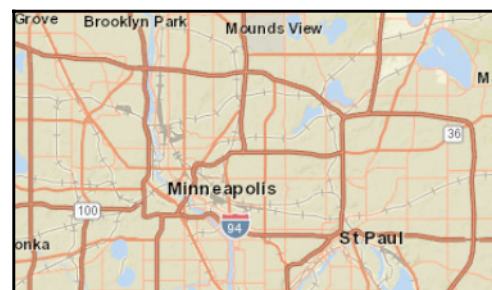
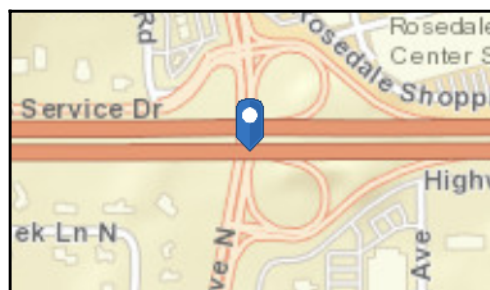
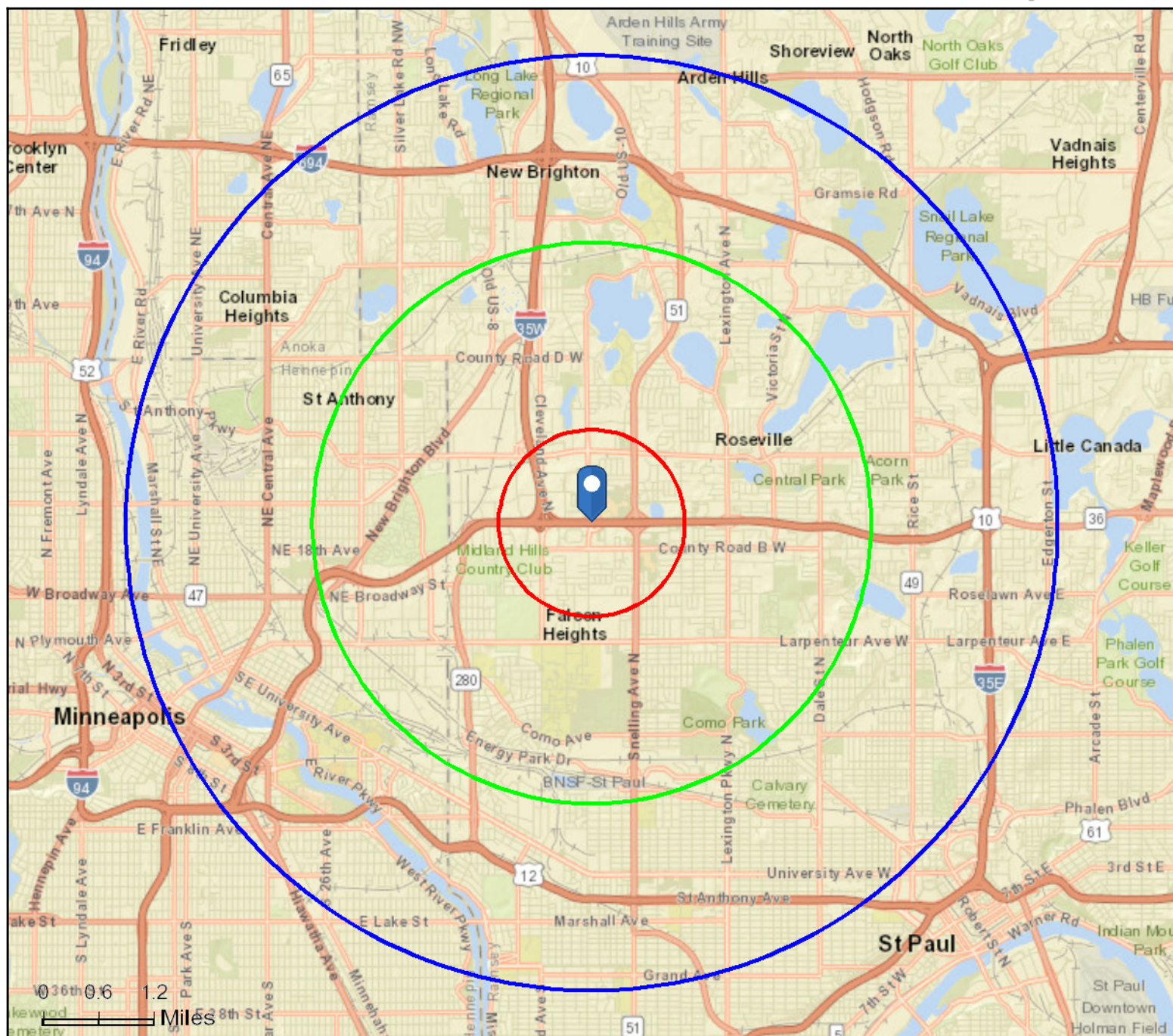


Fairview Ave/E
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 45.01004
Longitude: -93.17632





Executive Summary

Fairview Ave/E
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 45.01004
Longitude: -93.17632

	1 mile	3 miles	5 miles
Population			
2000 Population	4,818	80,648	314,010
2010 Population	4,697	79,916	320,850
2017 Population	5,014	84,065	346,299
2022 Population	5,235	87,263	363,408
2000-2010 Annual Rate	-0.25%	-0.09%	0.22%
2010-2017 Annual Rate	0.90%	0.70%	1.06%
2017-2022 Annual Rate	0.87%	0.75%	0.97%
2017 Male Population	47.9%	47.8%	49.2%
2017 Female Population	52.1%	52.2%	50.8%
2017 Median Age	42.8	38.3	32.9

In the identified area, the current year population is 346,299. In 2010, the Census count in the area was 320,850. The rate of change since 2010 was 1.06% annually. The five-year projection for the population in the area is 363,408 representing a change of 0.97% annually from 2017 to 2022. Currently, the population is 49.2% male and 50.8% female.

Median Age

The median age in this area is 42.8, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	73.1%	77.5%	64.4%
2017 Black Alone	8.6%	6.6%	14.7%
2017 American Indian/Alaska Native Alone	0.4%	0.6%	1.1%
2017 Asian Alone	12.7%	10.2%	12.7%
2017 Pacific Islander Alone	0.1%	0.0%	0.0%
2017 Other Race	2.0%	1.7%	3.0%
2017 Two or More Races	3.1%	3.4%	4.1%
2017 Hispanic Origin (Any Race)	4.6%	4.4%	6.9%

Persons of Hispanic origin represent 6.9% of the population in the identified area compared to 18.1% 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 60.6 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	2,186	34,547	128,186
2010 Households	2,148	34,525	129,932
2017 Total Households	2,275	36,075	139,732
2022 Total Households	2,370	37,350	146,542
2000-2010 Annual Rate	-0.18%	-0.01%	0.14%
2010-2017 Annual Rate	0.80%	0.61%	1.01%
2017-2022 Annual Rate	0.82%	0.70%	0.96%
2017 Average Household Size	2.12	2.24	2.33

The household count in this area has changed from 129,932 in 2010 to 139,732 in the current year, a change of 1.01% annually. The five-year projection of households is 146,542, a change of 0.96% annually from the current year total. Average household size is currently 2.33, compared to 2.31 in the year 2010. The number of families in the current year is 69,099 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 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

February 26, 2018



Executive Summary

Fairview Ave/E
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 45.01004
Longitude: -93.17632

	1 mile	3 miles	5 miles
Median Household Income			
2017 Median Household Income	\$70,328	\$61,917	\$51,058
2022 Median Household Income	\$80,027	\$69,524	\$54,645
2017-2022 Annual Rate	2.62%	2.34%	1.37%
Average Household Income			
2017 Average Household Income	\$95,170	\$86,966	\$74,123
2022 Average Household Income	\$107,113	\$97,798	\$83,850
2017-2022 Annual Rate	2.39%	2.38%	2.50%
Per Capita Income			
2017 Per Capita Income	\$42,682	\$37,899	\$30,806
2022 Per Capita Income	\$47,745	\$42,379	\$34,682
2017-2022 Annual Rate	2.27%	2.26%	2.40%

Households by Income

Current median household income is \$51,058 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$54,645 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$74,123 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$83,850 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$30,806 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$34,682 in five years, compared to \$34,828 for all U.S. households

Housing			
2000 Total Housing Units	2,242	35,277	132,004
2000 Owner Occupied Housing Units	1,361	22,398	71,031
2000 Renter Occupied Housing Units	824	12,150	57,156
2000 Vacant Housing Units	57	729	3,817
2010 Total Housing Units	2,324	36,505	139,433
2010 Owner Occupied Housing Units	1,353	21,780	68,568
2010 Renter Occupied Housing Units	795	12,745	61,364
2010 Vacant Housing Units	176	1,980	9,501
2017 Total Housing Units	2,430	37,831	148,431
2017 Owner Occupied Housing Units	1,409	22,222	70,718
2017 Renter Occupied Housing Units	866	13,852	69,014
2017 Vacant Housing Units	155	1,756	8,699
2022 Total Housing Units	2,529	39,188	155,599
2022 Owner Occupied Housing Units	1,468	22,996	73,771
2022 Renter Occupied Housing Units	902	14,354	72,771
2022 Vacant Housing Units	159	1,838	9,057

Currently, 47.6% of the 148,431 housing units in the area are owner occupied; 46.5%, renter occupied; and 5.9% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 139,433 housing units in the area - 49.2% owner occupied, 44.0% renter occupied, and 6.8% vacant. The annual rate of change in housing units since 2010 is 2.82%. Median home value in the area is \$224,626, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 2.04% annually to \$248,489.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022. Esri converted Census 2000 data into 2010 geography.

February 26, 2018



2010 Census Profile

Fairview Ave/E
Ring: 1 mile radius

Prepared by Esri
Latitude: 45.01004
Longitude: -93.17632

	2000	2010	2000-2010 Annual Rate
Population	4,818	4,697	-0.25%
Households	2,186	2,148	-0.18%
Housing Units	2,242	2,324	0.36%
Population by Race			
Total		4,698	100.0%
Population Reporting One Race		4,575	97.4%
White		3,697	78.7%
Black		352	7.5%
American Indian		18	0.4%
Asian		418	8.9%
Pacific Islander		6	0.1%
Some Other Race		84	1.8%
Population Reporting Two or More Races		123	2.6%
Total Hispanic Population		193	4.1%
Population by Sex			
Male		2,244	47.8%
Female		2,453	52.2%
Population by Age			
Total		4,696	100.0%
Age 0 - 4		236	5.0%
Age 5 - 9		222	4.7%
Age 10 - 14		224	4.8%
Age 15 - 19		302	6.4%
Age 20 - 24		423	9.0%
Age 25 - 29		341	7.3%
Age 30 - 34		279	5.9%
Age 35 - 39		240	5.1%
Age 40 - 44		241	5.1%
Age 45 - 49		296	6.3%
Age 50 - 54		335	7.1%
Age 55 - 59		324	6.9%
Age 60 - 64		279	5.9%
Age 65 - 69		245	5.2%
Age 70 - 74		209	4.5%
Age 75 - 79		163	3.5%
Age 80 - 84		146	3.1%
Age 85+		193	4.1%
Age 18+		3,876	82.5%
Age 65+		956	20.4%

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.

Households by Type		
Total	2,148	100.0%
Households with 1 Person	797	37.1%
Households with 2+ People	1,351	62.9%
Family Households	1,181	55.0%
Husband-wife Families	937	43.6%
With Own Children	324	15.1%
Other Family (No Spouse Present)	244	11.4%
With Own Children	110	5.1%
Nonfamily Households	170	7.9%
All Households with Children	459	21.4%
Multigenerational Households	34	1.6%
Unmarried Partner Households	117	5.4%
Male-female	95	4.4%
Same-sex	22	1.0%
Average Household Size	2.09	
Family Households by Size		
Total	1,181	100.0%
2 People	641	54.3%
3 People	228	19.3%
4 People	199	16.9%
5 People	71	6.0%
6 People	25	2.1%
7+ People	17	1.4%
Average Family Size	2.78	
Nonfamily Households by Size		
Total	967	100.0%
1 Person	797	82.4%
2 People	141	14.6%
3 People	18	1.9%
4 People	9	0.9%
5 People	1	0.1%
6 People	1	0.1%
7+ People	0	0.0%
Average Nonfamily Size	1.19	
Population by Relationship and Household Type		
Total	4,697	100.0%
In Households	4,497	95.7%
In Family Households	3,348	71.3%
Householder	1,163	24.8%
Spouse	920	19.6%
Child	1,076	22.9%
Other relative	123	2.6%
Nonrelative	67	1.4%
In Nonfamily Households	1,149	24.5%
In Group Quarters	200	4.3%
Institutionalized Population	0	0.0%
Noninstitutionalized Population	200	4.3%

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

Fairview Ave/E
Ring: 1 mile radius

Prepared by Esri
Latitude: 45.01004
Longitude: -93.17632

Family Households by Age of Householder

Total	1,181	100.0%
Householder Age 15 - 44	375	31.8%
Householder Age 45 - 54	249	21.1%
Householder Age 55 - 64	229	19.4%
Householder Age 65 - 74	177	15.0%
Householder Age 75+	151	12.8%

Nonfamily Households by Age of Householder

Total	965	100.0%
Householder Age 15 - 44	316	32.7%
Householder Age 45 - 54	139	14.4%
Householder Age 55 - 64	132	13.7%
Householder Age 65 - 74	121	12.5%
Householder Age 75+	257	26.6%

Households by Race of Householder

Total	2,147	100.0%
Householder is White Alone	1,795	83.6%
Householder is Black Alone	143	6.7%
Householder is American Indian Alone	6	0.3%
Householder is Asian Alone	149	6.9%
Householder is Pacific Islander Alone	2	0.1%
Householder is Some Other Race Alone	31	1.4%
Householder is Two or More Races	21	1.0%
Households with Hispanic Householder	64	3.0%

Husband-wife Families by Race of Householder

Total	938	100.0%
Householder is White Alone	789	84.1%
Householder is Black Alone	46	4.9%
Householder is American Indian Alone	1	0.1%
Householder is Asian Alone	78	8.3%
Householder is Pacific Islander Alone	1	0.1%
Householder is Some Other Race Alone	14	1.5%
Householder is Two or More Races	9	1.0%
Husband-wife Families with Hispanic Householder	25	2.7%

Other Families (No Spouse) by Race of Householder

Total	244	100.0%
Householder is White Alone	166	68.0%
Householder is Black Alone	40	16.4%
Householder is American Indian Alone	1	0.4%
Householder is Asian Alone	25	10.2%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	5	2.0%
Householder is Two or More Races	7	2.9%
Other Families with Hispanic Householder	17	7.0%

Nonfamily Households by Race of Householder

Total	966	100.0%
Householder is White Alone	840	87.0%
Householder is Black Alone	57	5.9%
Householder is American Indian Alone	4	0.4%
Householder is Asian Alone	46	4.8%
Householder is Pacific Islander Alone	1	0.1%
Householder is Some Other Race Alone	12	1.2%
Householder is Two or More Races	6	0.6%
Nonfamily Households with Hispanic Householder	22	2.3%

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



2010 Census Profile

Fairview Ave/E
Ring: 1 mile radius

Prepared by Esri
Latitude: 45.01004
Longitude: -93.17632

Total Housing Units by Occupancy

Total	2,322	100.0%
Occupied Housing Units	2,148	92.5%
Vacant Housing Units		
For Rent	91	3.9%
Rented, not Occupied	2	0.1%
For Sale Only	19	0.8%
Sold, not Occupied	6	0.3%
For Seasonal/Recreational/Occasional Use	24	1.0%
For Migrant Workers	0	0.0%
Other Vacant	32	1.4%
Total Vacancy Rate	7.6%	

Households by Tenure and Mortgage Status

Total	2,148	100.0%
Owner Occupied	1,353	63.0%
Owned with a Mortgage/Loan	843	39.2%
Owned Free and Clear	509	23.7%
Average Household Size	2.28	
Renter Occupied	795	37.0%
Average Household Size	1.78	

Owner-occupied Housing Units by Race of Householder

Total	1,352	100.0%
Householder is White Alone	1,222	90.4%
Householder is Black Alone	27	2.0%
Householder is American Indian Alone	2	0.1%
Householder is Asian Alone	87	6.4%
Householder is Pacific Islander Alone	2	0.1%
Householder is Some Other Race Alone	5	0.4%
Householder is Two or More Races	7	0.5%
Owner-occupied Housing Units with Hispanic Householder	17	1.3%

Renter-occupied Housing Units by Race of Householder

Total	795	100.0%
Householder is White Alone	573	72.1%
Householder is Black Alone	116	14.6%
Householder is American Indian Alone	4	0.5%
Householder is Asian Alone	62	7.8%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	26	3.3%
Householder is Two or More Races	14	1.8%
Renter-occupied Housing Units with Hispanic Householder	46	5.8%

Average Household Size by Race/Hispanic Origin of Householder

Householder is White Alone	2.00
Householder is Black Alone	2.41
Householder is American Indian Alone	2.67
Householder is Asian Alone	2.69
Householder is Pacific Islander Alone	3.00
Householder is Some Other Race Alone	2.55
Householder is Two or More Races	2.67
Householder is Hispanic	2.70

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



2010 Census Profile

Fairview Ave/E
Ring: 3 mile radius

Prepared by Esri
Latitude: 45.01004
Longitude: -93.17632

	2000	2010	2000-2010 Annual Rate
Population	80,648	79,916	-0.09%
Households	34,547	34,525	-0.01%
Housing Units	35,277	36,505	0.34%
Population by Race			
Total		79,917	100.0%
Population Reporting One Race		77,655	97.2%
White		65,416	81.9%
Black		4,564	5.7%
American Indian		468	0.6%
Asian		5,984	7.5%
Pacific Islander		27	0.0%
Some Other Race		1,196	1.5%
Population Reporting Two or More Races		2,262	2.8%
Total Hispanic Population		3,170	4.0%
Population by Sex			
Male		38,074	47.6%
Female		41,842	52.4%
Population by Age			
Total		79,918	100.0%
Age 0 - 4		4,542	5.7%
Age 5 - 9		3,974	5.0%
Age 10 - 14		3,656	4.6%
Age 15 - 19		4,646	5.8%
Age 20 - 24		8,614	10.8%
Age 25 - 29		7,136	8.9%
Age 30 - 34		5,689	7.1%
Age 35 - 39		4,604	5.8%
Age 40 - 44		4,554	5.7%
Age 45 - 49		4,988	6.2%
Age 50 - 54		5,428	6.8%
Age 55 - 59		5,120	6.4%
Age 60 - 64		4,276	5.4%
Age 65 - 69		2,987	3.7%
Age 70 - 74		2,429	3.0%
Age 75 - 79		2,172	2.7%
Age 80 - 84		2,149	2.7%
Age 85+		2,951	3.7%
Age 18+		65,465	81.9%
Age 65+		12,688	15.9%

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.

Households by Type		
Total	34,525	100.0%
Households with 1 Person	11,739	34.0%
Households with 2+ People	22,786	66.0%
Family Households	19,007	55.1%
Husband-wife Families	15,200	44.0%
With Own Children	5,878	17.0%
Other Family (No Spouse Present)	3,807	11.0%
With Own Children	1,863	5.4%
Nonfamily Households	3,779	10.9%
All Households with Children	8,171	23.7%
Multigenerational Households	482	1.4%
Unmarried Partner Households	2,070	6.0%
Male-female	1,734	5.0%
Same-sex	336	1.0%
Average Household Size	2.22	
Family Households by Size		
Total	19,007	100.0%
2 People	9,438	49.7%
3 People	4,302	22.6%
4 People	3,387	17.8%
5 People	1,266	6.7%
6 People	393	2.1%
7+ People	221	1.2%
Average Family Size	2.85	
Nonfamily Households by Size		
Total	15,519	100.0%
1 Person	11,739	75.6%
2 People	2,708	17.4%
3 People	539	3.5%
4 People	325	2.1%
5 People	146	0.9%
6 People	43	0.3%
7+ People	19	0.1%
Average Nonfamily Size	1.36	
Population by Relationship and Household Type		
Total	79,916	100.0%
In Households	76,473	95.7%
In Family Households	55,445	69.4%
Householder	18,912	23.7%
Spouse	15,123	18.9%
Child	18,316	22.9%
Other relative	1,832	2.3%
Nonrelative	1,261	1.6%
In Nonfamily Households	21,028	26.3%
In Group Quarters	3,443	4.3%
Institutionalized Population	1,035	1.3%
Noninstitutionalized Population	2,408	3.0%

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

Fairview Ave/E
Ring: 3 mile radius

Prepared by Esri
Latitude: 45.01004
Longitude: -93.17632

Family Households by Age of Householder

Total	19,007	100.0%
Householder Age 15 - 44	7,608	40.0%
Householder Age 45 - 54	4,059	21.4%
Householder Age 55 - 64	3,492	18.4%
Householder Age 65 - 74	1,931	10.2%
Householder Age 75+	1,917	10.1%

Nonfamily Households by Age of Householder

Total	15,518	100.0%
Householder Age 15 - 44	6,611	42.6%
Householder Age 45 - 54	2,118	13.6%
Householder Age 55 - 64	2,258	14.6%
Householder Age 65 - 74	1,551	10.0%
Householder Age 75+	2,980	19.2%

Households by Race of Householder

Total	34,526	100.0%
Householder is White Alone	29,750	86.2%
Householder is Black Alone	1,667	4.8%
Householder is American Indian Alone	163	0.5%
Householder is Asian Alone	2,105	6.1%
Householder is Pacific Islander Alone	9	0.0%
Householder is Some Other Race Alone	333	1.0%
Householder is Two or More Races	499	1.4%
Households with Hispanic Householder	892	2.6%

Husband-wife Families by Race of Householder

Total	15,201	100.0%
Householder is White Alone	13,220	87.0%
Householder is Black Alone	497	3.3%
Householder is American Indian Alone	35	0.2%
Householder is Asian Alone	1,130	7.4%
Householder is Pacific Islander Alone	3	0.0%
Householder is Some Other Race Alone	142	0.9%
Householder is Two or More Races	174	1.1%
Husband-wife Families with Hispanic Householder	378	2.5%

Other Families (No Spouse) by Race of Householder

Total	3,808	100.0%
Householder is White Alone	2,856	75.0%
Householder is Black Alone	488	12.8%
Householder is American Indian Alone	53	1.4%
Householder is Asian Alone	206	5.4%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	91	2.4%
Householder is Two or More Races	114	3.0%
Other Families with Hispanic Householder	200	5.3%

Nonfamily Households by Race of Householder

Total	15,517	100.0%
Householder is White Alone	13,675	88.1%
Householder is Black Alone	682	4.4%
Householder is American Indian Alone	74	0.5%
Householder is Asian Alone	769	5.0%
Householder is Pacific Islander Alone	6	0.0%
Householder is Some Other Race Alone	100	0.6%
Householder is Two or More Races	211	1.4%
Nonfamily Households with Hispanic Householder	314	2.0%

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



2010 Census Profile

Fairview Ave/E
Ring: 3 mile radius

Prepared by Esri
Latitude: 45.01004
Longitude: -93.17632

Total Housing Units by Occupancy

Total	36,530	100.0%
Occupied Housing Units	34,525	94.5%
Vacant Housing Units		
For Rent	1,093	3.0%
Rented, not Occupied	42	0.1%
For Sale Only	282	0.8%
Sold, not Occupied	84	0.2%
For Seasonal/Recreational/Occasional Use	168	0.5%
For Migrant Workers	0	0.0%
Other Vacant	336	0.9%
Total Vacancy Rate	5.4%	

Households by Tenure and Mortgage Status

Total	34,525	100.0%
Owner Occupied	21,780	63.1%
Owned with a Mortgage/Loan	14,874	43.1%
Owned Free and Clear	6,906	20.0%
Average Household Size	2.33	
Renter Occupied	12,745	36.9%
Average Household Size	2.02	

Owner-occupied Housing Units by Race of Householder

Total	21,780	100.0%
Householder is White Alone	20,482	94.0%
Householder is Black Alone	290	1.3%
Householder is American Indian Alone	47	0.2%
Householder is Asian Alone	665	3.1%
Householder is Pacific Islander Alone	5	0.0%
Householder is Some Other Race Alone	96	0.4%
Householder is Two or More Races	195	0.9%
Owner-occupied Housing Units with Hispanic Householder	319	1.5%

Renter-occupied Housing Units by Race of Householder

Total	12,745	100.0%
Householder is White Alone	9,268	72.7%
Householder is Black Alone	1,377	10.8%
Householder is American Indian Alone	115	0.9%
Householder is Asian Alone	1,440	11.3%
Householder is Pacific Islander Alone	4	0.0%
Householder is Some Other Race Alone	237	1.9%
Householder is Two or More Races	304	2.4%
Renter-occupied Housing Units with Hispanic Householder	573	4.5%

Average Household Size by Race/Hispanic Origin of Householder

Householder is White Alone	2.15
Householder is Black Alone	2.51
Householder is American Indian Alone	2.57
Householder is Asian Alone	2.60
Householder is Pacific Islander Alone	1.89
Householder is Some Other Race Alone	3.17
Householder is Two or More Races	2.49
Householder is Hispanic	2.89

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



2010 Census Profile

Fairview Ave/E
Ring: 5 mile radius

Prepared by Esri
Latitude: 45.01004
Longitude: -93.17632

	2000	2010	2000-2010 Annual Rate
Population	314,010	320,850	0.22%
Households	128,186	129,932	0.14%
Housing Units	132,004	139,433	0.55%
Population by Race			
Total		320,850	100.0%
Population Reporting One Race		309,255	96.4%
White		221,344	69.0%
Black		43,104	13.4%
American Indian		3,570	1.1%
Asian		31,973	10.0%
Pacific Islander		136	0.0%
Some Other Race		9,128	2.8%
Population Reporting Two or More Races		11,595	3.6%
Total Hispanic Population		20,750	6.5%
Population by Sex			
Male		157,496	49.1%
Female		163,353	50.9%
Population by Age			
Total		320,849	100.0%
Age 0 - 4		19,971	6.2%
Age 5 - 9		17,003	5.3%
Age 10 - 14		15,392	4.8%
Age 15 - 19		26,807	8.4%
Age 20 - 24		43,927	13.7%
Age 25 - 29		30,764	9.6%
Age 30 - 34		22,910	7.1%
Age 35 - 39		18,570	5.8%
Age 40 - 44		17,641	5.5%
Age 45 - 49		19,067	5.9%
Age 50 - 54		19,834	6.2%
Age 55 - 59		18,273	5.7%
Age 60 - 64		14,900	4.6%
Age 65 - 69		9,941	3.1%
Age 70 - 74		7,496	2.3%
Age 75 - 79		6,325	2.0%
Age 80 - 84		5,545	1.7%
Age 85+		6,483	2.0%
Age 18+		258,494	80.6%
Age 65+		35,790	11.2%

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

Fairview Ave/E
Ring: 5 mile radius

Prepared by Esri
Latitude: 45.01004
Longitude: -93.17632

Households by Type

Total	129,931	100.0%
Households with 1 Person	46,728	36.0%
Households with 2+ People	83,203	64.0%
Family Households	65,503	50.4%
Husband-wife Families	45,149	34.7%
With Own Children	18,349	14.1%
Other Family (No Spouse Present)	20,354	15.7%
With Own Children	11,168	8.6%
Nonfamily Households	17,700	13.6%
All Households with Children	32,077	24.7%
Multigenerational Households	2,966	2.3%
Unmarried Partner Households	9,883	7.6%
Male-female	8,485	6.5%
Same-sex	1,398	1.1%
Average Household Size	2.31	

Family Households by Size

Total	65,503	100.0%
2 People	29,422	44.9%
3 People	15,043	23.0%
4 People	11,413	17.4%
5 People	5,171	7.9%
6 People	2,197	3.4%
7+ People	2,257	3.4%
Average Family Size	3.06	

Nonfamily Households by Size

Total	64,428	100.0%
1 Person	46,728	72.5%
2 People	12,267	19.0%
3 People	2,607	4.0%
4 People	1,836	2.8%
5 People	671	1.0%
6 People	182	0.3%
7+ People	137	0.2%
Average Nonfamily Size	1.43	

Population by Relationship and Household Type

Total	320,850	100.0%
In Households	299,934	93.5%
In Family Households	207,535	64.7%
Householder	65,628	20.5%
Spouse	45,265	14.1%
Child	78,074	24.3%
Other relative	11,235	3.5%
Nonrelative	7,333	2.3%
In Nonfamily Households	92,399	28.8%
In Group Quarters	20,916	6.5%
Institutionalized Population	3,147	1.0%
Noninstitutionalized Population	17,769	5.5%

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

Fairview Ave/E
Ring: 5 mile radius

Prepared by Esri
Latitude: 45.01004
Longitude: -93.17632

Family Households by Age of Householder

Total	65,504	100.0%
Householder Age 15 - 44	29,906	45.7%
Householder Age 45 - 54	13,810	21.1%
Householder Age 55 - 64	11,093	16.9%
Householder Age 65 - 74	5,848	8.9%
Householder Age 75+	4,847	7.4%

Nonfamily Households by Age of Householder

Total	64,430	100.0%
Householder Age 15 - 44	31,579	49.0%
Householder Age 45 - 54	9,710	15.1%
Householder Age 55 - 64	9,898	15.4%
Householder Age 65 - 74	5,566	8.6%
Householder Age 75+	7,677	11.9%

Households by Race of Householder

Total	129,931	100.0%
Householder is White Alone	98,457	75.8%
Householder is Black Alone	16,086	12.4%
Householder is American Indian Alone	1,177	0.9%
Householder is Asian Alone	9,171	7.1%
Householder is Pacific Islander Alone	40	0.0%
Householder is Some Other Race Alone	2,250	1.7%
Householder is Two or More Races	2,750	2.1%
Households with Hispanic Householder	5,284	4.1%

Husband-wife Families by Race of Householder

Total	45,149	100.0%
Householder is White Alone	35,898	79.5%
Householder is Black Alone	3,267	7.2%
Householder is American Indian Alone	206	0.5%
Householder is Asian Alone	4,094	9.1%
Householder is Pacific Islander Alone	11	0.0%
Householder is Some Other Race Alone	984	2.2%
Householder is Two or More Races	689	1.5%
Husband-wife Families with Hispanic Householder	2,101	4.7%

Other Families (No Spouse) by Race of Householder

Total	20,355	100.0%
Householder is White Alone	10,924	53.7%
Householder is Black Alone	5,797	28.5%
Householder is American Indian Alone	500	2.5%
Householder is Asian Alone	1,620	8.0%
Householder is Pacific Islander Alone	6	0.0%
Householder is Some Other Race Alone	705	3.5%
Householder is Two or More Races	803	3.9%
Other Families with Hispanic Householder	1,543	7.6%

Nonfamily Households by Race of Householder

Total	64,428	100.0%
Householder is White Alone	51,636	80.1%
Householder is Black Alone	7,022	10.9%
Householder is American Indian Alone	471	0.7%
Householder is Asian Alone	3,457	5.4%
Householder is Pacific Islander Alone	23	0.0%
Householder is Some Other Race Alone	561	0.9%
Householder is Two or More Races	1,258	2.0%
Nonfamily Households with Hispanic Householder	1,639	2.5%

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



2010 Census Profile

Fairview Ave/E
Ring: 5 mile radius

Prepared by Esri
Latitude: 45.01004
Longitude: -93.17632

Total Housing Units by Occupancy

Total	139,456	100.0%
Occupied Housing Units	129,932	93.2%
Vacant Housing Units		
For Rent	4,423	3.2%
Rented, not Occupied	217	0.2%
For Sale Only	1,556	1.1%
Sold, not Occupied	325	0.2%
For Seasonal/Recreational/Occasional Use	710	0.5%
For Migrant Workers	3	0.0%
Other Vacant	2,290	1.6%
Total Vacancy Rate	6.8%	

Households by Tenure and Mortgage Status

Total	129,932	100.0%
Owner Occupied	68,568	52.8%
Owned with a Mortgage/Loan	49,788	38.3%
Owned Free and Clear	18,780	14.5%
Average Household Size	2.40	
Renter Occupied	61,364	47.2%
Average Household Size	2.21	

Owner-occupied Housing Units by Race of Householder

Total	68,568	100.0%
Householder is White Alone	61,056	89.0%
Householder is Black Alone	2,578	3.8%
Householder is American Indian Alone	288	0.4%
Householder is Asian Alone	2,994	4.4%
Householder is Pacific Islander Alone	14	0.0%
Householder is Some Other Race Alone	709	1.0%
Householder is Two or More Races	929	1.4%
Owner-occupied Housing Units with Hispanic Householder	1,794	2.6%

Renter-occupied Housing Units by Race of Householder

Total	61,365	100.0%
Householder is White Alone	37,402	61.0%
Householder is Black Alone	13,507	22.0%
Householder is American Indian Alone	889	1.4%
Householder is Asian Alone	6,178	10.1%
Householder is Pacific Islander Alone	27	0.0%
Householder is Some Other Race Alone	1,541	2.5%
Householder is Two or More Races	1,821	3.0%
Renter-occupied Housing Units with Hispanic Householder	3,489	5.7%

Average Household Size by Race/Hispanic Origin of Householder

Householder is White Alone	2.14
Householder is Black Alone	2.53
Householder is American Indian Alone	2.82
Householder is Asian Alone	3.24
Householder is Pacific Islander Alone	2.40
Householder is Some Other Race Alone	3.78
Householder is Two or More Races	2.64
Householder is Hispanic	3.40

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



Demographic and Income Profile

Fairview Ave/E
Ring: 1 mile radius

Prepared by Esri
Latitude: 45.01004
Longitude: -93.17632

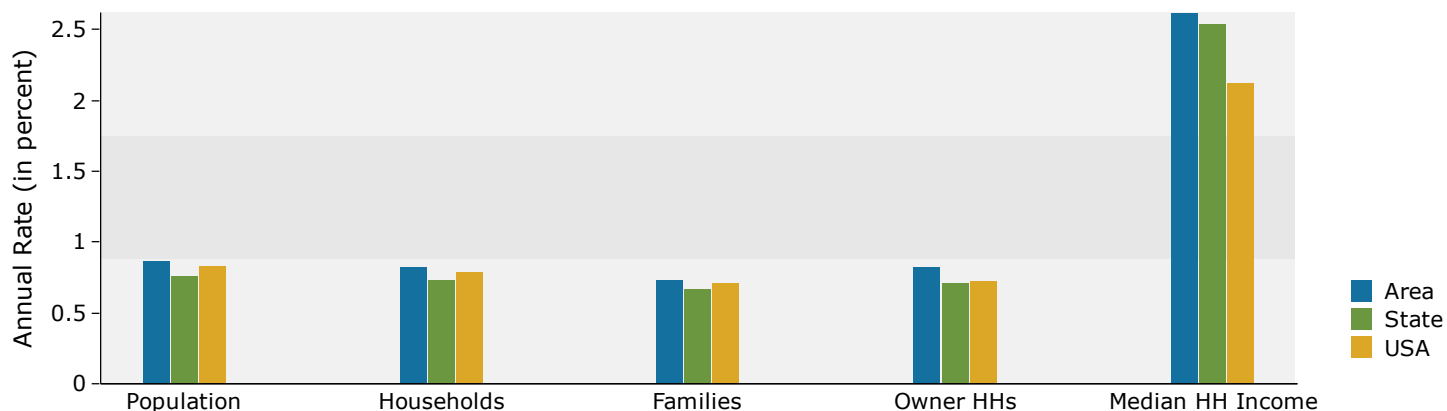
Summary	Census 2010	2017	2022				
Population	4,697	5,014	5,235				
Households	2,148	2,275	2,370				
Families	1,181	1,240	1,286				
Average Household Size	2.09	2.12	2.13				
Owner Occupied Housing Units	1,353	1,409	1,468				
Renter Occupied Housing Units	795	866	902				
Median Age	41.7	42.8	42.6				
Trends: 2017 - 2022 Annual Rate	Area	State	National				
Population	0.87%	0.76%	0.83%				
Households	0.82%	0.73%	0.79%				
Families	0.73%	0.67%	0.71%				
Owner HHs	0.82%	0.71%	0.72%				
Median Household Income	2.62%	2.54%	2.12%				
Households by Income	2017		2022				
	Number	Percent	Number	Percent			
	<\$15,000	182	8.0%	181	7.6%		
	\$15,000 - \$24,999	170	7.5%	161	6.8%		
	\$25,000 - \$34,999	198	8.7%	182	7.7%		
	\$35,000 - \$49,999	329	14.5%	304	12.8%		
	\$50,000 - \$74,999	301	13.2%	281	11.9%		
	\$75,000 - \$99,999	296	13.0%	302	12.7%		
	\$100,000 - \$149,999	451	19.8%	546	23.0%		
	\$150,000 - \$199,999	166	7.3%	203	8.6%		
	\$200,000+	181	8.0%	209	8.8%		
	Median Household Income	\$70,328		\$80,027			
Average Household Income	\$95,170		\$107,113				
Per Capita Income	\$42,682		\$47,745				
Population by Age	Census 2010		2017		2022		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	236	5.0%	228	4.5%	245	4.7%
	5 - 9	222	4.7%	222	4.4%	228	4.4%
	10 - 14	224	4.8%	234	4.7%	223	4.3%
	15 - 19	302	6.4%	310	6.2%	305	5.8%
	20 - 24	423	9.0%	375	7.5%	358	6.8%
	25 - 34	620	13.2%	719	14.3%	771	14.7%
	35 - 44	481	10.2%	527	10.5%	624	11.9%
	45 - 54	631	13.4%	551	11.0%	511	9.8%
	55 - 64	603	12.8%	674	13.4%	631	12.0%
	65 - 74	454	9.7%	578	11.5%	650	12.4%
	75 - 84	309	6.6%	359	7.2%	439	8.4%
	85+	193	4.1%	237	4.7%	252	4.8%
	Race and Ethnicity	Census 2010		2017		2022	
Number		Percent	Number	Percent	Number	Percent	
White Alone		3,697	78.7%	3,667	73.1%	3,589	68.6%
Black Alone		352	7.5%	430	8.6%	498	9.5%
American Indian Alone		18	0.4%	21	0.4%	22	0.4%
Asian Alone		418	8.9%	636	12.7%	827	15.8%
Pacific Islander Alone		6	0.1%	6	0.1%	6	0.1%
Some Other Race Alone		84	1.8%	98	2.0%	111	2.1%
Two or More Races		123	2.6%	156	3.1%	182	3.5%
Hispanic Origin (Any Race)		193	4.1%	229	4.6%	262	5.0%

Data Note: Income is expressed in current dollars.

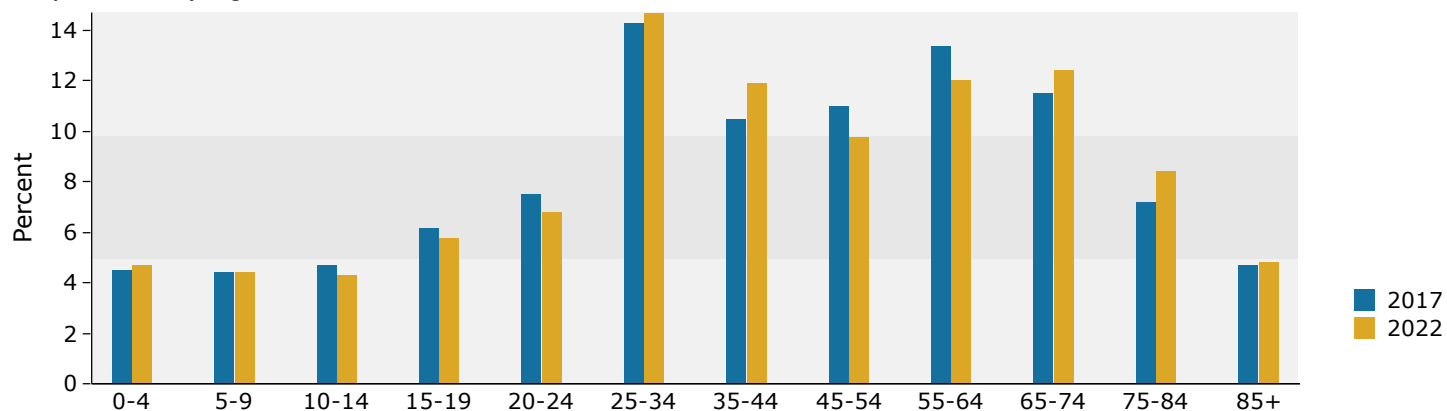
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

February 26, 2018

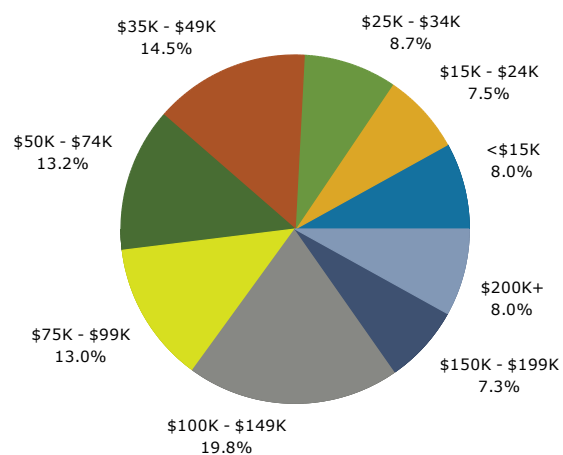
Trends 2017-2022



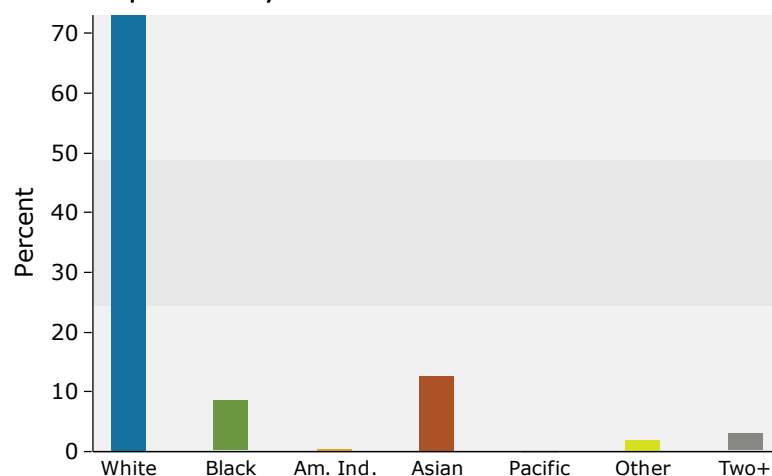
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 4.6%



Demographic and Income Profile

Fairview Ave/E
Ring: 3 mile radius

Prepared by Esri
Latitude: 45.01004
Longitude: -93.17632

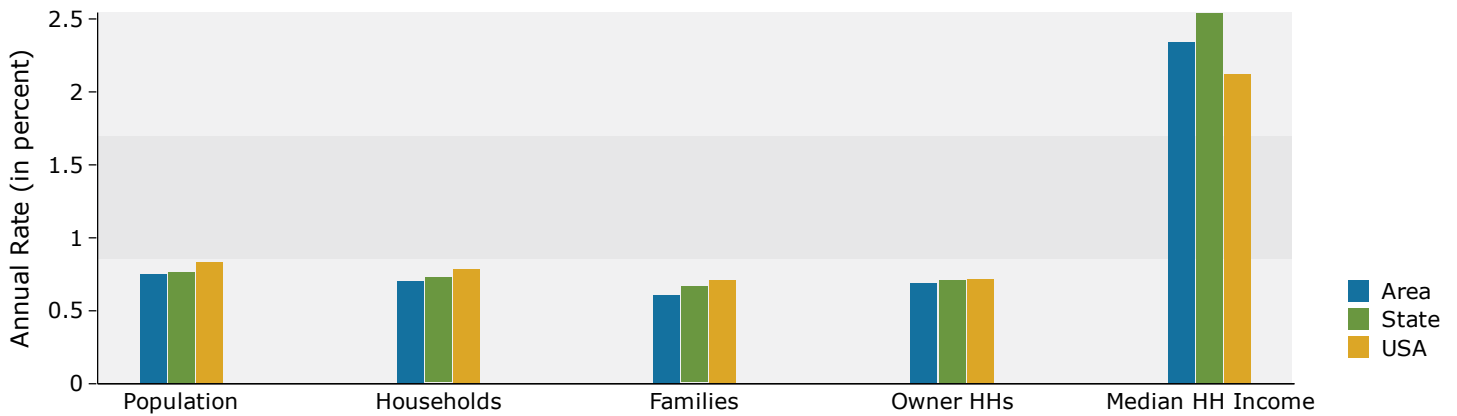
Summary	Census 2010		2017		2022		
Population	79,916		84,065		87,263		
Households	34,525		36,075		37,350		
Families	19,007		19,696		20,299		
Average Household Size	2.22		2.24		2.25		
Owner Occupied Housing Units	21,780		22,222		22,996		
Renter Occupied Housing Units	12,745		13,852		14,354		
Median Age	36.8		38.3		39.1		
Trends: 2017 - 2022 Annual Rate	Area		State		National		
Population	0.75%		0.76%		0.83%		
Households	0.70%		0.73%		0.79%		
Families	0.60%		0.67%		0.71%		
Owner HHs	0.69%		0.71%		0.72%		
Median Household Income	2.34%		2.54%		2.12%		
			2017		2022		
Households by Income			Number	Percent	Number	Percent	
	<\$15,000		2,845	7.9%	2,910	7.8%	
	\$15,000 - \$24,999		3,342	9.3%	3,200	8.6%	
	\$25,000 - \$34,999		3,285	9.1%	3,054	8.2%	
	\$35,000 - \$49,999		5,023	13.9%	4,675	12.5%	
	\$50,000 - \$74,999		6,221	17.2%	5,800	15.5%	
	\$75,000 - \$99,999		4,621	12.8%	4,820	12.9%	
	\$100,000 - \$149,999		5,835	16.2%	7,010	18.8%	
	\$150,000 - \$199,999		2,707	7.5%	3,301	8.8%	
	\$200,000+		2,195	6.1%	2,581	6.9%	
Median Household Income		\$61,917		\$69,524			
Average Household Income		\$86,966		\$97,798			
Per Capita Income		\$37,899		\$42,379			
Census 2010			2017		2022		
Population by Age	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	4,542	5.7%	4,288	5.1%	4,467	5.1%
	5 - 9	3,974	5.0%	4,161	4.9%	4,185	4.8%
	10 - 14	3,656	4.6%	3,988	4.7%	4,113	4.7%
	15 - 19	4,646	5.8%	4,816	5.7%	4,974	5.7%
	20 - 24	8,614	10.8%	7,975	9.5%	7,958	9.1%
	25 - 34	12,825	16.0%	13,206	15.7%	12,992	14.9%
	35 - 44	9,158	11.5%	10,065	12.0%	11,304	13.0%
	45 - 54	10,416	13.0%	9,368	11.1%	9,065	10.4%
	55 - 64	9,396	11.8%	10,691	12.7%	10,305	11.8%
	65 - 74	5,416	6.8%	7,708	9.2%	9,198	10.5%
	75 - 84	4,321	5.4%	4,407	5.2%	5,311	6.1%
	85+	2,951	3.7%	3,391	4.0%	3,392	3.9%
Census 2010			2017		2022		
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent	
	White Alone	65,416	81.9%	65,151	77.5%	64,486	73.9%
	Black Alone	4,564	5.7%	5,555	6.6%	6,480	7.4%
	American Indian Alone	468	0.6%	488	0.6%	509	0.6%
	Asian Alone	5,984	7.5%	8,603	10.2%	10,881	12.5%
	Pacific Islander Alone	27	0.0%	29	0.0%	31	0.0%
	Some Other Race Alone	1,196	1.5%	1,400	1.7%	1,583	1.8%
	Two or More Races	2,262	2.8%	2,838	3.4%	3,293	3.8%
Hispanic Origin (Any Race)		3,170	4.0%	3,737	4.4%	4,292	4.9%

Data Note: Income is expressed in current dollars.

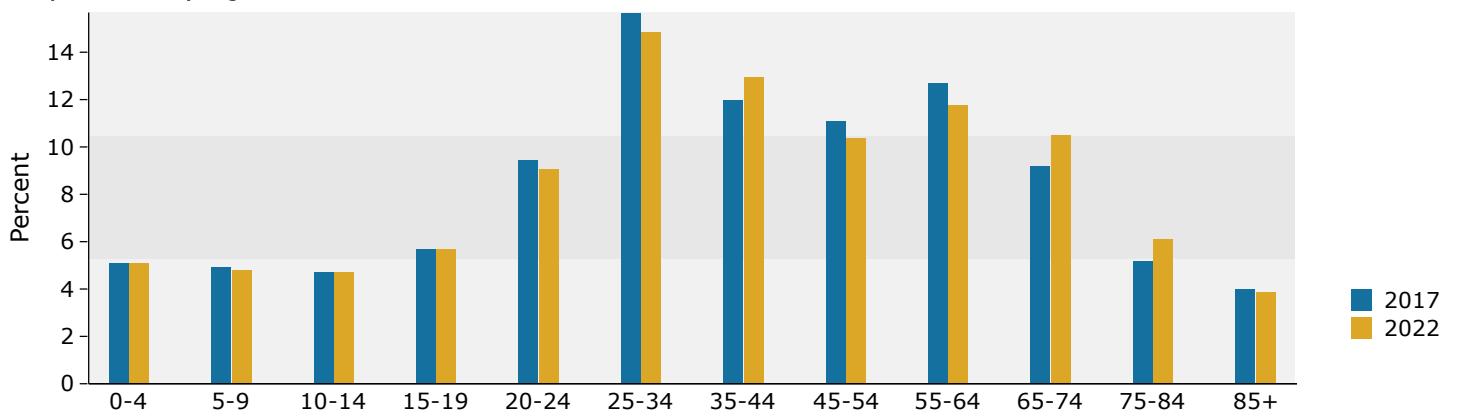
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

February 26, 2018

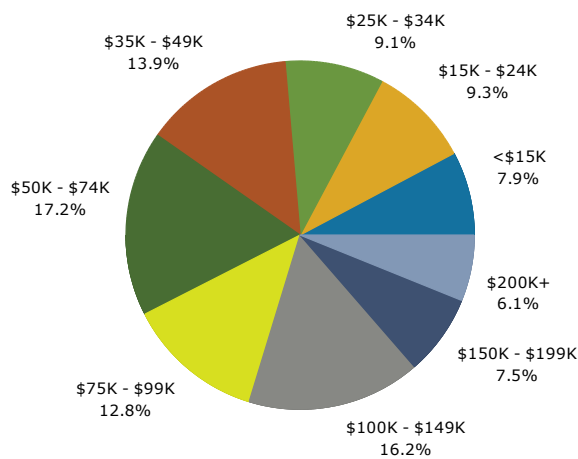
Trends 2017-2022



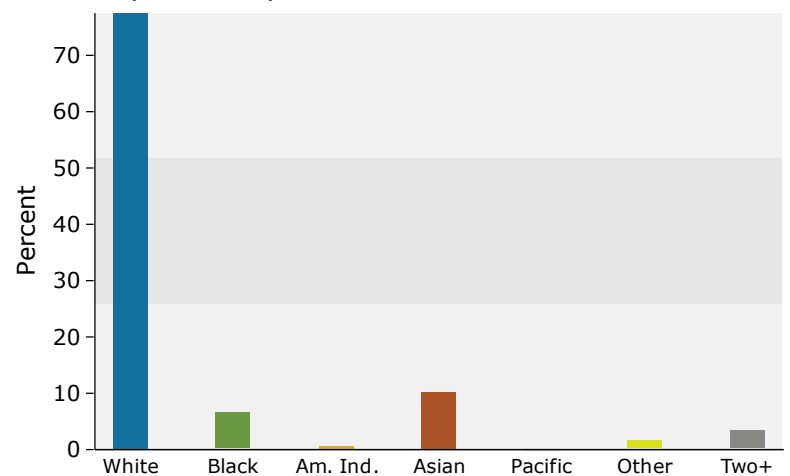
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 4.4%



Demographic and Income Profile

Fairview Ave/E
Ring: 5 mile radius

Prepared by Esri
Latitude: 45.01004
Longitude: -93.17632

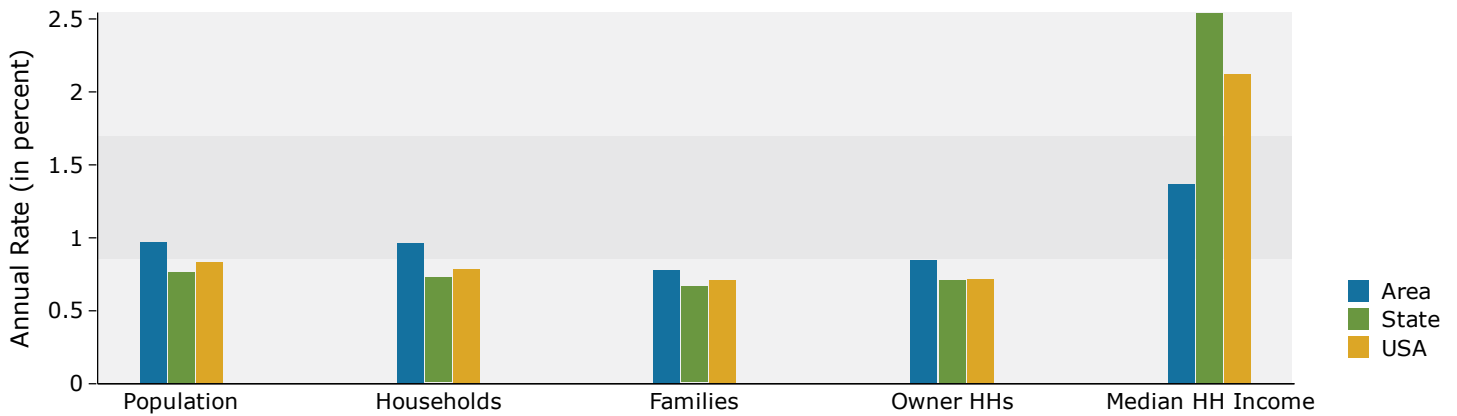
Summary	Census 2010	2017	2022				
Population	320,850	346,299	363,408				
Households	129,932	139,732	146,542				
Families	65,503	69,099	71,853				
Average Household Size	2.31	2.33	2.34				
Owner Occupied Housing Units	68,568	70,718	73,771				
Renter Occupied Housing Units	61,364	69,014	72,771				
Median Age	31.4	32.9	33.7				
Trends: 2017 - 2022 Annual Rate	Area	State	National				
Population	0.97%	0.76%	0.83%				
Households	0.96%	0.73%	0.79%				
Families	0.78%	0.67%	0.71%				
Owner HHs	0.85%	0.71%	0.72%				
Median Household Income	1.37%	2.54%	2.12%				
Households by Income	2017		2022				
	Number	Percent	Number	Percent			
	<\$15,000	19,293	13.8%	20,164	13.8%		
	\$15,000 - \$24,999	15,732	11.3%	15,638	10.7%		
	\$25,000 - \$34,999	14,174	10.1%	13,591	9.3%		
	\$35,000 - \$49,999	19,189	13.7%	18,265	12.5%		
	\$50,000 - \$74,999	23,782	17.0%	22,563	15.4%		
	\$75,000 - \$99,999	15,608	11.2%	16,613	11.3%		
	\$100,000 - \$149,999	17,668	12.6%	21,929	15.0%		
	\$150,000 - \$199,999	7,653	5.5%	9,675	6.6%		
\$200,000+	6,633	4.7%	8,104	5.5%			
Median Household Income	\$51,058		\$54,645				
Average Household Income	\$74,123		\$83,850				
Per Capita Income	\$30,806		\$34,682				
Population by Age	Census 2010		2017		2022		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	19,971	6.2%	19,753	5.7%	20,796	5.7%
	5 - 9	17,003	5.3%	18,427	5.3%	18,553	5.1%
	10 - 14	15,392	4.8%	16,851	4.9%	17,640	4.9%
	15 - 19	26,807	8.4%	26,689	7.7%	27,445	7.6%
	20 - 24	43,927	13.7%	44,225	12.8%	44,426	12.2%
	25 - 34	53,674	16.7%	58,610	16.9%	60,072	16.5%
	35 - 44	36,211	11.3%	40,227	11.6%	45,026	12.4%
	45 - 54	38,901	12.1%	36,727	10.6%	36,156	9.9%
	55 - 64	33,173	10.3%	38,541	11.1%	38,614	10.6%
	65 - 74	17,437	5.4%	25,694	7.4%	30,898	8.5%
	75 - 84	11,870	3.7%	12,917	3.7%	15,991	4.4%
	85+	6,483	2.0%	7,639	2.2%	7,790	2.1%
Race and Ethnicity	Census 2010		2017		2022		
	Number	Percent	Number	Percent	Number	Percent	
	White Alone	221,344	69.0%	222,885	64.4%	220,687	60.7%
	Black Alone	43,104	13.4%	50,853	14.7%	57,314	15.8%
	American Indian Alone	3,570	1.1%	3,654	1.1%	3,703	1.0%
	Asian Alone	31,973	10.0%	44,136	12.7%	53,786	14.8%
	Pacific Islander Alone	136	0.0%	156	0.0%	164	0.0%
	Some Other Race Alone	9,128	2.8%	10,499	3.0%	11,777	3.2%
	Two or More Races	11,595	3.6%	14,117	4.1%	15,977	4.4%
	Hispanic Origin (Any Race)	20,750	6.5%	23,891	6.9%	26,905	7.4%

Data Note: Income is expressed in current dollars.

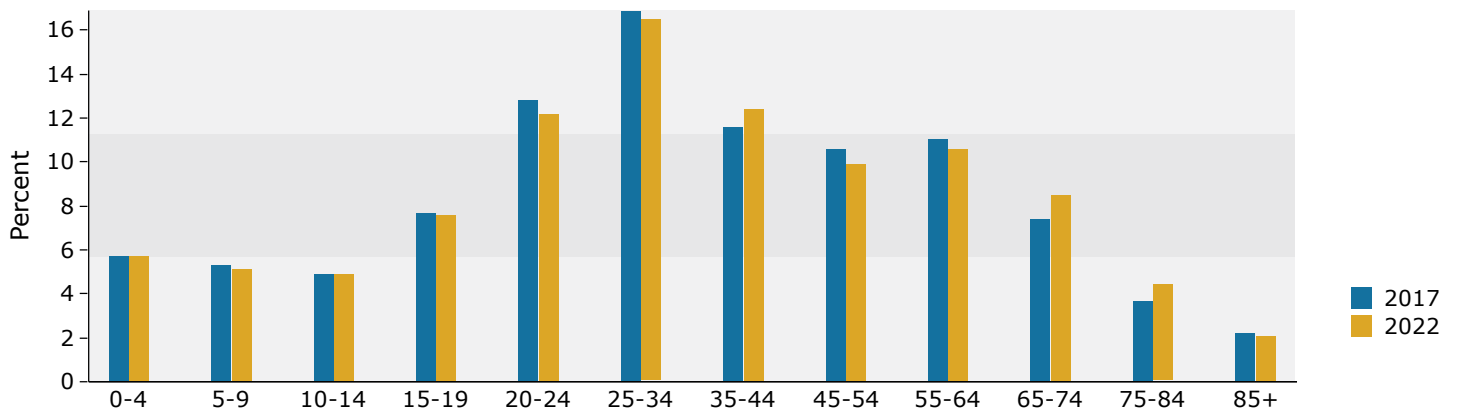
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

February 26, 2018

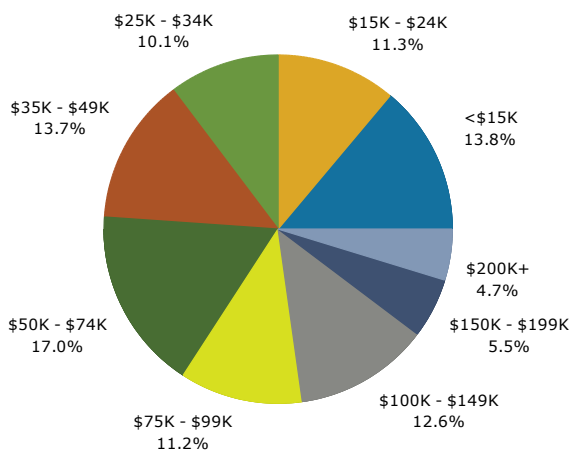
Trends 2017-2022



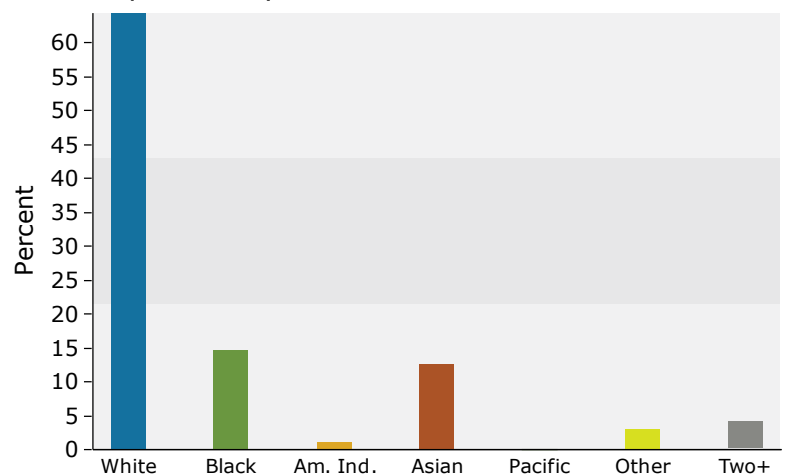
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 6.9%



Market Profile

Fairview Ave/E
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 45.01004
Longitude: -93.17632

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	4,818	80,648	314,010
2010 Total Population	4,697	79,916	320,850
2017 Total Population	5,014	84,065	346,299
2017 Group Quarters	197	3,363	20,830
2022 Total Population	5,235	87,263	363,408
2017-2022 Annual Rate	0.87%	0.75%	0.97%
2017 Total Daytime Population	17,300	117,207	460,424
Workers	14,962	77,402	293,089
Residents	2,338	39,805	167,335
Household Summary			
2000 Households	2,186	34,547	128,186
2000 Average Household Size	2.05	2.21	2.30
2010 Households	2,148	34,525	129,932
2010 Average Household Size	2.09	2.22	2.31
2017 Households	2,275	36,075	139,732
2017 Average Household Size	2.12	2.24	2.33
2022 Households	2,370	37,350	146,542
2022 Average Household Size	2.13	2.25	2.34
2017-2022 Annual Rate	0.82%	0.70%	0.96%
2010 Families	1,181	19,007	65,503
2010 Average Family Size	2.78	2.85	3.06
2017 Families	1,240	19,696	69,099
2017 Average Family Size	2.81	2.88	3.08
2022 Families	1,286	20,299	71,853
2022 Average Family Size	2.82	2.89	3.10
2017-2022 Annual Rate	0.73%	0.60%	0.78%
Housing Unit Summary			
2000 Housing Units	2,242	35,277	132,004
Owner Occupied Housing Units	60.7%	63.5%	53.8%
Renter Occupied Housing Units	36.8%	34.4%	43.3%
Vacant Housing Units	2.5%	2.1%	2.9%
2010 Housing Units	2,324	36,505	139,433
Owner Occupied Housing Units	58.2%	59.7%	49.2%
Renter Occupied Housing Units	34.2%	34.9%	44.0%
Vacant Housing Units	7.6%	5.4%	6.8%
2017 Housing Units	2,430	37,831	148,431
Owner Occupied Housing Units	58.0%	58.7%	47.6%
Renter Occupied Housing Units	35.6%	36.6%	46.5%
Vacant Housing Units	6.4%	4.6%	5.9%
2022 Housing Units	2,529	39,188	155,599
Owner Occupied Housing Units	58.0%	58.7%	47.4%
Renter Occupied Housing Units	35.7%	36.6%	46.8%
Vacant Housing Units	6.3%	4.7%	5.8%
Median Household Income			
2017	\$70,328	\$61,917	\$51,058
2022	\$80,027	\$69,524	\$54,645
Median Home Value			
2017	\$286,833	\$247,048	\$224,626
2022	\$322,516	\$273,280	\$248,489
Per Capita Income			
2017	\$42,682	\$37,899	\$30,806
2022	\$47,745	\$42,379	\$34,682
Median Age			
2010	41.7	36.8	31.4
2017	42.8	38.3	32.9
2022	42.6	39.1	33.7

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 2017 and 2022 Esri converted Census 2000 data into 2010 geography.

February 26, 2018



Market Profile

Fairview Ave/E
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 45.01004
Longitude: -93.17632

	1 mile	3 miles	5 miles
2017 Households by Income			
Household Income Base	2,275	36,075	139,732
<\$15,000	8.0%	7.9%	13.8%
\$15,000 - \$24,999	7.5%	9.3%	11.3%
\$25,000 - \$34,999	8.7%	9.1%	10.1%
\$35,000 - \$49,999	14.5%	13.9%	13.7%
\$50,000 - \$74,999	13.2%	17.2%	17.0%
\$75,000 - \$99,999	13.0%	12.8%	11.2%
\$100,000 - \$149,999	19.8%	16.2%	12.6%
\$150,000 - \$199,999	7.3%	7.5%	5.5%
\$200,000+	8.0%	6.1%	4.7%
Average Household Income	\$95,170	\$86,966	\$74,123
2022 Households by Income			
Household Income Base	2,370	37,350	146,542
<\$15,000	7.6%	7.8%	13.8%
\$15,000 - \$24,999	6.8%	8.6%	10.7%
\$25,000 - \$34,999	7.7%	8.2%	9.3%
\$35,000 - \$49,999	12.8%	12.5%	12.5%
\$50,000 - \$74,999	11.9%	15.5%	15.4%
\$75,000 - \$99,999	12.7%	12.9%	11.3%
\$100,000 - \$149,999	23.0%	18.8%	15.0%
\$150,000 - \$199,999	8.6%	8.8%	6.6%
\$200,000+	8.8%	6.9%	5.5%
Average Household Income	\$107,113	\$97,798	\$83,850
2017 Owner Occupied Housing Units by Value			
Total	1,409	22,221	70,688
<\$50,000	1.0%	2.5%	3.4%
\$50,000 - \$99,999	4.5%	3.0%	4.7%
\$100,000 - \$149,999	7.8%	6.4%	12.1%
\$150,000 - \$199,999	8.4%	16.0%	20.0%
\$200,000 - \$249,999	13.7%	23.5%	20.0%
\$250,000 - \$299,999	19.9%	19.1%	14.3%
\$300,000 - \$399,999	26.2%	16.8%	13.8%
\$400,000 - \$499,999	10.6%	7.0%	6.0%
\$500,000 - \$749,999	7.2%	3.6%	3.8%
\$750,000 - \$999,999	0.4%	1.5%	1.1%
\$1,000,000 +	0.4%	0.5%	0.8%
Average Home Value	\$306,383	\$277,282	\$257,995
2022 Owner Occupied Housing Units by Value			
Total	1,468	22,995	73,739
<\$50,000	0.4%	1.4%	2.4%
\$50,000 - \$99,999	2.1%	1.9%	3.5%
\$100,000 - \$149,999	4.4%	4.6%	9.9%
\$150,000 - \$199,999	5.7%	12.1%	16.6%
\$200,000 - \$249,999	10.4%	20.4%	18.2%
\$250,000 - \$299,999	19.8%	20.8%	15.7%
\$300,000 - \$399,999	32.2%	21.5%	17.8%
\$400,000 - \$499,999	14.2%	9.3%	8.0%
\$500,000 - \$749,999	9.7%	5.0%	5.0%
\$750,000 - \$999,999	0.5%	2.2%	1.6%
\$1,000,000 +	0.6%	0.8%	1.3%
Average Home Value	\$344,206	\$310,156	\$288,967

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 2017 and 2022 Esri converted Census 2000 data into 2010 geography.

February 26, 2018



Market Profile

Fairview Ave/E
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 45.01004
Longitude: -93.17632

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	4,696	79,918	320,849
0 - 4	5.0%	5.7%	6.2%
5 - 9	4.7%	5.0%	5.3%
10 - 14	4.8%	4.6%	4.8%
15 - 24	15.4%	16.6%	22.0%
25 - 34	13.2%	16.0%	16.7%
35 - 44	10.2%	11.5%	11.3%
45 - 54	13.4%	13.0%	12.1%
55 - 64	12.8%	11.8%	10.3%
65 - 74	9.7%	6.8%	5.4%
75 - 84	6.6%	5.4%	3.7%
85 +	4.1%	3.7%	2.0%
18 +	82.5%	81.9%	80.6%
2017 Population by Age			
Total	5,014	84,064	346,300
0 - 4	4.5%	5.1%	5.7%
5 - 9	4.4%	4.9%	5.3%
10 - 14	4.7%	4.7%	4.9%
15 - 24	13.7%	15.2%	20.5%
25 - 34	14.3%	15.7%	16.9%
35 - 44	10.5%	12.0%	11.6%
45 - 54	11.0%	11.1%	10.6%
55 - 64	13.4%	12.7%	11.1%
65 - 74	11.5%	9.2%	7.4%
75 - 84	7.2%	5.2%	3.7%
85 +	4.7%	4.0%	2.2%
18 +	83.6%	82.4%	81.2%
2022 Population by Age			
Total	5,237	87,264	363,407
0 - 4	4.7%	5.1%	5.7%
5 - 9	4.4%	4.8%	5.1%
10 - 14	4.3%	4.7%	4.9%
15 - 24	12.7%	14.8%	19.8%
25 - 34	14.7%	14.9%	16.5%
35 - 44	11.9%	13.0%	12.4%
45 - 54	9.8%	10.4%	9.9%
55 - 64	12.0%	11.8%	10.6%
65 - 74	12.4%	10.5%	8.5%
75 - 84	8.4%	6.1%	4.4%
85 +	4.8%	3.9%	2.1%
18 +	84.1%	82.6%	81.4%
2010 Population by Sex			
Males	2,244	38,074	157,496
Females	2,453	41,842	163,353
2017 Population by Sex			
Males	2,402	40,182	170,544
Females	2,612	43,883	175,756
2022 Population by Sex			
Males	2,497	41,745	179,072
Females	2,738	45,517	184,336

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.

February 26, 2018



Market Profile

Fairview Ave/E
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 45.01004
Longitude: -93.17632

	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	4,698	79,917	320,850
White Alone	78.7%	81.9%	69.0%
Black Alone	7.5%	5.7%	13.4%
American Indian Alone	0.4%	0.6%	1.1%
Asian Alone	8.9%	7.5%	10.0%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	1.8%	1.5%	2.8%
Two or More Races	2.6%	2.8%	3.6%
Hispanic Origin	4.1%	4.0%	6.5%
Diversity Index	41.7	37.3	55.7
2017 Population by Race/Ethnicity			
Total	5,014	84,064	346,300
White Alone	73.1%	77.5%	64.4%
Black Alone	8.6%	6.6%	14.7%
American Indian Alone	0.4%	0.6%	1.1%
Asian Alone	12.7%	10.2%	12.7%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	2.0%	1.7%	3.0%
Two or More Races	3.1%	3.4%	4.1%
Hispanic Origin	4.6%	4.4%	6.9%
Diversity Index	49.0	43.7	60.6
2022 Population by Race/Ethnicity			
Total	5,235	87,263	363,408
White Alone	68.6%	73.9%	60.7%
Black Alone	9.5%	7.4%	15.8%
American Indian Alone	0.4%	0.6%	1.0%
Asian Alone	15.8%	12.5%	14.8%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	2.1%	1.8%	3.2%
Two or More Races	3.5%	3.8%	4.4%
Hispanic Origin	5.0%	4.9%	7.4%
Diversity Index	54.4	48.6	64.1
2010 Population by Relationship and Household Type			
Total	4,697	79,916	320,850
In Households	95.7%	95.7%	93.5%
In Family Households	71.3%	69.4%	64.7%
Householder	24.8%	23.7%	20.5%
Spouse	19.6%	18.9%	14.1%
Child	22.9%	22.9%	24.3%
Other relative	2.6%	2.3%	3.5%
Nonrelative	1.4%	1.6%	2.3%
In Nonfamily Households	24.5%	26.3%	28.8%
In Group Quarters	4.3%	4.3%	6.5%
Institutionalized Population	0.0%	1.3%	1.0%
Noninstitutionalized Population	4.3%	3.0%	5.5%

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 2017 and 2022 Esri converted Census 2000 data into 2010 geography.

February 26, 2018



Market Profile

Fairview Ave/E
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 45.01004
Longitude: -93.17632

	1 mile	3 miles	5 miles
2017 Population 25+ by Educational Attainment			
Total	3,645	58,837	220,355
Less than 9th Grade	1.6%	2.0%	5.7%
9th - 12th Grade, No Diploma	2.7%	2.2%	4.3%
High School Graduate	13.7%	14.5%	15.6%
GED/Alternative Credential	1.8%	1.6%	2.8%
Some College, No Degree	14.6%	15.6%	18.3%
Associate Degree	7.4%	8.1%	7.7%
Bachelor's Degree	29.8%	30.5%	26.2%
Graduate/Professional Degree	28.4%	25.4%	19.4%
2017 Population 15+ by Marital Status			
Total	4,330	71,628	291,269
Never Married	39.1%	38.1%	47.5%
Married	43.3%	46.6%	38.2%
Widowed	7.5%	6.2%	4.5%
Divorced	10.1%	9.1%	9.7%
2017 Civilian Population 16+ in Labor Force			
Civilian Employed	97.1%	96.7%	94.3%
Civilian Unemployed (Unemployment Rate)	2.9%	3.3%	5.7%
2017 Employed Population 16+ by Industry			
Total	2,731	45,192	182,163
Agriculture/Mining	0.8%	0.6%	0.5%
Construction	0.9%	3.1%	3.3%
Manufacturing	7.9%	8.3%	9.2%
Wholesale Trade	2.2%	2.4%	2.1%
Retail Trade	12.0%	8.3%	9.5%
Transportation/Utilities	5.6%	3.9%	3.7%
Information	1.6%	1.5%	1.5%
Finance/Insurance/Real Estate	10.6%	7.5%	7.1%
Services	55.5%	60.9%	60.4%
Public Administration	2.8%	3.5%	2.9%
2017 Employed Population 16+ by Occupation			
Total	2,730	45,193	182,162
White Collar	79.9%	74.6%	68.5%
Management/Business/Financial	18.9%	15.9%	15.3%
Professional	37.6%	38.1%	31.1%
Sales	10.5%	8.7%	9.0%
Administrative Support	12.8%	11.9%	13.1%
Services	10.3%	14.1%	17.9%
Blue Collar	9.8%	11.3%	13.6%
Farming/Forestry/Fishing	0.3%	0.4%	0.3%
Construction/Extraction	0.5%	2.1%	2.4%
Installation/Maintenance/Repair	2.8%	1.6%	1.5%
Production	2.9%	3.4%	5.1%
Transportation/Material Moving	3.2%	3.9%	4.2%
2010 Population By Urban/ Rural Status			
Total Population	4,697	79,916	320,850
Population Inside Urbanized Area	100.0%	100.0%	100.0%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.0%	0.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.

February 26, 2018



Market Profile

Fairview Ave/E
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 45.01004
Longitude: -93.17632

	1 mile	3 miles	5 miles
2010 Households by Type			
Total	2,148	34,525	129,931
Households with 1 Person	37.1%	34.0%	36.0%
Households with 2+ People	62.9%	66.0%	64.0%
Family Households	55.0%	55.1%	50.4%
Husband-wife Families	43.6%	44.0%	34.7%
With Related Children	15.4%	17.4%	14.7%
Other Family (No Spouse Present)	11.4%	11.0%	15.7%
Other Family with Male Householder	3.4%	3.1%	4.2%
With Related Children	1.7%	1.4%	2.1%
Other Family with Female Householder	8.0%	8.0%	11.5%
With Related Children	4.1%	4.6%	7.6%
Nonfamily Households	7.9%	10.9%	13.6%
All Households with Children	21.4%	23.7%	24.7%
Multigenerational Households	1.6%	1.4%	2.3%
Unmarried Partner Households	5.4%	6.0%	7.6%
Male-female	4.4%	5.0%	6.5%
Same-sex	1.0%	1.0%	1.1%
2010 Households by Size			
Total	2,148	34,526	129,931
1 Person Household	37.1%	34.0%	36.0%
2 Person Household	36.4%	35.2%	32.1%
3 Person Household	11.5%	14.0%	13.6%
4 Person Household	9.7%	10.8%	10.2%
5 Person Household	3.4%	4.1%	4.5%
6 Person Household	1.2%	1.3%	1.8%
7 + Person Household	0.8%	0.7%	1.8%
2010 Households by Tenure and Mortgage Status			
Total	2,148	34,525	129,932
Owner Occupied	63.0%	63.1%	52.8%
Owned with a Mortgage/Loan	39.2%	43.1%	38.3%
Owned Free and Clear	23.7%	20.0%	14.5%
Renter Occupied	37.0%	36.9%	47.2%
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	2,324	36,505	139,433
Housing Units Inside Urbanized Area	100.0%	100.0%	100.0%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.0%	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.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.

February 26, 2018



Market Profile

Fairview Ave/E
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 45.01004
Longitude: -93.17632

	1 mile	3 miles	5 miles
Top 3 Tapestry Segments			
1.	Emerald City (8B)	In Style (5B)	Emerald City (8B)
2.	Retirement Communities	Retirement Communities	In Style (5B)
3.	Golden Years (9B)	College Towns (14B)	College Towns (14B)
2017 Consumer Spending			
Apparel & Services: Total \$	\$5,755,136	\$84,072,365	\$285,104,699
Average Spent	\$2,529.73	\$2,330.49	\$2,040.37
Spending Potential Index	117	108	94
Education: Total \$	\$4,025,883	\$61,011,253	\$211,708,808
Average Spent	\$1,769.62	\$1,691.23	\$1,515.11
Spending Potential Index	122	116	104
Entertainment/Recreation: Total \$	\$8,310,412	\$120,506,268	\$397,359,085
Average Spent	\$3,652.93	\$3,340.44	\$2,843.72
Spending Potential Index	117	107	91
Food at Home: Total \$	\$13,257,082	\$194,030,675	\$661,250,248
Average Spent	\$5,827.29	\$5,378.54	\$4,732.27
Spending Potential Index	116	107	94
Food Away from Home: Total \$	\$8,923,449	\$130,606,070	\$443,820,503
Average Spent	\$3,922.40	\$3,620.40	\$3,176.23
Spending Potential Index	118	109	95
Health Care: Total \$	\$14,813,885	\$213,203,340	\$680,842,194
Average Spent	\$6,511.60	\$5,910.00	\$4,872.49
Spending Potential Index	116	106	87
HH Furnishings & Equipment: Total \$	\$5,192,353	\$75,402,610	\$248,736,012
Average Spent	\$2,282.35	\$2,090.16	\$1,780.09
Spending Potential Index	117	107	92
Personal Care Products & Services: Total \$	\$2,170,804	\$31,223,865	\$103,337,222
Average Spent	\$954.20	\$865.53	\$739.54
Spending Potential Index	120	109	93
Shelter: Total \$	\$44,802,697	\$647,088,684	\$2,205,670,252
Average Spent	\$19,693.49	\$17,937.32	\$15,785.00
Spending Potential Index	121	110	97
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$6,405,544	\$90,955,984	\$287,624,639
Average Spent	\$2,815.62	\$2,521.30	\$2,058.40
Spending Potential Index	120	108	88
Travel: Total \$	\$5,675,561	\$80,844,517	\$258,368,541
Average Spent	\$2,494.75	\$2,241.01	\$1,849.03
Spending Potential Index	120	108	89
Vehicle Maintenance & Repairs: Total \$	\$2,826,059	\$41,231,510	\$136,755,136
Average Spent	\$1,242.22	\$1,142.94	\$978.70
Spending Potential Index	116	107	91

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 2017 and 2022 Esri converted Census 2000 data into 2010 geography.

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