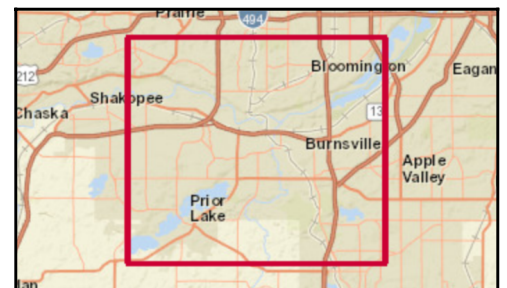
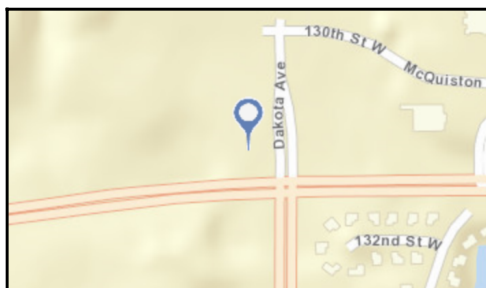
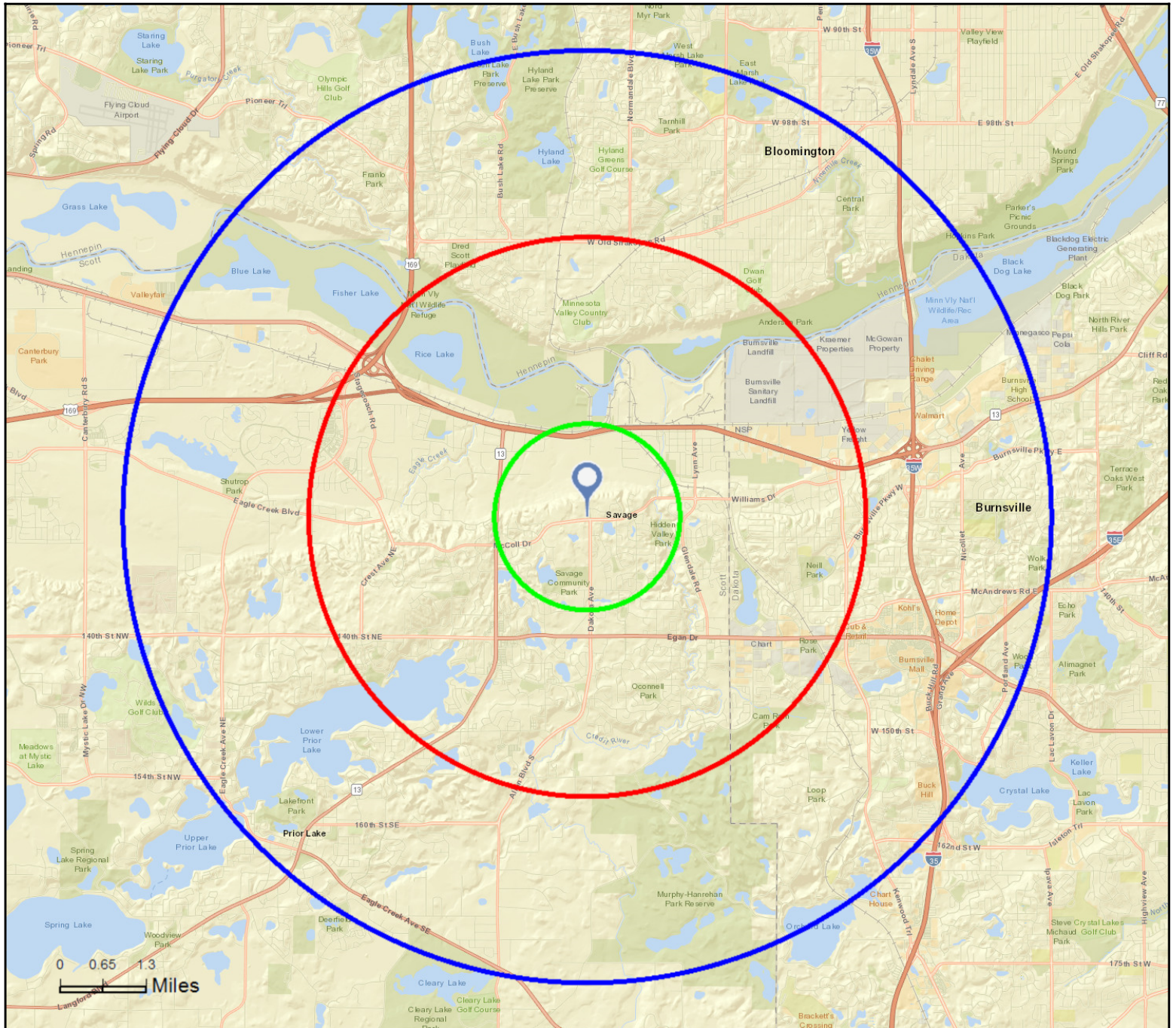




Site Map

McColl & Dakota
6186 McColl Dr, Savage, Minnesota, 55378
Rings: 1, 3, 5 mile radii

Colliers International
Latitude: 44.76514
Longitude: -93.35968



February 13, 2017



Executive Summary

McColl & Dakota
6186 McColl Dr, Savage, Minnesota, 55378
Rings: 1, 3, 5 mile radii

Colliers International
Latitude: 44.76514
Longitude: -93.35968

	1 mile	3 miles	5 miles
Population			
2000 Population	3,866	40,084	114,770
2010 Population	4,438	46,722	127,057
2016 Population	4,663	50,325	134,408
2021 Population	4,953	53,506	140,923
2000-2010 Annual Rate	1.39%	1.54%	1.02%
2010-2016 Annual Rate	0.79%	1.20%	0.90%
2016-2021 Annual Rate	1.21%	1.23%	0.95%
2016 Male Population	49.5%	49.5%	48.9%
2016 Female Population	50.5%	50.5%	51.1%
2016 Median Age	37.1	36.5	38.7

In the identified area, the current year population is 134,408. In 2010, the Census count in the area was 127,057. The rate of change since 2010 was 0.90% annually. The five-year projection for the population in the area is 140,923 representing a change of 0.95% 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 37.1, compared to U.S. median age of 38.0.

Race and Ethnicity

2016 White Alone	82.1%	78.1%	79.1%
2016 Black Alone	4.7%	7.0%	7.5%
2016 American Indian/Alaska Native Alone	0.4%	0.5%	0.5%
2016 Asian Alone	8.3%	8.4%	7.2%
2016 Pacific Islander Alone	0.0%	0.2%	0.1%
2016 Other Race	1.8%	2.6%	2.3%
2016 Two or More Races	2.8%	3.2%	3.3%
2016 Hispanic Origin (Any Race)	4.1%	6.0%	5.6%

Persons of Hispanic origin represent 5.6% 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 43.1 in the identified area, compared to 63.5 for the U.S. as a whole.

Households

2000 Households	1,219	13,823	44,171
2010 Households	1,510	16,485	49,745
2016 Total Households	1,577	17,778	52,546
2021 Total Households	1,673	18,920	55,038
2000-2010 Annual Rate	2.16%	1.78%	1.20%
2010-2016 Annual Rate	0.70%	1.22%	0.88%
2016-2021 Annual Rate	1.19%	1.25%	0.93%
2016 Average Household Size	2.96	2.82	2.54

The household count in this area has changed from 49,745 in 2010 to 52,546 in the current year, a change of 0.88% annually. The five-year projection of households is 55,038, 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 35,716 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

McColl & Dakota
6186 McColl Dr, Savage, Minnesota, 55378
Rings: 1, 3, 5 mile radii

Colliers International
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	1 mile	3 miles	5 miles
Median Household Income			
2016 Median Household Income	\$92,077	\$88,820	\$79,580
2021 Median Household Income	\$100,273	\$99,218	\$89,181
2016-2021 Annual Rate	1.72%	2.24%	2.30%
Average Household Income			
2016 Average Household Income	\$111,265	\$110,063	\$103,257
2021 Average Household Income	\$121,762	\$120,317	\$113,245
2016-2021 Annual Rate	1.82%	1.80%	1.86%
Per Capita Income			
2016 Per Capita Income	\$39,665	\$39,126	\$40,279
2021 Per Capita Income	\$43,513	\$42,800	\$44,098
2016-2021 Annual Rate	1.87%	1.81%	1.83%

Current median household income is \$79,580 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$89,181 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$103,257 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$113,245 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$40,279 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$44,098 in five years, compared to \$32,025 for all U.S. households

Housing			
2000 Total Housing Units	1,260	14,126	45,185
2000 Owner Occupied Housing Units	1,164	12,021	33,765
2000 Renter Occupied Housing Units	55	1,802	10,405
2000 Vacant Housing Units	41	303	1,015
2010 Total Housing Units	1,551	17,116	52,084
2010 Owner Occupied Housing Units	1,370	13,956	37,460
2010 Renter Occupied Housing Units	140	2,529	12,285
2010 Vacant Housing Units	41	631	2,339
2016 Total Housing Units	1,624	18,449	54,964
2016 Owner Occupied Housing Units	1,419	14,885	39,150
2016 Renter Occupied Housing Units	157	2,893	13,396
2016 Vacant Housing Units	47	671	2,418
2021 Total Housing Units	1,724	19,636	57,503
2021 Owner Occupied Housing Units	1,506	15,820	41,102
2021 Renter Occupied Housing Units	167	3,100	13,936
2021 Vacant Housing Units	51	716	2,465

Currently, 71.2% of the 54,964 housing units in the area are owner occupied; 24.4%, renter occupied; and 4.4% 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 52,084 housing units in the area - 71.9% owner occupied, 23.6% renter occupied, and 4.5% vacant. The annual rate of change in housing units since 2010 is 2.42%. Median home value in the area is \$262,973, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 2.10% annually to \$291,737.

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

McColl & Dakota
6186 McColl Dr, Savage, Minnesota, 55378
Ring: 1 mile radius

Colliers International
Latitude: 44.76514
Longitude: -93.35968

	2000	2010	2000-2010 Annual Rate
Population	3,866	4,438	1.39%
Households	1,219	1,510	2.16%
Housing Units	1,260	1,551	2.10%
Population by Race			
Total		4,438	100.0%
Population Reporting One Race		4,330	97.6%
White		3,776	85.1%
Black		134	3.0%
American Indian		17	0.4%
Asian		333	7.5%
Pacific Islander		2	0.0%
Some Other Race		68	1.5%
Population Reporting Two or More Races		108	2.4%
Total Hispanic Population		159	3.6%
Population by Sex			
Male		2,215	49.9%
Female		2,223	50.1%
Population by Age			
Total		4,438	100.0%
Age 0 - 4		324	7.3%
Age 5 - 9		369	8.3%
Age 10 - 14		371	8.4%
Age 15 - 19		301	6.8%
Age 20 - 24		175	3.9%
Age 25 - 29		290	6.5%
Age 30 - 34		322	7.3%
Age 35 - 39		342	7.7%
Age 40 - 44		441	9.9%
Age 45 - 49		438	9.9%
Age 50 - 54		382	8.6%
Age 55 - 59		247	5.6%
Age 60 - 64		167	3.8%
Age 65 - 69		129	2.9%
Age 70 - 74		64	1.4%
Age 75 - 79		40	0.9%
Age 80 - 84		19	0.4%
Age 85+		18	0.4%
Age 18+		3,163	71.3%
Age 65+		270	6.1%

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

McColl & Dakota
6186 McColl Dr, Savage, Minnesota, 55378
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Households by Type

Total	1,510	100.0%
Households with 1 Person	248	16.4%
Households with 2+ People	1,262	83.6%
Family Households	1,168	77.4%
Husband-wife Families	982	65.0%
With Own Children	496	32.8%
Other Family (No Spouse Present)	186	12.3%
With Own Children	113	7.5%
Nonfamily Households	94	6.2%
All Households with Children	645	42.7%
Multigenerational Households	42	2.8%
Unmarried Partner Households	79	5.2%
Male-female	73	4.8%
Same-sex	6	0.4%
Average Household Size	2.94	

Family Households by Size

Total	1,170	100.0%
2 People	428	36.6%
3 People	275	23.5%
4 People	290	24.8%
5 People	116	9.9%
6 People	40	3.4%
7+ People	21	1.8%
Average Family Size	3.32	

Nonfamily Households by Size

Total	343	100.0%
1 Person	248	72.3%
2 People	76	22.2%
3 People	13	3.8%
4 People	4	1.2%
5 People	1	0.3%
6 People	1	0.3%
7+ People	0	0.0%
Average Nonfamily Size	1.41	

Population by Relationship and Household Type

Total	4,438	100.0%
In Households	4,438	100.0%
In Family Households	3,955	89.1%
Householder	1,211	27.3%
Spouse	1,019	23.0%
Child	1,505	33.9%
Other relative	143	3.2%
Nonrelative	76	1.7%
In Nonfamily Households	483	10.9%
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

McColl & Dakota
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Family Households by Age of Householder

Total	1,168	100.0%
Householder Age 15 - 44	546	46.7%
Householder Age 45 - 54	355	30.4%
Householder Age 55 - 64	172	14.7%
Householder Age 65 - 74	72	6.2%
Householder Age 75+	23	2.0%

Nonfamily Households by Age of Householder

Total	341	100.0%
Householder Age 15 - 44	129	37.8%
Householder Age 45 - 54	97	28.4%
Householder Age 55 - 64	65	19.1%
Householder Age 65 - 74	34	10.0%
Householder Age 75+	16	4.7%

Households by Race of Householder

Total	1,510	100.0%
Householder is White Alone	1,361	90.1%
Householder is Black Alone	33	2.2%
Householder is American Indian Alone	5	0.3%
Householder is Asian Alone	84	5.6%
Householder is Pacific Islander Alone	1	0.1%
Householder is Some Other Race Alone	14	0.9%
Householder is Two or More Races	12	0.8%
Households with Hispanic Householder	31	2.1%

Husband-wife Families by Race of Householder

Total	982	100.0%
Householder is White Alone	893	90.9%
Householder is Black Alone	21	2.1%
Householder is American Indian Alone	1	0.1%
Householder is Asian Alone	53	5.4%
Householder is Pacific Islander Alone	1	0.1%
Householder is Some Other Race Alone	7	0.7%
Householder is Two or More Races	6	0.6%
Husband-wife Families with Hispanic Householder	19	1.9%

Other Families (No Spouse) by Race of Householder

Total	186	100.0%
Householder is White Alone	147	79.0%
Householder is Black Alone	9	4.8%
Householder is American Indian Alone	3	1.6%
Householder is Asian Alone	17	9.1%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	5	2.7%
Householder is Two or More Races	5	2.7%
Other Families with Hispanic Householder	9	4.8%

Nonfamily Households by Race of Householder

Total	342	100.0%
Householder is White Alone	321	93.9%
Householder is Black Alone	3	0.9%
Householder is American Indian Alone	1	0.3%
Householder is Asian Alone	14	4.1%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	2	0.6%
Householder is Two or More Races	1	0.3%
Nonfamily Households with Hispanic Householder	3	0.9%

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



2010 Census Profile

McColl & Dakota
6186 McColl Dr, Savage, Minnesota, 55378
Ring: 1 mile radius

Colliers International
Latitude: 44.76514
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Total Housing Units by Occupancy

Total	1,557	100.0%
Occupied Housing Units	1,510	97.0%
Vacant Housing Units		
For Rent	5	0.3%
Rented, not Occupied	0	0.0%
For Sale Only	24	1.5%
Sold, not Occupied	1	0.1%
For Seasonal/Recreational/Occasional Use	5	0.3%
For Migrant Workers	0	0.0%
Other Vacant	12	0.8%
Total Vacancy Rate	2.6%	

Households by Tenure and Mortgage Status

Total	1,510	100.0%
Owner Occupied	1,370	90.7%
Owned with a Mortgage/Loan	1,242	82.3%
Owned Free and Clear	127	8.4%
Average Household Size	2.96	
Renter Occupied	140	9.3%
Average Household Size	2.69	

Owner-occupied Housing Units by Race of Householder

Total	1,370	100.0%
Householder is White Alone	1,244	90.8%
Householder is Black Alone	23	1.7%
Householder is American Indian Alone	3	0.2%
Householder is Asian Alone	79	5.8%
Householder is Pacific Islander Alone	1	0.1%
Householder is Some Other Race Alone	11	0.8%
Householder is Two or More Races	9	0.7%
Owner-occupied Housing Units with Hispanic Householder	25	1.8%

Renter-occupied Housing Units by Race of Householder

Total	140	100.0%
Householder is White Alone	117	83.6%
Householder is Black Alone	10	7.1%
Householder is American Indian Alone	2	1.4%
Householder is Asian Alone	5	3.6%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	3	2.1%
Householder is Two or More Races	3	2.1%
Renter-occupied Housing Units with Hispanic Householder	6	4.3%

Average Household Size by Race/Hispanic Origin of Householder

Householder is White Alone	2.83
Householder is Black Alone	4.27
Householder is American Indian Alone	4.40
Householder is Asian Alone	3.68
Householder is Pacific Islander Alone	5.00
Householder is Some Other Race Alone	5.00
Householder is Two or More Races	3.67
Householder is Hispanic	4.19

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



2010 Census Profile

McColl & Dakota
6186 McColl Dr, Savage, Minnesota, 55378
Ring: 3 mile radius

Colliers International
Latitude: 44.76514
Longitude: -93.35968

	2000	2010	2000-2010 Annual Rate
Population	40,084	46,722	1.54%
Households	13,823	16,485	1.78%
Housing Units	14,126	17,116	1.94%
Population by Race			
Total		46,723	100.0%
Population Reporting One Race		45,373	97.1%
White		38,034	81.4%
Black		2,420	5.2%
American Indian		201	0.4%
Asian		3,563	7.6%
Pacific Islander		82	0.2%
Some Other Race		1,073	2.3%
Population Reporting Two or More Races		1,350	2.9%
Total Hispanic Population		2,518	5.4%
Population by Sex			
Male		23,239	49.7%
Female		23,483	50.3%
Population by Age			
Total		46,724	100.0%
Age 0 - 4		3,535	7.6%
Age 5 - 9		3,969	8.5%
Age 10 - 14		3,861	8.3%
Age 15 - 19		3,161	6.8%
Age 20 - 24		2,115	4.5%
Age 25 - 29		3,084	6.6%
Age 30 - 34		3,182	6.8%
Age 35 - 39		3,576	7.7%
Age 40 - 44		4,072	8.7%
Age 45 - 49		4,205	9.0%
Age 50 - 54		3,610	7.7%
Age 55 - 59		2,583	5.5%
Age 60 - 64		2,006	4.3%
Age 65 - 69		1,435	3.1%
Age 70 - 74		907	1.9%
Age 75 - 79		676	1.4%
Age 80 - 84		402	0.9%
Age 85+		345	0.7%
Age 18+		33,123	70.9%
Age 65+		3,765	8.1%

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

McColl & Dakota
6186 McColl Dr, Savage, Minnesota, 55378
Ring: 3 mile radius

Colliers International
Latitude: 44.76514
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Households by Type

Total	16,485	100.0%
Households with 1 Person	3,020	18.3%
Households with 2+ People	13,465	81.7%
Family Households	12,467	75.6%
Husband-wife Families	10,253	62.2%
With Own Children	5,298	32.1%
Other Family (No Spouse Present)	2,214	13.4%
With Own Children	1,383	8.4%
Nonfamily Households	998	6.1%
All Households with Children	6,996	42.4%
Multigenerational Households	418	2.5%
Unmarried Partner Households	995	6.0%
Male-female	894	5.4%
Same-sex	101	0.6%
Average Household Size	2.82	

Family Households by Size

Total	12,468	100.0%
2 People	4,615	37.0%
3 People	2,754	22.1%
4 People	3,071	24.6%
5 People	1,349	10.8%
6 People	423	3.4%
7+ People	256	2.1%
Average Family Size	3.23	

Nonfamily Households by Size

Total	4,017	100.0%
1 Person	3,020	75.2%
2 People	816	20.3%
3 People	122	3.0%
4 People	39	1.0%
5 People	12	0.3%
6 People	6	0.1%
7+ People	2	0.0%
Average Nonfamily Size	1.32	

Population by Relationship and Household Type

Total	46,722	100.0%
In Households	46,473	99.5%
In Family Households	41,159	88.1%
Householder	12,507	26.8%
Spouse	10,284	22.0%
Child	16,141	34.5%
Other relative	1,363	2.9%
Nonrelative	865	1.9%
In Nonfamily Households	5,314	11.4%
In Group Quarters	249	0.5%
Institutionalized Population	112	0.2%
Noninstitutionalized Population	136	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

McColl & Dakota
6186 McColl Dr, Savage, Minnesota, 55378
Ring: 3 mile radius

Colliers International
Latitude: 44.76514
Longitude: -93.35968

Family Households by Age of Householder

Total	12,468	100.0%
Householder Age 15 - 44	5,659	45.4%
Householder Age 45 - 54	3,467	27.8%
Householder Age 55 - 64	1,904	15.3%
Householder Age 65 - 74	954	7.7%
Householder Age 75+	484	3.9%

Nonfamily Households by Age of Householder

Total	4,017	100.0%
Householder Age 15 - 44	1,497	37.3%
Householder Age 45 - 54	909	22.6%
Householder Age 55 - 64	768	19.1%
Householder Age 65 - 74	464	11.6%
Householder Age 75+	379	9.4%

Households by Race of Householder

Total	16,484	100.0%
Householder is White Alone	14,362	87.1%
Householder is Black Alone	650	3.9%
Householder is American Indian Alone	63	0.4%
Householder is Asian Alone	954	5.8%
Householder is Pacific Islander Alone	19	0.1%
Householder is Some Other Race Alone	237	1.4%
Householder is Two or More Races	199	1.2%
Households with Hispanic Householder	586	3.6%

Husband-wife Families by Race of Householder

Total	10,254	100.0%
Householder is White Alone	9,013	87.9%
Householder is Black Alone	304	3.0%
Householder is American Indian Alone	27	0.3%
Householder is Asian Alone	654	6.4%
Householder is Pacific Islander Alone	10	0.1%
Householder is Some Other Race Alone	140	1.4%
Householder is Two or More Races	106	1.0%
Husband-wife Families with Hispanic Householder	335	3.3%

Other Families (No Spouse) by Race of Householder

Total	2,215	100.0%
Householder is White Alone	1,650	74.5%
Householder is Black Alone	234	10.6%
Householder is American Indian Alone	24	1.1%
Householder is Asian Alone	175	7.9%
Householder is Pacific Islander Alone	9	0.4%
Householder is Some Other Race Alone	67	3.0%
Householder is Two or More Races	56	2.5%
Other Families with Hispanic Householder	162	7.3%

Nonfamily Households by Race of Householder

Total	4,017	100.0%
Householder is White Alone	3,699	92.1%
Householder is Black Alone	112	2.8%
Householder is American Indian Alone	13	0.3%
Householder is Asian Alone	126	3.1%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	30	0.7%
Householder is Two or More Races	37	0.9%
Nonfamily Households with Hispanic Householder	89	2.2%

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



2010 Census Profile

McColl & Dakota
6186 McColl Dr, Savage, Minnesota, 55378
Ring: 3 mile radius

Colliers International
Latitude: 44.76514
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Total Housing Units by Occupancy

Total	17,134	100.0%
Occupied Housing Units	16,485	96.2%
Vacant Housing Units		
For Rent	165	1.0%
Rented, not Occupied	4	0.0%
For Sale Only	212	1.2%
Sold, not Occupied	40	0.2%
For Seasonal/Recreational/Occasional Use	83	0.5%
For Migrant Workers	0	0.0%
Other Vacant	145	0.8%
Total Vacancy Rate	3.7%	

Households by Tenure and Mortgage Status

Total	16,485	100.0%
Owner Occupied	13,956	84.7%
Owned with a Mortgage/Loan	11,940	72.4%
Owned Free and Clear	2,016	12.2%
Average Household Size	2.83	
Renter Occupied	2,529	15.3%
Average Household Size	2.79	

Owner-occupied Housing Units by Race of Householder

Total	13,957	100.0%
Householder is White Alone	12,590	90.2%
Householder is Black Alone	270	1.9%
Householder is American Indian Alone	34	0.2%
Householder is Asian Alone	802	5.7%
Householder is Pacific Islander Alone	4	0.0%
Householder is Some Other Race Alone	139	1.0%
Householder is Two or More Races	118	0.8%
Owner-occupied Housing Units with Hispanic Householder	315	2.3%

Renter-occupied Housing Units by Race of Householder

Total	2,529	100.0%
Householder is White Alone	1,772	70.1%
Householder is Black Alone	381	15.1%
Householder is American Indian Alone	30	1.2%
Householder is Asian Alone	152	6.0%
Householder is Pacific Islander Alone	15	0.6%
Householder is Some Other Race Alone	97	3.8%
Householder is Two or More Races	82	3.2%
Renter-occupied Housing Units with Hispanic Householder	271	10.7%

Average Household Size by Race/Hispanic Origin of Householder

Householder is White Alone	2.69
Householder is Black Alone	3.73
Householder is American Indian Alone	3.57
Householder is Asian Alone	3.59
Householder is Pacific Islander Alone	4.37
Householder is Some Other Race Alone	4.30
Householder is Two or More Races	3.36
Householder is Hispanic	3.95

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



2010 Census Profile

McColl & Dakota
6186 McColl Dr, Savage, Minnesota, 55378
Ring: 5 mile radius

Colliers International
Latitude: 44.76514
Longitude: -93.35968

	2000	2010	2000-2010 Annual Rate
Population	114,770	127,057	1.02%
Households	44,171	49,745	1.20%
Housing Units	45,185	52,084	1.43%
Population by Race			
Total		127,057	100.0%
Population Reporting One Race		123,362	97.1%
White		104,547	82.3%
Black		7,452	5.9%
American Indian		592	0.5%
Asian		8,063	6.3%
Pacific Islander		114	0.1%
Some Other Race		2,594	2.0%
Population Reporting Two or More Races		3,695	2.9%
Total Hispanic Population		6,348	5.0%
Population by Sex			
Male		62,086	48.9%
Female		64,971	51.1%
Population by Age			
Total		127,058	100.0%
Age 0 - 4		8,693	6.8%
Age 5 - 9		9,111	7.2%
Age 10 - 14		8,956	7.0%
Age 15 - 19		8,064	6.3%
Age 20 - 24		6,874	5.4%
Age 25 - 29		8,973	7.1%
Age 30 - 34		8,253	6.5%
Age 35 - 39		8,723	6.9%
Age 40 - 44		9,595	7.6%
Age 45 - 49		10,594	8.3%
Age 50 - 54		10,006	7.9%
Age 55 - 59		8,105	6.4%
Age 60 - 64		6,547	5.2%
Age 65 - 69		4,877	3.8%
Age 70 - 74		3,391	2.7%
Age 75 - 79		2,607	2.1%
Age 80 - 84		1,839	1.4%
Age 85+		1,850	1.5%
Age 18+		94,754	74.6%
Age 65+		14,564	11.5%

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

McColl & Dakota
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Colliers International
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Households by Type

Total	49,744	100.0%
Households with 1 Person	12,308	24.7%
Households with 2+ People	37,436	75.3%
Family Households	33,968	68.3%
Husband-wife Families	27,248	54.8%
With Own Children	12,367	24.9%
Other Family (No Spouse Present)	6,720	13.5%
With Own Children	3,976	8.0%
Nonfamily Households	3,468	7.0%
All Households with Children	17,233	34.6%
Multigenerational Households	1,064	2.1%
Unmarried Partner Households	3,117	6.3%
Male-female	2,820	5.7%
Same-sex	297	0.6%
Average Household Size	2.54	

Family Households by Size

Total	33,968	100.0%
2 People	14,440	42.5%
3 People	7,432	21.9%
4 People	7,521	22.1%
5 People	3,054	9.0%
6 People	978	2.9%
7+ People	543	1.6%
Average Family Size	3.06	

Nonfamily Households by Size

Total	15,776	100.0%
1 Person	12,308	78.0%
2 People	2,923	18.5%
3 People	367	2.3%
4 People	131	0.8%
5 People	29	0.2%
6 People	15	0.1%
7+ People	3	0.0%
Average Nonfamily Size	1.27	

Population by Relationship and Household Type

Total	127,057	100.0%
In Households	126,207	99.3%
In Family Households	106,232	83.6%
Householder	33,860	26.6%
Spouse	27,154	21.4%
Child	39,355	31.0%
Other relative	3,516	2.8%
Nonrelative	2,347	1.8%
In Nonfamily Households	19,975	15.7%
In Group Quarters	850	0.7%
Institutionalized Population	493	0.4%
Noninstitutionalized Population	357	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

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Family Households by Age of Householder

Total	33,969	100.0%
Householder Age 15 - 44	13,972	41.1%
Householder Age 45 - 54	8,916	26.2%
Householder Age 55 - 64	5,895	17.4%
Householder Age 65 - 74	3,285	9.7%
Householder Age 75+	1,901	5.6%

Nonfamily Households by Age of Householder

Total	15,777	100.0%
Householder Age 15 - 44	5,939	37.6%
Householder Age 45 - 54	2,951	18.7%
Householder Age 55 - 64	2,776	17.6%
Householder Age 65 - 74	1,823	11.6%
Householder Age 75+	2,288	14.5%

Households by Race of Householder

Total	49,745	100.0%
Householder is White Alone	43,479	87.4%
Householder is Black Alone	2,406	4.8%
Householder is American Indian Alone	213	0.4%
Householder is Asian Alone	2,310	4.6%
Householder is Pacific Islander Alone	28	0.1%
Householder is Some Other Race Alone	623	1.3%
Householder is Two or More Races	686	1.4%
Households with Hispanic Householder	1,603	3.2%

Husband-wife Families by Race of Householder

Total	27,247	100.0%
Householder is White Alone	24,121	88.5%
Householder is Black Alone	892	3.3%
Householder is American Indian Alone	89	0.3%
Householder is Asian Alone	1,519	5.6%
Householder is Pacific Islander Alone	17	0.1%
Householder is Some Other Race Alone	321	1.2%
Householder is Two or More Races	288	1.1%
Husband-wife Families with Hispanic Householder	823	3.0%

Other Families (No Spouse) by Race of Householder

Total	6,721	100.0%
Householder is White Alone	5,005	74.5%
Householder is Black Alone	852	12.7%
Householder is American Indian Alone	69	1.0%
Householder is Asian Alone	394	5.9%
Householder is Pacific Islander Alone	10	0.1%
Householder is Some Other Race Alone	187	2.8%
Householder is Two or More Races	204	3.0%
Other Families with Hispanic Householder	450	6.7%

Nonfamily Households by Race of Householder

Total	15,777	100.0%
Householder is White Alone	14,353	91.0%
Householder is Black Alone	662	4.2%
Householder is American Indian Alone	55	0.3%
Householder is Asian Alone	397	2.5%
Householder is Pacific Islander Alone	1	0.0%
Householder is Some Other Race Alone	115	0.7%
Householder is Two or More Races	194	1.2%
Nonfamily Households with Hispanic Householder	330	2.1%

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



2010 Census Profile

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Total Housing Units by Occupancy

Total	52,102	100.0%
Occupied Housing Units	49,745	95.5%
Vacant Housing Units		
For Rent	864	1.7%
Rented, not Occupied	37	0.1%
For Sale Only	621	1.2%
Sold, not Occupied	107	0.2%
For Seasonal/Recreational/Occasional Use	308	0.6%
For Migrant Workers	0	0.0%
Other Vacant	420	0.8%
Total Vacancy Rate	4.5%	

Households by Tenure and Mortgage Status

Total	49,745	100.0%
Owner Occupied	37,460	75.3%
Owned with a Mortgage/Loan	30,223	60.8%
Owned Free and Clear	7,238	14.6%
Average Household Size	2.62	
Renter Occupied	12,285	24.7%
Average Household Size	2.27	

Owner-occupied Housing Units by Race of Householder

Total	37,460	100.0%
Householder is White Alone	34,280	91.5%
Householder is Black Alone	682	1.8%
Householder is American Indian Alone	115	0.3%
Householder is Asian Alone	1,746	4.7%
Householder is Pacific Islander Alone	9	0.0%
Householder is Some Other Race Alone	270	0.7%
Householder is Two or More Races	358	1.0%
Owner-occupied Housing Units with Hispanic Householder	702	1.9%

Renter-occupied Housing Units by Race of Householder

Total	12,286	100.0%
Householder is White Alone	9,199	74.9%
Householder is Black Alone	1,724	14.0%
Householder is American Indian Alone	98	0.8%
Householder is Asian Alone	564	4.6%
Householder is Pacific Islander Alone	19	0.2%
Householder is Some Other Race Alone	353	2.9%
Householder is Two or More Races	329	2.7%
Renter-occupied Housing Units with Hispanic Householder	901	7.3%

Average Household Size by Race/Hispanic Origin of Householder

Householder is White Alone	2.44
Householder is Black Alone	3.08
Householder is American Indian Alone	2.92
Householder is Asian Alone	3.33
Householder is Pacific Islander Alone	4.11
Householder is Some Other Race Alone	3.91
Householder is Two or More Races	2.96
Householder is Hispanic	3.58

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



Demographic and Income Comparison Profile

McColl & Dakota
6186 McColl Dr, Savage, Minnesota, 55378
Rings: 1, 3, 5 mile radii

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	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	4,438	46,722	127,057
Households	1,510	16,485	49,745
Families	1,168	12,467	33,968
Average Household Size	2.94	2.82	2.54
Owner Occupied Housing Units	1,370	13,956	37,460
Renter Occupied Housing Units	140	2,529	12,285
Median Age	36.0	35.6	37.6
2016 Summary			
Population	4,663	50,325	134,408
Households	1,577	17,778	52,546
Families	1,213	13,362	35,716
Average Household Size	2.96	2.82	2.54
Owner Occupied Housing Units	1,419	14,885	39,150
Renter Occupied Housing Units	157	2,893	13,396
Median Age	37.1	36.5	38.7
Median Household Income	\$92,077	\$88,820	\$79,580
Average Household Income	\$111,265	\$110,063	\$103,257
2021 Summary			
Population	4,953	53,506	140,923
Households	1,673	18,920	55,038
Families	1,283	14,177	37,349
Average Household Size	2.96	2.81	2.54
Owner Occupied Housing Units	1,506	15,820	41,102
Renter Occupied Housing Units	167	3,100	13,936
Median Age	39.0	37.5	39.4
Median Household Income	\$100,273	\$99,218	\$89,181
Average Household Income	\$121,762	\$120,317	\$113,245
Trends: 2016-2021 Annual Rate			
Population	1.21%	1.23%	0.95%
Households	1.19%	1.25%	0.93%
Families	1.13%	1.19%	0.90%
Owner Households	1.20%	1.23%	0.98%
Median Household Income	1.72%	2.24%	2.30%

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

February 13, 2017



Demographic and Income Comparison Profile

McColl & Dakota
6186 McColl Dr, Savage, Minnesota, 55378
Rings: 1, 3, 5 mile radii

Colliers International
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2016 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	25	1.6%	681	3.8%	2,817	5.4%
\$15,000 - \$24,999	30	1.9%	702	3.9%	2,809	5.3%
\$25,000 - \$34,999	82	5.2%	929	5.2%	3,763	7.2%
\$35,000 - \$49,999	72	4.6%	1,613	9.1%	5,904	11.2%
\$50,000 - \$74,999	298	18.9%	2,984	16.8%	9,083	17.3%
\$75,000 - \$99,999	372	23.6%	3,148	17.7%	8,088	15.4%
\$100,000 - \$149,999	435	27.6%	4,111	23.1%	10,165	19.3%
\$150,000 - \$199,999	128	8.1%	1,942	10.9%	5,141	9.8%
\$200,000+	134	8.5%	1,667	9.4%	4,777	9.1%
Median Household Income	\$92,077		\$88,820		\$79,580	
Average Household Income	\$111,265		\$110,063		\$103,257	
Per Capita Income	\$39,665		\$39,126		\$40,279	

2021 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	27	1.6%	742	3.9%	3,044	5.5%
\$15,000 - \$24,999	29	1.7%	682	3.6%	2,735	5.0%
\$25,000 - \$34,999	68	4.1%	798	4.2%	3,307	6.0%
\$35,000 - \$49,999	71	4.2%	1,669	8.8%	6,217	11.3%
\$50,000 - \$74,999	196	11.7%	2,078	11.0%	6,278	11.4%
\$75,000 - \$99,999	440	26.3%	3,574	18.9%	9,272	16.8%
\$100,000 - \$149,999	524	31.3%	4,939	26.1%	12,140	22.1%
\$150,000 - \$199,999	160	9.6%	2,497	13.2%	6,497	11.8%
\$200,000+	158	9.4%	1,941	10.3%	5,547	10.1%
Median Household Income	\$100,273		\$99,218		\$89,181	
Average Household Income	\$121,762		\$120,317		\$113,245	
Per Capita Income	\$43,513		\$42,800		\$44,098	

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

McColl & Dakota
6186 McColl Dr, Savage, Minnesota, 55378
Rings: 1, 3, 5 mile radii

Colliers International
Latitude: 44.76514
Longitude: -93.35968

2010 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	324	7.3%	3,535	7.6%	8,693	6.8%
Age 5 - 9	369	8.3%	3,969	8.5%	9,111	7.2%
Age 10 - 14	371	8.4%	3,861	8.3%	8,956	7.0%
Age 15 - 19	301	6.8%	3,161	6.8%	8,064	6.3%
Age 20 - 24	175	3.9%	2,115	4.5%	6,874	5.4%
Age 25 - 34	612	13.8%	6,266	13.4%	17,226	13.6%
Age 35 - 44	783	17.6%	7,648	16.4%	18,318	14.4%
Age 45 - 54	820	18.5%	7,815	16.7%	20,600	16.2%
Age 55 - 64	414	9.3%	4,589	9.8%	14,652	11.5%
Age 65 - 74	193	4.3%	2,342	5.0%	8,268	6.5%
Age 75 - 84	59	1.3%	1,078	2.3%	4,446	3.5%
Age 85+	18	0.4%	345	0.7%	1,850	1.5%

2016 Population by Age	Number		Percent		Number		Percent	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	303	6.5%	3,500	7.0%	8,460	6.3%		
Age 5 - 9	342	7.3%	3,962	7.9%	9,222	6.9%		
Age 10 - 14	373	8.0%	4,250	8.4%	9,652	7.2%		
Age 15 - 19	318	6.8%	3,314	6.6%	8,097	6.0%		
Age 20 - 24	244	5.2%	2,571	5.1%	7,284	5.4%		
Age 25 - 34	601	12.9%	6,451	12.8%	17,840	13.3%		
Age 35 - 44	698	15.0%	7,576	15.1%	18,260	13.6%		
Age 45 - 54	799	17.1%	7,731	15.4%	19,552	14.5%		
Age 55 - 64	602	12.9%	5,954	11.8%	17,598	13.1%		
Age 65 - 74	275	5.9%	3,259	6.5%	11,085	8.2%		
Age 75 - 84	88	1.9%	1,337	2.7%	5,194	3.9%		
Age 85+	20	0.4%	418	0.8%	2,161	1.6%		

2021 Population by Age	Number		Percent		Number		Percent	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	302	6.1%	3,615	6.8%	8,638	6.1%		
Age 5 - 9	322	6.5%	3,958	7.4%	9,214	6.5%		
Age 10 - 14	368	7.4%	4,359	8.1%	9,896	7.0%		
Age 15 - 19	343	6.9%	3,660	6.8%	8,657	6.1%		
Age 20 - 24	218	4.4%	2,445	4.6%	6,795	4.8%		
Age 25 - 34	594	12.0%	6,535	12.2%	18,044	12.8%		
Age 35 - 44	795	16.0%	8,575	16.0%	20,343	14.4%		
Age 45 - 54	725	14.6%	7,286	13.6%	18,275	13.0%		
Age 55 - 64	722	14.6%	6,598	12.3%	18,458	13.1%		
Age 65 - 74	386	7.8%	4,153	7.8%	13,659	9.7%		
Age 75 - 84	151	3.0%	1,787	3.3%	6,551	4.6%		
Age 85+	30	0.6%	536	1.0%	2,391	1.7%		

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

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Colliers International
Latitude: 44.76514
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2010 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	3,776	85.1%	38,034	81.4%	104,547	82.3%
Black Alone	134	3.0%	2,420	5.2%	7,452	5.9%
American Indian Alone	17	0.4%	201	0.4%	592	0.5%
Asian Alone	333	7.5%	3,563	7.6%	8,063	6.3%
Pacific Islander Alone	2	0.0%	82	0.2%	114	0.1%
Some Other Race Alone	68	1.5%	1,073	2.3%	2,594	2.0%
Two or More Races	108	2.4%	1,350	2.9%	3,695	2.9%
Hispanic Origin (Any Race)	159	3.6%	2,518	5.4%	6,348	5.0%

2016 Race and Ethnicity	Number		Percent		Number		Percent	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	3,826	82.1%	39,327	78.1%	106,315	79.1%		
Black Alone	217	4.7%	3,545	7.0%	10,032	7.5%		
American Indian Alone	20	0.4%	235	0.5%	687	0.5%		
Asian Alone	385	8.3%	4,226	8.4%	9,739	7.2%		
Pacific Islander Alone	2	0.0%	91	0.2%	125	0.1%		
Some Other Race Alone	84	1.8%	1,287	2.6%	3,106	2.3%		
Two or More Races	129	2.8%	1,613	3.2%	4,404	3.3%		
Hispanic Origin (Any Race)	192	4.1%	3,009	6.0%	7,545	5.6%		

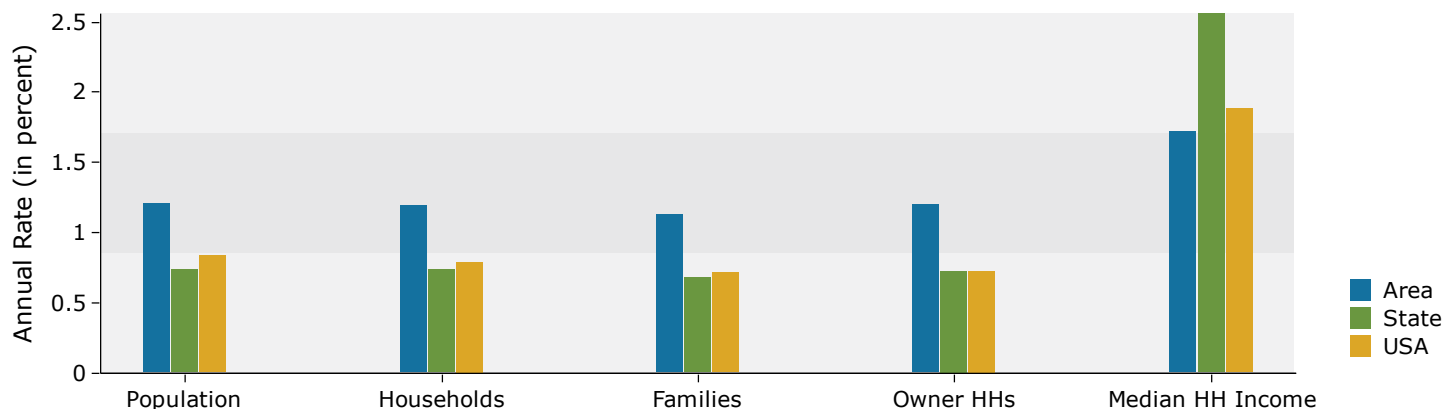
2021 Race and Ethnicity	Number		Percent		Number		Percent	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	3,903	78.8%	40,073	74.9%	106,997	75.9%		
Black Alone	319	6.4%	4,791	9.0%	12,882	9.1%		
American Indian Alone	23	0.5%	269	0.5%	767	0.5%		
Asian Alone	439	8.9%	4,831	9.0%	11,298	8.0%		
Pacific Islander Alone	2	0.0%	95	0.2%	130	0.1%		
Some Other Race Alone	106	2.1%	1,532	2.9%	3,698	2.6%		
Two or More Races	159	3.2%	1,914	3.6%	5,152	3.7%		
Hispanic Origin (Any Race)	237	4.8%	3,574	6.7%	8,940	6.3%		

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

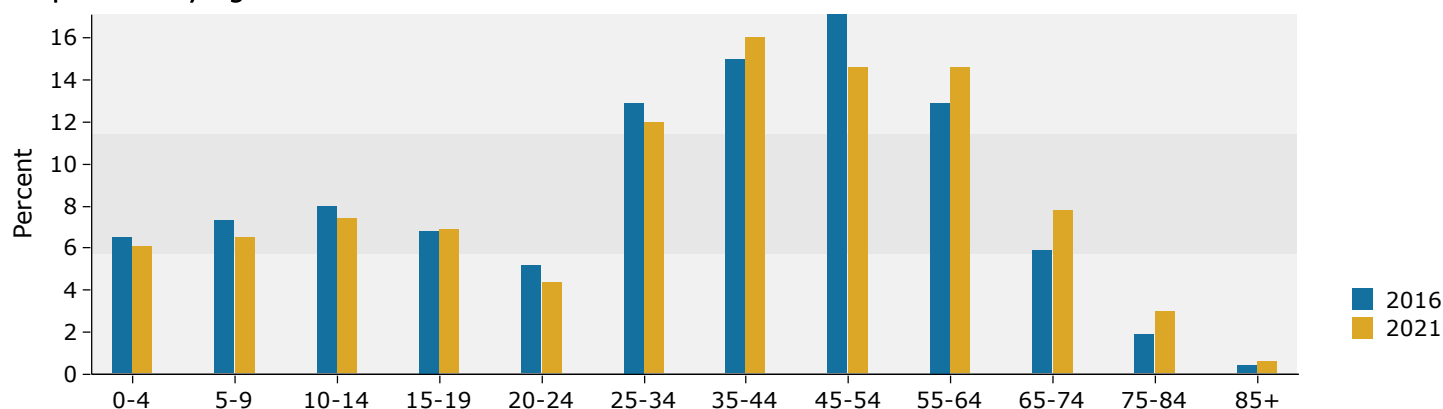
February 13, 2017

1 mile

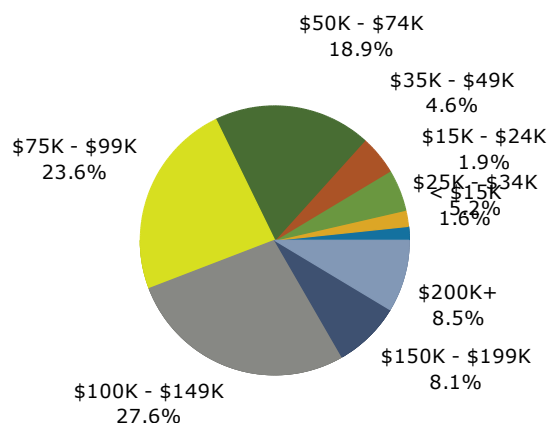
Trends 2016-2021



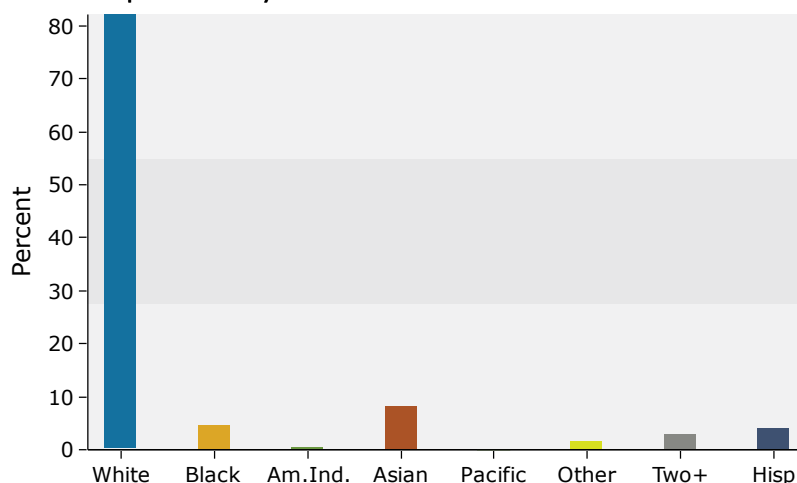
Population by Age



2016 Household Income

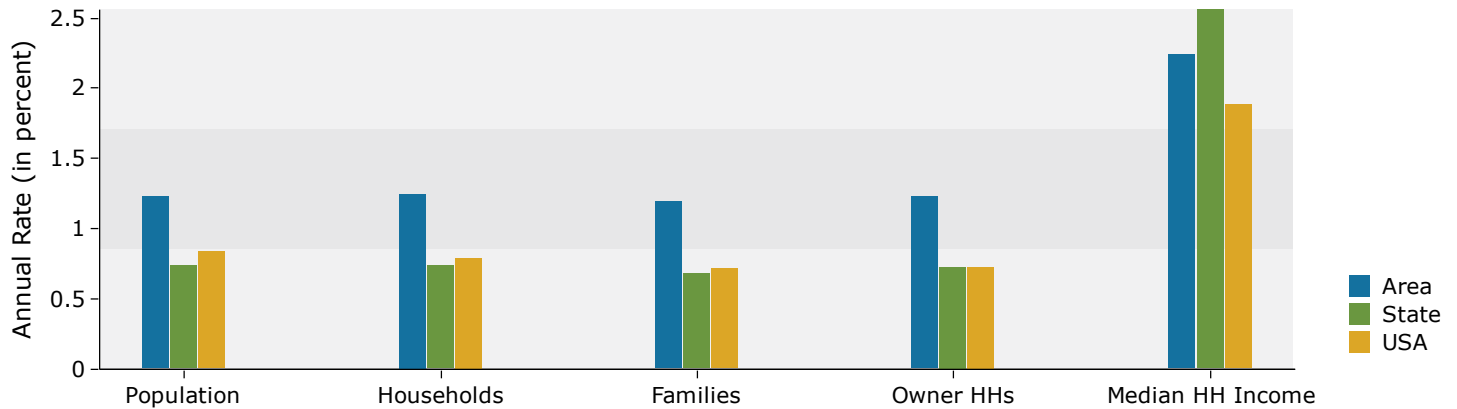


2016 Population by Race

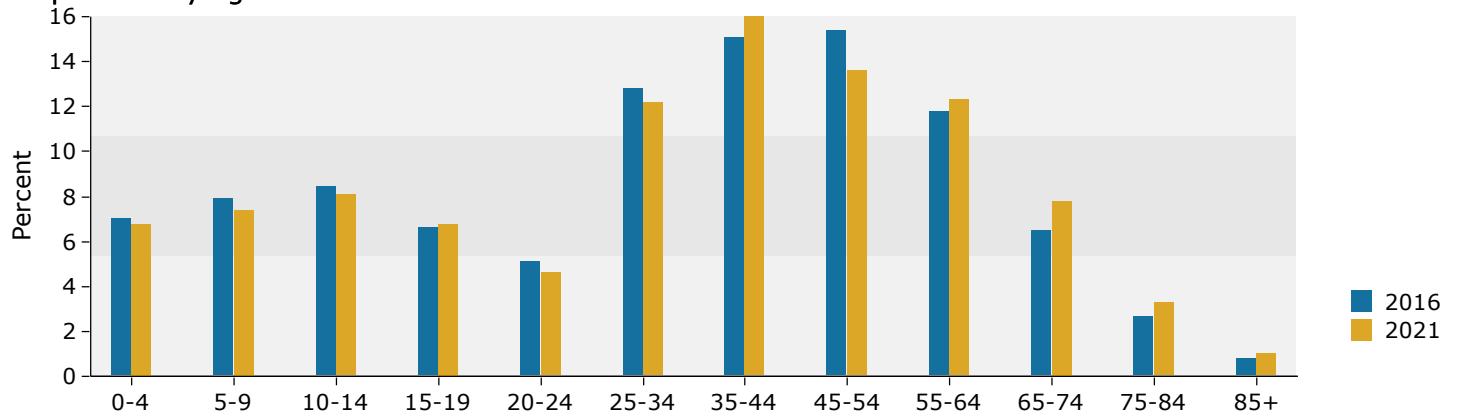


3 miles

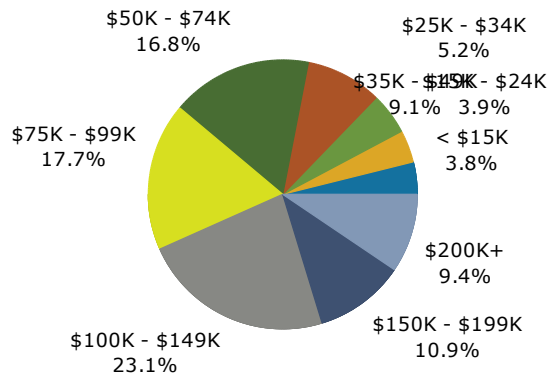
Trends 2016-2021



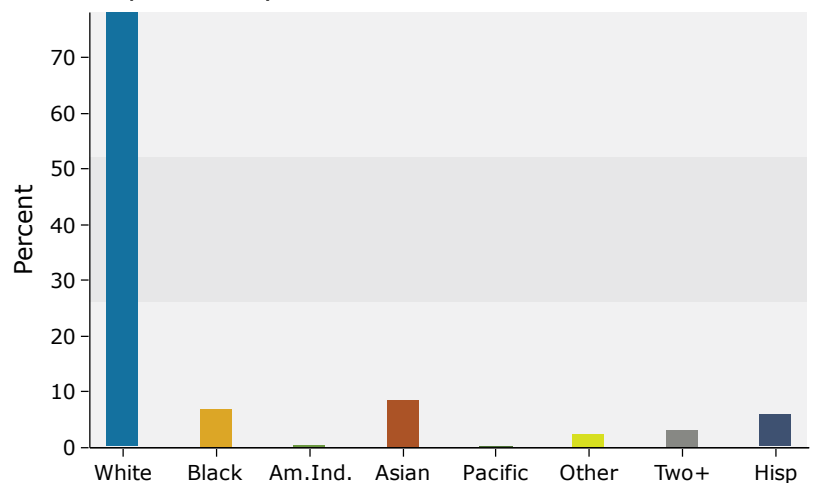
Population by Age



2016 Household Income

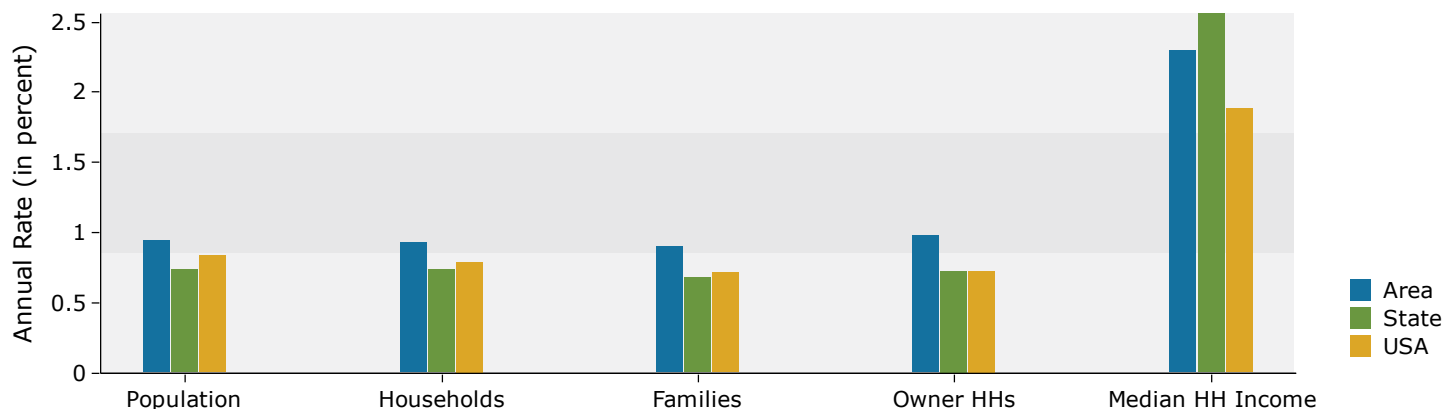


2016 Population by Race

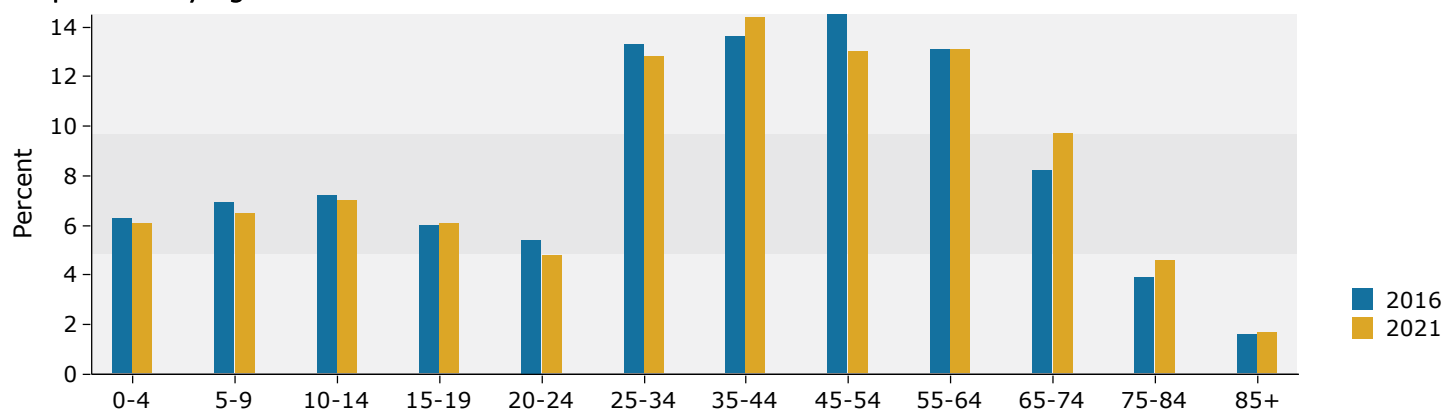


5 miles

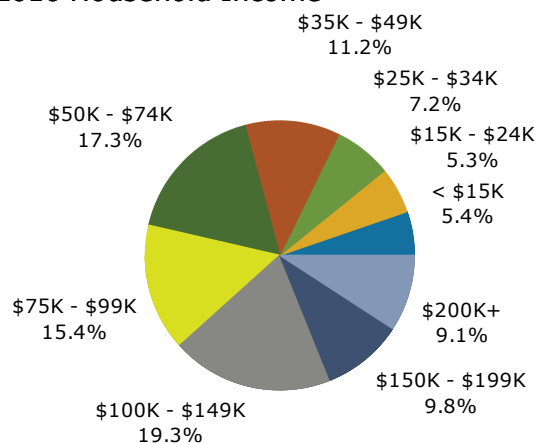
Trends 2016-2021



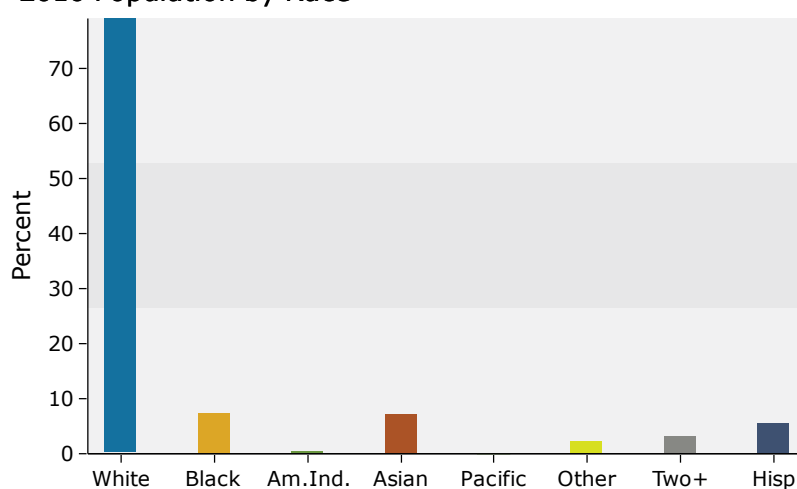
Population by Age



2016 Household Income



2016 Population by Race





Market Profile

McColl & Dakota
6186 McColl Dr, Savage, Minnesota, 55378
Rings: 1, 3, 5 mile radii

Colliers International
Latitude: 44.76514
Longitude: -93.35968

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	3,866	40,084	114,770
2010 Total Population	4,438	46,722	127,057
2016 Total Population	4,663	50,325	134,408
2016 Group Quarters	0	255	868
2021 Total Population	4,953	53,506	140,923
2016-2021 Annual Rate	1.21%	1.23%	0.95%
2016 Total Daytime Population	3,455	45,364	119,457
Workers	1,386	22,633	57,900
Residents	2,069	22,731	61,557
Household Summary			
2000 Households	1,219	13,823	44,171
2000 Average Household Size	3.17	2.87	2.57
2010 Households	1,510	16,485	49,745
2010 Average Household Size	2.94	2.82	2.54
2016 Households	1,577	17,778	52,546
2016 Average Household Size	2.96	2.82	2.54
2021 Households	1,673	18,920	55,038
2021 Average Household Size	2.96	2.81	2.54
2016-2021 Annual Rate	1.19%	1.25%	0.93%
2010 Families	1,168	12,467	33,968
2010 Average Family Size	3.32	3.23	3.06
2016 Families	1,213	13,362	35,716
2016 Average Family Size	3.34	3.23	3.06
2021 Families	1,283	14,177	37,349
2021 Average Family Size	3.35	3.23	3.07
2016-2021 Annual Rate	1.13%	1.19%	0.90%
Housing Unit Summary			
2000 Housing Units	1,260	14,126	45,185
Owner Occupied Housing Units	92.4%	85.1%	74.7%
Renter Occupied Housing Units	4.4%	12.8%	23.0%
Vacant Housing Units	3.3%	2.1%	2.2%
2010 Housing Units	1,551	17,116	52,084
Owner Occupied Housing Units	88.3%	81.5%	71.9%
Renter Occupied Housing Units	9.0%	14.8%	23.6%
Vacant Housing Units	2.6%	3.7%	4.5%
2016 Housing Units	1,624	18,449	54,964
Owner Occupied Housing Units	87.4%	80.7%	71.2%
Renter Occupied Housing Units	9.7%	15.7%	24.4%
Vacant Housing Units	2.9%	3.6%	4.4%
2021 Housing Units	1,724	19,636	57,503
Owner Occupied Housing Units	87.4%	80.6%	71.5%
Renter Occupied Housing Units	9.7%	15.8%	24.2%
Vacant Housing Units	3.0%	3.6%	4.3%
Median Household Income			
2016	\$92,077	\$88,820	\$79,580
2021	\$100,273	\$99,218	\$89,181
Median Home Value			
2016	\$247,816	\$260,475	\$262,973
2021	\$271,475	\$288,587	\$291,737
Per Capita Income			
2016	\$39,665	\$39,126	\$40,279
2021	\$43,513	\$42,800	\$44,098
Median Age			
2010	36.0	35.6	37.6
2016	37.1	36.5	38.7
2021	39.0	37.5	39.4

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

McColl & Dakota
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	1 mile	3 miles	5 miles
2016 Households by Income			
Household Income Base	1,577	17,778	52,546
<\$15,000	1.6%	3.8%	5.4%
\$15,000 - \$24,999	1.9%	3.9%	5.3%
\$25,000 - \$34,999	5.2%	5.2%	7.2%
\$35,000 - \$49,999	4.6%	9.1%	11.2%
\$50,000 - \$74,999	18.9%	16.8%	17.3%
\$75,000 - \$99,999	23.6%	17.7%	15.4%
\$100,000 - \$149,999	27.6%	23.1%	19.3%
\$150,000 - \$199,999	8.1%	10.9%	9.8%
\$200,000+	8.5%	9.4%	9.1%
Average Household Income	\$111,265	\$110,063	\$103,257
2021 Households by Income			
Household Income Base	1,673	18,920	55,038
<\$15,000	1.6%	3.9%	5.5%
\$15,000 - \$24,999	1.7%	3.6%	5.0%
\$25,000 - \$34,999	4.1%	4.2%	6.0%
\$35,000 - \$49,999	4.2%	8.8%	11.3%
\$50,000 - \$74,999	11.7%	11.0%	11.4%
\$75,000 - \$99,999	26.3%	18.9%	16.8%
\$100,000 - \$149,999	31.3%	26.1%	22.1%
\$150,000 - \$199,999	9.6%	13.2%	11.8%
\$200,000+	9.4%	10.3%	10.1%
Average Household Income	\$121,762	\$120,317	\$113,245
2016 Owner Occupied Housing Units by Value			
Total	1,419	14,885	39,150
<\$50,000	0.7%	3.0%	3.9%
\$50,000 - \$99,999	0.2%	1.7%	3.1%
\$100,000 - \$149,999	2.7%	5.9%	6.4%
\$150,000 - \$199,999	17.1%	13.1%	13.0%
\$200,000 - \$249,999	30.7%	22.3%	19.2%
\$250,000 - \$299,999	23.5%	18.4%	17.4%
\$300,000 - \$399,999	17.5%	19.7%	19.3%
\$400,000 - \$499,999	3.9%	7.5%	7.6%
\$500,000 - \$749,999	2.7%	6.0%	6.8%
\$750,000 - \$999,999	1.1%	1.3%	2.2%
\$1,000,000 +	0.0%	0.9%	1.2%
Average Home Value	\$272,042	\$296,940	\$303,575
2021 Owner Occupied Housing Units by Value			
Total	1,506	15,820	41,102
<\$50,000	0.3%	1.8%	2.4%
\$50,000 - \$99,999	0.1%	1.2%	2.2%
\$100,000 - \$149,999	1.3%	3.2%	3.4%
\$150,000 - \$199,999	8.8%	7.2%	7.3%
\$200,000 - \$249,999	26.4%	18.6%	16.6%
\$250,000 - \$299,999	30.6%	23.3%	21.7%
\$300,000 - \$399,999	24.5%	27.9%	27.4%
\$400,000 - \$499,999	3.9%	7.6%	7.9%
\$500,000 - \$749,999	2.6%	5.9%	6.2%
\$750,000 - \$999,999	1.5%	2.0%	3.4%
\$1,000,000 +	0.0%	1.2%	1.5%
Average Home Value	\$293,526	\$325,474	\$335,550

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

McColl & Dakota
6186 McColl Dr, Savage, Minnesota, 55378
Rings: 1, 3, 5 mile radii

Colliers International
Latitude: 44.76514
Longitude: -93.35968

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	4,438	46,724	127,058
0 - 4	7.3%	7.6%	6.8%
5 - 9	8.3%	8.5%	7.2%
10 - 14	8.4%	8.3%	7.0%
15 - 24	10.7%	11.3%	11.8%
25 - 34	13.8%	13.4%	13.6%
35 - 44	17.6%	16.4%	14.4%
45 - 54	18.5%	16.7%	16.2%
55 - 64	9.3%	9.8%	11.5%
65 - 74	4.3%	5.0%	6.5%
75 - 84	1.3%	2.3%	3.5%
85 +	0.4%	0.7%	1.5%
18 +	71.3%	70.9%	74.6%
2016 Population by Age			
Total	4,663	50,323	134,405
0 - 4	6.5%	7.0%	6.3%
5 - 9	7.3%	7.9%	6.9%
10 - 14	8.0%	8.4%	7.2%
15 - 24	12.1%	11.7%	11.4%
25 - 34	12.9%	12.8%	13.3%
35 - 44	15.0%	15.1%	13.6%
45 - 54	17.1%	15.4%	14.5%
55 - 64	12.9%	11.8%	13.1%
65 - 74	5.9%	6.5%	8.2%
75 - 84	1.9%	2.7%	3.9%
85 +	0.4%	0.8%	1.6%
18 +	73.8%	72.4%	75.7%
2021 Population by Age			
Total	4,956	53,507	140,921
0 - 4	6.1%	6.8%	6.1%
5 - 9	6.5%	7.4%	6.5%
10 - 14	7.4%	8.1%	7.0%
15 - 24	11.3%	11.4%	11.0%
25 - 34	12.0%	12.2%	12.8%
35 - 44	16.0%	16.0%	14.4%
45 - 54	14.6%	13.6%	13.0%
55 - 64	14.6%	12.3%	13.1%
65 - 74	7.8%	7.8%	9.7%
75 - 84	3.0%	3.3%	4.6%
85 +	0.6%	1.0%	1.7%
18 +	75.6%	73.2%	76.3%
2010 Population by Sex			
Males	2,215	23,239	62,086
Females	2,223	23,483	64,971
2016 Population by Sex			
Males	2,307	24,915	65,669
Females	2,356	25,410	68,739
2021 Population by Sex			
Males	2,441	26,440	68,960
Females	2,512	27,065	71,962

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

McColl & Dakota
6186 McColl Dr, Savage, Minnesota, 55378
Rings: 1, 3, 5 mile radii

Colliers International
Latitude: 44.76514
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	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	4,438	46,723	127,057
White Alone	85.1%	81.4%	82.3%
Black Alone	3.0%	5.2%	5.9%
American Indian Alone	0.4%	0.4%	0.5%
Asian Alone	7.5%	7.6%	6.3%
Pacific Islander Alone	0.0%	0.2%	0.1%
Some Other Race Alone	1.5%	2.3%	2.0%
Two or More Races	2.4%	2.9%	2.9%
Hispanic Origin	3.6%	5.4%	5.0%
Diversity Index	32.0	39.7	38.0
2016 Population by Race/Ethnicity			
Total	4,663	50,324	134,408
White Alone	82.1%	78.1%	79.1%
Black Alone	4.7%	7.0%	7.5%
American Indian Alone	0.4%	0.5%	0.5%
Asian Alone	8.3%	8.4%	7.2%
Pacific Islander Alone	0.0%	0.2%	0.1%
Some Other Race Alone	1.8%	2.6%	2.3%
Two or More Races	2.8%	3.2%	3.3%
Hispanic Origin	4.1%	6.0%	5.6%
Diversity Index	37.2	44.7	43.1
2021 Population by Race/Ethnicity			
Total	4,951	53,505	140,924
White Alone	78.8%	74.9%	75.9%
Black Alone	6.4%	9.0%	9.1%
American Indian Alone	0.5%	0.5%	0.5%
Asian Alone	8.9%	9.0%	8.0%
Pacific Islander Alone	0.0%	0.2%	0.1%
Some Other Race Alone	2.1%	2.9%	2.6%
Two or More Races	3.2%	3.6%	3.7%
Hispanic Origin	4.8%	6.7%	6.3%
Diversity Index	42.5	49.5	47.9
2010 Population by Relationship and Household Type			
Total	4,438	46,722	127,057
In Households	100.0%	99.5%	99.3%
In Family Households	89.1%	88.1%	83.6%
Householder	27.3%	26.8%	26.6%
Spouse	23.0%	22.0%	21.4%
Child	33.9%	34.5%	31.0%
Other relative	3.2%	2.9%	2.8%
Nonrelative	1.7%	1.9%	1.8%
In Nonfamily Households	10.9%	11.4%	15.7%
In Group Quarters	0.0%	0.5%	0.7%
Institutionalized Population	0.0%	0.2%	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

McColl & Dakota
6186 McColl Dr, Savage, Minnesota, 55378
Rings: 1, 3, 5 mile radii

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	1 mile	3 miles	5 miles
2016 Population 25+ by Educational Attainment			
Total	3,082	32,727	91,692
Less than 9th Grade	0.7%	1.6%	1.7%
9th - 12th Grade, No Diploma	5.6%	3.7%	2.9%
High School Graduate	17.6%	17.0%	16.5%
GED/Alternative Credential	1.4%	2.1%	2.3%
Some College, No Degree	19.4%	20.1%	21.7%
Associate Degree	14.6%	12.8%	11.0%
Bachelor's Degree	30.5%	30.1%	29.7%
Graduate/Professional Degree	10.2%	12.7%	14.1%
2016 Population 15+ by Marital Status			
Total	3,644	38,613	107,073
Never Married	25.6%	28.0%	29.6%
Married	62.0%	58.7%	55.3%
Widowed	2.6%	3.2%	4.4%
Divorced	9.8%	10.0%	10.6%
2016 Civilian Population 16+ in Labor Force			
Civilian Employed	95.0%	97.3%	96.5%
Civilian Unemployed	5.1%	2.7%	3.5%
2016 Employed Population 16+ by Industry			
Total	2,649	28,122	74,194
Agriculture/Mining	0.1%	1.1%	0.7%
Construction	5.7%	5.1%	4.5%
Manufacturing	18.0%	16.1%	14.1%
Wholesale Trade	4.2%	4.5%	4.4%
Retail Trade	7.6%	10.8%	10.7%
Transportation/Utilities	5.6%	4.8%	4.7%
Information	1.9%	1.7%	1.7%
Finance/Insurance/Real Estate	10.5%	9.6%	10.2%
Services	43.2%	43.3%	46.3%
Public Administration	3.2%	3.0%	2.7%
2016 Employed Population 16+ by Occupation			
Total	2,649	28,119	74,193
White Collar	64.5%	67.7%	69.5%
Management/Business/Financial	22.0%	19.1%	19.3%
Professional	21.1%	23.3%	24.9%
Sales	12.8%	12.7%	12.2%
Administrative Support	8.6%	12.6%	13.1%
Services	15.1%	13.6%	14.0%
Blue Collar	20.3%	18.7%	16.6%
Farming/Forestry/Fishing	0.2%	0.9%	0.4%
Construction/Extraction	4.8%	4.4%	3.6%
Installation/Maintenance/Repair	3.4%	2.6%	2.4%
Production	7.4%	5.6%	5.4%
Transportation/Material Moving	4.5%	5.2%	4.7%
2010 Population By Urban/ Rural Status			
Total Population	4,438	46,722	127,057
Population Inside Urbanized Area	100.0%	99.7%	99.0%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.3%	1.0%

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	1,510	16,485	49,744
Households with 1 Person	16.4%	18.3%	24.7%
Households with 2+ People	83.6%	81.7%	75.3%
Family Households	77.4%	75.6%	68.3%
Husband-wife Families	65.0%	62.2%	54.8%
With Related Children	33.8%	32.9%	25.5%
Other Family (No Spouse Present)	12.3%	13.4%	13.5%
Other Family with Male Householder	4.5%	4.6%	4.1%
With Related Children	2.8%	3.0%	2.5%
Other Family with Female Householder	7.9%	8.8%	9.4%
With Related Children	5.4%	6.1%	6.3%
Nonfamily Households	6.2%	6.1%	7.0%
All Households with Children	42.7%	42.4%	34.6%
Multigenerational Households	2.8%	2.5%	2.1%
Unmarried Partner Households	5.2%	6.0%	6.3%
Male-female	4.8%	5.4%	5.7%
Same-sex	0.4%	0.6%	0.6%
2010 Households by Size			
Total	1,513	16,485	49,744
1 Person Household	16.4%	18.3%	24.7%
2 Person Household	33.3%	32.9%	34.9%
3 Person Household	19.0%	17.4%	15.7%
4 Person Household	19.4%	18.9%	15.4%
5 Person Household	7.7%	8.3%	6.2%
6 Person Household	2.7%	2.6%	2.0%
7 + Person Household	1.4%	1.6%	1.1%
2010 Households by Tenure and Mortgage Status			
Total	1,510	16,485	49,745
Owner Occupied	90.7%	84.7%	75.3%
Owned with a Mortgage/Loan	82.3%	72.4%	60.8%
Owned Free and Clear	8.4%	12.2%	14.6%
Renter Occupied	9.3%	15.3%	24.7%
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	1,551	17,116	52,084
Housing Units Inside Urbanized Area	100.0%	99.6%	99.1%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.4%	0.9%

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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	1 mile	3 miles	5 miles
Top 3 Tapestry Segments			
1.	Soccer Moms (4A)	Soccer Moms (4A)	Soccer Moms (4A)
2.	Midlife Constants (5E)	Boomburbs (1C)	Bright Young Professionals
3.	Top Tier (1A)	Bright Young Professionals	In Style (5B)
2016 Consumer Spending			
Apparel & Services: Total \$	\$4,455,492	\$50,498,066	\$140,473,363
Average Spent	\$2,825.30	\$2,840.48	\$2,673.34
Spending Potential Index	140	141	133
Education: Total \$	\$3,157,308	\$35,322,446	\$99,803,908
Average Spent	\$2,002.10	\$1,986.86	\$1,899.36
Spending Potential Index	142	140	134
Entertainment/Recreation: Total \$	\$6,590,931	\$73,520,815	\$204,020,301
Average Spent	\$4,179.41	\$4,135.49	\$3,882.70
Spending Potential Index	143	142	133
Food at Home: Total \$	\$10,591,583	\$120,534,503	\$339,414,368
Average Spent	\$6,716.29	\$6,779.98	\$6,459.38
Spending Potential Index	135	136	130
Food Away from Home: Total \$	\$6,903,361	\$78,112,415	\$216,862,177
Average Spent	\$4,377.53	\$4,393.77	\$4,127.09
Spending Potential Index	142	142	133
Health Care: Total \$	\$11,680,723	\$129,606,568	\$363,566,015
Average Spent	\$7,406.93	\$7,290.28	\$6,919.00
Spending Potential Index	140	138	131
HH Furnishings & Equipment: Total \$	\$4,067,278	\$45,245,786	\$125,170,624
Average Spent	\$2,579.12	\$2,545.04	\$2,382.12
Spending Potential Index	146	144	135
Personal Care Products & Services: Total \$	\$1,649,290	\$18,491,477	\$51,494,567
Average Spent	\$1,045.84	\$1,040.13	\$979.99
Spending Potential Index	143	142	134
Shelter: Total \$	\$34,538,653	\$392,282,044	\$1,096,233,442
Average Spent	\$21,901.49	\$22,065.59	\$20,862.36
Spending Potential Index	141	142	134
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$5,291,914	\$58,589,013	\$163,577,310
Average Spent	\$3,355.68	\$3,295.59	\$3,113.03
Spending Potential Index	145	142	134
Travel: Total \$	\$4,488,564	\$49,108,095	\$134,957,642
Average Spent	\$2,846.27	\$2,762.30	\$2,568.37
Spending Potential Index	153	148	138
Vehicle Maintenance & Repairs: Total \$	\$2,282,626	\$25,629,048	\$71,661,539
Average Spent	\$1,447.45	\$1,441.62	\$1,363.79
Spending Potential Index	140	139	132

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