

## Site Map

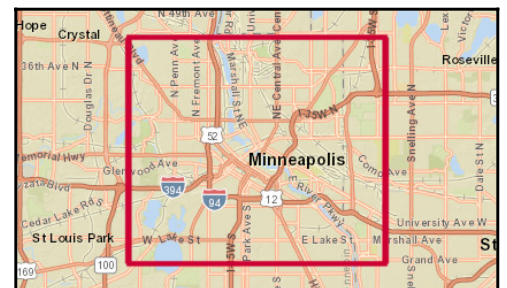
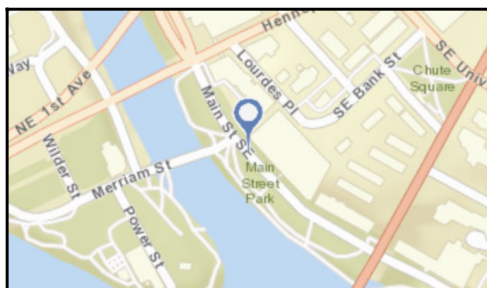
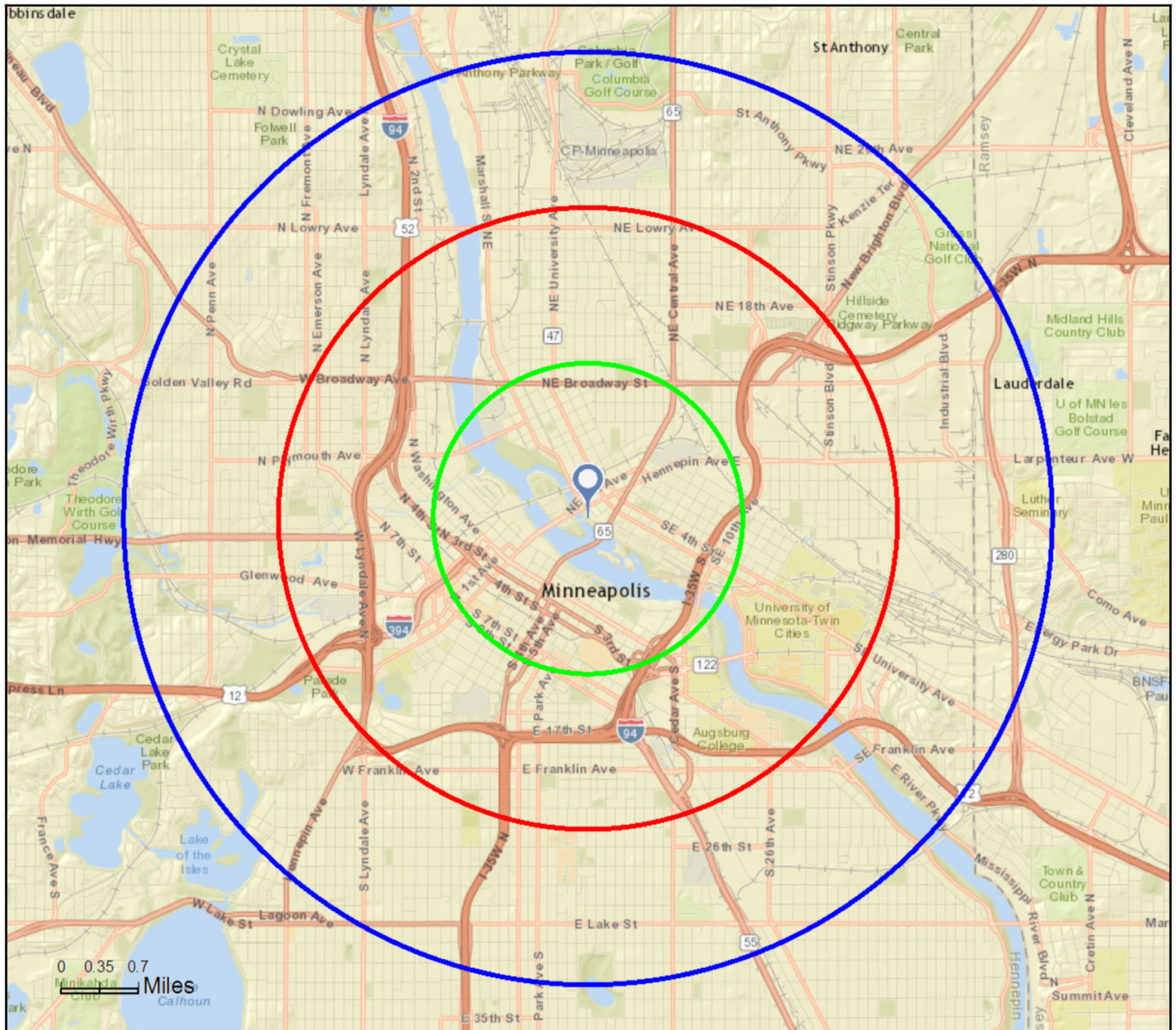
43 Main St SE, Minneapolis, Minnesota, 55414

Rings: 1, 2, 3 mile radii

Colliers International

Latitude: 44.98598

Longitude: -93.25837



## Executive Summary

43 Main St SE, Minneapolis, Minnesota, 55414  
Rings: 1, 2, 3 mile radii

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	1 mile	2 miles	3 miles
<b>Population</b>			
2000 Population	19,028	91,995	202,233
2010 Population	23,505	101,663	206,291
2016 Population	27,576	111,864	224,306
2021 Population	30,175	119,285	238,253
2000-2010 Annual Rate	2.14%	1.00%	0.20%
2010-2016 Annual Rate	2.59%	1.54%	1.35%
2016-2021 Annual Rate	1.82%	1.29%	1.21%
2016 Male Population	54.0%	52.7%	51.5%
2016 Female Population	46.0%	47.3%	48.5%
2016 Median Age	30.7	28.7	29.4

In the identified area, the current year population is 224,306. In 2010, the Census count in the area was 206,291. The rate of change since 2010 was 1.35% annually. The five-year projection for the population in the area is 238,253 representing a change of 1.21% annually from 2016 to 2021. Currently, the population is 51.5% male and 48.5% female.

### Median Age

The median age in this area is 30.7, compared to U.S. median age of 38.0.

### Race and Ethnicity

2016 White Alone	71.7%	56.5%	53.1%
2016 Black Alone	11.0%	24.6%	25.1%
2016 American Indian/Alaska Native Alone	1.2%	2.0%	2.2%
2016 Asian Alone	10.3%	8.5%	8.8%
2016 Pacific Islander Alone	0.0%	0.1%	0.1%
2016 Other Race	2.2%	4.1%	6.1%
2016 Two or More Races	3.6%	4.2%	4.7%
2016 Hispanic Origin (Any Race)	5.6%	8.6%	11.5%

Persons of Hispanic origin represent 11.5% 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 71.8 in the identified area, compared to 63.5 for the U.S. as a whole.

### Households

2000 Households	9,641	41,335	84,477
2010 Households	12,140	45,861	88,231
2016 Total Households	14,320	50,577	95,784
2021 Total Households	15,769	54,270	101,935
2000-2010 Annual Rate	2.33%	1.04%	0.44%
2010-2016 Annual Rate	2.68%	1.58%	1.32%
2016-2021 Annual Rate	1.95%	1.42%	1.25%
2016 Average Household Size	1.76	1.94	2.17

The household count in this area has changed from 88,231 in 2010 to 95,784 in the current year, a change of 1.32% annually. The five-year projection of households is 101,935, a change of 1.25% annually from the current year total. Average household size is currently 2.17, compared to 2.16 in the year 2010. The number of families in the current year is 34,444 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.

September 29, 2016



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	1 mile	2 miles	3 miles
<b>Median Household Income</b>			
2016 Median Household Income	\$55,756	\$35,589	\$37,706
2021 Median Household Income	\$61,776	\$36,184	\$38,041
2016-2021 Annual Rate	2.07%	0.33%	0.18%
<b>Average Household Income</b>			
2016 Average Household Income	\$89,295	\$60,938	\$61,356
2021 Average Household Income	\$98,146	\$66,054	\$65,935
2016-2021 Annual Rate	1.91%	1.63%	1.45%
<b>Per Capita Income</b>			
2016 Per Capita Income	\$47,329	\$29,098	\$27,152
2021 Per Capita Income	\$52,081	\$31,502	\$29,107
2016-2021 Annual Rate	1.93%	1.60%	1.40%

Current median household income is \$37,706 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$38,041 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$61,356 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$65,935 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$27,152 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$29,107 in five years, compared to \$32,025 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	10,243	43,730	88,793
2000 Owner Occupied Housing Units	2,761	9,594	27,828
2000 Renter Occupied Housing Units	6,880	31,741	56,650
2000 Vacant Housing Units	602	2,395	4,315
2010 Total Housing Units	13,535	51,028	97,790
2010 Owner Occupied Housing Units	4,492	11,575	28,314
2010 Renter Occupied Housing Units	7,648	34,286	59,917
2010 Vacant Housing Units	1,395	5,167	9,559
2016 Total Housing Units	15,664	55,860	105,848
2016 Owner Occupied Housing Units	5,182	12,465	29,798
2016 Renter Occupied Housing Units	9,138	38,113	65,987
2016 Vacant Housing Units	1,344	5,283	10,064
2021 Total Housing Units	17,171	59,887	112,612
2021 Owner Occupied Housing Units	5,744	13,435	31,631
2021 Renter Occupied Housing Units	10,025	40,835	70,303
2021 Vacant Housing Units	1,402	5,617	10,677

Currently, 28.2% of the 105,848 housing units in the area are owner occupied; 62.3%, renter occupied; and 9.5% 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 97,790 housing units in the area - 29.0% owner occupied, 61.3% renter occupied, and 9.8% vacant. The annual rate of change in housing units since 2010 is 3.58%. Median home value in the area is \$207,137, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 3.24% annually to \$242,916.

**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.

September 29, 2016





## 2010 Census Profile

43 Main St SE, Minneapolis, Minnesota, 55414  
Ring: 1 mile radius

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	2000	2010	2000-2010 Annual Rate
Population	19,028	23,505	2.14%
Households	9,641	12,140	2.33%
Housing Units	10,243	13,535	2.83%
<b>Population by Race</b>			
Total		23,504	100.0%
Population Reporting One Race		22,741	96.8%
White		17,526	74.6%
Black		2,387	10.2%
American Indian		311	1.3%
Asian		2,004	8.5%
Pacific Islander		9	0.0%
Some Other Race		504	2.1%
Population Reporting Two or More Races		763	3.2%
Total Hispanic Population		1,293	5.5%
<b>Population by Sex</b>			
Male		12,771	54.3%
Female		10,734	45.7%
<b>Population by Age</b>			
Total		23,505	100.0%
Age 0 - 4		715	3.0%
Age 5 - 9		404	1.7%
Age 10 - 14		292	1.2%
Age 15 - 19		1,131	4.8%
Age 20 - 24		5,499	23.4%
Age 25 - 29		4,009	17.1%
Age 30 - 34		2,382	10.1%
Age 35 - 39		1,438	6.1%
Age 40 - 44		1,154	4.9%
Age 45 - 49		1,181	5.0%
Age 50 - 54		1,210	5.1%
Age 55 - 59		1,189	5.1%
Age 60 - 64		1,051	4.5%
Age 65 - 69		642	2.7%
Age 70 - 74		380	1.6%
Age 75 - 79		282	1.2%
Age 80 - 84		243	1.0%
Age 85+		304	1.3%
Age 18+		21,858	93.0%
Age 65+		1,851	7.9%

**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.



## 2010 Census Profile

43 Main St SE, Minneapolis, Minnesota, 55414  
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### Households by Type

Total	12,140	100.0%
Households with 1 Person	6,311	52.0%
Households with 2+ People	5,829	48.0%
Family Households	3,057	25.2%
Husband-wife Families	2,226	18.3%
With Own Children	458	3.8%
Other Family (No Spouse Present)	831	6.8%
With Own Children	346	2.9%
Nonfamily Households	2,772	22.8%
All Households with Children	887	7.3%
Multigenerational Households	72	0.6%
Unmarried Partner Households	1,119	9.2%
Male-female	938	7.7%
Same-sex	181	1.5%
Average Household Size	1.75	

### Family Households by Size

Total	3,057	100.0%
2 People	2,063	67.5%
3 People	566	18.5%
4 People	254	8.3%
5 People	96	3.1%
6 People	41	1.3%
7+ People	37	1.2%
Average Family Size	2.49	

### Nonfamily Households by Size

Total	9,083	100.0%
1 Person	6,311	69.5%
2 People	2,102	23.1%
3 People	335	3.7%
4 People	198	2.2%
5 People	95	1.0%
6 People	17	0.2%
7+ People	25	0.3%
Average Nonfamily Size	1.47	

### Population by Relationship and Household Type

Total	23,505	100.0%
In Households	21,273	90.5%
In Family Households	7,887	33.6%
Householder	3,070	13.1%
Spouse	2,240	9.5%
Child	1,785	7.6%
Other relative	521	2.2%
Nonrelative	272	1.2%
In Nonfamily Households	13,386	56.9%
In Group Quarters	2,232	9.5%
Institutionalized Population	834	3.5%
Noninstitutionalized Population	1,398	5.9%

**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. **Average family size** excludes nonrelatives.

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

Family Households by Age of Householder		
Total	3,056	100.0%
Householder Age 15 - 44	1,608	52.6%
Householder Age 45 - 54	467	15.3%
Householder Age 55 - 64	525	17.2%
Householder Age 65 - 74	290	9.5%
Householder Age 75+	166	5.4%
Nonfamily Households by Age of Householder		
Total	9,084	100.0%
Householder Age 15 - 44	6,095	67.1%
Householder Age 45 - 54	1,129	12.4%
Householder Age 55 - 64	1,033	11.4%
Householder Age 65 - 74	451	5.0%
Householder Age 75+	376	4.1%
Households by Race of Householder		
Total	12,139	100.0%
Householder is White Alone	9,677	79.7%
Householder is Black Alone	920	7.6%
Householder is American Indian Alone	91	0.7%
Householder is Asian Alone	994	8.2%
Householder is Pacific Islander Alone	4	0.0%
Householder is Some Other Race Alone	130	1.1%
Householder is Two or More Races	323	2.7%
Households with Hispanic Householder	432	3.6%
Husband-wife Families by Race of Householder		
Total	2,226	100.0%
Householder is White Alone	1,843	82.8%
Householder is Black Alone	91	4.1%
Householder is American Indian Alone	11	0.5%
Householder is Asian Alone	191	8.6%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	51	2.3%
Householder is Two or More Races	39	1.8%
Husband-wife Families with Hispanic Householder	116	5.2%
Other Families (No Spouse) by Race of Householder		
Total	830	100.0%
Householder is White Alone	512	61.7%
Householder is Black Alone	161	19.4%
Householder is American Indian Alone	33	4.0%
Householder is Asian Alone	52	6.3%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	22	2.7%
Householder is Two or More Races	50	6.0%
Other Families with Hispanic Householder	68	8.2%
Nonfamily Households by Race of Householder		
Total	9,083	100.0%
Householder is White Alone	7,321	80.6%
Householder is Black Alone	669	7.4%
Householder is American Indian Alone	47	0.5%
Householder is Asian Alone	751	8.3%
Householder is Pacific Islander Alone	4	0.0%
Householder is Some Other Race Alone	57	0.6%
Householder is Two or More Races	234	2.6%
Nonfamily Households with Hispanic Householder	248	2.7%

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



## 2010 Census Profile

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### Total Housing Units by Occupancy

Total	13,507	100.0%
Occupied Housing Units	12,140	89.9%
Vacant Housing Units		
For Rent	441	3.3%
Rented, not Occupied	51	0.4%
For Sale Only	306	2.3%
Sold, not Occupied	33	0.2%
For Seasonal/Recreational/Occasional Use	371	2.7%
For Migrant Workers	2	0.0%
Other Vacant	163	1.2%
Total Vacancy Rate	10.3%	

### Households by Tenure and Mortgage Status

Total	12,140	100.0%
Owner Occupied	4,492	37.0%
Owned with a Mortgage/Loan	3,589	29.6%
Owned Free and Clear	903	7.4%
Average Household Size	1.75	
Renter Occupied	7,648	63.0%
Average Household Size	1.76	

### Owner-occupied Housing Units by Race of Householder

Total	4,491	100.0%
Householder is White Alone	4,062	90.4%
Householder is Black Alone	98	2.2%
Householder is American Indian Alone	14	0.3%
Householder is Asian Alone	223	5.0%
Householder is Pacific Islander Alone	1	0.0%
Householder is Some Other Race Alone	24	0.5%
Householder is Two or More Races	69	1.5%
Owner-occupied Housing Units with Hispanic Householder	100	2.2%

### Renter-occupied Housing Units by Race of Householder

Total	7,649	100.0%
Householder is White Alone	5,615	73.4%
Householder is Black Alone	823	10.8%
Householder is American Indian Alone	77	1.0%
Householder is Asian Alone	771	10.1%
Householder is Pacific Islander Alone	3	0.0%
Householder is Some Other Race Alone	106	1.4%
Householder is Two or More Races	254	3.3%
Renter-occupied Housing Units with Hispanic Householder	332	4.3%

### Average Household Size by Race/Hispanic Origin of Householder

Householder is White Alone	1.72
Householder is Black Alone	1.68
Householder is American Indian Alone	2.29
Householder is Asian Alone	1.86
Householder is Pacific Islander Alone	2.00
Householder is Some Other Race Alone	3.01
Householder is Two or More Races	1.95
Householder is Hispanic	2.40

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



## 2010 Census Profile

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	2000	2010	2000-2010 Annual Rate
Population	91,995	101,663	1.00%
Households	41,335	45,861	1.04%
Housing Units	43,730	51,028	1.56%
<b>Population by Race</b>			
Total		101,662	100.0%
Population Reporting One Race		97,639	96.0%
White		60,129	59.1%
Black		23,820	23.4%
American Indian		2,253	2.2%
Asian		7,213	7.1%
Pacific Islander		53	0.1%
Some Other Race		4,171	4.1%
Population Reporting Two or More Races		4,023	4.0%
Total Hispanic Population		8,690	8.5%
<b>Population by Sex</b>			
Male		53,748	52.9%
Female		47,915	47.1%
<b>Population by Age</b>			
Total		101,665	100.0%
Age 0 - 4		5,417	5.3%
Age 5 - 9		3,843	3.8%
Age 10 - 14		2,866	2.8%
Age 15 - 19		9,403	9.2%
Age 20 - 24		21,214	20.9%
Age 25 - 29		13,786	13.6%
Age 30 - 34		8,646	8.5%
Age 35 - 39		5,968	5.9%
Age 40 - 44		5,010	4.9%
Age 45 - 49		4,950	4.9%
Age 50 - 54		4,983	4.9%
Age 55 - 59		4,321	4.3%
Age 60 - 64		3,689	3.6%
Age 65 - 69		2,348	2.3%
Age 70 - 74		1,708	1.7%
Age 75 - 79		1,311	1.3%
Age 80 - 84		1,023	1.0%
Age 85+		1,176	1.2%
Age 18+		87,785	86.3%
Age 65+		7,566	7.4%

**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.



# 2010 Census Profile

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Households by Type		
Total	45,862	100.0%
Households with 1 Person	23,844	52.0%
Households with 2+ People	22,018	48.0%
Family Households	13,262	28.9%
Husband-wife Families	7,465	16.3%
With Own Children	2,647	5.8%
Other Family (No Spouse Present)	5,797	12.6%
With Own Children	3,276	7.1%
Nonfamily Households	8,756	19.1%
All Households with Children	6,541	14.3%
Multigenerational Households	593	1.3%
Unmarried Partner Households	3,769	8.2%
Male-female	3,187	6.9%
Same-sex	582	1.3%
Average Household Size	1.92	
Family Households by Size		
Total	13,262	100.0%
2 People	6,581	49.6%
3 People	2,838	21.4%
4 People	1,744	13.2%
5 People	932	7.0%
6 People	544	4.1%
7+ People	623	4.7%
Average Family Size	2.98	
Nonfamily Households by Size		
Total	32,599	100.0%
1 Person	23,844	73.1%
2 People	6,047	18.5%
3 People	1,312	4.0%
4 People	797	2.4%
5 People	394	1.2%
6 People	112	0.3%
7+ People	93	0.3%
Average Nonfamily Size	1.43	
Population by Relationship and Household Type		
Total	101,663	100.0%
In Households	88,157	86.7%
In Family Households	41,644	41.0%
Householder	13,260	13.0%
Spouse	7,459	7.3%
Child	15,364	15.1%
Other relative	3,502	3.4%
Nonrelative	2,060	2.0%
In Nonfamily Households	46,513	45.8%
In Group Quarters	13,506	13.3%
Institutionalized Population	1,578	1.6%
Noninstitutionalized Population	11,928	11.7%

**Data Note:** Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography. Average family size excludes nonrelatives.

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

Family Households by Age of Householder		
Total	13,261	100.0%
Householder Age 15 - 44	8,030	60.6%
Householder Age 45 - 54	2,054	15.5%
Householder Age 55 - 64	1,623	12.2%
Householder Age 65 - 74	913	6.9%
Householder Age 75+	641	4.8%
Nonfamily Households by Age of Householder		
Total	32,599	100.0%
Householder Age 15 - 44	20,196	62.0%
Householder Age 45 - 54	4,460	13.7%
Householder Age 55 - 64	3,984	12.2%
Householder Age 65 - 74	2,107	6.5%
Householder Age 75+	1,852	5.7%
Households by Race of Householder		
Total	45,862	100.0%
Householder is White Alone	29,696	64.8%
Householder is Black Alone	10,025	21.9%
Householder is American Indian Alone	693	1.5%
Householder is Asian Alone	3,003	6.5%
Householder is Pacific Islander Alone	21	0.0%
Householder is Some Other Race Alone	1,054	2.3%
Householder is Two or More Races	1,370	3.0%
Households with Hispanic Householder	2,417	5.3%
Husband-wife Families by Race of Householder		
Total	7,465	100.0%
Householder is White Alone	4,834	64.8%
Householder is Black Alone	1,375	18.4%
Householder is American Indian Alone	67	0.9%
Householder is Asian Alone	581	7.8%
Householder is Pacific Islander Alone	3	0.0%
Householder is Some Other Race Alone	423	5.7%
Householder is Two or More Races	182	2.4%
Husband-wife Families with Hispanic Householder	771	10.3%
Other Families (No Spouse) by Race of Householder		
Total	5,796	100.0%
Householder is White Alone	1,953	33.7%
Householder is Black Alone	2,728	47.1%
Householder is American Indian Alone	280	4.8%
Householder is Asian Alone	244	4.2%
Householder is Pacific Islander Alone	1	0.0%
Householder is Some Other Race Alone	295	5.1%
Householder is Two or More Races	295	5.1%
Other Families with Hispanic Householder	605	10.4%
Nonfamily Households by Race of Householder		
Total	32,599	100.0%
Householder is White Alone	22,909	70.3%
Householder is Black Alone	5,921	18.2%
Householder is American Indian Alone	346	1.1%
Householder is Asian Alone	2,178	6.7%
Householder is Pacific Islander Alone	16	0.0%
Householder is Some Other Race Alone	336	1.0%
Householder is Two or More Races	893	2.7%
Nonfamily Households with Hispanic Householder	1,041	3.2%

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



## 2010 Census Profile

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### Total Housing Units by Occupancy

Total	51,007	100.0%
Occupied Housing Units	45,861	89.9%
Vacant Housing Units		
For Rent	2,637	5.2%
Rented, not Occupied	171	0.3%
For Sale Only	683	1.3%
Sold, not Occupied	85	0.2%
For Seasonal/Recreational/Occasional Use	773	1.5%
For Migrant Workers	3	0.0%
Other Vacant	794	1.6%
Total Vacancy Rate	10.1%	

### Households by Tenure and Mortgage Status

Total	45,861	100.0%
Owner Occupied	11,575	25.2%
Owned with a Mortgage/Loan	9,112	19.9%
Owned Free and Clear	2,463	5.4%
Average Household Size	1.97	
Renter Occupied	34,286	74.8%
Average Household Size	1.91	

### Owner-occupied Housing Units by Race of Householder

Total	11,575	100.0%
Householder is White Alone	10,022	86.6%
Householder is Black Alone	575	5.0%
Householder is American Indian Alone	76	0.7%
Householder is Asian Alone	497	4.3%
Householder is Pacific Islander Alone	4	0.0%
Householder is Some Other Race Alone	184	1.6%
Householder is Two or More Races	217	1.9%
Owner-occupied Housing Units with Hispanic Householder	421	3.6%

### Renter-occupied Housing Units by Race of Householder

Total	34,285	100.0%
Householder is White Alone	19,674	57.4%
Householder is Black Alone	9,449	27.6%
Householder is American Indian Alone	617	1.8%
Householder is Asian Alone	2,505	7.3%
Householder is Pacific Islander Alone	17	0.0%
Householder is Some Other Race Alone	870	2.5%
Householder is Two or More Races	1,153	3.4%
Renter-occupied Housing Units with Hispanic Householder	1,996	5.8%

### Average Household Size by Race/Hispanic Origin of Householder

Householder is White Alone	1.76
Householder is Black Alone	2.11
Householder is American Indian Alone	2.75
Householder is Asian Alone	2.01
Householder is Pacific Islander Alone	1.95
Householder is Some Other Race Alone	3.65
Householder is Two or More Races	2.16
Householder is Hispanic	3.15

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



## 2010 Census Profile

43 Main St SE, Minneapolis, Minnesota, 55414  
Ring: 3 mile radius

Colliers International  
Latitude: 44.98598  
Longitude: -93.25837

	2000	2010	2000-2010 Annual Rate
Population	202,233	206,291	0.20%
Households	84,477	88,231	0.44%
Housing Units	88,793	97,790	0.97%
<b>Population by Race</b>			
Total		206,290	100.0%
Population Reporting One Race		197,134	95.6%
White		115,166	55.8%
Black		49,141	23.8%
American Indian		4,977	2.4%
Asian		15,322	7.4%
Pacific Islander		110	0.1%
Some Other Race		12,418	6.0%
Population Reporting Two or More Races		9,156	4.4%
Total Hispanic Population		23,480	11.4%
<b>Population by Sex</b>			
Male		106,495	51.6%
Female		99,796	48.4%
<b>Population by Age</b>			
Total		206,290	100.0%
Age 0 - 4		13,554	6.6%
Age 5 - 9		10,681	5.2%
Age 10 - 14		8,680	4.2%
Age 15 - 19		16,347	7.9%
Age 20 - 24		34,066	16.5%
Age 25 - 29		27,286	13.2%
Age 30 - 34		18,633	9.0%
Age 35 - 39		13,282	6.4%
Age 40 - 44		11,151	5.4%
Age 45 - 49		10,787	5.2%
Age 50 - 54		10,491	5.1%
Age 55 - 59		9,287	4.5%
Age 60 - 64		7,378	3.6%
Age 65 - 69		4,786	2.3%
Age 70 - 74		3,270	1.6%
Age 75 - 79		2,459	1.2%
Age 80 - 84		1,952	0.9%
Age 85+		2,201	1.1%
Age 18+		168,020	81.4%
Age 65+		14,668	7.1%

**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

43 Main St SE, Minneapolis, Minnesota, 55414  
Ring: 3 mile radius

Colliers International  
Latitude: 44.98598  
Longitude: -93.25837

Households by Type		
Total	88,231	100.0%
Households with 1 Person	40,027	45.4%
Households with 2+ People	48,204	54.6%
Family Households	32,236	36.5%
Husband-wife Families	18,129	20.5%
With Own Children	7,796	8.8%
Other Family (No Spouse Present)	14,107	16.0%
With Own Children	8,176	9.3%
Nonfamily Households	15,968	18.1%
All Households with Children	17,773	20.1%
Multigenerational Households	1,935	2.2%
Unmarried Partner Households	8,107	9.2%
Male-female	6,799	7.7%
Same-sex	1,308	1.5%
Average Household Size	2.16	
Family Households by Size		
Total	32,236	100.0%
2 People	13,419	41.6%
3 People	7,181	22.3%
4 People	5,182	16.1%
5 People	2,808	8.7%
6 People	1,581	4.9%
7+ People	2,065	6.4%
Average Family Size	3.22	
Nonfamily Households by Size		
Total	55,995	100.0%
1 Person	40,027	71.5%
2 People	11,124	19.9%
3 People	2,452	4.4%
4 People	1,523	2.7%
5 People	582	1.0%
6 People	151	0.3%
7+ People	136	0.2%
Average Nonfamily Size	1.44	
Population by Relationship and Household Type		
Total	206,291	100.0%
In Households	190,587	92.4%
In Family Households	109,834	53.2%
Householder	32,203	15.6%
Spouse	18,115	8.8%
Child	43,967	21.3%
Other relative	9,537	4.6%
Nonrelative	6,012	2.9%
In Nonfamily Households	80,754	39.1%
In Group Quarters	15,704	7.6%
Institutionalized Population	2,264	1.1%
Noninstitutionalized Population	13,439	6.5%

**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.



Family Households by Age of Householder		
Total	32,236	100.0%
Householder Age 15 - 44	18,962	58.8%
Householder Age 45 - 54	5,572	17.3%
Householder Age 55 - 64	4,251	13.2%
Householder Age 65 - 74	2,059	6.4%
Householder Age 75+	1,392	4.3%
Nonfamily Households by Age of Householder		
Total	55,995	100.0%
Householder Age 15 - 44	34,034	60.8%
Householder Age 45 - 54	7,854	14.0%
Householder Age 55 - 64	7,056	12.6%
Householder Age 65 - 74	3,760	6.7%
Householder Age 75+	3,291	5.9%
Households by Race of Householder		
Total	88,231	100.0%
Householder is White Alone	57,125	64.7%
Householder is Black Alone	18,652	21.1%
Householder is American Indian Alone	1,502	1.7%
Householder is Asian Alone	5,242	5.9%
Householder is Pacific Islander Alone	37	0.0%
Householder is Some Other Race Alone	2,932	3.3%
Householder is Two or More Races	2,741	3.1%
Households with Hispanic Householder	5,943	6.7%
Husband-wife Families by Race of Householder		
Total	18,129	100.0%
Householder is White Alone	11,783	65.0%
Householder is Black Alone	3,057	16.9%
Householder is American Indian Alone	179	1.0%
Householder is Asian Alone	1,420	7.8%
Householder is Pacific Islander Alone	9	0.0%
Householder is Some Other Race Alone	1,212	6.7%
Householder is Two or More Races	469	2.6%
Husband-wife Families with Hispanic Householder	2,133	11.8%
Other Families (No Spouse) by Race of Householder		
Total	14,107	100.0%
Householder is White Alone	4,723	33.5%
Householder is Black Alone	6,281	44.5%
Householder is American Indian Alone	693	4.9%
Householder is Asian Alone	718	5.1%
Householder is Pacific Islander Alone	5	0.0%
Householder is Some Other Race Alone	960	6.8%
Householder is Two or More Races	727	5.2%
Other Families with Hispanic Householder	1,787	12.7%
Nonfamily Households by Race of Householder		
Total	55,995	100.0%
Householder is White Alone	40,619	72.5%
Householder is Black Alone	9,313	16.6%
Householder is American Indian Alone	630	1.1%
Householder is Asian Alone	3,104	5.5%
Householder is Pacific Islander Alone	23	0.0%
Householder is Some Other Race Alone	760	1.4%
Householder is Two or More Races	1,546	2.8%
Nonfamily Households with Hispanic Householder	2,024	3.6%

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



## 2010 Census Profile

43 Main St SE, Minneapolis, Minnesota, 55414  
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### Total Housing Units by Occupancy

Total	97,796	100.0%
Occupied Housing Units	88,231	90.2%
Vacant Housing Units		
For Rent	4,654	4.8%
Rented, not Occupied	296	0.3%
For Sale Only	1,339	1.4%
Sold, not Occupied	271	0.3%
For Seasonal/Recreational/Occasional Use	953	1.0%
For Migrant Workers	4	0.0%
Other Vacant	2,048	2.1%
Total Vacancy Rate	9.8%	

### Households by Tenure and Mortgage Status

Total	88,231	100.0%
Owner Occupied	28,314	32.1%
Owned with a Mortgage/Loan	22,179	25.1%
Owned Free and Clear	6,135	7.0%
Average Household Size	2.28	
Renter Occupied	59,917	67.9%
Average Household Size	2.10	

### Owner-occupied Housing Units by Race of Householder

Total	28,313	100.0%
Householder is White Alone	23,171	81.8%
Householder is Black Alone	2,551	9.0%
Householder is American Indian Alone	209	0.7%
Householder is Asian Alone	1,155	4.1%
Householder is Pacific Islander Alone	10	0.0%
Householder is Some Other Race Alone	593	2.1%
Householder is Two or More Races	624	2.2%
Owner-occupied Housing Units with Hispanic Householder	1,217	4.3%

### Renter-occupied Housing Units by Race of Householder

Total	59,916	100.0%
Householder is White Alone	33,953	56.7%
Householder is Black Alone	16,100	26.9%
Householder is American Indian Alone	1,293	2.2%
Householder is Asian Alone	4,087	6.8%
Householder is Pacific Islander Alone	27	0.0%
Householder is Some Other Race Alone	2,339	3.9%
Householder is Two or More Races	2,117	3.5%
Renter-occupied Housing Units with Hispanic Householder	4,726	7.9%

### Average Household Size by Race/Hispanic Origin of Householder

Householder is White Alone	1.88
Householder is Black Alone	2.45
Householder is American Indian Alone	3.01
Householder is Asian Alone	2.62
Householder is Pacific Islander Alone	2.51
Householder is Some Other Race Alone	4.07
Householder is Two or More Races	2.53
Householder is Hispanic	3.63

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



## Demographic and Income Comparison Profile

43 Main St SE, Minneapolis, Minnesota, 55414  
Rings: 1, 2, 3 mile radii

Colliers International  
Latitude: 44.98598  
Longitude: -93.25837

	1 mile	2 miles	3 miles
<b>Census 2010 Summary</b>			
Population	23,505	101,663	206,291
Households	12,140	45,861	88,231
Families	3,057	13,262	32,236
Average Household Size	1.75	1.92	2.16
Owner Occupied Housing Units	4,492	11,575	28,314
Renter Occupied Housing Units	7,648	34,286	59,917
Median Age	29.6	27.9	28.6
<b>2016 Summary</b>			
Population	27,576	111,864	224,306
Households	14,320	50,577	95,784
Families	3,529	14,318	34,444
Average Household Size	1.76	1.94	2.17
Owner Occupied Housing Units	5,182	12,465	29,798
Renter Occupied Housing Units	9,138	38,113	65,987
Median Age	30.7	28.7	29.4
Median Household Income	\$55,756	\$35,589	\$37,706
Average Household Income	\$89,295	\$60,938	\$61,356
<b>2021 Summary</b>			
Population	30,175	119,285	238,253
Households	15,769	54,270	101,935
Families	3,849	15,204	36,364
Average Household Size	1.76	1.94	2.18
Owner Occupied Housing Units	5,744	13,435	31,631
Renter Occupied Housing Units	10,025	40,835	70,303
Median Age	31.3	29.2	29.9
Median Household Income	\$61,776	\$36,184	\$38,041
Average Household Income	\$98,146	\$66,054	\$65,935
<b>Trends: 2016-2021 Annual Rate</b>			
Population	1.82%	1.29%	1.21%
Households	1.95%	1.42%	1.25%
Families	1.75%	1.21%	1.09%
Owner Households	2.08%	1.51%	1.20%
Median Household Income	2.07%	0.33%	0.18%

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

September 29, 2016



## Demographic and Income Comparison Profile

43 Main St SE, Minneapolis, Minnesota, 55414  
Rings: 1, 2, 3 mile radii

Colliers International  
Latitude: 44.98598  
Longitude: -93.25837

2016 Households by Income	1 mile		2 miles		3 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	2,740	19.1%	14,317	28.3%	23,170	24.2%
\$15,000 - \$24,999	1,262	8.8%	6,050	12.0%	11,814	12.3%
\$25,000 - \$34,999	1,187	8.3%	4,637	9.2%	10,220	10.7%
\$35,000 - \$49,999	1,372	9.6%	5,438	10.8%	11,641	12.2%
\$50,000 - \$74,999	2,008	14.0%	7,061	14.0%	13,921	14.5%
\$75,000 - \$99,999	1,599	11.2%	4,658	9.2%	9,117	9.5%
\$100,000 - \$149,999	1,854	12.9%	4,225	8.4%	8,429	8.8%
\$150,000 - \$199,999	958	6.7%	1,975	3.9%	3,707	3.9%
\$200,000+	1,342	9.4%	2,216	4.4%	3,766	3.9%
Median Household Income	\$55,756		\$35,589		\$37,706	
Average Household Income	\$89,295		\$60,938		\$61,356	
Per Capita Income	\$47,329		\$29,098		\$27,152	

2021 Households by Income	1 mile		2 miles		3 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	3,034	19.2%	15,707	28.9%	25,498	25.0%
\$15,000 - \$24,999	1,257	8.0%	6,096	11.2%	11,746	11.5%
\$25,000 - \$34,999	1,207	7.7%	4,610	8.5%	9,840	9.7%
\$35,000 - \$49,999	1,652	10.5%	6,841	12.6%	14,796	14.5%
\$50,000 - \$74,999	1,353	8.6%	4,957	9.1%	9,946	9.8%
\$75,000 - \$99,999	1,979	12.5%	5,490	10.1%	10,601	10.4%
\$100,000 - \$149,999	2,394	15.2%	5,253	9.7%	10,147	10.0%
\$150,000 - \$199,999	1,246	7.9%	2,628	4.8%	4,894	4.8%
\$200,000+	1,647	10.4%	2,689	5.0%	4,466	4.4%
Median Household Income	\$61,776		\$36,184		\$38,041	
Average Household Income	\$98,146		\$66,054		\$65,935	
Per Capita Income	\$52,081		\$31,502		\$29,107	

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

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

September 29, 2016

# Demographic and Income Comparison Profile

43 Main St SE, Minneapolis, Minnesota, 55414  
Rings: 1, 2, 3 mile radii

Colliers International  
Latitude: 44.98598  
Longitude: -93.25837

2010 Population by Age	1 mile		2 miles		3 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	715	3.0%	5,417	5.3%	13,554	6.6%
Age 5 - 9	404	1.7%	3,843	3.8%	10,681	5.2%
Age 10 - 14	292	1.2%	2,866	2.8%	8,680	4.2%
Age 15 - 19	1,131	4.8%	9,403	9.2%	16,347	7.9%
Age 20 - 24	5,499	23.4%	21,214	20.9%	34,066	16.5%
Age 25 - 34	6,391	27.2%	22,432	22.1%	45,919	22.3%
Age 35 - 44	2,592	11.0%	10,978	10.8%	24,433	11.8%
Age 45 - 54	2,391	10.2%	9,933	9.8%	21,278	10.3%
Age 55 - 64	2,240	9.5%	8,010	7.9%	16,665	8.1%
Age 65 - 74	1,022	4.3%	4,056	4.0%	8,056	3.9%
Age 75 - 84	525	2.2%	2,334	2.3%	4,411	2.1%
Age 85+	304	1.3%	1,176	1.2%	2,201	1.1%

2016 Population by Age	Number		Percent		Number	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	809	2.9%	5,541	5.0%	13,896	6.2%
Age 5 - 9	578	2.1%	4,473	4.0%	11,649	5.2%
Age 10 - 14	385	1.4%	3,480	3.1%	9,871	4.4%
Age 15 - 19	1,233	4.5%	9,827	8.8%	16,901	7.5%
Age 20 - 24	6,189	22.4%	22,216	19.9%	35,754	15.9%
Age 25 - 34	7,218	26.2%	24,438	21.8%	48,599	21.7%
Age 35 - 44	3,256	11.8%	12,587	11.3%	27,560	12.3%
Age 45 - 54	2,584	9.4%	10,239	9.2%	21,732	9.7%
Age 55 - 64	2,577	9.3%	9,245	8.3%	19,275	8.6%
Age 65 - 74	1,658	6.0%	5,696	5.1%	11,491	5.1%
Age 75 - 84	709	2.6%	2,725	2.4%	5,061	2.3%
Age 85+	378	1.4%	1,398	1.2%	2,518	1.1%

2021 Population by Age	Number		Percent		Number	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	896	3.0%	5,896	4.9%	14,811	6.2%
Age 5 - 9	629	2.1%	4,524	3.8%	11,937	5.0%
Age 10 - 14	488	1.6%	3,779	3.2%	10,237	4.3%
Age 15 - 19	1,327	4.4%	10,248	8.6%	17,459	7.3%
Age 20 - 24	6,310	20.9%	22,647	19.0%	35,973	15.1%
Age 25 - 34	7,838	26.0%	25,677	21.5%	51,318	21.5%
Age 35 - 44	3,830	12.7%	14,315	12.0%	30,745	12.9%
Age 45 - 54	2,724	9.0%	10,482	8.8%	22,334	9.4%
Age 55 - 64	2,686	8.9%	9,778	8.2%	20,173	8.5%
Age 65 - 74	2,081	6.9%	7,095	5.9%	14,281	6.0%
Age 75 - 84	960	3.2%	3,339	2.8%	6,340	2.7%
Age 85+	406	1.3%	1,504	1.3%	2,644	1.1%

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

43 Main St SE, Minneapolis, Minnesota, 55414  
Rings: 1, 2, 3 mile radii

Colliers International  
Latitude: 44.98598  
Longitude: -93.25837

2010 Race and Ethnicity	1 mile		2 miles		3 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	17,526	74.6%	60,129	59.1%	115,166	55.8%
Black Alone	2,387	10.2%	23,820	23.4%	49,141	23.8%
American Indian Alone	311	1.3%	2,253	2.2%	4,977	2.4%
Asian Alone	2,004	8.5%	7,213	7.1%	15,322	7.4%
Pacific Islander Alone	9	0.0%	53	0.1%	110	0.1%
Some Other Race Alone	504	2.1%	4,171	4.1%	12,418	6.0%
Two or More Races	763	3.2%	4,023	4.0%	9,156	4.4%
Hispanic Origin (Any Race)	1,293	5.5%	8,690	8.5%	23,480	11.4%

2016 Race and Ethnicity	1 mile		2 miles		3 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	19,778	71.7%	63,193	56.5%	119,149	53.1%
Black Alone	3,038	11.0%	27,568	24.6%	56,290	25.1%
American Indian Alone	328	1.2%	2,204	2.0%	4,873	2.2%
Asian Alone	2,834	10.3%	9,541	8.5%	19,718	8.8%
Pacific Islander Alone	10	0.0%	56	0.1%	115	0.1%
Some Other Race Alone	610	2.2%	4,585	4.1%	13,617	6.1%
Two or More Races	979	3.6%	4,716	4.2%	10,544	4.7%
Hispanic Origin (Any Race)	1,553	5.6%	9,581	8.6%	25,718	11.5%

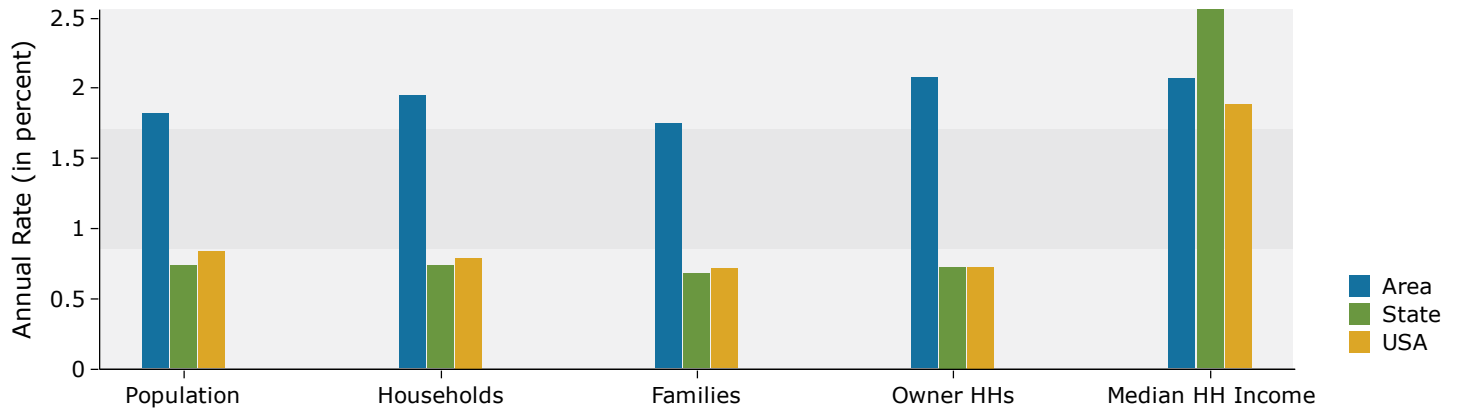
2021 Race and Ethnicity	1 mile		2 miles		3 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	20,740	68.7%	64,070	53.7%	120,146	50.4%
Black Alone	3,624	12.0%	30,987	26.0%	62,801	26.4%
American Indian Alone	337	1.1%	2,167	1.8%	4,782	2.0%
Asian Alone	3,575	11.8%	11,563	9.7%	23,535	9.9%
Pacific Islander Alone	10	0.0%	56	0.0%	115	0.0%
Some Other Race Alone	728	2.4%	5,135	4.3%	15,150	6.4%
Two or More Races	1,161	3.8%	5,307	4.4%	11,724	4.9%
Hispanic Origin (Any Race)	1,839	6.1%	10,721	9.0%	28,526	12.0%

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

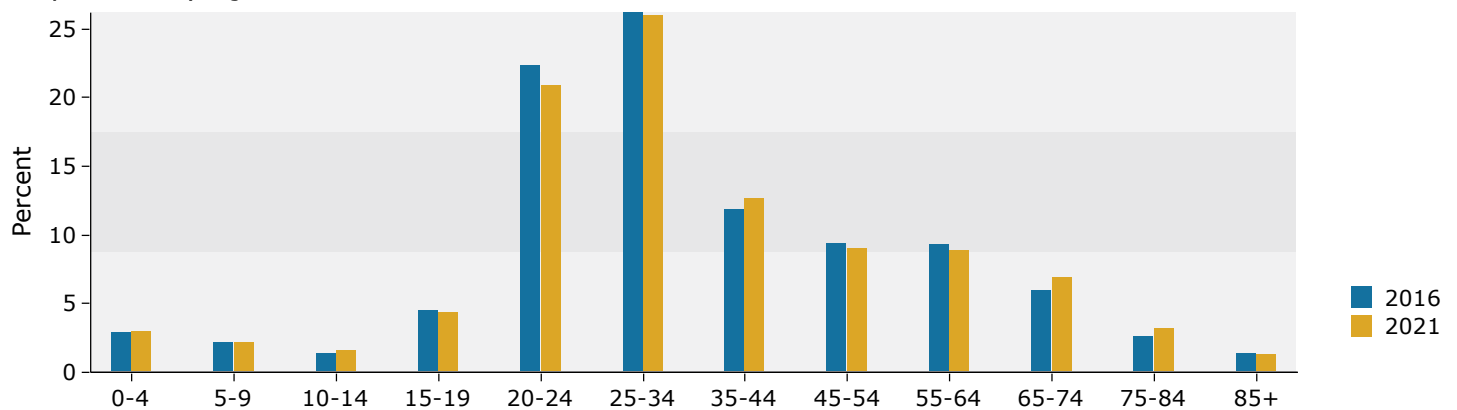
September 29, 2016

## 1 mile

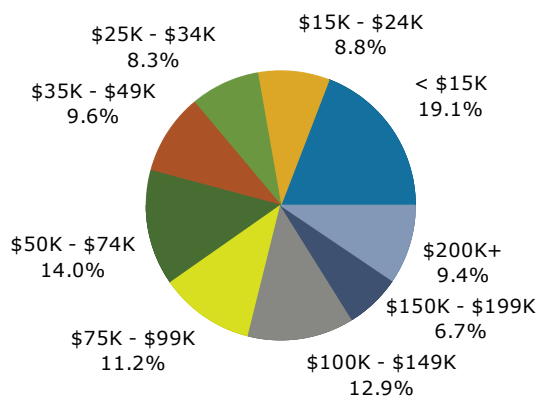
### Trends 2016-2021



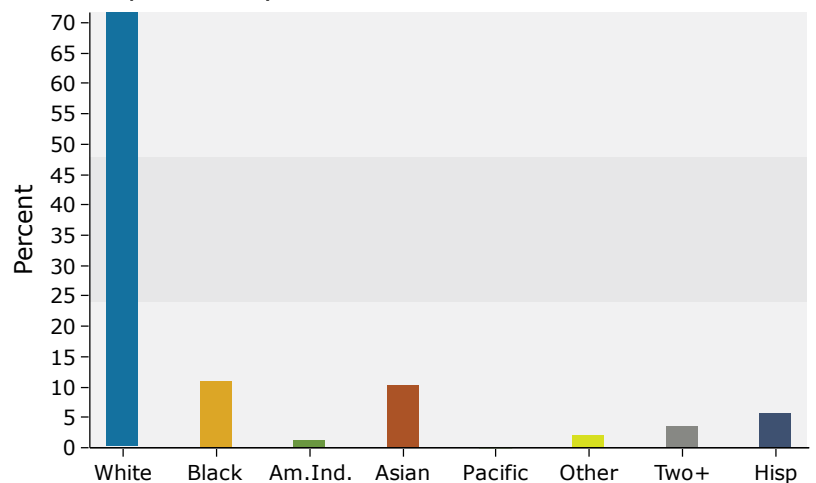
### Population by Age



### 2016 Household Income

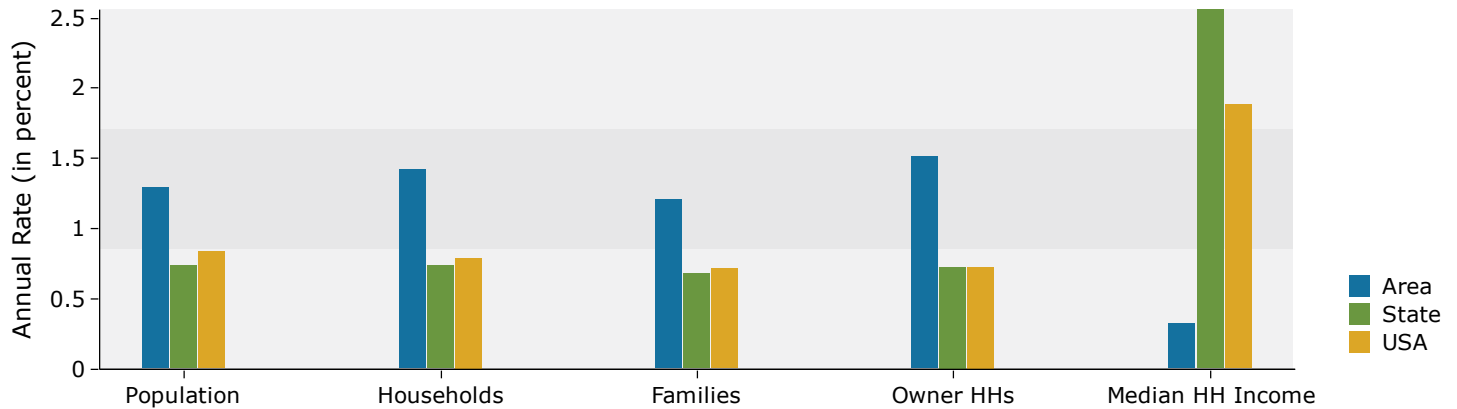


### 2016 Population by Race

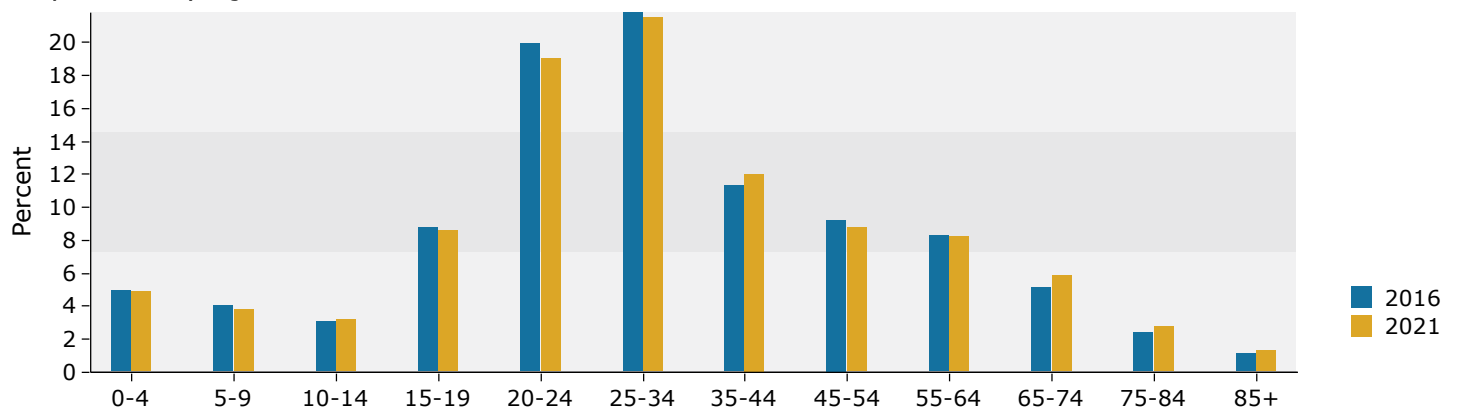


## 2 miles

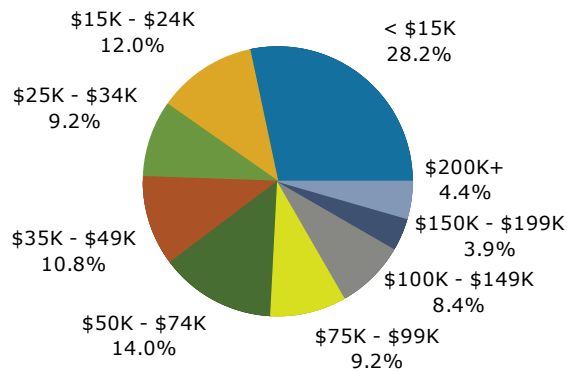
### Trends 2016-2021



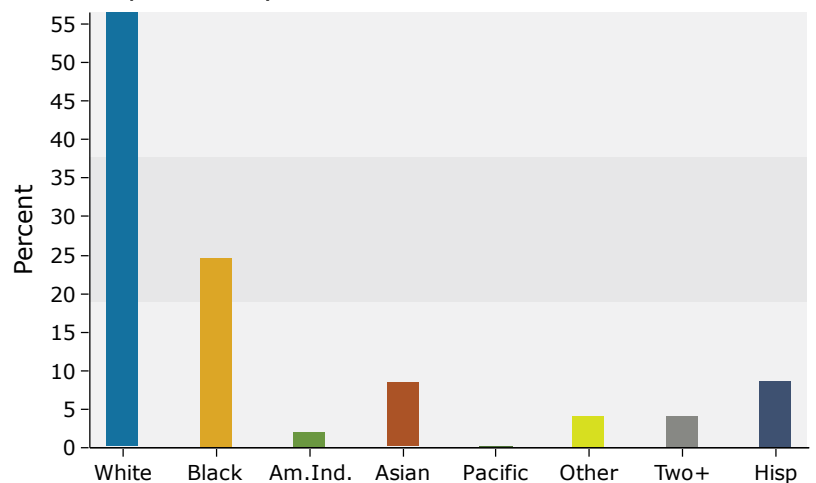
### Population by Age



### 2016 Household Income

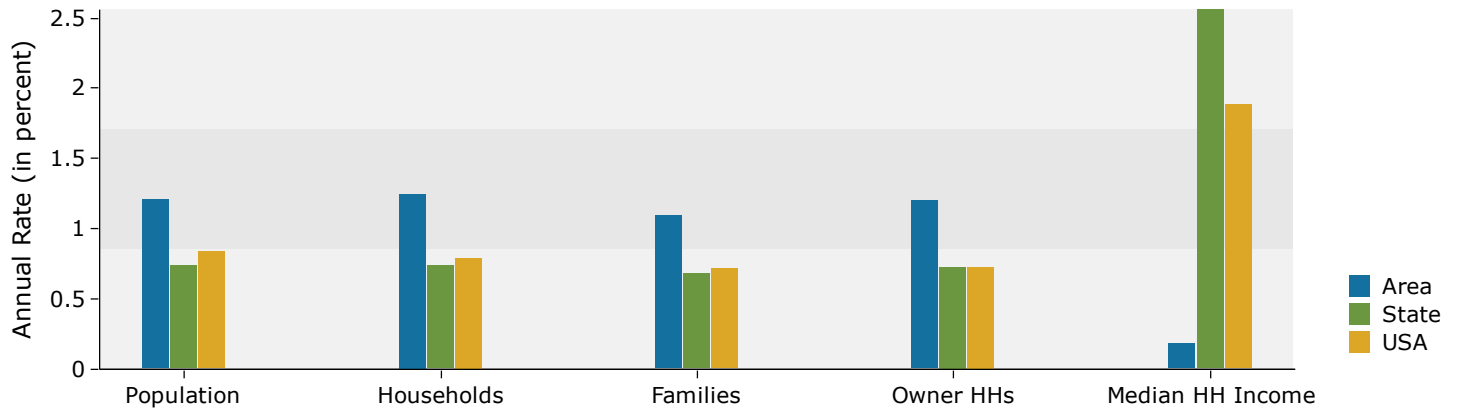


### 2016 Population by Race

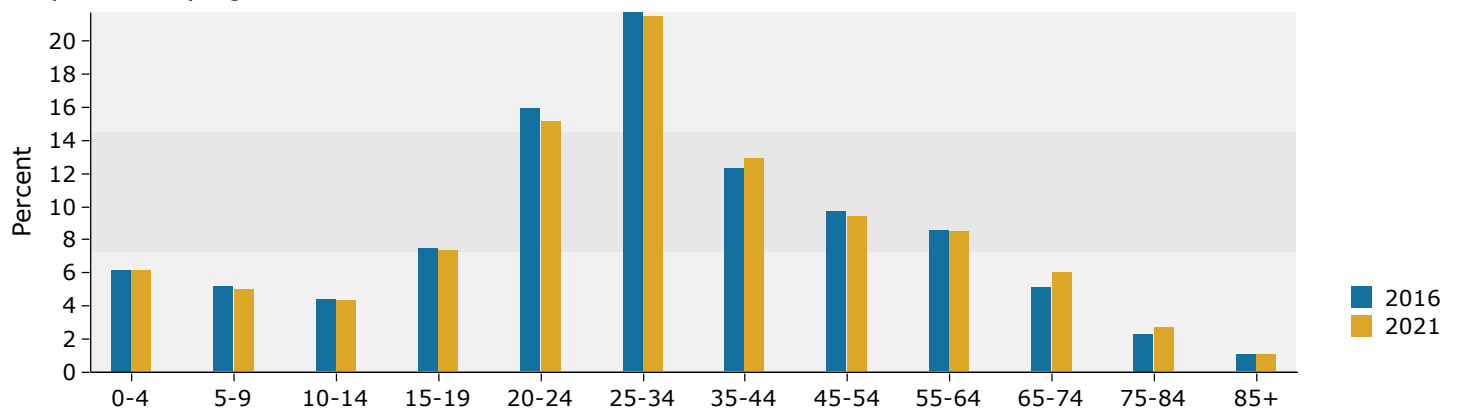


## 3 miles

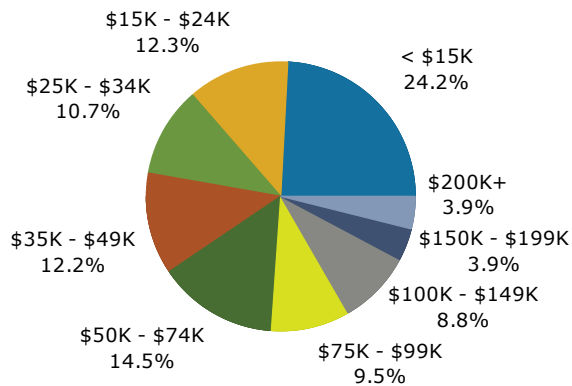
### Trends 2016-2021



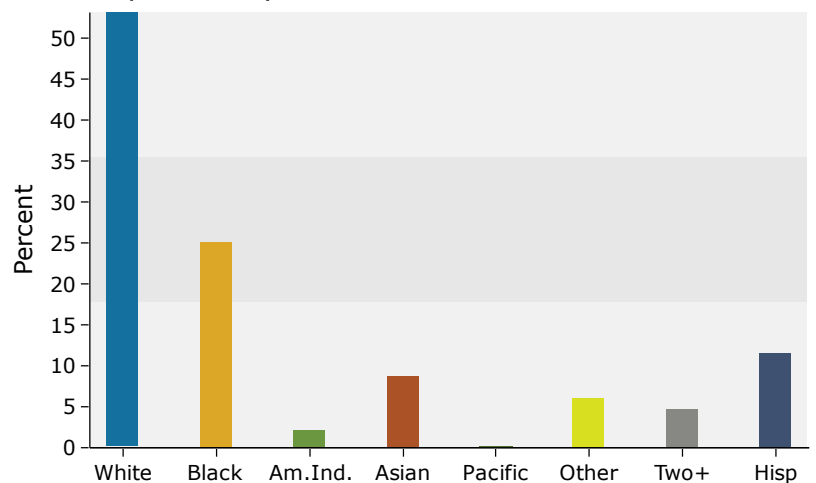
### Population by Age



### 2016 Household Income



### 2016 Population by Race



## Market Profile

43 Main St SE, Minneapolis, Minnesota, 55414  
Rings: 1, 2, 3 mile radii

Colliers International  
Latitude: 44.98598  
Longitude: -93.25837

	1 mile	2 miles	3 miles
<b>Population Summary</b>			
2000 Total Population	19,028	91,995	202,233
2010 Total Population	23,505	101,663	206,291
2016 Total Population	27,576	111,864	224,306
2016 Group Quarters	2,351	13,947	16,216
2021 Total Population	30,175	119,285	238,253
2016-2021 Annual Rate	1.82%	1.29%	1.21%
<b>Household Summary</b>			
2000 Households	9,641	41,335	84,477
2000 Average Household Size	1.76	1.93	2.21
2010 Households	12,140	45,861	88,231
2010 Average Household Size	1.75	1.92	2.16
2016 Households	14,320	50,577	95,784
2016 Average Household Size	1.76	1.94	2.17
2021 Households	15,769	54,270	101,935
2021 Average Household Size	1.76	1.94	2.18
2016-2021 Annual Rate	1.95%	1.42%	1.25%
2010 Families	3,057	13,262	32,236
2010 Average Family Size	2.49	2.98	3.22
2016 Families	3,529	14,318	34,444
2016 Average Family Size	2.48	2.99	3.23
2021 Families	3,849	15,204	36,364
2021 Average Family Size	2.48	2.99	3.24
2016-2021 Annual Rate	1.75%	1.21%	1.09%
<b>Housing Unit Summary</b>			
2000 Housing Units	10,243	43,730	88,793
Owner Occupied Housing Units	27.0%	21.9%	31.3%
Renter Occupied Housing Units	67.2%	72.6%	63.8%
Vacant Housing Units	5.9%	5.5%	4.9%
2010 Housing Units	13,535	51,028	97,790
Owner Occupied Housing Units	33.2%	22.7%	29.0%
Renter Occupied Housing Units	56.5%	67.2%	61.3%
Vacant Housing Units	10.3%	10.1%	9.8%
2016 Housing Units	15,664	55,860	105,848
Owner Occupied Housing Units	33.1%	22.3%	28.2%
Renter Occupied Housing Units	58.3%	68.2%	62.3%
Vacant Housing Units	8.6%	9.5%	9.5%
2021 Housing Units	17,171	59,887	112,612
Owner Occupied Housing Units	33.5%	22.4%	28.1%
Renter Occupied Housing Units	58.4%	68.2%	62.4%
Vacant Housing Units	8.2%	9.4%	9.5%
<b>Median Household Income</b>			
2016	\$55,756	\$35,589	\$37,706
2021	\$61,776	\$36,184	\$38,041
<b>Median Home Value</b>			
2016	\$290,148	\$228,908	\$207,137
2021	\$330,935	\$271,165	\$242,916
<b>Per Capita Income</b>			
2016	\$47,329	\$29,098	\$27,152
2021	\$52,081	\$31,502	\$29,107
<b>Median Age</b>			
2010	29.6	27.9	28.6
2016	30.7	28.7	29.4
2021	31.3	29.2	29.9

**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.

September 29, 2016



## Market Profile

43 Main St SE, Minneapolis, Minnesota, 55414  
Rings: 1, 2, 3 mile radii

Colliers International  
Latitude: 44.98598  
Longitude: -93.25837

	1 mile	2 miles	3 miles
<b>2016 Households by Income</b>			
Household Income Base	14,320	50,577	95,784
<\$15,000	19.1%	28.3%	24.2%
\$15,000 - \$24,999	8.8%	12.0%	12.3%
\$25,000 - \$34,999	8.3%	9.2%	10.7%
\$35,000 - \$49,999	9.6%	10.8%	12.2%
\$50,000 - \$74,999	14.0%	14.0%	14.5%
\$75,000 - \$99,999	11.2%	9.2%	9.5%
\$100,000 - \$149,999	12.9%	8.4%	8.8%
\$150,000 - \$199,999	6.7%	3.9%	3.9%
\$200,000+	9.4%	4.4%	3.9%
Average Household Income	\$89,295	\$60,938	\$61,356
<b>2021 Households by Income</b>			
Household Income Base	15,769	54,270	101,935
<\$15,000	19.2%	28.9%	25.0%
\$15,000 - \$24,999	8.0%	11.2%	11.5%
\$25,000 - \$34,999	7.7%	8.5%	9.7%
\$35,000 - \$49,999	10.5%	12.6%	14.5%
\$50,000 - \$74,999	8.6%	9.1%	9.8%
\$75,000 - \$99,999	12.5%	10.1%	10.4%
\$100,000 - \$149,999	15.2%	9.7%	10.0%
\$150,000 - \$199,999	7.9%	4.8%	4.8%
\$200,000+	10.4%	5.0%	4.4%
Average Household Income	\$98,146	\$66,054	\$65,935
<b>2016 Owner Occupied Housing Units by Value</b>			
Total	5,178	12,443	29,776
<\$50,000	1.3%	2.1%	3.6%
\$50,000 - \$99,999	3.9%	6.0%	9.9%
\$100,000 - \$149,999	8.2%	13.9%	15.5%
\$150,000 - \$199,999	10.5%	17.7%	18.7%
\$200,000 - \$249,999	16.6%	17.9%	16.3%
\$250,000 - \$299,999	11.8%	10.6%	10.4%
\$300,000 - \$399,999	17.4%	12.7%	10.1%
\$400,000 - \$499,999	10.4%	7.0%	5.6%
\$500,000 - \$749,999	9.9%	6.3%	4.9%
\$750,000 - \$999,999	5.3%	3.2%	3.0%
\$1,000,000 +	4.7%	2.6%	2.0%
Average Home Value	\$376,275	\$299,134	\$268,450
<b>2021 Owner Occupied Housing Units by Value</b>			
Total	5,740	13,411	31,607
<\$50,000	0.9%	1.5%	2.7%
\$50,000 - \$99,999	3.1%	5.0%	9.0%
\$100,000 - \$149,999	4.9%	8.9%	10.8%
\$150,000 - \$199,999	5.4%	11.4%	13.1%
\$200,000 - \$249,999	14.3%	17.3%	16.7%
\$250,000 - \$299,999	14.0%	14.0%	14.6%
\$300,000 - \$399,999	23.9%	19.3%	15.4%
\$400,000 - \$499,999	10.6%	8.2%	6.3%
\$500,000 - \$749,999	8.8%	6.0%	4.6%
\$750,000 - \$999,999	8.2%	4.9%	4.2%
\$1,000,000 +	6.0%	3.4%	2.5%
Average Home Value	\$421,351	\$340,776	\$300,627

**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.

September 29, 2016

## Market Profile

43 Main St SE, Minneapolis, Minnesota, 55414  
Rings: 1, 2, 3 mile radii

Colliers International  
Latitude: 44.98598  
Longitude: -93.25837

	1 mile	2 miles	3 miles
<b>2010 Population by Age</b>			
Total	23,505	101,665	206,290
0 - 4	3.0%	5.3%	6.6%
5 - 9	1.7%	3.8%	5.2%
10 - 14	1.2%	2.8%	4.2%
15 - 24	28.2%	30.1%	24.4%
25 - 34	27.2%	22.1%	22.3%
35 - 44	11.0%	10.8%	11.8%
45 - 54	10.2%	9.8%	10.3%
55 - 64	9.5%	7.9%	8.1%
65 - 74	4.3%	4.0%	3.9%
75 - 84	2.2%	2.3%	2.1%
85 +	1.3%	1.2%	1.1%
18 +	93.0%	86.3%	81.4%
<b>2016 Population by Age</b>			
Total	27,574	111,865	224,307
0 - 4	2.9%	5.0%	6.2%
5 - 9	2.1%	4.0%	5.2%
10 - 14	1.4%	3.1%	4.4%
15 - 24	26.9%	28.6%	23.5%
25 - 34	26.2%	21.8%	21.7%
35 - 44	11.8%	11.3%	12.3%
45 - 54	9.4%	9.2%	9.7%
55 - 64	9.3%	8.3%	8.6%
65 - 74	6.0%	5.1%	5.1%
75 - 84	2.6%	2.4%	2.3%
85 +	1.4%	1.2%	1.1%
18 +	92.2%	85.8%	81.5%
<b>2021 Population by Age</b>			
Total	30,175	119,284	238,252
0 - 4	3.0%	4.9%	6.2%
5 - 9	2.1%	3.8%	5.0%
10 - 14	1.6%	3.2%	4.3%
15 - 24	25.3%	27.6%	22.4%
25 - 34	26.0%	21.5%	21.5%
35 - 44	12.7%	12.0%	12.9%
45 - 54	9.0%	8.8%	9.4%
55 - 64	8.9%	8.2%	8.5%
65 - 74	6.9%	5.9%	6.0%
75 - 84	3.2%	2.8%	2.7%
85 +	1.3%	1.3%	1.1%
18 +	92.0%	86.0%	81.9%
<b>2010 Population by Sex</b>			
Males	12,771	53,748	106,495
Females	10,734	47,915	99,796
<b>2016 Population by Sex</b>			
Males	14,885	58,926	115,579
Females	12,691	52,938	108,727
<b>2021 Population by Sex</b>			
Males	16,203	62,611	122,263
Females	13,972	56,673	115,990

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

September 29, 2016



## Market Profile

43 Main St SE, Minneapolis, Minnesota, 55414  
Rings: 1, 2, 3 mile radii

Colliers International  
Latitude: 44.98598  
Longitude: -93.25837

	1 mile	2 miles	3 miles
<b>2010 Population by Race/Ethnicity</b>			
Total	23,504	101,662	206,290
White Alone	74.6%	59.1%	55.8%
Black Alone	10.2%	23.4%	23.8%
American Indian Alone	1.3%	2.2%	2.4%
Asian Alone	8.5%	7.1%	7.4%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	2.1%	4.1%	6.0%
Two or More Races	3.2%	4.0%	4.4%
Hispanic Origin	5.5%	8.5%	11.4%
Diversity Index	48.6	65.4	70.1
<b>2016 Population by Race/Ethnicity</b>			
Total	27,577	111,863	224,306
White Alone	71.7%	56.5%	53.1%
Black Alone	11.0%	24.6%	25.1%
American Indian Alone	1.2%	2.0%	2.2%
Asian Alone	10.3%	8.5%	8.8%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	2.2%	4.1%	6.1%
Two or More Races	3.6%	4.2%	4.7%
Hispanic Origin	5.6%	8.6%	11.5%
Diversity Index	52.0	67.3	71.8
<b>2021 Population by Race/Ethnicity</b>			
Total	30,175	119,285	238,253
White Alone	68.7%	53.7%	50.4%
Black Alone	12.0%	26.0%	26.4%
American Indian Alone	1.1%	1.8%	2.0%
Asian Alone	11.8%	9.7%	9.9%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	2.4%	4.3%	6.4%
Two or More Races	3.8%	4.4%	4.9%
Hispanic Origin	6.1%	9.0%	12.0%
Diversity Index	55.6	69.4	73.6
<b>2010 Population by Relationship and Household Type</b>			
Total	23,505	101,663	206,291
In Households	90.5%	86.7%	92.4%
In Family Households	33.6%	41.0%	53.2%
Householder	13.1%	13.0%	15.6%
Spouse	9.5%	7.3%	8.8%
Child	7.6%	15.1%	21.3%
Other relative	2.2%	3.4%	4.6%
Nonrelative	1.2%	2.0%	2.9%
In Nonfamily Households	56.9%	45.8%	39.1%
In Group Quarters	9.5%	13.3%	7.6%
Institutionalized Population	3.5%	1.6%	1.1%
Noninstitutionalized Population	5.9%	11.7%	6.5%

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

September 29, 2016



## Market Profile

43 Main St SE, Minneapolis, Minnesota, 55414  
Rings: 1, 2, 3 mile radii

Colliers International  
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	1 mile	2 miles	3 miles
<b>2016 Population 25+ by Educational Attainment</b>			
Total	18,381	66,327	136,235
Less than 9th Grade	1.8%	6.6%	7.1%
9th - 12th Grade, No Diploma	4.3%	7.1%	7.0%
High School Graduate	7.4%	13.6%	14.1%
GED/Alternative Credential	2.5%	3.6%	3.4%
Some College, No Degree	13.7%	18.3%	18.1%
Associate Degree	5.3%	6.0%	6.3%
Bachelor's Degree	38.6%	28.3%	27.6%
Graduate/Professional Degree	26.3%	16.5%	16.4%
<b>2016 Population 15+ by Marital Status</b>			
Total	25,805	98,370	188,890
Never Married	62.9%	65.1%	60.7%
Married	26.5%	22.7%	26.9%
Widowed	2.0%	2.9%	2.8%
Divorced	8.6%	9.3%	9.6%
<b>2016 Civilian Population 16+ in Labor Force</b>			
Civilian Employed	95.2%	92.7%	92.9%
Civilian Unemployed	4.8%	7.3%	7.1%
<b>2016 Employed Population 16+ by Industry</b>			
Total	18,412	61,317	119,736
Agriculture/Mining	0.4%	0.3%	0.4%
Construction	1.0%	1.8%	2.3%
Manufacturing	8.1%	7.5%	8.1%
Wholesale Trade	1.8%	1.9%	1.8%
Retail Trade	9.8%	10.2%	9.8%
Transportation/Utilities	2.5%	3.1%	3.1%
Information	2.4%	1.9%	1.9%
Finance/Insurance/Real Estate	9.9%	7.9%	7.5%
Services	61.7%	63.5%	62.8%
Public Administration	2.4%	1.9%	2.4%
<b>2016 Employed Population 16+ by Occupation</b>			
Total	18,413	61,316	119,734
White Collar	80.2%	67.4%	65.4%
Management/Business/Financial	24.1%	16.6%	15.8%
Professional	37.3%	29.8%	29.1%
Sales	8.6%	9.1%	9.0%
Administrative Support	10.2%	11.9%	11.6%
Services	13.5%	22.0%	22.2%
Blue Collar	6.3%	10.6%	12.3%
Farming/Forestry/Fishing	0.5%	0.3%	0.3%
Construction/Extraction	0.6%	1.3%	2.0%
Installation/Maintenance/Repair	1.0%	1.2%	1.1%
Production	2.9%	4.2%	4.9%
Transportation/Material Moving	1.3%	3.6%	4.1%
<b>2010 Population By Urban/ Rural Status</b>			
Total Population	23,505	101,663	206,291
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 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

September 29, 2016

## Market Profile

43 Main St SE, Minneapolis, Minnesota, 55414  
Rings: 1, 2, 3 mile radii

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	1 mile	2 miles	3 miles
<b>2010 Households by Type</b>			
Total	12,140	45,862	88,231
Households with 1 Person	52.0%	52.0%	45.4%
Households with 2+ People	48.0%	48.0%	54.6%
Family Households	25.2%	28.9%	36.5%
Husband-wife Families	18.3%	16.3%	20.5%
With Related Children	3.9%	6.0%	9.2%
Other Family (No Spouse Present)	6.8%	12.6%	16.0%
Other Family with Male Householder	2.4%	3.2%	4.1%
With Related Children	0.8%	1.4%	2.0%
Other Family with Female Householder	4.4%	9.4%	11.8%
With Related Children	2.4%	6.6%	8.6%
Nonfamily Households	22.8%	19.1%	18.1%
All Households with Children	7.3%	14.3%	20.1%
Multigenerational Households	0.6%	1.3%	2.2%
Unmarried Partner Households	9.2%	8.2%	9.2%
Male-female	7.7%	6.9%	7.7%
Same-sex	1.5%	1.3%	1.5%
<b>2010 Households by Size</b>			
Total	12,140	45,861	88,231
1 Person Household	52.0%	52.0%	45.4%
2 Person Household	34.3%	27.5%	27.8%
3 Person Household	7.4%	9.0%	10.9%
4 Person Household	3.7%	5.5%	7.6%
5 Person Household	1.6%	2.9%	3.8%
6 Person Household	0.5%	1.4%	2.0%
7 + Person Household	0.5%	1.6%	2.5%
<b>2010 Households by Tenure and Mortgage Status</b>			
Total	12,140	45,861	88,231
Owner Occupied	37.0%	25.2%	32.1%
Owned with a Mortgage/Loan	29.6%	19.9%	25.1%
Owned Free and Clear	7.4%	5.4%	7.0%
Renter Occupied	63.0%	74.8%	67.9%
<b>2010 Housing Units By Urban/ Rural Status</b>			
Total Housing Units	13,535	51,028	97,790
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 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

September 29, 2016





## Market Profile

43 Main St SE, Minneapolis, Minnesota, 55414  
Rings: 1, 2, 3 mile radii

Colliers International  
Latitude: 44.98598  
Longitude: -93.25837

	1 mile	2 miles	3 miles
<b>Top 3 Tapestry Segments</b>			
<b>1.</b>	Metro Renters (3B)	Metro Renters (3B)	Metro Renters (3B)
<b>2.</b>	College Towns (14B)	Social Security Set (9F)	Metro Fusion (11C)
<b>3.</b>	Emerald City (8B)	College Towns (14B)	Social Security Set (9F)
<b>2016 Consumer Spending</b>			
Apparel & Services: Total \$	\$36,798,589	\$89,343,426	\$168,719,758
Average Spent	\$2,569.73	\$1,766.48	\$1,761.46
Spending Potential Index	128	88	87
Education: Total \$	\$30,499,869	\$69,944,298	\$128,171,161
Average Spent	\$2,129.88	\$1,382.93	\$1,338.13
Spending Potential Index	151	98	95
Entertainment/Recreation: Total \$	\$47,585,765	\$114,961,611	\$219,457,900
Average Spent	\$3,323.03	\$2,273.00	\$2,291.17
Spending Potential Index	114	78	79
Food at Home: Total \$	\$86,725,474	\$214,624,321	\$406,959,377
Average Spent	\$6,056.25	\$4,243.52	\$4,248.72
Spending Potential Index	122	85	85
Food Away from Home: Total \$	\$56,613,345	\$136,773,999	\$257,986,356
Average Spent	\$3,953.45	\$2,704.27	\$2,693.42
Spending Potential Index	128	87	87
Health Care: Total \$	\$76,989,545	\$188,303,884	\$363,598,562
Average Spent	\$5,376.36	\$3,723.11	\$3,796.03
Spending Potential Index	101	70	72
HH Furnishings & Equipment: Total \$	\$29,303,429	\$70,370,912	\$134,276,339
Average Spent	\$2,046.33	\$1,391.36	\$1,401.87
Spending Potential Index	116	79	79
Personal Care Products & Services: Total \$	\$12,065,334	\$29,499,825	\$56,364,352
Average Spent	\$842.55	\$583.27	\$588.45
Spending Potential Index	115	80	80
Shelter: Total \$	\$283,730,522	\$694,213,370	\$1,311,861,160
Average Spent	\$19,813.58	\$13,725.87	\$13,696.04
Spending Potential Index	127	88	88
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$33,915,769	\$81,870,018	\$158,493,427
Average Spent	\$2,368.42	\$1,618.72	\$1,654.70
Spending Potential Index	102	70	71
Travel: Total \$	\$28,110,037	\$66,570,692	\$128,517,404
Average Spent	\$1,962.99	\$1,316.22	\$1,341.74
Spending Potential Index	105	71	72
Vehicle Maintenance & Repairs: Total \$	\$16,883,702	\$40,931,856	\$78,177,123
Average Spent	\$1,179.03	\$809.30	\$816.18
Spending Potential Index	114	78	79

**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.

September 29, 2016