



Executive Summary

999 W Moore Lake Dr, Fridley, Minnesota, 55432
Rings: 1, 3, 5 mile radii

Colliers International
Latitude: 45.08070
Longitude: -93.24403

	1 mile	3 miles	5 miles
Population			
2000 Population	10,023	91,503	227,294
2010 Population	10,053	90,965	226,401
2016 Population	10,273	94,451	235,960
2021 Population	10,577	98,302	245,986
2000-2010 Annual Rate	0.03%	-0.06%	-0.04%
2010-2016 Annual Rate	0.35%	0.60%	0.66%
2016-2021 Annual Rate	0.58%	0.80%	0.84%
2016 Male Population	49.4%	49.0%	48.8%
2016 Female Population	50.5%	51.0%	51.2%
2016 Median Age	42.3	38.4	37.2

In the identified area, the current year population is 235,960. In 2010, the Census count in the area was 226,401. The rate of change since 2010 was 0.66% annually. The five-year projection for the population in the area is 245,986 representing a change of 0.84% annually from 2016 to 2021. Currently, the population is 48.8% male and 51.2% female.

Median Age

The median age in this area is 42.3, compared to U.S. median age of 38.0.

Race and Ethnicity

2016 White Alone	75.6%	68.0%	66.0%
2016 Black Alone	10.4%	14.0%	15.2%
2016 American Indian/Alaska Native Alone	1.0%	1.0%	0.9%
2016 Asian Alone	5.4%	8.2%	9.8%
2016 Pacific Islander Alone	0.1%	0.1%	0.0%
2016 Other Race	3.4%	4.5%	3.7%
2016 Two or More Races	4.1%	4.2%	4.3%
2016 Hispanic Origin (Any Race)	6.8%	8.6%	7.4%

Persons of Hispanic origin represent 7.4% 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 59.5 in the identified area, compared to 63.5 for the U.S. as a whole.

Households

2000 Households	4,097	37,213	88,949
2010 Households	4,143	36,621	88,060
2016 Total Households	4,256	37,996	91,467
2021 Total Households	4,395	39,576	95,267
2000-2010 Annual Rate	0.11%	-0.16%	-0.10%
2010-2016 Annual Rate	0.43%	0.59%	0.61%
2016-2021 Annual Rate	0.64%	0.82%	0.82%
2016 Average Household Size	2.41	2.47	2.53

The household count in this area has changed from 88,060 in 2010 to 91,467 in the current year, a change of 0.61% annually. The five-year projection of households is 95,267, a change of 0.82% annually from the current year total. Average household size is currently 2.53, compared to 2.52 in the year 2010. The number of families in the current year is 56,820 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.



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Median Household Income			
2016 Median Household Income	\$59,503	\$56,261	\$57,531
2021 Median Household Income	\$64,222	\$60,205	\$62,149
2016-2021 Annual Rate	1.54%	1.36%	1.56%
Average Household Income			
2016 Average Household Income	\$75,581	\$73,479	\$75,497
2021 Average Household Income	\$82,298	\$80,082	\$82,127
2016-2021 Annual Rate	1.72%	1.74%	1.70%
Per Capita Income			
2016 Per Capita Income	\$31,553	\$29,596	\$29,645
2021 Per Capita Income	\$34,430	\$32,258	\$32,186
2016-2021 Annual Rate	1.76%	1.74%	1.66%

Current median household income is \$57,531 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$62,149 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$75,497 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$82,127 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$29,645 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$32,186 in five years, compared to \$32,025 for all U.S. households

Housing			
2000 Total Housing Units	4,145	37,698	90,753
2000 Owner Occupied Housing Units	3,288	26,168	66,718
2000 Renter Occupied Housing Units	809	11,045	22,231
2000 Vacant Housing Units	48	485	1,804
2010 Total Housing Units	4,293	38,712	93,918
2010 Owner Occupied Housing Units	3,171	24,908	62,857
2010 Renter Occupied Housing Units	972	11,713	25,203
2010 Vacant Housing Units	150	2,091	5,858
2016 Total Housing Units	4,424	40,294	97,988
2016 Owner Occupied Housing Units	3,184	25,205	64,055
2016 Renter Occupied Housing Units	1,072	12,791	27,411
2016 Vacant Housing Units	168	2,298	6,521
2021 Total Housing Units	4,574	41,992	102,180
2021 Owner Occupied Housing Units	3,280	26,164	66,608
2021 Renter Occupied Housing Units	1,115	13,411	28,659
2021 Vacant Housing Units	179	2,416	6,913

Currently, 65.4% of the 97,988 housing units in the area are owner occupied; 28.0%, renter occupied; and 6.7% 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 93,918 housing units in the area - 66.9% owner occupied, 26.8% renter occupied, and 6.2% vacant. The annual rate of change in housing units since 2010 is 1.90%. Median home value in the area is \$183,771, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 2.76% annually to \$210,590.

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.