other Race Alone		753	0.9%	889	1.0%	1,113	1.2%	
Two or More Races		1,904	2.2%	2,327	2.6%	2,846	3.1%	
Hispanic Origin (Any Race)		2,131	2.4%	2,526	2.8%	3,142	3.4%	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

March 15, 2016



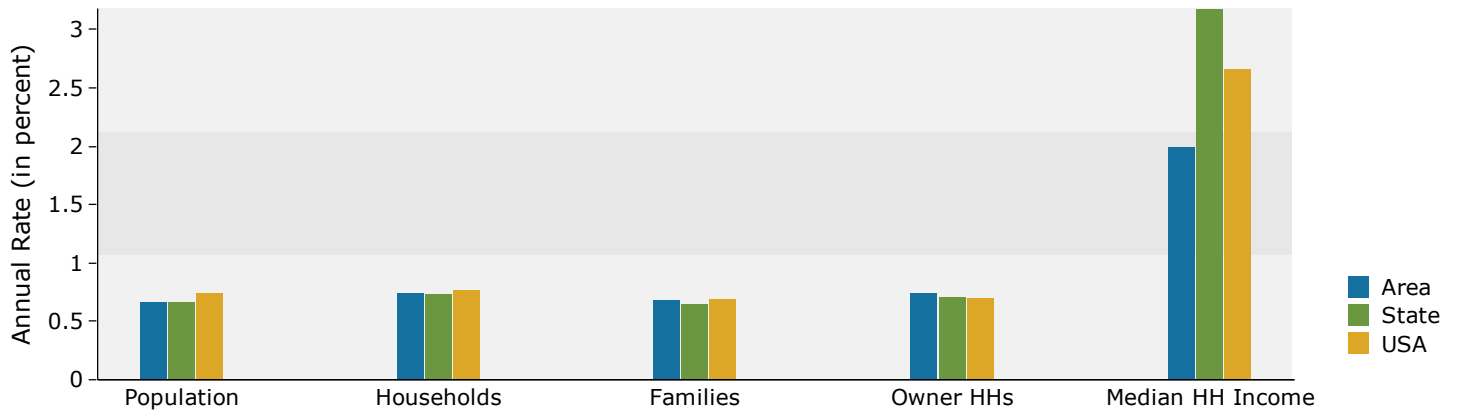
Demographic and Income Profile

1574 154th Ave NW, Andover, Minnesota, 55304
Ring: 5 mile radius

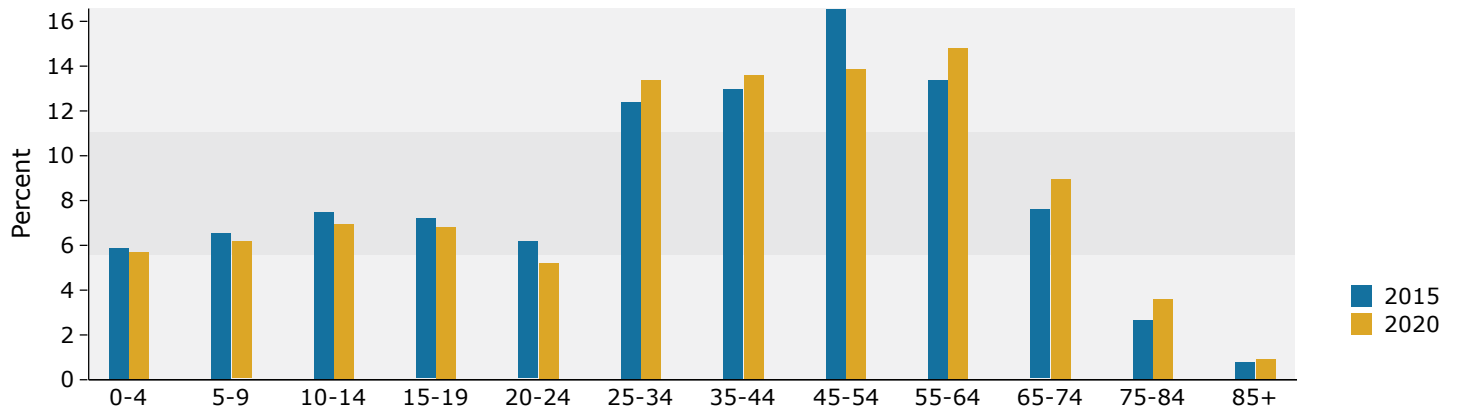
Prepared by Candis Nord-Sheptak

Latitude: 45.24936
Longitude: -93.30555

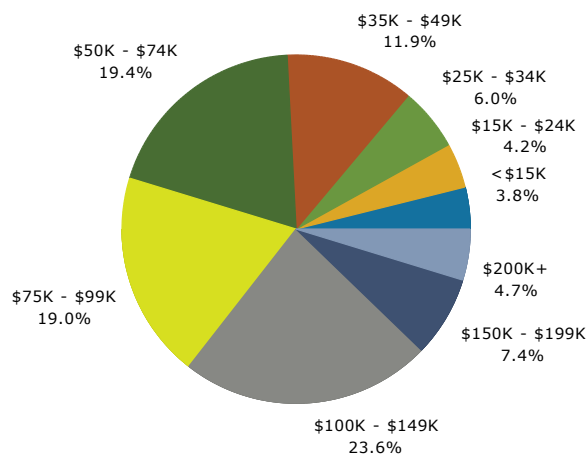
Trends 2015-2020



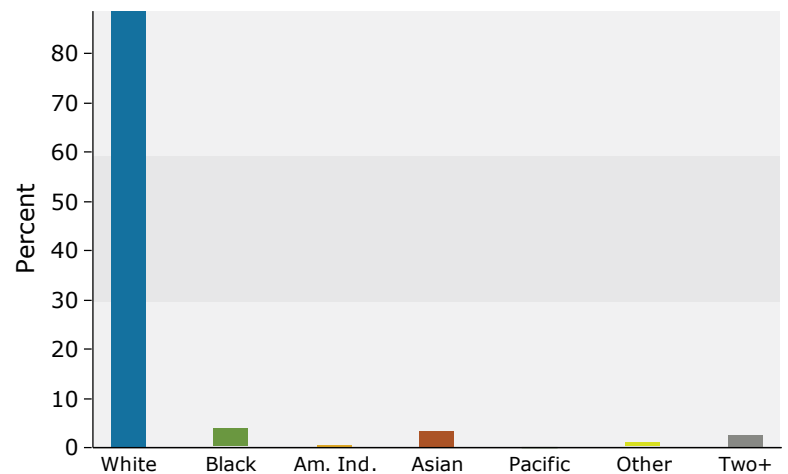
Population by Age



2015 Household Income



2015 Population by Race



2015 Percent Hispanic Origin: 2.8%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

March 15, 2016



Market Profile

1574 154th Ave NW, Andover, Minnesota, 55304
Rings: 1, 3, 5 mile radii

Prepared by Candis Nord-Sheptak

Latitude: 45.24936
Longitude: -93.30555

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	3,355	22,246	80,338
2010 Total Population	5,866	27,575	87,064
2015 Total Population	6,438	28,770	89,368
2015 Group Quarters	0	31	475
2020 Total Population	6,938	30,072	92,382
2015-2020 Annual Rate	1.51%	0.89%	0.67%
Household Summary			
2000 Households	971	6,704	26,579
2000 Average Household Size	3.46	3.32	3.00
2010 Households	1,725	8,737	30,258
2010 Average Household Size	3.40	3.15	2.86
2015 Households	1,912	9,229	31,460
2015 Average Household Size	3.37	3.11	2.83
2020 Households	2,068	9,683	32,654
2020 Average Household Size	3.35	3.10	2.81
2015-2020 Annual Rate	1.58%	0.97%	0.75%
2010 Families	1,513	7,426	23,736
2010 Average Family Size	3.62	3.40	3.21
2015 Families	1,671	7,812	24,543
2015 Average Family Size	3.59	3.37	3.17
2020 Families	1,802	8,178	25,395
2020 Average Family Size	3.58	3.36	3.17
2015-2020 Annual Rate	1.52%	0.92%	0.68%
Housing Unit Summary			
2000 Housing Units	978	6,784	26,898
Owner Occupied Housing Units	98.0%	94.1%	89.0%
Renter Occupied Housing Units	1.3%	4.7%	9.9%
Vacant Housing Units	0.7%	1.2%	1.2%
2010 Housing Units	1,799	9,001	31,287
Owner Occupied Housing Units	91.8%	90.4%	85.1%
Renter Occupied Housing Units	4.1%	6.7%	11.6%
Vacant Housing Units	4.1%	2.9%	3.3%
2015 Housing Units	1,964	9,415	32,362
Owner Occupied Housing Units	92.9%	90.9%	85.0%
Renter Occupied Housing Units	4.5%	7.2%	12.2%
Vacant Housing Units	2.6%	2.0%	2.8%
2020 Housing Units	2,126	9,888	33,640
Owner Occupied Housing Units	92.7%	90.7%	84.9%
Renter Occupied Housing Units	4.6%	7.3%	12.2%
Vacant Housing Units	2.7%	2.1%	2.9%
Median Household Income			
2015	\$91,712	\$92,069	\$79,669
2020	\$100,340	\$102,031	\$87,977
Median Home Value			
2015	\$280,208	\$262,233	\$223,933
2020	\$318,465	\$299,406	\$254,684
Per Capita Income			
2015	\$32,407	\$35,436	\$32,528
2020	\$35,685	\$40,071	\$36,727
Median Age			
2010	33.6	36.5	37.2
2015	34.4	37.9	38.3
2020	35.3	39.2	39.1

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

March 15, 2016



Market Profile

1574 154th Ave NW, Andover, Minnesota, 55304
Rings: 1, 3, 5 mile radii

Prepared by Candis Nord-Sheptak
Latitude: 45.24936
Longitude: -93.30555

	1 mile	3 miles	5 miles
2015 Households by Income			
Household Income Base	1,912	9,229	31,460
<\$15,000	1.5%	2.5%	3.8%
\$15,000 - \$24,999	1.8%	2.4%	4.2%
\$25,000 - \$34,999	6.4%	4.3%	6.0%
\$35,000 - \$49,999	10.4%	9.4%	11.9%
\$50,000 - \$74,999	15.8%	17.5%	19.4%
\$75,000 - \$99,999	19.2%	18.6%	19.0%
\$100,000 - \$149,999	30.7%	27.9%	23.6%
\$150,000 - \$199,999	7.3%	9.3%	7.4%
\$200,000+	6.9%	8.1%	4.7%
Average Household Income	\$105,749	\$109,141	\$92,535
2020 Households by Income			
Household Income Base	2,068	9,683	32,654
<\$15,000	1.2%	2.0%	3.2%
\$15,000 - \$24,999	1.1%	1.5%	2.9%
\$25,000 - \$34,999	4.4%	3.0%	4.4%
\$35,000 - \$49,999	8.3%	7.5%	9.9%
\$50,000 - \$74,999	14.3%	15.0%	17.1%
\$75,000 - \$99,999	20.3%	18.9%	20.8%
\$100,000 - \$149,999	34.5%	30.2%	26.4%
\$150,000 - \$199,999	8.2%	12.4%	9.9%
\$200,000+	7.8%	9.6%	5.4%
Average Household Income	\$115,955	\$122,993	\$104,074
2015 Owner Occupied Housing Units by Value			
Total	1,824	8,554	27,513
<\$50,000	0.0%	0.3%	1.1%
\$50,000 - \$99,999	0.4%	0.9%	1.9%
\$100,000 - \$149,999	2.2%	2.5%	7.6%
\$150,000 - \$199,999	9.6%	14.3%	26.1%
\$200,000 - \$249,999	23.4%	26.7%	27.6%
\$250,000 - \$299,999	23.7%	21.3%	15.2%
\$300,000 - \$399,999	31.1%	25.9%	14.7%
\$400,000 - \$499,999	7.0%	5.9%	3.9%
\$500,000 - \$749,999	2.1%	1.7%	1.4%
\$750,000 - \$999,999	0.2%	0.1%	0.1%
\$1,000,000 +	0.2%	0.2%	0.4%
Average Home Value	\$295,628	\$279,694	\$244,063
2020 Owner Occupied Housing Units by Value			
Total	1,971	8,965	28,558
<\$50,000	0.0%	0.2%	0.6%
\$50,000 - \$99,999	0.2%	0.3%	1.3%
\$100,000 - \$149,999	0.5%	0.6%	3.3%
\$150,000 - \$199,999	3.5%	6.6%	16.9%
\$200,000 - \$249,999	15.4%	20.8%	26.2%
\$250,000 - \$299,999	22.7%	21.6%	18.4%
\$300,000 - \$399,999	42.3%	36.2%	22.5%
\$400,000 - \$499,999	11.5%	10.0%	7.2%
\$500,000 - \$749,999	3.3%	2.9%	2.8%
\$750,000 - \$999,999	0.5%	0.4%	0.4%
\$1,000,000 +	0.3%	0.3%	0.4%
Average Home Value	\$331,389	\$315,423	\$281,624

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

March 15, 2016



Market Profile

1574 154th Ave NW, Andover, Minnesota, 55304
Rings: 1, 3, 5 mile radii

Prepared by Candis Nord-Sheptak
Latitude: 45.24936
Longitude: -93.30555

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	5,865	27,574	87,062
0 - 4	7.0%	6.1%	6.3%
5 - 9	10.5%	8.7%	7.4%
10 - 14	11.5%	10.0%	8.3%
15 - 24	12.6%	13.5%	13.4%
25 - 34	10.1%	9.6%	11.7%
35 - 44	18.8%	16.4%	14.9%
45 - 54	17.1%	18.8%	17.9%
55 - 64	7.6%	9.8%	11.5%
65 - 74	3.0%	4.5%	5.6%
75 - 84	1.4%	1.8%	2.3%
85 +	0.3%	0.7%	0.7%
18 +	65.2%	69.0%	72.7%
2015 Population by Age			
Total	6,438	28,770	89,369
0 - 4	6.5%	5.7%	5.9%
5 - 9	7.3%	6.5%	6.6%
10 - 14	10.4%	9.0%	7.5%
15 - 24	16.0%	15.1%	13.4%
25 - 34	10.4%	10.4%	12.4%
35 - 44	14.6%	13.1%	13.0%
45 - 54	18.5%	18.7%	16.6%
55 - 64	10.0%	12.6%	13.4%
65 - 74	4.4%	6.2%	7.6%
75 - 84	1.5%	2.1%	2.7%
85 +	0.4%	0.7%	0.8%
18 +	70.0%	73.3%	75.4%
2020 Population by Age			
Total	6,939	30,073	92,381
0 - 4	6.3%	5.5%	5.7%
5 - 9	6.7%	6.0%	6.2%
10 - 14	7.4%	7.0%	7.0%
15 - 24	14.9%	13.3%	12.0%
25 - 34	14.3%	13.0%	13.4%
35 - 44	12.3%	12.5%	13.6%
45 - 54	16.1%	15.3%	13.9%
55 - 64	13.5%	15.7%	14.8%
65 - 74	5.9%	7.9%	9.0%
75 - 84	2.0%	3.0%	3.6%
85 +	0.6%	0.8%	0.9%
18 +	74.1%	76.4%	76.8%
2010 Population by Sex			
Males	2,959	13,905	43,507
Females	2,907	13,670	43,557
2015 Population by Sex			
Males	3,234	14,492	44,629
Females	3,204	14,278	44,739
2020 Population by Sex			
Males	3,472	15,131	46,154
Females	3,466	14,942	46,227

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

March 15, 2016



Market Profile

1574 154th Ave NW, Andover, Minnesota, 55304
Rings: 1, 3, 5 mile radii

Prepared by Candis Nord-Sheptak
Latitude: 45.24936
Longitude: -93.30555

	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	5,867	27,575	87,065
White Alone	93.5%	92.6%	90.3%
Black Alone	2.1%	2.0%	2.9%
American Indian Alone	0.4%	0.3%	0.5%
Asian Alone	1.9%	2.5%	3.2%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	0.6%	0.6%	0.9%
Two or More Races	1.5%	1.8%	2.2%
Hispanic Origin	1.8%	2.0%	2.4%
Diversity Index	15.6	17.4	22.1
2015 Population by Race/Ethnicity			
Total	6,438	28,769	89,368
White Alone	92.2%	91.3%	88.6%
Black Alone	2.7%	2.6%	3.8%
American Indian Alone	0.5%	0.4%	0.6%
Asian Alone	2.1%	2.8%	3.5%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	0.7%	0.7%	1.0%
Two or More Races	1.8%	2.2%	2.6%
Hispanic Origin	2.2%	2.3%	2.8%
Diversity Index	18.4	20.4	25.6
2020 Population by Race/Ethnicity			
Total	6,937	30,072	92,381
White Alone	90.5%	89.5%	86.3%
Black Alone	3.4%	3.3%	4.7%
American Indian Alone	0.6%	0.4%	0.6%
Asian Alone	2.5%	3.2%	4.1%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	0.8%	0.9%	1.2%
Two or More Races	2.2%	2.6%	3.1%
Hispanic Origin	2.7%	2.8%	3.4%
Diversity Index	22.2	24.2	30.0
2010 Population by Relationship and Household Type			
Total	5,866	27,575	87,064
In Households	100.0%	99.9%	99.5%
In Family Households	95.1%	93.4%	89.6%
Householder	26.6%	27.3%	27.2%
Spouse	23.3%	23.7%	22.4%
Child	41.6%	38.6%	35.3%
Other relative	1.8%	2.0%	2.6%
Nonrelative	1.8%	1.7%	2.1%
In Nonfamily Households	4.9%	6.5%	9.9%
In Group Quarters	0.0%	0.1%	0.5%
Institutionalized Population	0.0%	0.0%	0.4%
Noninstitutionalized Population	0.0%	0.1%	0.2%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

March 15, 2016



Market Profile

1574 154th Ave NW, Andover, Minnesota, 55304
Rings: 1, 3, 5 mile radii

Prepared by Candis Nord-Sheptak

Latitude: 45.24936
Longitude: -93.30555

	1 mile	3 miles	5 miles
2015 Population 25+ by Educational Attainment			
Total	3,854	18,341	59,471
Less than 9th Grade	0.2%	0.5%	1.1%
9th - 12th Grade, No Diploma	2.4%	3.2%	3.5%
High School Graduate	23.6%	22.8%	24.2%
GED/Alternative Credential	2.0%	2.1%	3.2%
Some College, No Degree	22.9%	24.6%	25.5%
Associate Degree	11.0%	13.3%	13.1%
Bachelor's Degree	27.2%	23.4%	20.7%
Graduate/Professional Degree	10.6%	10.1%	8.8%
2015 Population 15+ by Marital Status			
Total	4,886	22,681	71,470
Never Married	28.7%	28.4%	29.2%
Married	62.3%	61.3%	58.5%
Widowed	2.7%	2.8%	3.3%
Divorced	6.3%	7.4%	9.1%
2015 Civilian Population 16+ in Labor Force			
Civilian Employed	97.0%	96.2%	96.4%
Civilian Unemployed	3.0%	3.8%	3.6%
2015 Employed Population 16+ by Industry			
Total	3,627	16,117	50,542
Agriculture/Mining	0.1%	0.5%	0.5%
Construction	8.5%	6.5%	6.3%
Manufacturing	12.8%	14.9%	16.0%
Wholesale Trade	4.4%	3.6%	3.1%
Retail Trade	13.4%	14.0%	13.4%
Transportation/Utilities	3.9%	4.6%	5.0%
Information	1.6%	1.7%	1.6%
Finance/Insurance/Real Estate	8.5%	10.1%	8.8%
Services	41.4%	40.4%	41.7%
Public Administration	5.3%	3.7%	3.6%
2015 Employed Population 16+ by Occupation			
Total	3,625	16,118	50,540
White Collar	66.0%	67.9%	64.2%
Management/Business/Financial	17.6%	16.6%	15.3%
Professional	21.4%	23.7%	21.5%
Sales	13.3%	15.8%	12.2%
Administrative Support	13.8%	11.8%	15.1%
Services	14.7%	12.0%	14.3%
Blue Collar	19.2%	20.1%	21.5%
Farming/Forestry/Fishing	0.0%	0.0%	0.1%
Construction/Extraction	5.2%	5.3%	5.3%
Installation/Maintenance/Repair	3.3%	3.1%	3.6%
Production	6.0%	6.0%	7.1%
Transportation/Material Moving	4.7%	5.7%	5.4%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

March 15, 2016



Market Profile

1574 154th Ave NW, Andover, Minnesota, 55304
Rings: 1, 3, 5 mile radii

Prepared by Candis Nord-Sheptak
Latitude: 45.24936
Longitude: -93.30555

	1 mile	3 miles	5 miles
2010 Households by Type			
Total	1,724	8,737	30,258
Households with 1 Person	8.9%	11.1%	16.1%
Households with 2+ People	91.1%	88.9%	83.9%
Family Households	87.8%	85.0%	78.4%
Husband-wife Families	76.9%	74.0%	64.5%
With Related Children	48.1%	40.6%	31.1%
Other Family (No Spouse Present)	10.9%	11.0%	13.9%
Other Family with Male Householder	3.5%	3.7%	4.4%
With Related Children	2.5%	2.4%	2.6%
Other Family with Female Householder	7.4%	7.3%	9.5%
With Related Children	5.6%	5.4%	6.4%
Nonfamily Households	3.3%	3.9%	5.4%
All Households with Children	56.3%	48.8%	40.6%
Multigenerational Households	2.8%	3.1%	3.5%
Unmarried Partner Households	4.7%	4.9%	6.3%
Male-female	4.2%	4.5%	5.8%
Same-sex	0.5%	0.4%	0.5%
2010 Households by Size			
Total	1,725	8,737	30,258
1 Person Household	8.9%	11.1%	16.1%
2 Person Household	25.7%	30.2%	33.7%
3 Person Household	19.4%	19.0%	18.1%
4 Person Household	28.5%	24.3%	19.2%
5 Person Household	11.4%	10.2%	8.4%
6 Person Household	4.2%	3.4%	2.9%
7 + Person Household	1.9%	1.9%	1.7%
2010 Households by Tenure and Mortgage Status			
Total	1,725	8,737	30,258
Owner Occupied	95.7%	93.1%	88.0%
Owned with a Mortgage/Loan	86.3%	81.1%	74.0%
Owned Free and Clear	9.4%	12.1%	14.0%
Renter Occupied	4.3%	6.9%	12.0%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

March 15, 2016



Market Profile

1574 154th Ave NW, Andover, Minnesota, 55304
Rings: 1, 3, 5 mile radii

Prepared by Candis Nord-Sheptak

Latitude: 45.24936

Longitude: -93.30555

	1 mile	3 miles	5 miles
Top 3 Tapestry Segments			
1.	Soccer Moms (4A)	Soccer Moms (4A)	Soccer Moms (4A)
2.	Boomburbs (1C)	Green Acres (6A)	Home Improvement (4B)
3.	Top Tier (1A)	Savvy Suburbanites (1D)	Green Acres (6A)
2015 Consumer Spending			
Apparel & Services: Total \$	\$6,247,612	\$30,692,993	\$89,118,974
Average Spent	\$3,267.58	\$3,325.71	\$2,832.77
Spending Potential Index	141	144	122
Computers & Accessories: Total \$	\$714,017	\$3,519,970	\$10,221,531
Average Spent	\$373.44	\$381.40	\$324.91
Spending Potential Index	143	146	124
Education: Total \$	\$4,197,596	\$21,392,577	\$60,430,824
Average Spent	\$2,195.40	\$2,317.97	\$1,920.88
Spending Potential Index	144	152	126
Entertainment/Recreation: Total \$	\$9,019,504	\$44,936,132	\$129,337,282
Average Spent	\$4,717.31	\$4,869.01	\$4,111.17
Spending Potential Index	142	147	124
Food at Home: Total \$	\$13,416,282	\$66,615,938	\$195,062,279
Average Spent	\$7,016.88	\$7,218.11	\$6,200.33
Spending Potential Index	134	138	119
Food Away from Home: Total \$	\$8,939,861	\$44,006,598	\$127,626,068
Average Spent	\$4,675.66	\$4,768.30	\$4,056.77
Spending Potential Index	142	145	123
Health Care: Total \$	\$12,414,717	\$63,068,375	\$182,680,378
Average Spent	\$6,493.05	\$6,833.72	\$5,806.75
Spending Potential Index	137	144	122
HH Furnishings & Equipment: Total \$	\$5,096,988	\$25,158,867	\$72,605,663
Average Spent	\$2,665.79	\$2,726.07	\$2,307.87
Spending Potential Index	145	148	125
Investments: Total \$	\$6,885,131	\$33,781,653	\$96,948,884
Average Spent	\$3,601.01	\$3,660.38	\$3,081.66
Spending Potential Index	131	133	112
Retail Goods: Total \$	\$67,759,695	\$337,100,018	\$977,987,459
Average Spent	\$35,439.17	\$36,526.17	\$31,086.70
Spending Potential Index	139	143	122
Shelter: Total \$	\$43,864,912	\$218,042,714	\$637,126,976
Average Spent	\$22,941.90	\$23,625.82	\$20,251.97
Spending Potential Index	139	144	123
TV/Video/Audio: Total \$	\$3,342,252	\$16,653,240	\$49,049,425
Average Spent	\$1,748.04	\$1,804.45	\$1,559.10
Spending Potential Index	134	138	119
Travel: Total \$	\$5,649,745	\$28,305,327	\$80,194,087
Average Spent	\$2,954.89	\$3,067.00	\$2,549.08
Spending Potential Index	151	157	130
Vehicle Maintenance & Repairs: Total \$	\$3,014,035	\$14,964,720	\$43,538,820
Average Spent	\$1,576.38	\$1,621.49	\$1,383.94
Spending Potential Index	141	145	124

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2011 and 2012 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

March 15, 2016