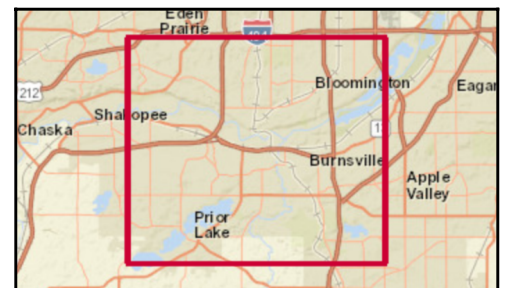
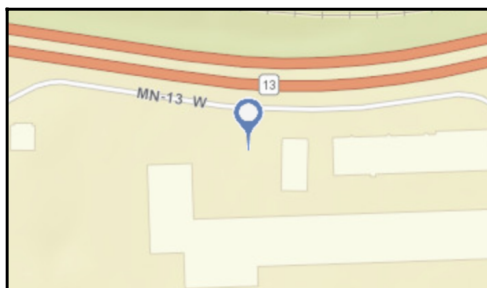
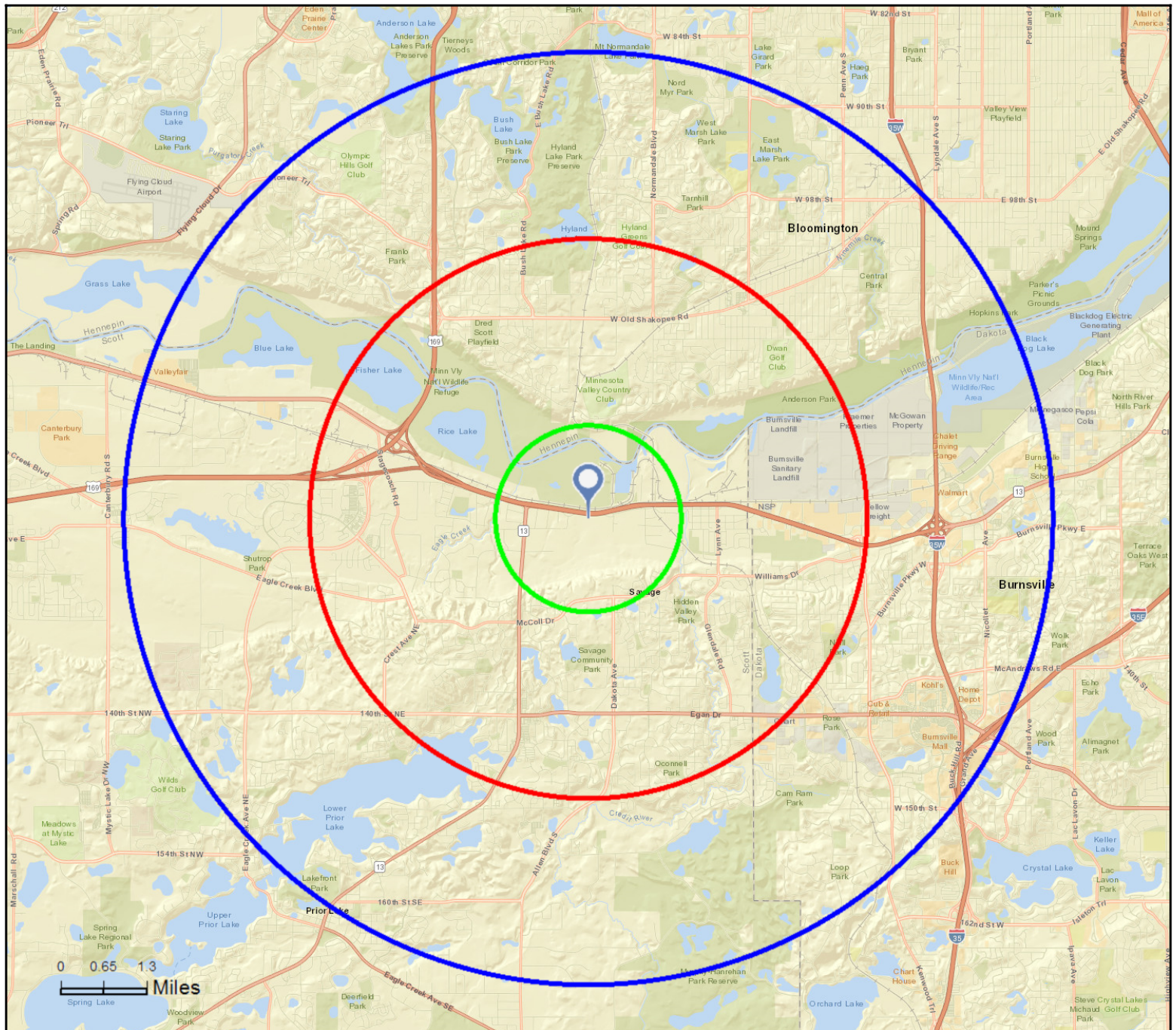




Site Map

Louisiana & Frontage
6633 Highway 13 W, Savage, Minnesota, 55378
Rings: 1, 3, 5 mile radii

Colliers International
Latitude: 44.77679
Longitude: -93.36443



February 13, 2017



Executive Summary

Louisiana & Frontage
6633 Highway 13 W, Savage, Minnesota, 55378
Rings: 1, 3, 5 mile radii

Colliers International
Latitude: 44.77679
Longitude: -93.36443

	1 mile	3 miles	5 miles
Population			
2000 Population	243	43,109	113,588
2010 Population	504	48,995	124,966
2016 Population	606	51,918	132,336
2021 Population	720	54,718	138,840
2000-2010 Annual Rate	7.57%	1.29%	0.96%
2010-2016 Annual Rate	2.99%	0.93%	0.92%
2016-2021 Annual Rate	3.51%	1.06%	0.96%
2016 Male Population	48.2%	49.1%	48.9%
2016 Female Population	51.8%	50.9%	51.1%
2016 Median Age	40.2	37.8	39.1

In the identified area, the current year population is 132,336. In 2010, the Census count in the area was 124,966. The rate of change since 2010 was 0.92% annually. The five-year projection for the population in the area is 138,840 representing a change of 0.96% annually from 2016 to 2021. Currently, the population is 48.9% male and 51.1% female.

Median Age

The median age in this area is 40.2, compared to U.S. median age of 38.0.

Race and Ethnicity

2016 White Alone	88.4%	78.6%	79.0%
2016 Black Alone	2.1%	6.9%	7.4%
2016 American Indian/Alaska Native Alone	0.3%	0.4%	0.5%
2016 Asian Alone	5.8%	8.9%	7.8%
2016 Pacific Islander Alone	0.0%	0.2%	0.1%
2016 Other Race	0.7%	1.8%	2.1%
2016 Two or More Races	2.6%	3.1%	3.2%
2016 Hispanic Origin (Any Race)	2.0%	4.6%	5.3%

Persons of Hispanic origin represent 5.3% 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 42.9 in the identified area, compared to 63.5 for the U.S. as a whole.

Households

2000 Households	73	15,762	43,735
2010 Households	165	18,351	48,947
2016 Total Households	188	19,422	51,704
2021 Total Households	223	20,460	54,158
2000-2010 Annual Rate	8.50%	1.53%	1.13%
2010-2016 Annual Rate	2.11%	0.91%	0.88%
2016-2021 Annual Rate	3.47%	1.05%	0.93%
2016 Average Household Size	3.22	2.66	2.54

The household count in this area has changed from 48,947 in 2010 to 51,704 in the current year, a change of 0.88% annually. The five-year projection of households is 54,158, a change of 0.93% annually from the current year total. Average household size is currently 2.54, compared to 2.54 in the year 2010. The number of families in the current year is 35,257 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.

February 13, 2017



Executive Summary

Louisiana & Frontage
6633 Highway 13 W, Savage, Minnesota, 55378
Rings: 1, 3, 5 mile radii

Colliers International
Latitude: 44.77679
Longitude: -93.36443

	1 mile	3 miles	5 miles
Median Household Income			
2016 Median Household Income	\$108,057	\$85,594	\$80,568
2021 Median Household Income	\$117,256	\$95,081	\$90,407
2016-2021 Annual Rate	1.65%	2.12%	2.33%
Average Household Income			
2016 Average Household Income	\$136,466	\$107,948	\$105,520
2021 Average Household Income	\$147,582	\$118,111	\$115,708
2016-2021 Annual Rate	1.58%	1.82%	1.86%
Per Capita Income			
2016 Per Capita Income	\$50,599	\$40,318	\$41,235
2021 Per Capita Income	\$54,631	\$44,060	\$45,115
2016-2021 Annual Rate	1.55%	1.79%	1.81%

Households by Income

Current median household income is \$80,568 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$90,407 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$105,520 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$115,708 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$41,235 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$45,115 in five years, compared to \$32,025 for all U.S. households

Housing			
2000 Total Housing Units	80	16,092	44,722
2000 Owner Occupied Housing Units	71	13,230	33,514
2000 Renter Occupied Housing Units	3	2,532	10,221
2000 Vacant Housing Units	6	330	987
2010 Total Housing Units	174	19,080	51,150
2010 Owner Occupied Housing Units	158	15,039	36,812
2010 Renter Occupied Housing Units	7	3,312	12,135
2010 Vacant Housing Units	9	729	2,203
2016 Total Housing Units	199	20,220	53,972
2016 Owner Occupied Housing Units	180	15,726	38,504
2016 Renter Occupied Housing Units	8	3,696	13,200
2016 Vacant Housing Units	11	798	2,268
2021 Total Housing Units	236	21,313	56,516
2021 Owner Occupied Housing Units	213	16,545	40,408
2021 Renter Occupied Housing Units	10	3,915	13,750
2021 Vacant Housing Units	13	853	2,358

Currently, 71.3% of the 53,972 housing units in the area are owner occupied; 24.5%, 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 51,150 housing units in the area - 72.0% owner occupied, 23.7% renter occupied, and 4.3% vacant. The annual rate of change in housing units since 2010 is 2.42%. Median home value in the area is \$269,754, 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 \$296,572.

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.

February 13, 2017



2010 Census Profile

Louisiana & Frontage
6633 Highway 13 W, Savage, Minnesota, 55378
Ring: 1 mile radius

Colliers International
Latitude: 44.77679
Longitude: -93.36443

	2000	2010	2000-2010 Annual Rate
Population	243	504	7.57%
Households	73	165	8.50%
Housing Units	80	174	8.08%
Population by Race			
Total		502	100.0%
Population Reporting One Race		491	97.8%
White		456	90.8%
Black		6	1.2%
American Indian		1	0.2%
Asian		25	5.0%
Pacific Islander		0	0.0%
Some Other Race		3	0.6%
Population Reporting Two or More Races		11	2.2%
Total Hispanic Population		9	1.8%
Population by Sex			
Male		245	48.6%
Female		259	51.4%
Population by Age			
Total		505	100.0%
Age 0 - 4		36	7.1%
Age 5 - 9		50	9.9%
Age 10 - 14		35	6.9%
Age 15 - 19		25	5.0%
Age 20 - 24		11	2.2%
Age 25 - 29		21	4.2%
Age 30 - 34		34	6.7%
Age 35 - 39		49	9.7%
Age 40 - 44		52	10.3%
Age 45 - 49		36	7.1%
Age 50 - 54		38	7.5%
Age 55 - 59		30	5.9%
Age 60 - 64		28	5.5%
Age 65 - 69		26	5.1%
Age 70 - 74		18	3.6%
Age 75 - 79		9	1.8%
Age 80 - 84		4	0.8%
Age 85+		3	0.6%
Age 18+		363	72.0%
Age 65+		60	11.9%

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.

Louisiana & Frontage
6633 Highway 13 W, Savage, Minnesota, 55378
Ring: 1 mile radius

Colliers International
Latitude: 44.77679
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Households by Type

Total	165	100.0%
Households with 1 Person	28	17.0%
Households with 2+ People	137	83.0%
Family Households	131	79.4%
Husband-wife Families	120	72.7%
With Own Children	55	33.3%
Other Family (No Spouse Present)	12	7.3%
With Own Children	7	4.2%
Nonfamily Households	6	3.6%
All Households with Children	64	38.8%
Multigenerational Households	4	2.4%
Unmarried Partner Households	6	3.6%
Male-female	5	3.0%
Same-sex	1	0.6%
Average Household Size	3.05	

Family Households by Size

Total	131	100.0%
2 People	58	44.3%
3 People	24	18.3%
4 People	34	26.0%
5 People	12	9.2%
6 People	1	0.8%
7+ People	2	1.5%
Average Family Size	3.47	

Nonfamily Households by Size

Total	34	100.0%
1 Person	28	82.4%
2 People	5	14.7%
3 People	1	2.9%
4 People	0	0.0%
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	504	100.0%
In Households	504	100.0%
In Family Households	458	90.9%
Householder	147	29.2%
Spouse	134	26.6%
Child	163	32.3%
Other relative	11	2.2%
Nonrelative	4	0.8%
In Nonfamily Households	46	9.1%
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

Louisiana & Frontage
6633 Highway 13 W, Savage, Minnesota, 55378
Ring: 1 mile radius

Colliers International
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Family Households by Age of Householder

Total	132	100.0%
Householder Age 15 - 44	58	43.9%
Householder Age 45 - 54	31	23.5%
Householder Age 55 - 64	22	16.7%
Householder Age 65 - 74	16	12.1%
Householder Age 75+	5	3.8%

Nonfamily Households by Age of Householder

Total	34	100.0%
Householder Age 15 - 44	9	26.5%
Householder Age 45 - 54	6	17.6%
Householder Age 55 - 64	8	23.5%
Householder Age 65 - 74	8	23.5%
Householder Age 75+	3	8.8%

Households by Race of Householder

Total	164	100.0%
Householder is White Alone	155	94.5%
Householder is Black Alone	2	1.2%
Householder is American Indian Alone	1	0.6%
Householder is Asian Alone	5	3.0%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	0	0.0%
Householder is Two or More Races	1	0.6%
Households with Hispanic Householder	2	1.2%

Husband-wife Families by Race of Householder

Total	120	100.0%
Householder is White Alone	113	94.2%
Householder is Black Alone	2	1.7%
Householder is American Indian Alone	0	0.0%
Householder is Asian Alone	4	3.3%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	0	0.0%
Householder is Two or More Races	1	0.8%
Husband-wife Families with Hispanic Householder	1	0.8%

Other Families (No Spouse) by Race of Householder

Total	11	100.0%
Householder is White Alone	10	90.9%
Householder is Black Alone	0	0.0%
Householder is American Indian Alone	0	0.0%
Householder is Asian Alone	1	9.1%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	0	0.0%
Householder is Two or More Races	0	0.0%
Other Families with Hispanic Householder	0	0.0%

Nonfamily Households by Race of Householder

Total	33	100.0%
Householder is White Alone	32	97.0%
Householder is Black Alone	0	0.0%
Householder is American Indian Alone	0	0.0%
Householder is Asian Alone	1	3.0%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	0	0.0%
Householder is Two or More Races	0	0.0%
Nonfamily Households with Hispanic Householder	0	0.0%

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



2010 Census Profile

Louisiana & Frontage
6633 Highway 13 W, Savage, Minnesota, 55378
Ring: 1 mile radius

Colliers International
Latitude: 44.77679
Longitude: -93.36443

Total Housing Units by Occupancy

Total	176	100.0%
Occupied Housing Units	165	93.8%
Vacant Housing Units		
For Rent	0	0.0%
Rented, not Occupied	0	0.0%
For Sale Only	7	4.0%
Sold, not Occupied	0	0.0%
For Seasonal/Recreational/Occasional Use	2	1.1%
For Migrant Workers	0	0.0%
Other Vacant	2	1.1%
Total Vacancy Rate	5.2%	

Households by Tenure and Mortgage Status

Total	165	100.0%
Owner Occupied	158	95.8%
Owned with a Mortgage/Loan	135	81.8%
Owned Free and Clear	24	14.5%
Average Household Size	3.04	
Renter Occupied	7	4.2%
Average Household Size	3.29	

Owner-occupied Housing Units by Race of Householder

Total	159	100.0%
Householder is White Alone	150	94.3%
Householder is Black Alone	2	1.3%
Householder is American Indian Alone	1	0.6%
Householder is Asian Alone	5	3.1%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	0	0.0%
Householder is Two or More Races	1	0.6%
Owner-occupied Housing Units with Hispanic Householder	2	1.3%

Renter-occupied Housing Units by Race of Householder

Total	6	100.0%
Householder is White Alone	5	83.3%
Householder is Black Alone	0	0.0%
Householder is American Indian Alone	0	0.0%
Householder is Asian Alone	1	16.7%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	0	0.0%
Householder is Two or More Races	0	0.0%
Renter-occupied Housing Units with Hispanic Householder	0	0.0%

Average Household Size by Race/Hispanic Origin of Householder

Householder is White Alone	2.99
Householder is Black Alone	3.50
Householder is American Indian Alone	3.00
Householder is Asian Alone	5.00
Householder is Pacific Islander Alone	0.00
Householder is Some Other Race Alone	0.00
Householder is Two or More Races	3.00
Householder is Hispanic	2.50

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



2010 Census Profile

Louisiana & Frontage
6633 Highway 13 W, Savage, Minnesota, 55378
Ring: 3 mile radius

Colliers International
Latitude: 44.77679
Longitude: -93.36443

	2000	2010	2000-2010 Annual Rate
Population	43,109	48,995	1.29%
Households	15,762	18,351	1.53%
Housing Units	16,092	19,080	1.72%
Population by Race			
Total		48,995	100.0%
Population Reporting One Race		47,632	97.2%
White		40,183	82.0%
Black		2,520	5.1%
American Indian		200	0.4%
Asian		3,878	7.9%
Pacific Islander		78	0.2%
Some Other Race		773	1.6%
Population Reporting Two or More Races		1,363	2.8%
Total Hispanic Population		2,006	4.1%
Population by Sex			
Male		24,124	49.2%
Female		24,871	50.8%
Population by Age			
Total		48,992	100.0%
Age 0 - 4		3,483	7.1%
Age 5 - 9		3,891	7.9%
Age 10 - 14		3,685	7.5%
Age 15 - 19		3,139	6.4%
Age 20 - 24		2,338	4.8%
Age 25 - 29		3,333	6.8%
Age 30 - 34		3,290	6.7%
Age 35 - 39		3,602	7.4%
Age 40 - 44		3,946	8.1%
Age 45 - 49		4,201	8.6%
Age 50 - 54		3,841	7.8%
Age 55 - 59		2,995	6.1%
Age 60 - 64		2,438	5.0%
Age 65 - 69		1,754	3.6%
Age 70 - 74		1,162	2.4%
Age 75 - 79		872	1.8%
Age 80 - 84		541	1.1%
Age 85+		485	1.0%
Age 18+		35,752	73.0%
Age 65+		4,814	9.8%

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

Louisiana & Frontage
6633 Highway 13 W, Savage, Minnesota, 55378
Ring: 3 mile radius

Colliers International
Latitude: 44.77679
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Households by Type

Total	18,350	100.0%
Households with 1 Person	3,941	21.5%
Households with 2+ People	14,409	78.5%
Family Households	13,215	72.0%
Husband-wife Families	10,815	58.9%
With Own Children	5,201	28.3%
Other Family (No Spouse Present)	2,400	13.1%
With Own Children	1,432	7.8%
Nonfamily Households	1,194	6.5%
All Households with Children	6,951	37.9%
Multigenerational Households	424	2.3%
Unmarried Partner Households	1,061	5.8%
Male-female	949	5.2%
Same-sex	112	0.6%
Average Household Size	2.65	

Family Households by Size

Total	13,215	100.0%
2 People	5,347	40.5%
3 People	2,904	22.0%
4 People	3,060	23.2%
5 People	1,272	9.6%
6 People	386	2.9%
7+ People	246	1.9%
Average Family Size	3.12	

Nonfamily Households by Size

Total	5,136	100.0%
1 Person	3,941	76.7%
2 People	1,004	19.5%
3 People	128	2.5%
4 People	44	0.9%
5 People	12	0.2%
6 People	6	0.1%
7+ People	1	0.0%
Average Nonfamily Size	1.28	

Population by Relationship and Household Type

Total	48,995	100.0%
In Households	48,689	99.4%
In Family Households	42,096	85.9%
Householder	13,174	26.9%
Spouse	10,776	22.0%
Child	15,944	32.5%
Other relative	1,370	2.8%
Nonrelative	832	1.7%
In Nonfamily Households	6,593	13.5%
In Group Quarters	306	0.6%
Institutionalized Population	143	0.3%
Noninstitutionalized Population	163	0.3%

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

Louisiana & Frontage
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Ring: 3 mile radius

Colliers International
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Family Households by Age of Householder

Total	13,214	100.0%
Householder Age 15 - 44	5,670	42.9%
Householder Age 45 - 54	3,525	26.7%
Householder Age 55 - 64	2,218	16.8%
Householder Age 65 - 74	1,163	8.8%
Householder Age 75+	638	4.8%

Nonfamily Households by Age of Householder

Total	5,137	100.0%
Householder Age 15 - 44	1,887	36.7%
Householder Age 45 - 54	1,033	20.1%
Householder Age 55 - 64	1,027	20.0%
Householder Age 65 - 74	637	12.4%
Householder Age 75+	553	10.8%

Households by Race of Householder

Total	18,352	100.0%
Householder is White Alone	16,096	87.7%
Householder is Black Alone	717	3.9%
Householder is American Indian Alone	60	0.3%
Householder is Asian Alone	1,081	5.9%
Householder is Pacific Islander Alone	19	0.1%
Householder is Some Other Race Alone	172	0.9%
Householder is Two or More Races	207	1.1%
Households with Hispanic Householder	471	2.6%

Husband-wife Families by Race of Householder

Total	10,814	100.0%
Householder is White Alone	9,543	88.2%
Householder is Black Alone	313	2.9%
Householder is American Indian Alone	23	0.2%
Householder is Asian Alone	730	6.8%
Householder is Pacific Islander Alone	9	0.1%
Householder is Some Other Race Alone	97	0.9%
Householder is Two or More Races	99	0.9%
Husband-wife Families with Hispanic Householder	259	2.4%

Other Families (No Spouse) by Race of Householder

Total	2,399	100.0%
Householder is White Alone	1,807	75.3%
Householder is Black Alone	255	10.6%
Householder is American Indian Alone	22	0.9%
Householder is Asian Alone	193	8.0%
Householder is Pacific Islander Alone	9	0.4%
Householder is Some Other Race Alone	51	2.1%
Householder is Two or More Races	62	2.6%
Other Families with Hispanic Householder	132	5.5%

Nonfamily Households by Race of Householder

Total	5,136	100.0%
Householder is White Alone	4,746	92.4%
Householder is Black Alone	148	2.9%
Householder is American Indian Alone	15	0.3%
Householder is Asian Alone	158	3.1%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	24	0.5%
Householder is Two or More Races	45	0.9%
Nonfamily Households with Hispanic Householder	80	1.6%

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



2010 Census Profile

Louisiana & Frontage
6633 Highway 13 W, Savage, Minnesota, 55378
Ring: 3 mile radius

Colliers International
Latitude: 44.77679
Longitude: -93.36443

Total Housing Units by Occupancy

Total	19,067	100.0%
Occupied Housing Units	18,351	96.2%
Vacant Housing Units		
For Rent	194	1.0%
Rented, not Occupied	11	0.1%
For Sale Only	222	1.2%
Sold, not Occupied	40	0.2%
For Seasonal/Recreational/Occasional Use	89	0.5%
For Migrant Workers	0	0.0%
Other Vacant	160	0.8%
Total Vacancy Rate	3.8%	

Households by Tenure and Mortgage Status

Total	18,351	100.0%
Owner Occupied	15,039	82.0%
Owned with a Mortgage/Loan	12,588	68.6%
Owned Free and Clear	2,451	13.4%
Average Household Size	2.69	
Renter Occupied	3,312	18.0%
Average Household Size	2.50	

Owner-occupied Housing Units by Race of Householder

Total	15,039	100.0%
Householder is White Alone	13,647	90.7%
Householder is Black Alone	270	1.8%
Householder is American Indian Alone	28	0.2%
Householder is Asian Alone	889	5.9%
Householder is Pacific Islander Alone	4	0.0%
Householder is Some Other Race Alone	88	0.6%
Householder is Two or More Races	113	0.8%
Owner-occupied Housing Units with Hispanic Householder	241	1.6%

Renter-occupied Housing Units by Race of Householder

Total	3,312	100.0%
Householder is White Alone	2,449	73.9%
Householder is Black Alone	447	13.5%
Householder is American Indian Alone	31	0.9%
Householder is Asian Alone	192	5.8%
Householder is Pacific Islander Alone	15	0.5%
Householder is Some Other Race Alone	84	2.5%
Householder is Two or More Races	94	2.8%
Renter-occupied Housing Units with Hispanic Householder	231	7.0%

Average Household Size by Race/Hispanic Origin of Householder

Householder is White Alone	2.54
Householder is Black Alone	3.51
Householder is American Indian Alone	3.23
Householder is Asian Alone	3.43
Householder is Pacific Islander Alone	4.16
Householder is Some Other Race Alone	4.16
Householder is Two or More Races	3.22
Householder is Hispanic	3.77

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



2010 Census Profile

Louisiana & Frontage
6633 Highway 13 W, Savage, Minnesota, 55378
Ring: 5 mile radius

Colliers International
Latitude: 44.77679
Longitude: -93.36443

	2000	2010	2000-2010 Annual Rate
Population	113,588	124,966	0.96%
Households	43,735	48,947	1.13%
Housing Units	44,722	51,150	1.35%
Population by Race			
Total		124,966	100.0%
Population Reporting One Race		121,422	97.2%
White		102,581	82.1%
Black		7,363	5.9%
American Indian		555	0.4%
Asian		8,432	6.7%
Pacific Islander		112	0.1%
Some Other Race		2,379	1.9%
Population Reporting Two or More Races		3,544	2.8%
Total Hispanic Population		5,958	4.8%
Population by Sex			
Male		61,122	48.9%
Female		63,844	51.1%
Population by Age			
Total		124,966	100.0%
Age 0 - 4		8,462	6.8%
Age 5 - 9		8,952	7.2%
Age 10 - 14		8,781	7.0%
Age 15 - 19		7,929	6.3%
Age 20 - 24		6,597	5.3%
Age 25 - 29		8,624	6.9%
Age 30 - 34		7,995	6.4%
Age 35 - 39		8,483	6.8%
Age 40 - 44		9,418	7.5%
Age 45 - 49		10,389	8.3%
Age 50 - 54		9,941	8.0%
Age 55 - 59		8,191	6.6%
Age 60 - 64		6,587	5.3%
Age 65 - 69		4,818	3.9%
Age 70 - 74		3,402	2.7%
Age 75 - 79		2,615	2.1%
Age 80 - 84		1,890	1.5%
Age 85+		1,891	1.5%
Age 18+		93,307	74.7%
Age 65+		14,616	11.7%

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.

Louisiana & Frontage
6633 Highway 13 W, Savage, Minnesota, 55378
Ring: 5 mile radius

Colliers International
Latitude: 44.77679
Longitude: -93.36443

Households by Type

Total	48,947	100.0%
Households with 1 Person	12,109	24.7%
Households with 2+ People	36,838	75.3%
Family Households	33,507	68.5%
Husband-wife Families	27,046	55.3%
With Own Children	12,234	25.0%
Other Family (No Spouse Present)	6,461	13.2%
With Own Children	3,791	7.7%
Nonfamily Households	3,331	6.8%
All Households with Children	16,878	34.5%
Multigenerational Households	1,026	2.1%
Unmarried Partner Households	2,973	6.1%
Male-female	2,674	5.5%
Same-sex	299	0.6%
Average Household Size	2.54	

Family Households by Size

Total	33,506	100.0%
2 People	14,349	42.8%
3 People	7,272	21.7%
4 People	7,421	22.1%
5 People	2,979	8.9%
6 People	953	2.8%
7+ People	532	1.6%
Average Family Size	3.06	

Nonfamily Households by Size

Total	15,440	100.0%
1 Person	12,109	78.4%
2 People	2,811	18.2%
3 People	347	2.2%
4 People	128	0.8%
5 People	29	0.2%
6 People	13	0.1%
7+ People	3	0.0%
Average Nonfamily Size	1.26	

Population by Relationship and Household Type

Total	124,966	100.0%
In Households	124,165	99.4%
In Family Households	104,684	83.8%
Householder	33,445	26.8%
Spouse	27,001	21.6%
Child	38,600	30.9%
Other relative	3,430	2.7%
Nonrelative	2,208	1.8%
In Nonfamily Households	19,482	15.6%
In Group Quarters	801	0.6%
Institutionalized Population	445	0.4%
Noninstitutionalized Population	356	0.3%

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

Louisiana & Frontage
6633 Highway 13 W, Savage, Minnesota, 55378
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Family Households by Age of Householder

Total	33,507	100.0%
Householder Age 15 - 44	13,504	40.3%
Householder Age 45 - 54	8,789	26.2%
Householder Age 55 - 64	5,989	17.9%
Householder Age 65 - 74	3,284	9.8%
Householder Age 75+	1,941	5.8%

Nonfamily Households by Age of Householder

Total	15,441	100.0%
Householder Age 15 - 44	5,730	37.1%
Householder Age 45 - 54	2,897	18.8%
Householder Age 55 - 64	2,715	17.6%
Householder Age 65 - 74	1,774	11.5%
Householder Age 75+	2,325	15.1%

Households by Race of Householder

Total	48,946	100.0%
Householder is White Alone	42,696	87.2%
Householder is Black Alone	2,391	4.9%
Householder is American Indian Alone	197	0.4%
Householder is Asian Alone	2,413	4.9%
Householder is Pacific Islander Alone	28	0.1%
Householder is Some Other Race Alone	565	1.2%
Householder is Two or More Races	656	1.3%
Households with Hispanic Householder	1,507	3.1%

Husband-wife Families by Race of Householder

Total	27,046	100.0%
Householder is White Alone	23,908	88.4%
Householder is Black Alone	876	3.2%
Householder is American Indian Alone	84	0.3%
Householder is Asian Alone	1,596	5.9%
Householder is Pacific Islander Alone	17	0.1%
Householder is Some Other Race Alone	292	1.1%
Householder is Two or More Races	273	1.0%
Husband-wife Families with Hispanic Householder	774	2.9%

Other Families (No Spouse) by Race of Householder

Total	6,461	100.0%
Householder is White Alone	4,758	73.6%
Householder is Black Alone	852	13.2%
Householder is American Indian Alone	64	1.0%
Householder is Asian Alone	413	6.4%
Householder is Pacific Islander Alone	10	0.2%
Householder is Some Other Race Alone	173	2.7%
Householder is Two or More Races	191	3.0%
Other Families with Hispanic Householder	429	6.6%

Nonfamily Households by Race of Householder

Total	15,439	100.0%
Householder is White Alone	14,031	90.9%
Householder is Black Alone	663	4.3%
Householder is American Indian Alone	49	0.3%
Householder is Asian Alone	403	2.6%
Householder is Pacific Islander Alone	1	0.0%
Householder is Some Other Race Alone	99	0.6%
Householder is Two or More Races	193	1.3%
Nonfamily Households with Hispanic Householder	304	2.0%

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



2010 Census Profile

Louisiana & Frontage
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Total Housing Units by Occupancy

Total	51,199	100.0%
Occupied Housing Units	48,947	95.6%
Vacant Housing Units		
For Rent	839	1.6%
Rented, not Occupied	33	0.1%
For Sale Only	570	1.1%
Sold, not Occupied	104	0.2%
For Seasonal/Recreational/Occasional Use	301	0.6%
For Migrant Workers	0	0.0%
Other Vacant	405	0.8%
Total Vacancy Rate	4.3%	

Households by Tenure and Mortgage Status

Total	48,947	100.0%
Owner Occupied	36,812	75.2%
Owned with a Mortgage/Loan	29,491	60.3%
Owned Free and Clear	7,321	15.0%
Average Household Size	2.63	
Renter Occupied	12,135	24.8%
Average Household Size	2.24	

Owner-occupied Housing Units by Race of Householder

Total	36,813	100.0%
Householder is White Alone	33,669	91.5%
Householder is Black Alone	656	1.8%
Householder is American Indian Alone	104	0.3%
Householder is Asian Alone	1,791	4.9%
Householder is Pacific Islander Alone	10	0.0%
Householder is Some Other Race Alone	246	0.7%
Householder is Two or More Races	337	0.9%
Owner-occupied Housing Units with Hispanic Householder	657	1.8%

Renter-occupied Housing Units by Race of Householder

Total	12,135	100.0%
Householder is White Alone	9,027	74.4%
Householder is Black Alone	1,735	14.3%
Householder is American Indian Alone	94	0.8%
Householder is Asian Alone	622	5.1%
Householder is Pacific Islander Alone	18	0.1%
Householder is Some Other Race Alone	319	2.6%
Householder is Two or More Races	320	2.6%
Renter-occupied Housing Units with Hispanic Householder	850	7.0%

Average Household Size by Race/Hispanic Origin of Householder

Householder is White Alone	2.44
Householder is Black Alone	3.06
Householder is American Indian Alone	2.92
Householder is Asian Alone	3.32
Householder is Pacific Islander Alone	4.07
Householder is Some Other Race Alone	3.89
Householder is Two or More Races	2.93
Householder is Hispanic	3.56

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



Demographic and Income Comparison Profile

Louisiana & Frontage
6633 Highway 13 W, Savage, Minnesota, 55378
Rings: 1, 3, 5 mile radii

Colliers International
Latitude: 44.77679
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	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	504	48,995	124,966
Households	165	18,351	48,947
Families	131	13,215	33,507
Average Household Size	3.05	2.65	2.54
Owner Occupied Housing Units	158	15,039	36,812
Renter Occupied Housing Units	7	3,312	12,135
Median Age	39.1	36.9	38.0
2016 Summary			
Population	606	51,918	132,336
Households	188	19,422	51,704
Families	150	13,907	35,257
Average Household Size	3.22	2.66	2.54
Owner Occupied Housing Units	180	15,726	38,504
Renter Occupied Housing Units	8	3,696	13,200
Median Age	40.2	37.8	39.1
Median Household Income	\$108,057	\$85,594	\$80,568
Average Household Income	\$136,466	\$107,948	\$105,520
2021 Summary			
Population	720	54,718	138,840
Households	223	20,460	54,158
Families	178	14,609	36,878
Average Household Size	3.23	2.66	2.55
Owner Occupied Housing Units	213	16,545	40,408
Renter Occupied Housing Units	10	3,915	13,750
Median Age	41.5	38.7	39.7
Median Household Income	\$117,256	\$95,081	\$90,407
Average Household Income	\$147,582	\$118,111	\$115,708
Trends: 2016-2021 Annual Rate			
Population	3.51%	1.06%	0.96%
Households	3.47%	1.05%	0.93%
Families	3.48%	0.99%	0.90%
Owner Households	3.42%	1.02%	0.97%
Median Household Income	1.65%	2.12%	2.33%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

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Demographic and Income Comparison Profile

Louisiana & Frontage
6633 Highway 13 W, Savage, Minnesota, 55378
Rings: 1, 3, 5 mile radii

Colliers International
Latitude: 44.77679
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2016 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	5	2.7%	686	3.5%	2,865	5.5%
\$15,000 - \$24,999	5	2.7%	757	3.9%	2,696	5.2%
\$25,000 - \$34,999	2	1.1%	1,131	5.8%	3,663	7.1%
\$35,000 - \$49,999	11	5.9%	2,051	10.6%	5,677	11.0%
\$50,000 - \$74,999	25	13.3%	3,359	17.3%	8,740	16.9%
\$75,000 - \$99,999	37	19.7%	3,429	17.7%	7,883	15.2%
\$100,000 - \$149,999	41	21.8%	4,162	21.4%	9,997	19.3%
\$150,000 - \$199,999	34	18.1%	2,115	10.9%	5,114	9.9%
\$200,000+	29	15.4%	1,732	8.9%	5,070	9.8%
Median Household Income	\$108,057		\$85,594		\$80,568	
Average Household Income	\$136,466		\$107,948		\$105,520	
Per Capita Income	\$50,599		\$40,318		\$41,235	

2021 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	5	2.2%	745	3.6%	3,108	5.7%
\$15,000 - \$24,999	5	2.2%	742	3.6%	2,616	4.8%
\$25,000 - \$34,999	1	0.4%	949	4.6%	3,199	5.9%
\$35,000 - \$49,999	11	4.9%	2,095	10.2%	5,952	11.0%
\$50,000 - \$74,999	18	8.1%	2,444	11.9%	6,065	11.2%
\$75,000 - \$99,999	47	21.1%	3,838	18.8%	8,967	16.6%
\$100,000 - \$149,999	54	24.2%	4,936	24.1%	11,893	22.0%
\$150,000 - \$199,999	45	20.2%	2,704	13.2%	6,488	12.0%
\$200,000+	37	16.6%	2,006	9.8%	5,870	10.8%
Median Household Income	\$117,256		\$95,081		\$90,407	
Average Household Income	\$147,582		\$118,111		\$115,708	
Per Capita Income	\$54,631		\$44,060		\$45,115	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

February 13, 2017



Demographic and Income Comparison Profile

Louisiana & Frontage
6633 Highway 13 W, Savage, Minnesota, 55378
Rings: 1, 3, 5 mile radii

Colliers International
Latitude: 44.77679
Longitude: -93.36443

2010 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	36	7.1%	3,483	7.1%	8,462	6.8%
Age 5 - 9	50	9.9%	3,891	7.9%	8,952	7.2%
Age 10 - 14	35	6.9%	3,685	7.5%	8,781	7.0%
Age 15 - 19	25	5.0%	3,139	6.4%	7,929	6.3%
Age 20 - 24	11	2.2%	2,338	4.8%	6,597	5.3%
Age 25 - 34	55	10.9%	6,623	13.5%	16,619	13.3%
Age 35 - 44	101	20.0%	7,548	15.4%	17,901	14.3%
Age 45 - 54	74	14.7%	8,042	16.4%	20,330	16.3%
Age 55 - 64	58	11.5%	5,433	11.1%	14,778	11.8%
Age 65 - 74	44	8.7%	2,916	6.0%	8,220	6.6%
Age 75 - 84	13	2.6%	1,413	2.9%	4,505	3.6%
Age 85+	3	0.6%	485	1.0%	1,891	1.5%

2016 Population by Age	Number		Percent		Number		Percent	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	41	6.8%	3,403	6.6%	8,254	6.2%		
Age 5 - 9	45	7.4%	3,786	7.3%	9,048	6.8%		
Age 10 - 14	56	9.2%	4,019	7.7%	9,520	7.2%		
Age 15 - 19	39	6.4%	3,211	6.2%	7,953	6.0%		
Age 20 - 24	25	4.1%	2,731	5.3%	7,066	5.3%		
Age 25 - 34	53	8.7%	6,714	12.9%	17,217	13.0%		
Age 35 - 44	95	15.7%	7,430	14.3%	17,791	13.4%		
Age 45 - 54	98	16.2%	7,699	14.8%	19,280	14.6%		
Age 55 - 64	73	12.0%	6,659	12.8%	17,593	13.3%		
Age 65 - 74	53	8.7%	3,977	7.7%	11,105	8.4%		
Age 75 - 84	24	4.0%	1,711	3.3%	5,294	4.0%		
Age 85+	4	0.7%	577	1.1%	2,214	1.7%		

2021 Population by Age	Number		Percent		Number		Percent	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	44	6.1%	3,495	6.4%	8,421	6.1%		
Age 5 - 9	49	6.8%	3,742	6.8%	9,048	6.5%		
Age 10 - 14	56	7.8%	4,041	7.4%	9,727	7.0%		
Age 15 - 19	58	8.1%	3,470	6.3%	8,510	6.1%		
Age 20 - 24	30	4.2%	2,544	4.6%	6,582	4.7%		
Age 25 - 34	65	9.0%	6,879	12.6%	17,412	12.5%		
Age 35 - 44	94	13.1%	8,315	15.2%	19,856	14.3%		
Age 45 - 54	120	16.7%	7,120	13.0%	18,000	13.0%		
Age 55 - 64	90	12.5%	7,101	13.0%	18,270	13.2%		
Age 65 - 74	66	9.2%	4,992	9.1%	13,824	10.0%		
Age 75 - 84	40	5.6%	2,296	4.2%	6,723	4.8%		
Age 85+	8	1.1%	723	1.3%	2,466	1.8%		

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

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Demographic and Income Comparison Profile

Louisiana & Frontage
6633 Highway 13 W, Savage, Minnesota, 55378
Rings: 1, 3, 5 mile radii

Colliers International
Latitude: 44.77679
Longitude: -93.36443

2010 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	456	90.8%	40,183	82.0%	102,581	82.1%
Black Alone	6	1.2%	2,520	5.1%	7,363	5.9%
American Indian Alone	1	0.2%	200	0.4%	555	0.4%
Asian Alone	25	5.0%	3,878	7.9%	8,432	6.7%
Pacific Islander Alone	0	0.0%	78	0.2%	112	0.1%
Some Other Race Alone	3	0.6%	773	1.6%	2,379	1.9%
Two or More Races	11	2.2%	1,363	2.8%	3,544	2.8%
Hispanic Origin (Any Race)	9	1.8%	2,006	4.1%	5,958	4.8%

2016 Race and Ethnicity	Number		Percent		Number	
	Number	Percent	Number	Percent	Number	Percent
White Alone	536	88.4%	40,817	78.6%	104,481	79.0%
Black Alone	13	2.1%	3,591	6.9%	9,788	7.4%
American Indian Alone	2	0.3%	227	0.4%	638	0.5%
Asian Alone	35	5.8%	4,645	8.9%	10,263	7.8%
Pacific Islander Alone	0	0.0%	85	0.2%	123	0.1%
Some Other Race Alone	4	0.7%	935	1.8%	2,820	2.1%
Two or More Races	16	2.6%	1,617	3.1%	4,223	3.2%
Hispanic Origin (Any Race)	12	2.0%	2,389	4.6%	7,018	5.3%

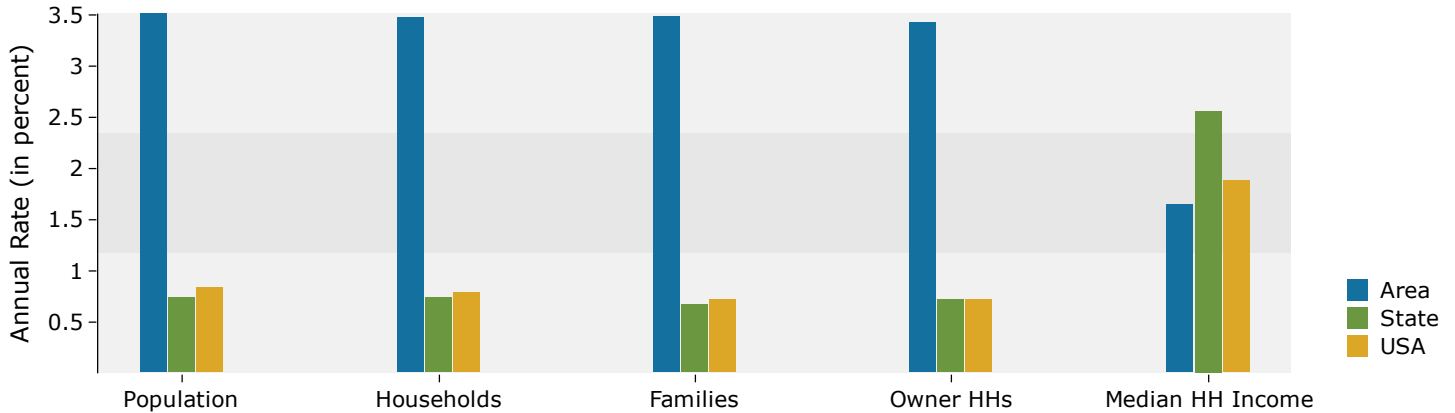
2021 Race and Ethnicity	Number		Percent		Number	
	Number	Percent	Number	Percent	Number	Percent
White Alone	620	86.1%	41,190	75.3%	105,291	75.8%
Black Alone	22	3.1%	4,785	8.7%	12,467	9.0%
American Indian Alone	3	0.4%	257	0.5%	706	0.5%
Asian Alone	46	6.4%	5,365	9.8%	11,976	8.6%
Pacific Islander Alone	0	0.0%	89	0.2%	128	0.1%
Some Other Race Alone	6	0.8%	1,126	2.1%	3,340	2.4%
Two or More Races	23	3.2%	1,906	3.5%	4,932	3.6%
Hispanic Origin (Any Race)	18	2.5%	2,850	5.2%	8,270	6.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

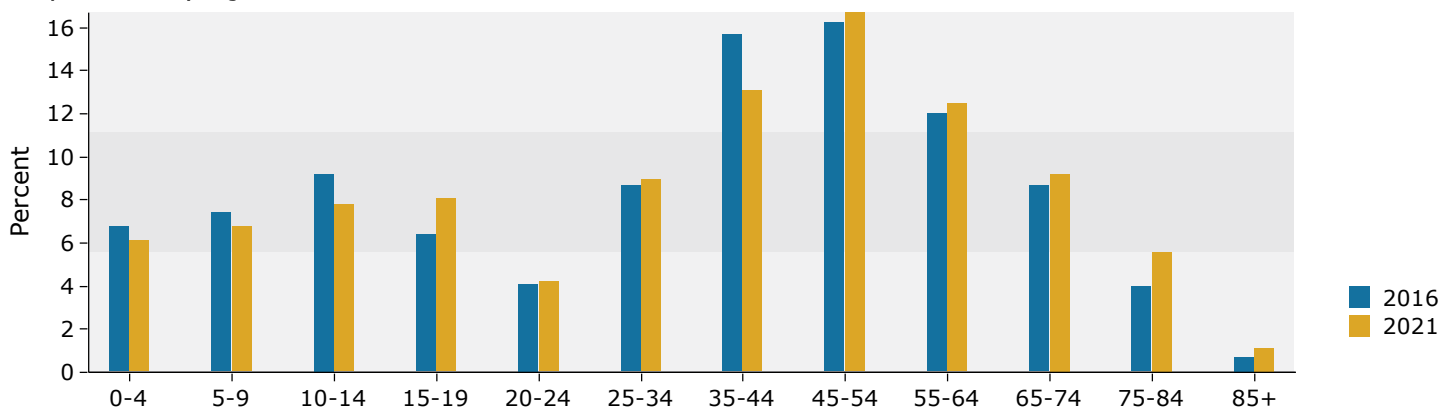
February 13, 2017

1 mile

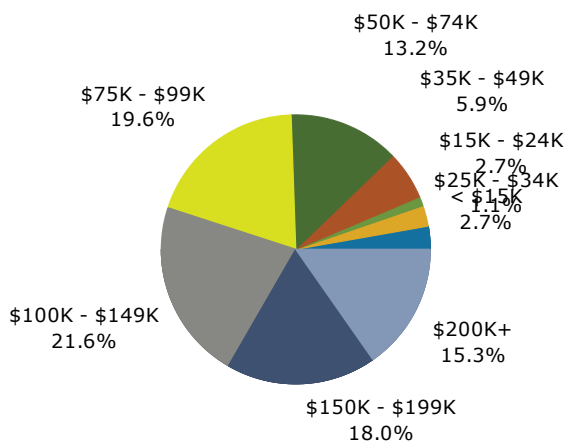
Trends 2016-2021



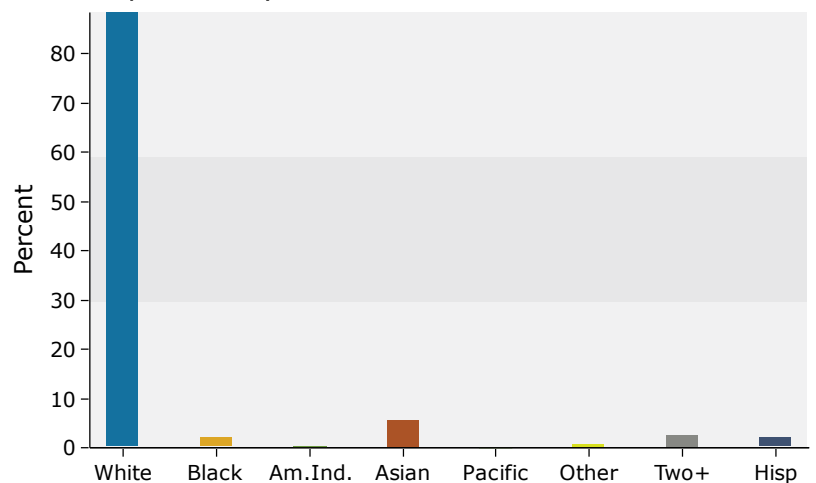
Population by Age



2016 Household Income

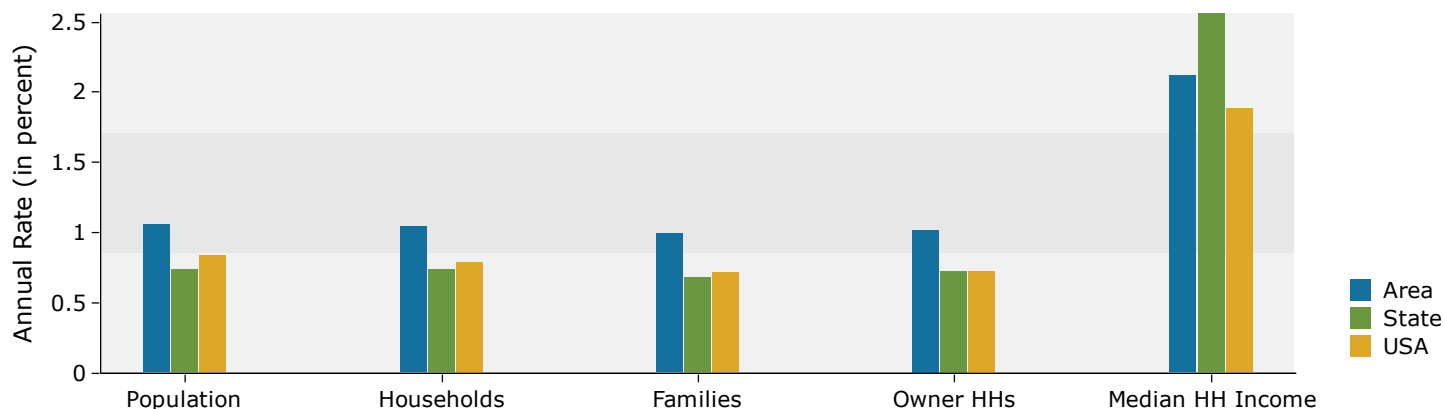


2016 Population by Race

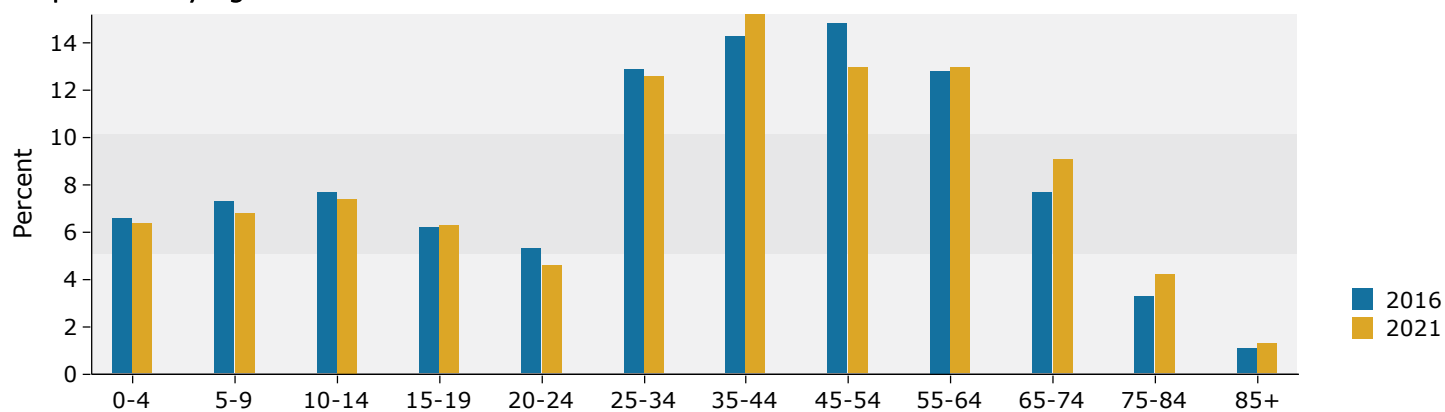


3 miles

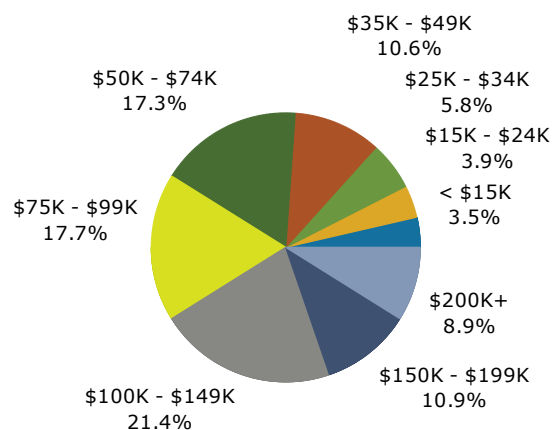
Trends 2016-2021



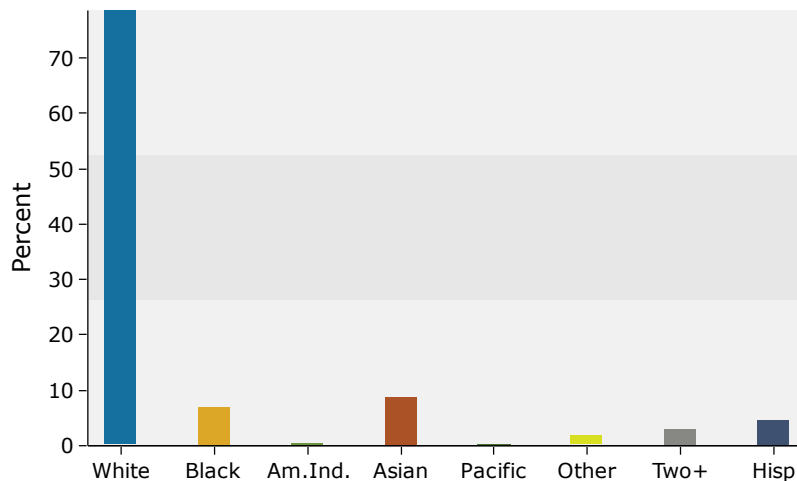
Population by Age



2016 Household Income

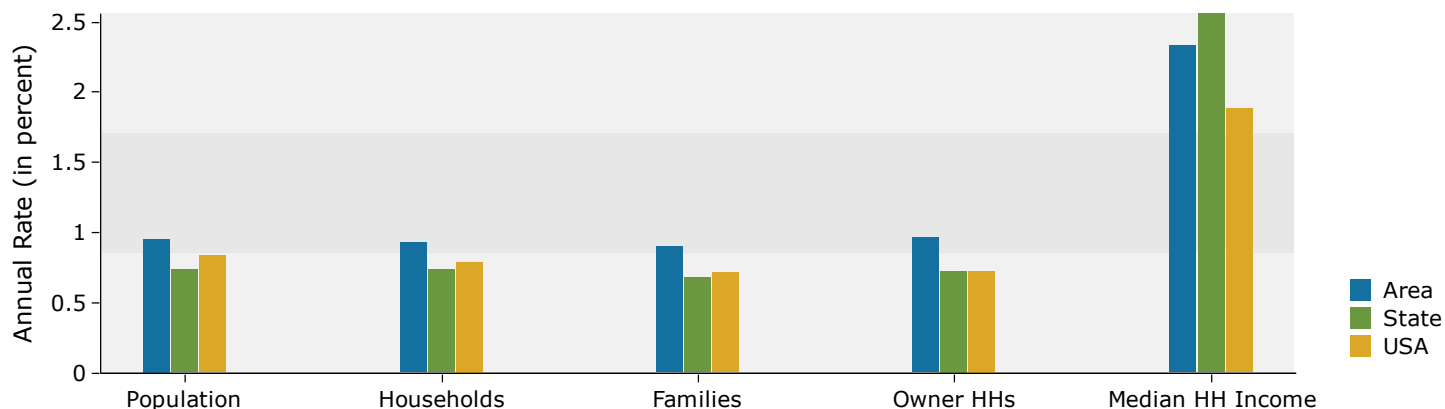


2016 Population by Race

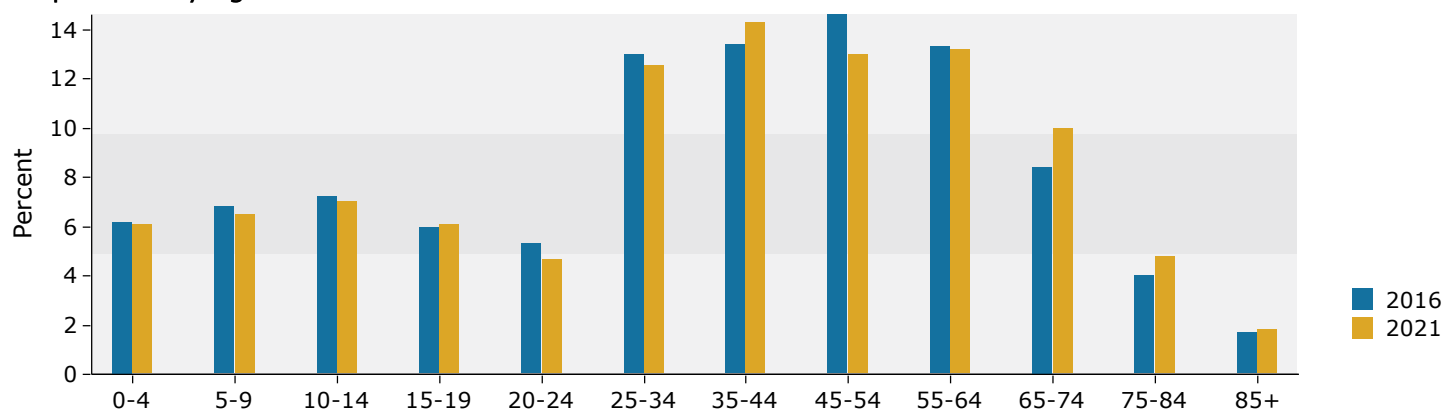


5 miles

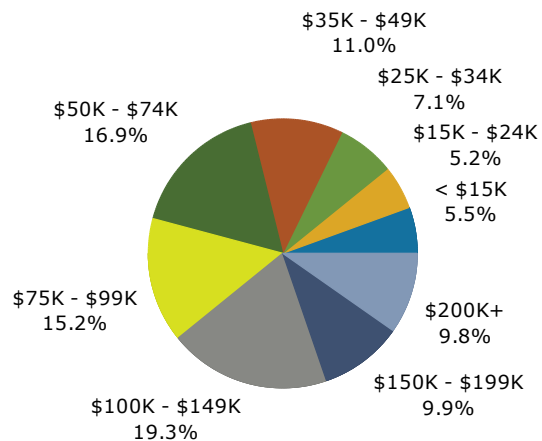
Trends 2016-2021



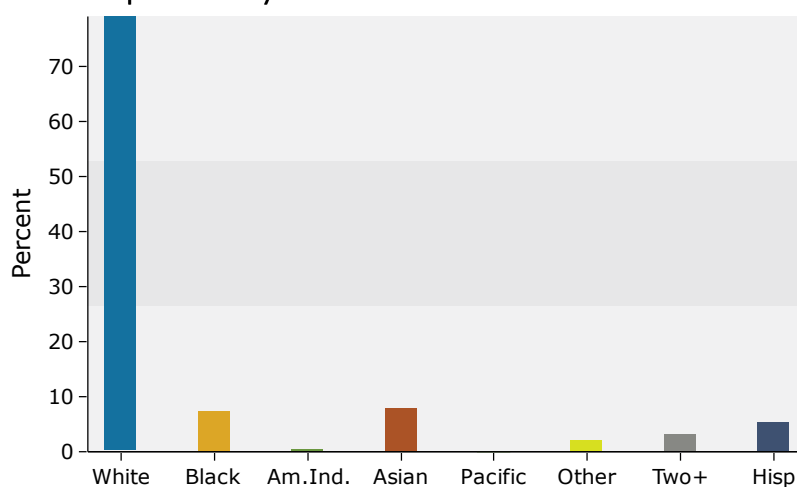
Population by Age



2016 Household Income



2016 Population by Race





Market Profile

Louisiana & Frontage
6633 Highway 13 W, Savage, Minnesota, 55378
Rings: 1, 3, 5 mile radii

Colliers International
Latitude: 44.77679
Longitude: -93.36443

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	243	43,109	113,588
2010 Total Population	504	48,995	124,966
2016 Total Population	606	51,918	132,336
2016 Group Quarters	0	315	821
2021 Total Population	720	54,718	138,840
2016-2021 Annual Rate	3.51%	1.06%	0.96%
2016 Total Daytime Population	2,053	43,932	125,140
Workers	1,767	20,222	64,522
Residents	286	23,710	60,618
Household Summary			
2000 Households	73	15,762	43,735
2000 Average Household Size	3.33	2.70	2.57
2010 Households	165	18,351	48,947
2010 Average Household Size	3.05	2.65	2.54
2016 Households	188	19,422	51,704
2016 Average Household Size	3.22	2.66	2.54
2021 Households	223	20,460	54,158
2021 Average Household Size	3.23	2.66	2.55
2016-2021 Annual Rate	3.47%	1.05%	0.93%
2010 Families	131	13,215	33,507
2010 Average Family Size	3.47	3.12	3.06
2016 Families	150	13,907	35,257
2016 Average Family Size	3.63	3.13	3.07
2021 Families	178	14,609	36,878
2021 Average Family Size	3.63	3.13	3.07
2016-2021 Annual Rate	3.48%	0.99%	0.90%
Housing Unit Summary			
2000 Housing Units	80	16,092	44,722
Owner Occupied Housing Units	88.8%	82.2%	74.9%
Renter Occupied Housing Units	3.8%	15.7%	22.9%
Vacant Housing Units	7.5%	2.1%	2.2%
2010 Housing Units	174	19,080	51,150
Owner Occupied Housing Units	90.8%	78.8%	72.0%
Renter Occupied Housing Units	4.0%	17.4%	23.7%
Vacant Housing Units	5.2%	3.8%	4.3%
2016 Housing Units	199	20,220	53,972
Owner Occupied Housing Units	90.5%	77.8%	71.3%
Renter Occupied Housing Units	4.0%	18.3%	24.5%
Vacant Housing Units	5.5%	3.9%	4.2%
2021 Housing Units	236	21,313	56,516
Owner Occupied Housing Units	90.3%	77.6%	71.5%
Renter Occupied Housing Units	4.2%	18.4%	24.3%
Vacant Housing Units	5.5%	4.0%	4.2%
Median Household Income			
2016	\$108,057	\$85,594	\$80,568
2021	\$117,256	\$95,081	\$90,407
Median Home Value			
2016	\$296,970	\$261,159	\$269,754
2021	\$322,527	\$289,009	\$296,572
Per Capita Income			
2016	\$50,599	\$40,318	\$41,235
2021	\$54,631	\$44,060	\$45,115
Median Age			
2010	39.1	36.9	38.0
2016	40.2	37.8	39.1
2021	41.5	38.7	39.7

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 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

February 13, 2017



Market Profile

Louisiana & Frontage
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	1 mile	3 miles	5 miles
2016 Households by Income			
Household Income Base	188	19,422	51,704
<\$15,000	2.7%	3.5%	5.5%
\$15,000 - \$24,999	2.7%	3.9%	5.2%
\$25,000 - \$34,999	1.1%	5.8%	7.1%
\$35,000 - \$49,999	5.9%	10.6%	11.0%
\$50,000 - \$74,999	13.3%	17.3%	16.9%
\$75,000 - \$99,999	19.7%	17.7%	15.2%
\$100,000 - \$149,999	21.8%	21.4%	19.3%
\$150,000 - \$199,999	18.1%	10.9%	9.9%
\$200,000+	15.4%	8.9%	9.8%
Average Household Income	\$136,466	\$107,948	\$105,520
2021 Households by Income			
Household Income Base	223	20,460	54,158
<\$15,000	2.2%	3.6%	5.7%
\$15,000 - \$24,999	2.2%	3.6%	4.8%
\$25,000 - \$34,999	0.4%	4.6%	5.9%
\$35,000 - \$49,999	4.9%	10.2%	11.0%
\$50,000 - \$74,999	8.1%	11.9%	11.2%
\$75,000 - \$99,999	21.1%	18.8%	16.6%
\$100,000 - \$149,999	24.2%	24.1%	22.0%
\$150,000 - \$199,999	20.2%	13.2%	12.0%
\$200,000+	16.6%	9.8%	10.8%
Average Household Income	\$147,582	\$118,111	\$115,708
2016 Owner Occupied Housing Units by Value			
Total	180	15,726	38,504
<\$50,000	2.2%	1.4%	3.3%
\$50,000 - \$99,999	1.1%	1.8%	2.9%
\$100,000 - \$149,999	2.2%	7.1%	5.7%
\$150,000 - \$199,999	5.6%	14.0%	11.9%
\$200,000 - \$249,999	21.1%	21.5%	19.3%
\$250,000 - \$299,999	18.3%	18.8%	17.4%
\$300,000 - \$399,999	31.1%	20.7%	19.8%
\$400,000 - \$499,999	5.6%	7.2%	8.1%
\$500,000 - \$749,999	11.1%	5.7%	7.7%
\$750,000 - \$999,999	0.6%	0.9%	2.3%
\$1,000,000 +	0.0%	0.9%	1.5%
Average Home Value	\$323,596	\$294,381	\$315,154
2021 Owner Occupied Housing Units by Value			
Total	213	16,545	40,408
<\$50,000	0.9%	0.8%	2.0%
\$50,000 - \$99,999	0.5%	1.2%	2.0%
\$100,000 - \$149,999	0.9%	3.8%	3.1%
\$150,000 - \$199,999	2.3%	7.7%	6.5%
\$200,000 - \$249,999	15.0%	18.0%	16.4%
\$250,000 - \$299,999	20.7%	23.6%	21.5%
\$300,000 - \$399,999	42.7%	29.3%	27.9%
\$400,000 - \$499,999	6.1%	7.3%	8.3%
\$500,000 - \$749,999	9.9%	5.7%	6.9%
\$750,000 - \$999,999	0.9%	1.4%	3.6%
\$1,000,000 +	0.0%	1.1%	1.9%
Average Home Value	\$343,310	\$321,716	\$345,870

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 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

February 13, 2017



Market Profile

Louisiana & Frontage
6633 Highway 13 W, Savage, Minnesota, 55378
Rings: 1, 3, 5 mile radii

Colliers International
Latitude: 44.77679
Longitude: -93.36443

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	505	48,992	124,966
0 - 4	7.1%	7.1%	6.8%
5 - 9	9.9%	7.9%	7.2%
10 - 14	6.9%	7.5%	7.0%
15 - 24	7.1%	11.2%	11.6%
25 - 34	10.9%	13.5%	13.3%
35 - 44	20.0%	15.4%	14.3%
45 - 54	14.7%	16.4%	16.3%
55 - 64	11.5%	11.1%	11.8%
65 - 74	8.7%	6.0%	6.6%
75 - 84	2.6%	2.9%	3.6%
85 +	0.6%	1.0%	1.5%
18 +	71.9%	73.0%	74.7%
2016 Population by Age			
Total	606	51,917	132,335
0 - 4	6.8%	6.6%	6.2%
5 - 9	7.4%	7.3%	6.8%
10 - 14	9.2%	7.7%	7.2%
15 - 24	10.6%	11.4%	11.3%
25 - 34	8.7%	12.9%	13.0%
35 - 44	15.7%	14.3%	13.4%
45 - 54	16.2%	14.8%	14.6%
55 - 64	12.0%	12.8%	13.3%
65 - 74	8.7%	7.7%	8.4%
75 - 84	4.0%	3.3%	4.0%
85 +	0.7%	1.1%	1.7%
18 +	72.4%	74.4%	75.8%
2021 Population by Age			
Total	720	54,718	138,839
0 - 4	6.1%	6.4%	6.1%
5 - 9	6.8%	6.8%	6.5%
10 - 14	7.8%	7.4%	7.0%
15 - 24	12.2%	11.0%	10.9%
25 - 34	9.0%	12.6%	12.5%
35 - 44	13.1%	15.2%	14.3%
45 - 54	16.7%	13.0%	13.0%
55 - 64	12.5%	13.0%	13.2%
65 - 74	9.2%	9.1%	10.0%
75 - 84	5.6%	4.2%	4.8%
85 +	1.1%	1.3%	1.8%
18 +	74.3%	75.3%	76.4%
2010 Population by Sex			
Males	245	24,124	61,122
Females	259	24,871	63,844
2016 Population by Sex			
Males	292	25,492	64,702
Females	314	26,425	67,635
2021 Population by Sex			
Males	345	26,816	67,952
Females	375	27,902	70,888

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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Market Profile

Louisiana & Frontage
6633 Highway 13 W, Savage, Minnesota, 55378
Rings: 1, 3, 5 mile radii

Colliers International
Latitude: 44.77679
Longitude: -93.36443

	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	502	48,995	124,966
White Alone	90.8%	82.0%	82.1%
Black Alone	1.2%	5.1%	5.9%
American Indian Alone	0.2%	0.4%	0.4%
Asian Alone	5.0%	7.9%	6.7%
Pacific Islander Alone	0.0%	0.2%	0.1%
Some Other Race Alone	0.6%	1.6%	1.9%
Two or More Races	2.2%	2.8%	2.8%
Hispanic Origin	1.8%	4.1%	4.8%
Diversity Index	20.8	37.2	38.0
2016 Population by Race/Ethnicity			
Total	606	51,917	132,336
White Alone	88.4%	78.6%	79.0%
Black Alone	2.1%	6.9%	7.4%
American Indian Alone	0.3%	0.4%	0.5%
Asian Alone	5.8%	8.9%	7.8%
Pacific Islander Alone	0.0%	0.2%	0.1%
Some Other Race Alone	0.7%	1.8%	2.1%
Two or More Races	2.6%	3.1%	3.2%
Hispanic Origin	2.0%	4.6%	5.3%
Diversity Index	24.4	42.4	42.9
2021 Population by Race/Ethnicity			
Total	720	54,718	138,840
White Alone	86.1%	75.3%	75.8%
Black Alone	3.1%	8.7%	9.0%
American Indian Alone	0.4%	0.5%	0.5%
Asian Alone	6.4%	9.8%	8.6%
Pacific Islander Alone	0.0%	0.2%	0.1%
Some Other Race Alone	0.8%	2.1%	2.4%
Two or More Races	3.2%	3.5%	3.6%
Hispanic Origin	2.5%	5.2%	6.0%
Diversity Index	29.0	47.4	47.6
2010 Population by Relationship and Household Type			
Total	504	48,995	124,966
In Households	100.0%	99.4%	99.4%
In Family Households	90.9%	85.9%	83.8%
Householder	29.2%	26.9%	26.8%
Spouse	26.6%	22.0%	21.6%
Child	32.3%	32.5%	30.9%
Other relative	2.2%	2.8%	2.7%
Nonrelative	0.8%	1.7%	1.8%
In Nonfamily Households	9.1%	13.5%	15.6%
In Group Quarters	0.0%	0.6%	0.6%
Institutionalized Population	0.0%	0.3%	0.4%
Noninstitutionalized Population	0.0%	0.3%	0.3%

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 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

February 13, 2017



Market Profile

Louisiana & Frontage
6633 Highway 13 W, Savage, Minnesota, 55378
Rings: 1, 3, 5 mile radii

Colliers International
Latitude: 44.77679
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	1 mile	3 miles	5 miles
2016 Population 25+ by Educational Attainment			
Total	398	34,767	90,496
Less than 9th Grade	1.3%	1.8%	1.7%
9th - 12th Grade, No Diploma	3.0%	3.3%	3.0%
High School Graduate	12.1%	15.9%	15.6%
GED/Alternative Credential	1.5%	2.3%	2.1%
Some College, No Degree	20.1%	20.3%	21.2%
Associate Degree	17.1%	11.5%	10.8%
Bachelor's Degree	30.4%	30.9%	30.5%
Graduate/Professional Degree	14.6%	13.9%	15.1%
2016 Population 15+ by Marital Status			
Total	464	40,710	105,514
Never Married	22.2%	29.0%	29.0%
Married	62.1%	57.2%	56.2%
Widowed	5.6%	3.7%	4.5%
Divorced	10.1%	10.1%	10.3%
2016 Civilian Population 16+ in Labor Force			
Civilian Employed	97.0%	97.1%	96.6%
Civilian Unemployed	3.0%	2.9%	3.4%
2016 Employed Population 16+ by Industry			
Total	327	28,746	73,049
Agriculture/Mining	0.0%	1.0%	0.7%
Construction	4.0%	4.0%	4.4%
Manufacturing	15.0%	16.2%	14.3%
Wholesale Trade	8.9%	4.7%	4.3%
Retail Trade	11.3%	10.4%	10.7%
Transportation/Utilities	3.7%	5.2%	4.5%
Information	2.1%	1.7%	1.6%
Finance/Insurance/Real Estate	9.8%	9.7%	10.5%
Services	41.6%	43.9%	46.4%
Public Administration	3.4%	3.2%	2.6%
2016 Employed Population 16+ by Occupation			
Total	328	28,748	73,050
White Collar	84.7%	68.6%	70.4%
Management/Business/Financial	24.2%	19.2%	19.9%
Professional	25.1%	24.6%	25.3%
Sales	21.7%	11.8%	12.2%
Administrative Support	13.8%	13.0%	13.0%
Services	8.9%	13.8%	13.5%
Blue Collar	6.7%	17.6%	16.1%
Farming/Forestry/Fishing	0.0%	0.8%	0.4%
Construction/Extraction	2.4%	3.6%	3.5%
Installation/Maintenance/Repair	0.3%	2.4%	2.3%
Production	2.8%	6.1%	5.5%
Transportation/Material Moving	1.2%	4.7%	4.4%
2010 Population By Urban/ Rural Status			
Total Population	504	48,995	124,966
Population Inside Urbanized Area	100.0%	100.0%	99.2%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.0%	0.8%

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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	1 mile	3 miles	5 miles
2010 Households by Type			
Total	165	18,350	48,947
Households with 1 Person	17.0%	21.5%	24.7%
Households with 2+ People	83.0%	78.5%	75.3%
Family Households	79.4%	72.0%	68.5%
Husband-wife Families	72.7%	58.9%	55.3%
With Related Children	33.9%	29.0%	25.6%
Other Family (No Spouse Present)	7.3%	13.1%	13.2%
Other Family with Male Householder	3.6%	4.1%	4.0%
With Related Children	2.4%	2.6%	2.4%
Other Family with Female Householder	3.6%	9.0%	9.2%
With Related Children	1.8%	5.9%	6.1%
Nonfamily Households	3.6%	6.5%	6.8%
All Households with Children	38.8%	37.9%	34.5%
Multigenerational Households	2.4%	2.3%	2.1%
Unmarried Partner Households	3.6%	5.8%	6.1%
Male-female	3.0%	5.2%	5.5%
Same-sex	0.6%	0.6%	0.6%
2010 Households by Size			
Total	165	18,351	48,946
1 Person Household	17.0%	21.5%	24.7%
2 Person Household	38.2%	34.6%	35.1%
3 Person Household	15.2%	16.5%	15.6%
4 Person Household	20.6%	16.9%	15.4%
5 Person Household	7.3%	7.0%	6.1%
6 Person Household	0.6%	2.1%	2.0%
7 + Person Household	1.2%	1.3%	1.1%
2010 Households by Tenure and Mortgage Status			
Total	165	18,351	48,947
Owner Occupied	95.8%	82.0%	75.2%
Owned with a Mortgage/Loan	81.8%	68.6%	60.3%
Owned Free and Clear	14.5%	13.4%	15.0%
Renter Occupied	4.2%	18.0%	24.8%
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	174	19,080	51,150
Housing Units Inside Urbanized Area	100.0%	99.9%	99.3%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.1%	0.7%

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 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

February 13, 2017



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Louisiana & Frontage
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Rings: 1, 3, 5 mile radii

Colliers International
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	1 mile	3 miles	5 miles
Top 3 Tapestry Segments			
1.	Soccer Moms (4A)	Soccer Moms (4A)	Soccer Moms (4A)
2.	Top Tier (1A)	Bright Young Professionals	In Style (5B)
3.	Professional Pride (1B)	Boomburbs (1C)	Bright Young Professionals
2016 Consumer Spending			
Apparel & Services: Total \$	\$647,771	\$54,090,723	\$140,964,143
Average Spent	\$3,445.59	\$2,785.02	\$2,726.37
Spending Potential Index	171	138	135
Education: Total \$	\$459,383	\$38,500,892	\$100,888,892
Average Spent	\$2,443.53	\$1,982.33	\$1,951.28
Spending Potential Index	173	140	138
Entertainment/Recreation: Total \$	\$957,557	\$78,661,921	\$204,931,539
Average Spent	\$5,093.39	\$4,050.15	\$3,963.55
Spending Potential Index	175	139	136
Food at Home: Total \$	\$1,536,705	\$129,549,849	\$339,899,683
Average Spent	\$8,173.96	\$6,670.26	\$6,573.95
Spending Potential Index	164	134	132
Food Away from Home: Total \$	\$1,003,518	\$83,401,303	\$217,263,529
Average Spent	\$5,337.86	\$4,294.17	\$4,202.06
Spending Potential Index	173	139	136
Health Care: Total \$	\$1,693,090	\$139,656,275	\$365,592,476
Average Spent	\$9,005.80	\$7,190.62	\$7,070.87
Spending Potential Index	170	136	133
HH Furnishings & Equipment: Total \$	\$591,295	\$48,361,582	\$125,782,519
Average Spent	\$3,145.19	\$2,490.04	\$2,432.74
Spending Potential Index	178	141	138
Personal Care Products & Services: Total \$	\$239,683	\$19,839,433	\$51,766,067
Average Spent	\$1,274.91	\$1,021.49	\$1,001.20
Spending Potential Index	174	139	137
Shelter: Total \$	\$5,021,545	\$422,269,121	\$1,101,967,872
Average Spent	\$26,710.35	\$21,741.79	\$21,313.01
Spending Potential Index	172	140	137
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$767,791	\$63,131,993	\$164,953,651
Average Spent	\$4,083.99	\$3,250.54	\$3,190.35
Spending Potential Index	176	140	138
Travel: Total \$	\$653,258	\$52,640,416	\$136,342,503
Average Spent	\$3,474.78	\$2,710.35	\$2,636.98
Spending Potential Index	187	146	142
Vehicle Maintenance & Repairs: Total \$	\$331,324	\$27,498,389	\$71,879,310
Average Spent	\$1,762.36	\$1,415.84	\$1,390.21
Spending Potential Index	170	137	134

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 2013 and 2014 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

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

February 13, 2017