



## Site Map

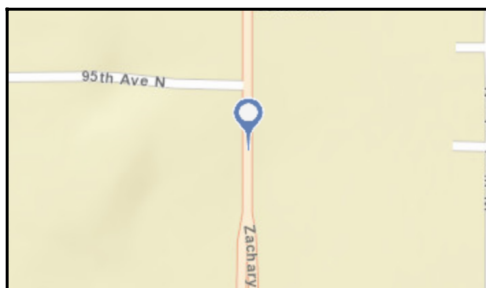
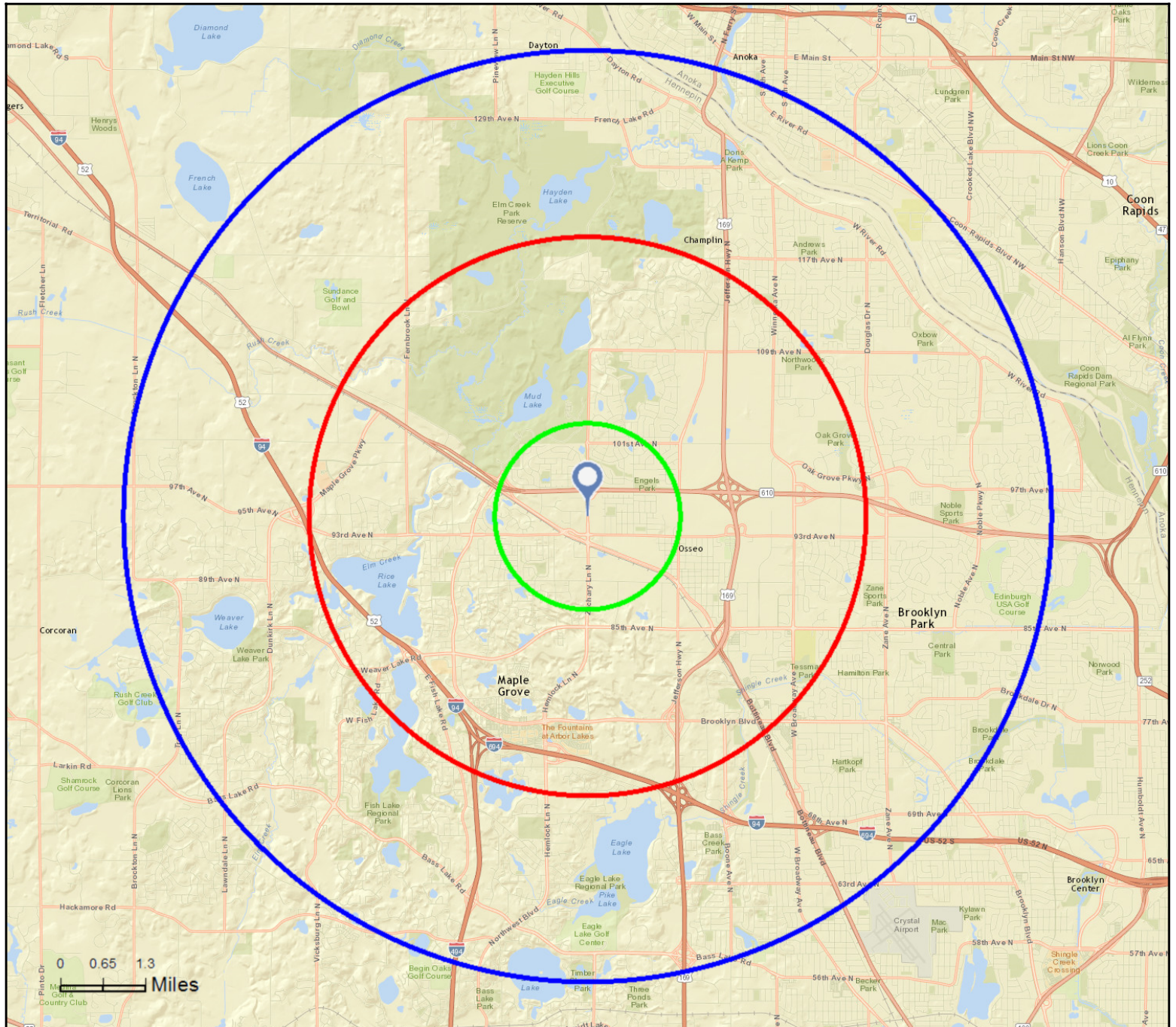
9450 Zachary Ln N, Maple Grove, Minnesota, 55369

Rings: 1, 3, 5 mile radii

Colliers International

Latitude: 45.12634

Longitude: -93.42208



July 13, 2016



## Executive Summary

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	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	7,776	40,465	136,126
2010 Population	7,663	41,864	154,280
2016 Population	7,843	45,507	166,047
2021 Population	8,322	48,410	176,198
2000-2010 Annual Rate	-0.15%	0.34%	1.26%
2010-2016 Annual Rate	0.37%	1.34%	1.18%
2016-2021 Annual Rate	1.19%	1.24%	1.19%
2016 Male Population	49.7%	49.0%	48.7%
2016 Female Population	50.3%	51.0%	51.3%
2016 Median Age	39.9	39.2	36.4

In the identified area, the current year population is 166,047. In 2010, the Census count in the area was 154,280. The rate of change since 2010 was 1.18% annually. The five-year projection for the population in the area is 176,198 representing a change of 1.19% annually from 2016 to 2021. Currently, the population is 48.7% male and 51.3% female.

### Median Age

The median age in this area is 39.9, compared to U.S. median age of 38.0.

### Race and Ethnicity

2016 White Alone	86.3%	80.8%	70.4%
2016 Black Alone	4.6%	7.0%	13.9%
2016 American Indian/Alaska Native Alone	0.4%	0.3%	0.4%
2016 Asian Alone	4.6%	8.0%	10.0%
2016 Pacific Islander Alone	0.0%	0.1%	0.0%
2016 Other Race	1.5%	1.2%	2.2%
2016 Two or More Races	2.7%	2.7%	3.1%
2016 Hispanic Origin (Any Race)	3.4%	3.1%	4.6%

Persons of Hispanic origin represent 4.6% 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 52.1 in the identified area, compared to 63.5 for the U.S. as a whole.

### Households

2000 Households	2,564	14,448	49,506
2010 Households	2,809	15,883	56,995
2016 Total Households	2,848	17,217	60,937
2021 Total Households	3,022	18,293	64,450
2000-2010 Annual Rate	0.92%	0.95%	1.42%
2010-2016 Annual Rate	0.22%	1.30%	1.08%
2016-2021 Annual Rate	1.19%	1.22%	1.13%
2016 Average Household Size	2.75	2.63	2.72

The household count in this area has changed from 56,995 in 2010 to 60,937 in the current year, a change of 1.08% annually. The five-year projection of households is 64,450, a change of 1.13% annually from the current year total. Average household size is currently 2.72, compared to 2.70 in the year 2010. The number of families in the current year is 43,406 in the specified area.

**Data Note:** Income is expressed in current dollars

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

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<b>Median Household Income</b>			
2016 Median Household Income	\$87,162	\$86,030	\$79,478
2021 Median Household Income	\$99,362	\$97,177	\$88,975
2016-2021 Annual Rate	2.65%	2.47%	2.28%
<b>Average Household Income</b>			
2016 Average Household Income	\$102,751	\$103,462	\$100,165
2021 Average Household Income	\$113,059	\$112,827	\$109,315
2016-2021 Annual Rate	1.93%	1.75%	1.76%
<b>Per Capita Income</b>			
2016 Per Capita Income	\$38,198	\$39,522	\$36,868
2021 Per Capita Income	\$42,113	\$43,041	\$40,099
2016-2021 Annual Rate	1.97%	1.72%	1.69%
<b>Households by Income</b>			

Current median household income is \$79,478 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$88,975 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$100,165 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$109,315 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$36,868 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$40,099 in five years, compared to \$32,025 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	2,588	14,643	50,276
2000 Owner Occupied Housing Units	2,446	12,898	39,055
2000 Renter Occupied Housing Units	118	1,550	10,451
2000 Vacant Housing Units	24	195	770
2010 Total Housing Units	2,899	16,544	59,775
2010 Owner Occupied Housing Units	2,527	13,403	43,601
2010 Renter Occupied Housing Units	282	2,480	13,394
2010 Vacant Housing Units	90	661	2,780
2016 Total Housing Units	2,928	17,828	63,503
2016 Owner Occupied Housing Units	2,547	14,352	46,242
2016 Renter Occupied Housing Units	301	2,865	14,695
2016 Vacant Housing Units	80	611	2,566
2021 Total Housing Units	3,104	18,940	67,133
2021 Owner Occupied Housing Units	2,690	15,227	49,029
2021 Renter Occupied Housing Units	332	3,067	15,421
2021 Vacant Housing Units	82	647	2,683

Currently, 72.8% of the 63,503 housing units in the area are owner occupied; 23.1%, renter occupied; and 4.0% 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 59,775 housing units in the area - 72.9% owner occupied, 22.4% renter occupied, and 4.7% vacant. The annual rate of change in housing units since 2010 is 2.73%. Median home value in the area is \$234,038, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 2.78% annually to \$268,393.

**Data Note:** Income is expressed in current dollars

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

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