



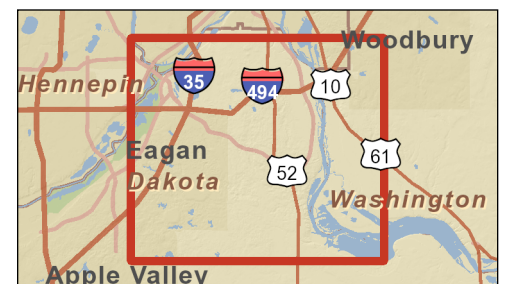
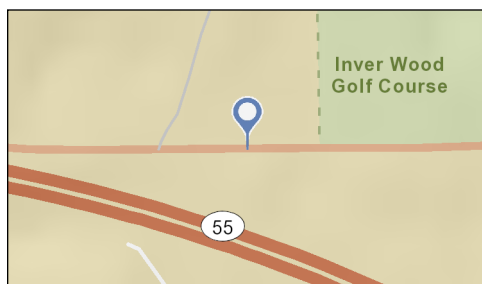
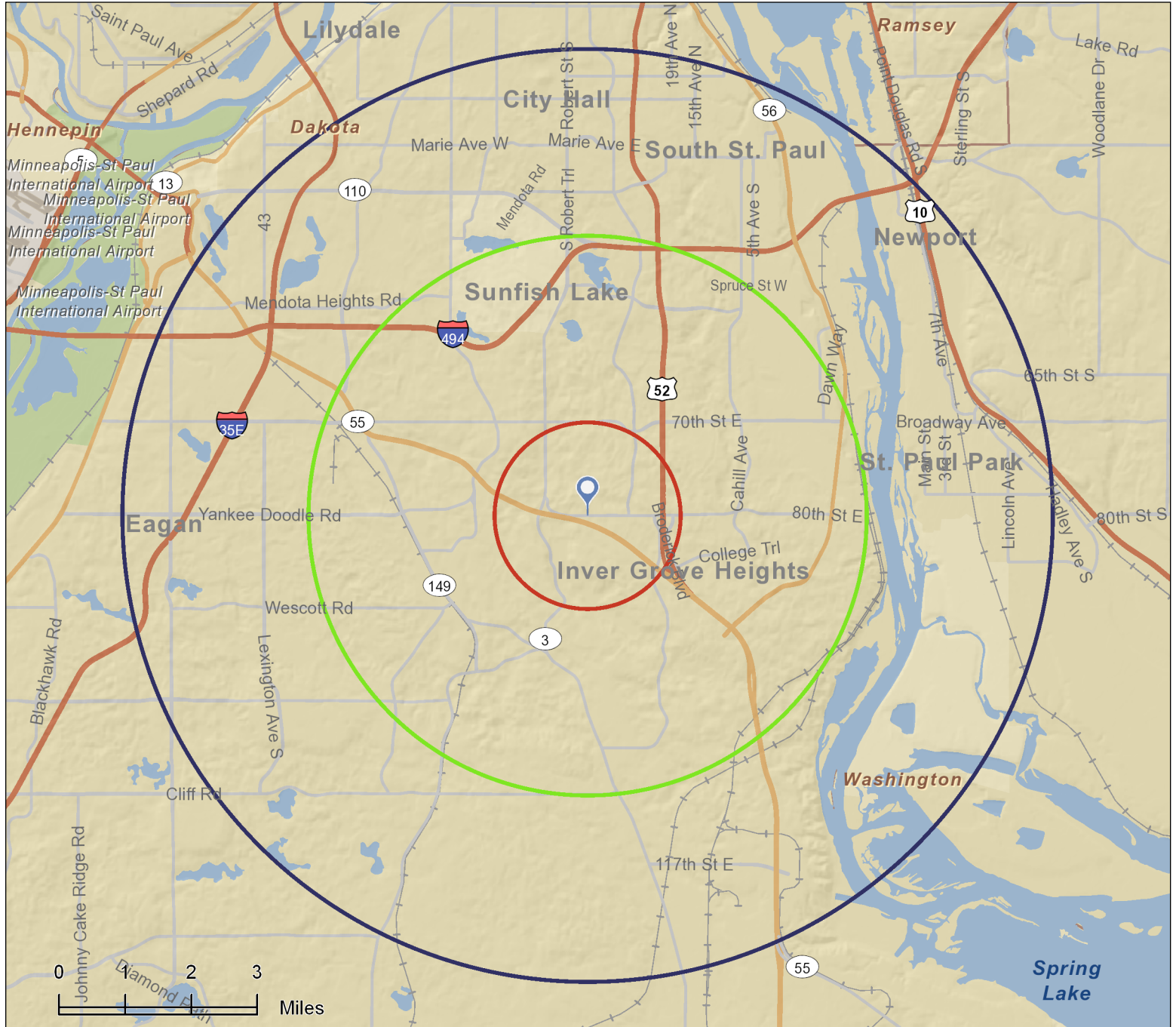
## Site Map

1462 80th St E, Inver Grove Heights, Minnesota, 55077  
Ring: 1, 3, 5 Miles

Prepared by Maura Carland

Latitude: 44.833322

Longitude: -93.076081





## 2010 Census Profile

1462 80th St E, Inver Grove Heights,  
Ring: 1 mile radius

Prepared by Maura Carland

Latitude: 44.833321981

Longitude: -93.07608070

	2000	2010	2000-2010 Annual Rate
Population	1,602	1,702	0.61%
Households	526	630	1.82%
Housing Units	545	684	2.30%

Population by Race	Number	Percent
Total	1,702	100.0%
Population Reporting One Race	1,658	97.4%
White	1,530	89.9%
Black	20	1.2%
American Indian	10	0.6%
Asian	73	4.3%
Pacific Islander	1	0.1%
Some Other Race	24	1.4%
Population Reporting Two or More Races	44	2.6%
Total Hispanic Population	75	4.4%

Population by Sex		
Male	848	49.8%
Female	854	50.2%

Population by Age		
Total	1,702	100.0%
Age 0 - 4	105	6.2%
Age 5 - 9	101	5.9%
Age 10 - 14	115	6.8%
Age 15 - 19	139	8.2%
Age 20 - 24	106	6.2%
Age 25 - 29	83	4.9%
Age 30 - 34	72	4.2%
Age 35 - 39	78	4.6%
Age 40 - 44	108	6.3%
Age 45 - 49	153	9.0%
Age 50 - 54	178	10.5%
Age 55 - 59	135	7.9%
Age 60 - 64	105	6.2%
Age 65 - 69	75	4.4%
Age 70 - 74	49	2.9%
Age 75 - 79	37	2.2%
Age 80 - 84	34	2.0%
Age 85+	29	1.7%
Age 18+	1,290	75.8%
Age 65+	224	13.2%

Median Age by Sex and Race/Hispanic Origin	
Total Population	42.4
Male	40.8
Female	44.0
White Alone	44.4
Black Alone	28.8
American Indian Alone	50.0
Asian Alone	27.9
Pacific Islander Alone	57.5
Some Other Race Alone	26.3
Two or More Races	14.4
Hispanic Population	20.6

**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

1462 80th St E, Inver Grove Heights,  
Ring: 1 mile radius

Prepared by Maura Carland

Latitude: 44.833321981

Longitude: -93.07608070

### Households by Type

Total	629	100.0%
Households with 1 Person	140	22.3%
Households with 2+ People	489	77.7%
Family Households	447	71.1%
Husband-wife Families	376	59.8%
With Own Children	150	23.8%
Other Family (No Spouse Present)	71	11.3%
With Own Children	40	6.4%
Nonfamily Households	42	6.7%
All Households with Children	200	31.7%
Multigenerational Households	15	2.4%
Unmarried Partner Households	38	6.0%
Male-female	34	5.4%
Same-sex	4	0.6%
Average Household Size	2.70	

### Family Households by Size

Total	447	100.0%
2 People	191	42.7%
3 People	98	21.9%
4 People	94	21.0%
5 People	39	8.7%
6 People	17	3.8%
7+ People	8	1.8%
Average Family Size	3.19	

### Nonfamily Households by Size

Total	183	100.0%
1 Person	140	76.5%
2 People	35	19.1%
3 People	5	2.7%
4 People	2	1.1%
5 People	1	0.5%
6 People	0	0.0%
7+ People	0	0.0%
Average Nonfamily Size	1.33	

### Population by Relationship and Household Type

Total	1,702	100.0%
In Households	1,700	99.9%
In Family Households	1,457	85.6%
Householder	459	27.0%
Spouse	384	22.6%
Child	547	32.1%
Other relative	37	2.2%
Nonrelative	31	1.8%
In Nonfamily Households	243	14.3%
In Group Quarters	2	0.1%
Institutionalized Population	0	0.0%
Noninstitutionalized Population	2	0.1%

**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

1462 80th St E, Inver Grove Heights,  
Ring: 1 mile radius

Prepared by Maura Carland

Latitude: 44.833321981

Longitude: -93.07608070

### Family Households by Age of Householder

Total	447	100.0%
Householder Age 15 - 44	122	27.3%
Householder Age 45 - 54	147	32.9%
Householder Age 55 - 64	96	21.5%
Householder Age 65 - 74	51	11.4%
Householder Age 75+	31	6.9%

### Nonfamily Households by Age of Householder

Total	183	100.0%
Householder Age 15 - 44	47	25.7%
Householder Age 45 - 54	25	13.7%
Householder Age 55 - 64	38	20.8%
Householder Age 65 - 74	25	13.7%
Householder Age 75+	48	26.2%

### Households by Race of Householder

Total	631	100.0%
Householder is White Alone	589	93.3%
Householder is Black Alone	7	1.1%
Householder is American Indian Alone	3	0.5%
Householder is Asian Alone	18	2.9%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	7	1.1%
Householder is Two or More Races	7	1.1%
Households with Hispanic Householder	17	2.7%

### Husband-wife Families by Race of Householder

Total	375	100.0%
Householder is White Alone	356	94.9%
Householder is Black Alone	1	0.3%
Householder is American Indian Alone	0	0.0%
Householder is Asian Alone	11	2.9%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	4	1.1%
Householder is Two or More Races	3	0.8%
Husband-wife Families with Hispanic Householder	9	2.4%

### Other Families (No Spouse) by Race of Householder

Total	72	100.0%
Householder is White Alone	62	86.1%
Householder is Black Alone	2	2.8%
Householder is American Indian Alone	2	2.8%
Householder is Asian Alone	3	4.2%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	1	1.4%
Householder is Two or More Races	2	2.8%
Other Families with Hispanic Householder	6	8.5%

### Nonfamily Households by Race of Householder

Total	181	100.0%
Householder is White Alone	170	93.9%
Householder is Black Alone	4	2.2%
Householder is American Indian Alone	1	0.6%
Householder is Asian Alone	3	1.7%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	1	0.6%
Householder is Two or More Races	2	1.1%
Nonfamily Households with Hispanic Householder	2	1.1%

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

July 02, 2014



## 2010 Census Profile

1462 80th St E, Inver Grove Heights,  
Ring: 1 mile radius

Prepared by Maura Carland

Latitude: 44.833321981

Longitude: -93.07608070

### Total Housing Units by Occupancy

Total	666	100.0%
Occupied Housing Units	630	94.6%
Vacant Housing Units		
For Rent	22	3.3%
Rented, not Occupied	1	0.2%
For Sale Only	4	0.6%
Sold, not Occupied	2	0.3%
For Seasonal/Recreational/Occasional Use	3	0.5%
For Migrant Workers	0	0.0%
Other Vacant	4	0.6%
Total Vacancy Rate	7.9%	

### Households by Tenure and Mortgage Status

Total	630	100.0%
Owner Occupied	497	78.9%
Owned with a Mortgage/Loan	366	58.1%
Owned Free and Clear	131	20.8%
Average Household Size	2.82	
Renter Occupied	133	21.1%
Average Household Size	2.24	

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

Total	497	100.0%
Householder is White Alone	471	94.8%
Householder is Black Alone	2	0.4%
Householder is American Indian Alone	1	0.2%
Householder is Asian Alone	14	2.8%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	5	1.0%
Householder is Two or More Races	4	0.8%
Owner-occupied Housing Units with Hispanic Householder	10	2.0%

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

Total	133	100.0%
Householder is White Alone	118	88.7%
Householder is Black Alone	5	3.8%
Householder is American Indian Alone	1	0.8%
Householder is Asian Alone	4	3.0%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	2	1.5%
Householder is Two or More Races	3	2.3%
Renter-occupied Housing Units with Hispanic Householder	7	5.3%

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

Householder is White Alone	2.65
Householder is Black Alone	2.14
Householder is American Indian Alone	3.00
Householder is Asian Alone	3.94
Householder is Pacific Islander Alone	0.00
Householder is Some Other Race Alone	3.43
Householder is Two or More Races	3.14
Householder is Hispanic	3.71

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

July 02, 2014



## 2010 Census Profile

1462 80th St E, Inver Grove Heights,  
Ring: 3 mile radius

Prepared by Maura Carland

Latitude: 44.833321981

Longitude: -93.07608070

	2000	2010	2000-2010 Annual Rate
Population	36,464	38,830	0.63%
Households	13,135	14,780	1.19%
Housing Units	13,334	15,402	1.45%

Population by Race	Number	Percent
Total	38,830	100.0%
Population Reporting One Race	37,729	97.2%
White	33,480	86.2%
Black	1,457	3.8%
American Indian	171	0.4%
Asian	1,415	3.6%
Pacific Islander	20	0.1%
Some Other Race	1,186	3.1%
Population Reporting Two or More Races	1,101	2.8%
Total Hispanic Population	3,010	7.8%

Population by Sex		
Male	18,857	48.6%
Female	19,973	51.4%

Population by Age		
Total	38,827	100.0%
Age 0 - 4	2,366	6.1%
Age 5 - 9	2,702	7.0%
Age 10 - 14	3,123	8.0%
Age 15 - 19	2,888	7.4%
Age 20 - 24	2,180	5.6%
Age 25 - 29	2,225	5.7%
Age 30 - 34	2,139	5.5%
Age 35 - 39	2,276	5.9%
Age 40 - 44	2,863	7.4%
Age 45 - 49	3,718	9.6%
Age 50 - 54	3,601	9.3%
Age 55 - 59	2,698	6.9%
Age 60 - 64	2,007	5.2%
Age 65 - 69	1,218	3.1%
Age 70 - 74	889	2.3%
Age 75 - 79	836	2.2%
Age 80 - 84	560	1.4%
Age 85+	539	1.4%
Age 18+	28,653	73.8%
Age 65+	4,042	10.4%

Median Age by Sex and Race/Hispanic Origin	
Total Population	38.9
Male	37.6
Female	40.1
White Alone	41.7
Black Alone	25.3
American Indian Alone	31.6
Asian Alone	30.2
Pacific Islander Alone	38.8
Some Other Race Alone	25.0
Two or More Races	13.1
Hispanic Population	21.7

**Data Note:** Hispanic population can be of any race. Census 2010 medians are computed from reported data distributions.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri converted Census 2000 data into 2010 geography.



## 2010 Census Profile

1462 80th St E, Inver Grove Heights,  
Ring: 3 mile radius

Prepared by Maura Carland

Latitude: 44.833321981

Longitude: -93.07608070

### Households by Type

Total	14,780	100.0%
Households with 1 Person	3,470	23.5%
Households with 2+ People	11,310	76.5%
Family Households	10,459	70.8%
Husband-wife Families	8,258	55.9%
With Own Children	3,780	25.6%
Other Family (No Spouse Present)	2,201	14.9%
With Own Children	1,288	8.7%
Nonfamily Households	851	5.8%
All Households with Children	5,361	36.3%
Multigenerational Households	351	2.4%
Unmarried Partner Households	981	6.6%
Male-female	897	6.1%
Same-sex	84	0.6%
Average Household Size	2.61	

### Family Households by Size

Total	10,458	100.0%
2 People	4,166	39.8%
3 People	2,444	23.4%
4 People	2,368	22.6%
5 People	998	9.5%
6 People	324	3.1%
7+ People	158	1.5%
Average Family Size	3.11	

### Nonfamily Households by Size

Total	4,322	100.0%
1 Person	3,470	80.3%
2 People	729	16.9%
3 People	93	2.2%
4 People	24	0.6%
5 People	4	0.1%
6 People	2	0.0%
7+ People	0	0.0%
Average Nonfamily Size	1.23	

### Population by Relationship and Household Type

Total	38,830	100.0%
In Households	38,634	99.5%
In Family Households	33,309	85.8%
Householder	10,462	26.9%
Spouse	8,261	21.3%
Child	12,895	33.2%
Other relative	931	2.4%
Nonrelative	759	2.0%
In Nonfamily Households	5,326	13.7%
In Group Quarters	196	0.5%
Institutionalized Population	102	0.3%
Noninstitutionalized Population	94	0.2%

**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

1462 80th St E, Inver Grove Heights,  
Ring: 3 mile radius

Prepared by Maura Carland

Latitude: 44.833321981

Longitude: -93.07608070

### Family Households by Age of Householder

Total	10,459	100.0%
Householder Age 15 - 44	3,833	36.6%
Householder Age 45 - 54	3,226	30.8%
Householder Age 55 - 64	1,968	18.8%
Householder Age 65 - 74	850	8.1%
Householder Age 75+	582	5.6%

### Nonfamily Households by Age of Householder

Total	4,321	100.0%
Householder Age 15 - 44	1,375	31.8%
Householder Age 45 - 54	843	19.5%
Householder Age 55 - 64	851	19.7%
Householder Age 65 - 74	498	11.5%
Householder Age 75+	754	17.5%

### Households by Race of Householder

Total	14,782	100.0%
Householder is White Alone	13,378	90.5%
Householder is Black Alone	464	3.1%
Householder is American Indian Alone	50	0.3%
Householder is Asian Alone	375	2.5%
Householder is Pacific Islander Alone	4	0.0%
Householder is Some Other Race Alone	318	2.2%
Householder is Two or More Races	193	1.3%
Households with Hispanic Householder	746	5.0%

### Husband-wife Families by Race of Householder

Total	8,258	100.0%
Householder is White Alone	7,589	91.9%
Householder is Black Alone	161	2.0%
Householder is American Indian Alone	23	0.3%
Householder is Asian Alone	254	3.1%
Householder is Pacific Islander Alone	2	0.0%
Householder is Some Other Race Alone	156	1.9%
Householder is Two or More Races	73	0.9%
Husband-wife Families with Hispanic Householder	376	4.6%

### Other Families (No Spouse) by Race of Householder

Total	2,201	100.0%
Householder is White Alone	1,773	80.6%
Householder is Black Alone	173	7.9%
Householder is American Indian Alone	15	0.7%
Householder is Asian Alone	60	2.7%
Householder is Pacific Islander Alone	2	0.1%
Householder is Some Other Race Alone	111	5.0%
Householder is Two or More Races	67	3.0%
Other Families with Hispanic Householder	246	11.2%

### Nonfamily Households by Race of Householder

Total	4,321	100.0%
Householder is White Alone	4,015	92.9%
Householder is Black Alone	130	3.0%
Householder is American Indian Alone	12	0.3%
Householder is Asian Alone	61	1.4%
Householder is Pacific Islander Alone	0	0.0%
Householder is Some Other Race Alone	50	1.2%
Householder is Two or More Races	53	1.2%
Nonfamily Households with Hispanic Householder	124	2.9%

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





## 2010 Census Profile

1462 80th St E, Inver Grove Heights,  
Ring: 3 mile radius

Prepared by Maura Carland

Latitude: 44.833321981

Longitude: -93.07608070

### Total Housing Units by Occupancy

Total	15,380	100.0%
Occupied Housing Units	14,780	96.1%
Vacant Housing Units		
For Rent	232	1.5%
Rented, not Occupied	12	0.1%
For Sale Only	148	1.0%
Sold, not Occupied	26	0.2%
For Seasonal/Recreational/Occasional Use	82	0.5%
For Migrant Workers	1	0.0%
Other Vacant	99	0.6%
Total Vacancy Rate	4.0%	

### Households by Tenure and Mortgage Status

Total	14,780	100.0%
Owner Occupied	11,430	77.3%
Owned with a Mortgage/Loan	9,079	61.4%
Owned Free and Clear	2,351	15.9%
Average Household Size	2.69	
Renter Occupied	3,350	22.7%
Average Household Size	2.37	

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

Total	11,429	100.0%
Householder is White Alone	10,761	94.2%
Householder is Black Alone	143	1.3%
Householder is American Indian Alone	25	0.2%
Householder is Asian Alone	278	2.4%
Householder is Pacific Islander Alone	3	0.0%
Householder is Some Other Race Alone	120	1.1%
Householder is Two or More Races	99	0.9%
Owner-occupied Housing Units with Hispanic Householder	351	3.1%

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

Total	3,349	100.0%
Householder is White Alone	2,617	78.1%
Householder is Black Alone	320	9.6%
Householder is American Indian Alone	24	0.7%
Householder is Asian Alone	97	2.9%
Householder is Pacific Islander Alone	1	0.0%
Householder is Some Other Race Alone	197	5.9%
Householder is Two or More Races	93	2.8%
Renter-occupied Housing Units with Hispanic Householder	395	11.8%

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

Householder is White Alone	2.54
Householder is Black Alone	3.00
Householder is American Indian Alone	3.06
Householder is Asian Alone	3.53
Householder is Pacific Islander Alone	2.75
Householder is Some Other Race Alone	3.65
Householder is Two or More Races	3.04
Householder is Hispanic	3.54

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

July 02, 2014



## 2010 Census Profile

1462 80th St E, Inver Grove Heights,  
Ring: 5 mile radius

Prepared by Maura Carland

Latitude: 44.833321981

Longitude: -93.07608070

	2000	2010	2000-2010 Annual Rate
Population	105,187	109,165	0.37%
Households	40,096	43,249	0.76%
Housing Units	41,047	45,468	1.03%

Population by Race	Number	Percent
Total	109,165	100.0%
Population Reporting One Race	106,022	97.1%
White	92,532	84.8%
Black	4,445	4.1%
American Indian	489	0.4%
Asian	4,618	4.2%
Pacific Islander	64	0.1%
Some Other Race	3,874	3.5%
Population Reporting Two or More Races	3,143	2.9%
Total Hispanic Population	9,185	8.4%

Population by Sex		
Male	53,217	48.7%
Female	55,948	51.3%

Population by Age		
Total	109,161	100.0%
Age 0 - 4	6,955	6.4%
Age 5 - 9	7,282	6.7%
Age 10 - 14	7,905	7.2%
Age 15 - 19	7,541	6.9%
Age 20 - 24	6,443	5.9%
Age 25 - 29	7,463	6.8%
Age 30 - 34	6,797	6.2%
Age 35 - 39	6,507	6.0%
Age 40 - 44	7,621	7.0%
Age 45 - 49	9,718	8.9%
Age 50 - 54	9,614	8.8%
Age 55 - 59	7,632	7.0%
Age 60 - 64	5,610	5.1%
Age 65 - 69	3,549	3.3%
Age 70 - 74	2,571	2.4%
Age 75 - 79	2,235	2.0%
Age 80 - 84	1,873	1.7%
Age 85+	1,849	1.7%
Age 18+	81,966	75.1%
Age 65+	12,077	11.1%

Median Age by Sex and Race/Hispanic Origin	
Total Population	38.2
Male	36.8
Female	39.6
White Alone	41.5
Black Alone	26.3
American Indian Alone	33.3
Asian Alone	29.5
Pacific Islander Alone	37.5
Some Other Race Alone	25.3
Two or More Races	14.0
Hispanic Population	23.5

**Data Note:** Hispanic population can be of any race. Census 2010 medians are computed from reported data distributions.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri converted Census 2000 data into 2010 geography.



## 2010 Census Profile

1462 80th St E, Inver Grove Heights,  
Ring: 5 mile radius

Prepared by Maura Carland

Latitude: 44.833321981

Longitude: -93.07608070

### Households by Type

Total	43,249	100.0%
Households with 1 Person	11,629	26.9%
Households with 2+ People	31,620	73.1%
Family Households	28,679	66.3%
Husband-wife Families	22,207	51.3%
With Own Children	9,937	23.0%
Other Family (No Spouse Present)	6,472	15.0%
With Own Children	3,745	8.7%
Nonfamily Households	2,941	6.8%
All Households with Children	14,551	33.6%
Multigenerational Households	1,009	2.3%
Unmarried Partner Households	2,944	6.8%
Male-female	2,692	6.2%
Same-sex	252	0.6%
Average Household Size	2.50	

### Family Households by Size

Total	28,679	100.0%
2 People	11,783	41.1%
3 People	6,806	23.7%
4 People	6,169	21.5%
5 People	2,565	8.9%
6 People	894	3.1%
7+ People	462	1.6%
Average Family Size	3.07	

### Nonfamily Households by Size

Total	14,569	100.0%
1 Person	11,629	79.8%
2 People	2,520	17.3%
3 People	292	2.0%
4 People	94	0.6%
5 People	24	0.2%
6 People	9	0.1%
7+ People	1	0.0%
Average Nonfamily Size	1.24	

### Population by Relationship and Household Type

Total	109,165	100.0%
In Households	108,332	99.2%
In Family Households	90,288	82.7%
Householder	28,630	26.2%
Spouse	22,173	20.3%
Child	34,438	31.5%
Other relative	2,818	2.6%
Nonrelative	2,230	2.0%
In Nonfamily Households	18,044	16.5%
In Group Quarters	833	0.8%
Institutionalized Population	516	0.5%
Noninstitutionalized Population	317	0.3%

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

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



## 2010 Census Profile

1462 80th St E, Inver Grove Heights,  
Ring: 5 mile radius

Prepared by Maura Carland

Latitude: 44.833321981

Longitude: -93.07608070

### Family Households by Age of Householder

Total	28,679	100.0%
Householder Age 15 - 44	11,051	38.5%
Householder Age 45 - 54	8,222	28.7%
Householder Age 55 - 64	5,404	18.8%
Householder Age 65 - 74	2,324	8.1%
Householder Age 75+	1,678	5.9%

### Nonfamily Households by Age of Householder

Total	14,569	100.0%
Householder Age 15 - 44	5,029	34.5%
Householder Age 45 - 54	2,783	19.1%
Householder Age 55 - 64	2,699	18.5%
Householder Age 65 - 74	1,612	11.1%
Householder Age 75+	2,446	16.8%

### Households by Race of Householder

Total	43,248	100.0%
Householder is White Alone	38,548	89.1%
Householder is Black Alone	1,529	3.5%
Householder is American Indian Alone	168	0.4%
Householder is Asian Alone	1,348	3.1%
Householder is Pacific Islander Alone	19	0.0%
Householder is Some Other Race Alone	1,044	2.4%
Householder is Two or More Races	592	1.4%
Households with Hispanic Householder	2,421	5.6%

### Husband-wife Families by Race of Householder

Total	22,206	100.0%
Householder is White Alone	20,072	90.4%
Householder is Black Alone	499	2.2%
Householder is American Indian Alone	68	0.3%
Householder is Asian Alone	859	3.9%
Householder is Pacific Islander Alone	10	0.0%
Householder is Some Other Race Alone	492	2.2%
Householder is Two or More Races	206	0.9%
Husband-wife Families with Hispanic Householder	1,146	5.2%

### Other Families (No Spouse) by Race of Householder

Total	6,472	100.0%
Householder is White Alone	5,178	80.0%
Householder is Black Alone	519	8.0%
Householder is American Indian Alone	44	0.7%
Householder is Asian Alone	198	3.1%
Householder is Pacific Islander Alone	3	0.0%
Householder is Some Other Race Alone	341	5.3%
Householder is Two or More Races	189	2.9%
Other Families with Hispanic Householder	718	11.1%

### Nonfamily Households by Race of Householder

Total	14,570	100.0%
Householder is White Alone	13,298	91.3%
Householder is Black Alone	510	3.5%
Householder is American Indian Alone	56	0.4%
Householder is Asian Alone	291	2.0%
Householder is Pacific Islander Alone	6	0.0%
Householder is Some Other Race Alone	211	1.4%
Householder is Two or More Races	198	1.4%
Nonfamily Households with Hispanic Householder	557	3.8%

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



## 2010 Census Profile

1462 80th St E, Inver Grove Heights,  
Ring: 5 mile radius

Prepared by Maura Carland

Latitude: 44.833321981

Longitude: -93.07608070

### Total Housing Units by Occupancy

Total	45,480	100.0%
Occupied Housing Units	43,249	95.1%
Vacant Housing Units		
For Rent	1,023	2.2%
Rented, not Occupied	47	0.1%
For Sale Only	510	1.1%
Sold, not Occupied	97	0.2%
For Seasonal/Recreational/Occasional Use	217	0.5%
For Migrant Workers	1	0.0%
Other Vacant	336	0.7%
Total Vacancy Rate	4.9%	

### Households by Tenure and Mortgage Status

Total	43,249	100.0%
Owner Occupied	30,717	71.0%
Owned with a Mortgage/Loan	24,281	56.1%
Owned Free and Clear	6,436	14.9%
Average Household Size	2.66	
Renter Occupied	12,532	29.0%
Average Household Size	2.13	

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

Total	30,717	100.0%
Householder is White Alone	28,882	94.0%
Householder is Black Alone	410	1.3%
Householder is American Indian Alone	86	0.3%
Householder is Asian Alone	743	2.4%
Householder is Pacific Islander Alone	11	0.0%
Householder is Some Other Race Alone	338	1.1%
Householder is Two or More Races	247	0.8%
Owner-occupied Housing Units with Hispanic Householder	999	3.3%

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

Total	12,531	100.0%
Householder is White Alone	9,666	77.1%
Householder is Black Alone	1,118	8.9%
Householder is American Indian Alone	83	0.7%
Householder is Asian Alone	605	4.8%
Householder is Pacific Islander Alone	8	0.1%
Householder is Some Other Race Alone	706	5.6%
Householder is Two or More Races	345	2.8%
Renter-occupied Housing Units with Hispanic Householder	1,422	11.3%

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

Householder is White Alone	2.43
Householder is Black Alone	2.79
Householder is American Indian Alone	2.82
Householder is Asian Alone	3.22
Householder is Pacific Islander Alone	2.68
Householder is Some Other Race Alone	3.60
Householder is Two or More Races	2.84
Householder is Hispanic	3.35

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

July 02, 2014



## Executive Summary

1462 80th St E, Inver Grove Heights, Minnesota, 55077  
Rings: 1, 3, 5 mile radii

Prepared by Maura Carland  
Latitude: 44.833321981  
Longitude: -93.07608070

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	1,602	36,464	105,187
2010 Population	1,702	38,830	109,165
2013 Population	1,692	39,285	110,011
2018 Population	1,702	40,315	112,406
2000-2010 Annual Rate	0.60%	0.63%	0.37%
2010-2013 Annual Rate	-0.19%	0.36%	0.24%
2013-2018 Annual Rate	0.12%	0.52%	0.43%
2013 Male Population	49.9%	48.6%	48.8%
2013 Female Population	50.1%	51.4%	51.2%
2013 Median Age	43.3	39.4	38.7

In the identified area, the current year population is 110,011. In 2010, the Census count in the area was 109,165. The rate of change since 2010 was 0.24% annually. The five-year projection for the population in the area is 112,406 representing a change of 0.43% annually from 2013 to 2018. Currently, the population is 48.8% male and 51.2% female.

### Median Age

The median age in this area is 38.7, compared to U.S. median age of 37.3.

### Race and Ethnicity

2013 White Alone	89.3%	85.4%	83.9%
2013 Black Alone	1.2%	3.9%	4.2%
2013 American Indian/Alaska Native Alone	0.7%	0.5%	0.5%
2013 Asian Alone	4.5%	3.8%	4.4%
2013 Pacific Islander Alone	0.1%	0.1%	0.1%
2013 Other Race	1.6%	3.5%	4.0%
2013 Two or More Races	2.7%	2.9%	3.0%
2013 Hispanic Origin (Any Race)	5.1%	8.9%	9.7%

Persons of Hispanic origin represent 9.7% of the population in the identified area compared to 17.4% 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 41.7 in the identified area, compared to 62.1 for the U.S. as a whole.

### Households

2000 Households	526	13,135	40,096
2010 Households	630	14,780	43,249
2013 Total Households	634	15,013	43,752
2018 Total Households	648	15,505	44,984
2000-2010 Annual Rate	1.83%	1.19%	0.76%
2010-2013 Annual Rate	0.18%	0.48%	0.36%
2013-2018 Annual Rate	0.44%	0.65%	0.56%
2013 Average Household Size	2.66	2.60	2.50

The household count in this area has changed from 43,249 in 2010 to 43,752 in the current year, a change of 0.36% annually. The five-year projection of households is 44,984, a change of 0.56% annually from the current year total. Average household size is currently 2.50, compared to 2.50 in the year 2010. The number of families in the current year is 28,863 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 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

July 02, 2014



## Executive Summary

1462 80th St E, Inver Grove Heights, Minnesota, 55077  
Rings: 1, 3, 5 mile radii

Prepared by Maura Carland  
Latitude: 44.833321981  
Longitude: -93.07608070

	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2013 Median Household Income	\$91,014	\$75,075	\$65,455
2018 Median Household Income	\$109,874	\$91,275	\$80,447
2013-2018 Annual Rate	3.84%	3.99%	4.21%
<b>Average Household Income</b>			
2013 Average Household Income	\$110,702	\$97,945	\$88,035
2018 Average Household Income	\$134,698	\$116,813	\$104,350
2013-2018 Annual Rate	4.00%	3.59%	3.46%
<b>Per Capita Income</b>			
2013 Per Capita Income	\$42,133	\$37,508	\$35,085
2018 Per Capita Income	\$51,794	\$44,988	\$41,818
2013-2018 Annual Rate	4.22%	3.70%	3.57%
<b>Households by Income</b>			

Current median household income is \$65,455 in the area, compared to \$51,314 for all U.S. households. Median household income is projected to be \$80,447 in five years, compared to \$59,580 for all U.S. households

Current average household income is \$88,035 in this area, compared to \$71,842 for all U.S. households. Average household income is projected to be \$104,350 in five years, compared to \$83,667 for all U.S. households

Current per capita income is \$35,085 in the area, compared to the U.S. per capita income of \$27,567. The per capita income is projected to be \$41,818 in five years, compared to \$32,073 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	545	13,334	41,047
2000 Owner Occupied Housing Units	495	10,607	29,363
2000 Owner Occupied Housing Units	31	2,527	10,733
2000 Vacant Housing Units	19	200	951
2010 Total Housing Units	684	15,402	45,468
2010 Owner Occupied Housing Units	497	11,430	30,717
2010 Renter Occupied Housing Units	133	3,350	12,532
2010 Vacant Housing Units	54	622	2,219
2013 Total Housing Units	683	15,588	45,718
2013 Owner Occupied Housing Units	494	11,535	30,754
2013 Renter Occupied Housing Units	140	3,477	12,998
2013 Vacant Housing Units	49	575	1,966
2018 Total Housing Units	698	16,078	46,822
2018 Owner Occupied Housing Units	508	12,029	31,944
2018 Renter Occupied Housing Units	139	3,475	13,040
2018 Vacant Housing Units	50	573	1,838

Currently, 67.3% of the 45,718 housing units in the area are owner occupied; 28.4%, renter occupied; and 4.3% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 45,468 housing units in the area - 67.6% owner occupied, 27.6% renter occupied, and 4.9% vacant. The annual rate of change in housing units since 2010 is 0.24%. Median home value in the area is \$203,784, compared to a median home value of \$177,257 for the U.S. In five years, median value is projected to change by 4.02% annually to \$248,199.

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

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

July 02, 2014





# Demographic and Income Profile

1462 80th St E, Inver Grove Heights, Minnesota, 55077  
Ring: 1 mile radius

Prepared by Maura Carland  
Latitude: 44.833321981  
Longitude: -93.07608070

Summary	Census 2010		2013		2018	
Population	1,702		1,692		1,702	
Households	630		634		648	
Families	447		447		452	
Average Household Size	2.70		2.66		2.62	
Owner Occupied Housing Units	497		494		508	
Renter Occupied Housing Units	133		140		139	
Median Age	42.4		43.3		43.4	
Trends: 2013 - 2018 Annual Rate	Area		State		National	
Population	0.12%		0.54%		0.71%	
Households	0.44%		0.62%		0.74%	
Families	0.22%		0.50%		0.63%	
Owner HHs	0.56%		0.70%		0.94%	
Median Household Income	3.84%		3.74%		3.03%	
Households by Income	2013		2018			
	Number	Percent	Number	Percent		
<\$15,000	17	2.7%	13	2.0%		
\$15,000 - \$24,999	42	6.6%	27	4.2%		
\$25,000 - \$34,999	33	5.2%	20	3.1%		
\$35,000 - \$49,999	59	9.3%	45	6.9%		
\$50,000 - \$74,999	95	15.0%	71	11.0%		
\$75,000 - \$99,999	100	15.8%	91	14.0%		
\$100,000 - \$149,999	165	26.0%	190	29.3%		
\$150,000 - \$199,999	74	11.7%	134	20.7%		
\$200,000+	48	7.6%	56	8.6%		
Median Household Income	\$91,014		\$109,874			
Average Household Income	\$110,702		\$134,698			
Per Capita Income	\$42,133		\$51,794			
Population by Age	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	105	6.2%	98	5.8%	98	5.8%
5 - 9	101	5.9%	98	5.8%	98	5.8%
10 - 14	115	6.8%	109	6.5%	111	6.5%
15 - 19	139	8.2%	127	7.5%	119	7.0%
20 - 24	106	6.2%	115	6.8%	104	6.1%
25 - 34	155	9.1%	162	9.6%	180	10.6%
35 - 44	186	10.9%	168	9.9%	169	9.9%
45 - 54	331	19.4%	302	17.9%	256	15.0%
55 - 64	240	14.1%	267	15.8%	288	16.9%
65 - 74	124	7.3%	146	8.6%	181	10.6%
75 - 84	71	4.2%	66	3.9%	70	4.1%
85+	29	1.7%	31	1.8%	29	1.7%
Race and Ethnicity	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	1,530	89.9%	1,511	89.3%	1,497	88.0%
Black Alone	20	1.2%	20	1.2%	22	1.3%
American Indian Alone	10	0.6%	11	0.7%	11	0.6%
Asian Alone	73	4.3%	76	4.5%	84	4.9%
Pacific Islander Alone	1	0.1%	1	0.1%	1	0.1%
Some Other Race Alone	24	1.4%	27	1.6%	35	2.1%
Two or More Races	44	2.6%	46	2.7%	52	3.1%
Hispanic Origin (Any Race)	75	4.4%	86	5.1%	112	6.6%

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

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

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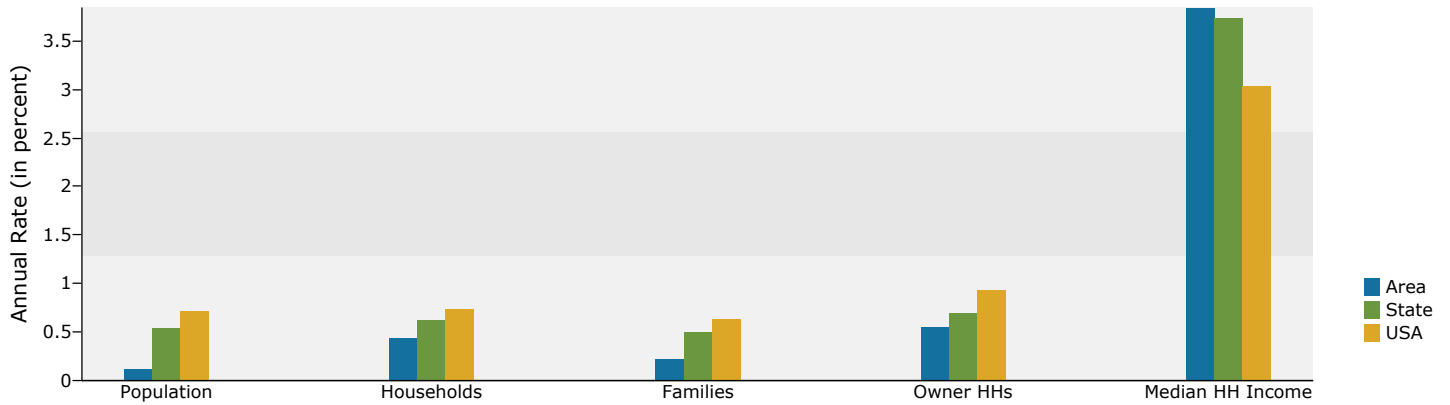


## Demographic and Income Profile

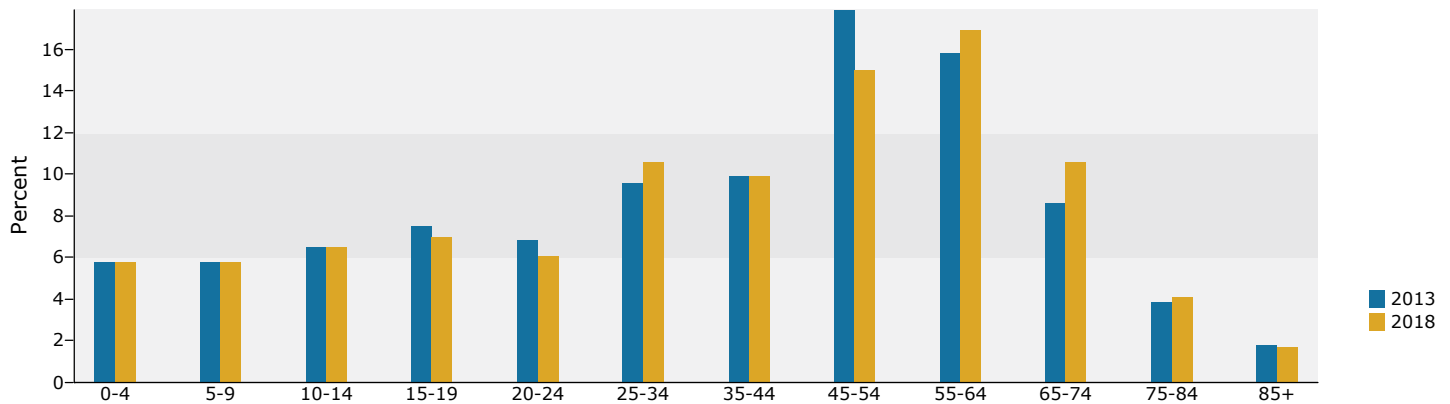
1462 80th St E, Inver Grove Heights, Minnesota, 55077  
Ring: 1 mile radius

Prepared by Maura Carland  
Latitude: 44.833321981  
Longitude: -93.07608070

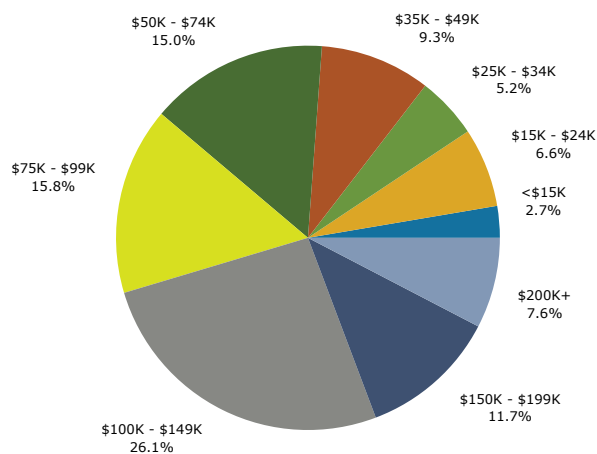
### Trends 2013-2018



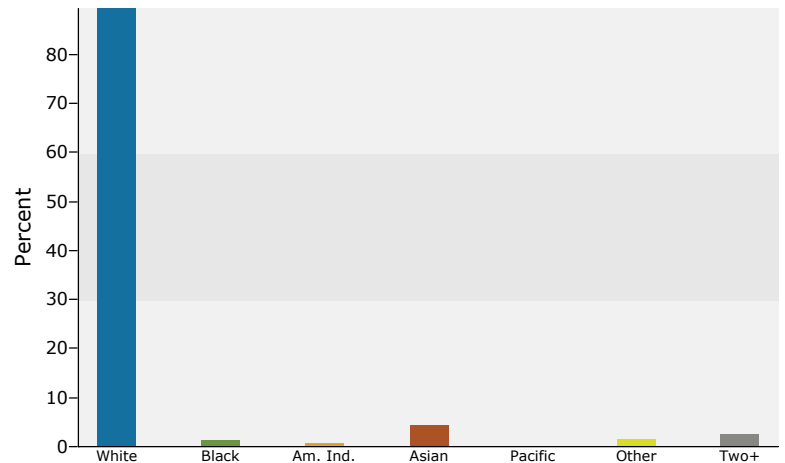
### Population by Age



### 2013 Household Income



### 2013 Population by Race



2013 Percent Hispanic Origin: 5.1%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

July 02, 2014



# Demographic and Income Profile

1462 80th St E, Inver Grove Heights, Minnesota, 55077  
Ring: 3 mile radius

Prepared by Maura Carland  
Latitude: 44.833321981  
Longitude: -93.07608070

Summary	Census 2010		2013		2018			
Population	38,830		39,285		40,315			
Households	14,780		15,013		15,505			
Families	10,459		10,573		10,850			
Average Household Size	2.61		2.60		2.59			
Owner Occupied Housing Units	11,430		11,535		12,029			
Renter Occupied Housing Units	3,350		3,477		3,475			
Median Age	38.9		39.4		39.6			
Trends: 2013 - 2018 Annual Rate	Area		State		National			
Population	0.52%		0.54%		0.71%			
Households	0.65%		0.62%		0.74%			
Families	0.52%		0.50%		0.63%			
Owner HHs	0.84%		0.70%		0.94%			
Median Household Income	3.99%		3.74%		3.03%			
Households by Income				2013		2018		
				Number	Percent	Number	Percent	
	<\$15,000			749	5.0%	691	4.5%	
	\$15,000 - \$24,999			742	4.9%	547	3.5%	
	\$25,000 - \$34,999			1,151	7.7%	795	5.1%	
	\$35,000 - \$49,999			2,145	14.3%	1,978	12.8%	
	\$50,000 - \$74,999			2,710	18.1%	2,196	14.2%	
	\$75,000 - \$99,999			2,189	14.6%	2,173	14.0%	
	\$100,000 - \$149,999			3,271	21.8%	4,075	26.3%	
	\$150,000 - \$199,999			1,018	6.8%	1,831	11.8%	
	\$200,000+			1,037	6.9%	1,218	7.9%	
Median Household Income			\$75,075		\$91,275			
Average Household Income			\$97,945		\$116,813			
Per Capita Income			\$37,508		\$44,988			
Population by Age	Census 2010		2013		2018			
	Number	Percent	Number	Percent	Number	Percent		
	0 - 4		2,366	6.1%	2,272	5.8%	2,350	5.8%
	5 - 9		2,702	7.0%	2,555	6.5%	2,503	6.2%
	10 - 14		3,123	8.0%	3,007	7.7%	2,946	7.3%
	15 - 19		2,888	7.4%	2,855	7.3%	2,772	6.9%
	20 - 24		2,180	5.6%	2,367	6.0%	2,276	5.6%
	25 - 34		4,364	11.2%	4,620	11.8%	4,925	12.2%
	35 - 44		5,139	13.2%	4,797	12.2%	5,019	12.4%
	45 - 54		7,319	18.8%	6,863	17.5%	5,932	14.7%
	55 - 64		4,705	12.1%	5,444	13.9%	6,170	15.3%
	65 - 74		2,107	5.4%	2,529	6.4%	3,356	8.3%
	75 - 84		1,396	3.6%	1,379	3.5%	1,423	3.5%
	85+		539	1.4%	595	1.5%	645	1.6%
Race and Ethnicity	Census 2010		2013		2018			
	Number	Percent	Number	Percent	Number	Percent		
	White Alone		33,480	86.2%	33,563	85.4%	33,706	83.6%
	Black Alone		1,457	3.8%	1,517	3.9%	1,716	4.3%
	American Indian Alone		171	0.4%	181	0.5%	197	0.5%
	Asian Alone		1,415	3.6%	1,497	3.8%	1,683	4.2%
	Pacific Islander Alone		20	0.1%	21	0.1%	23	0.1%
	Some Other Race Alone		1,186	3.1%	1,359	3.5%	1,707	4.2%
	Two or More Races		1,101	2.8%	1,147	2.9%	1,284	3.2%
	Hispanic Origin (Any Race)		3,010	7.8%	3,493	8.9%	4,495	11.1%

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

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

July 02, 2014

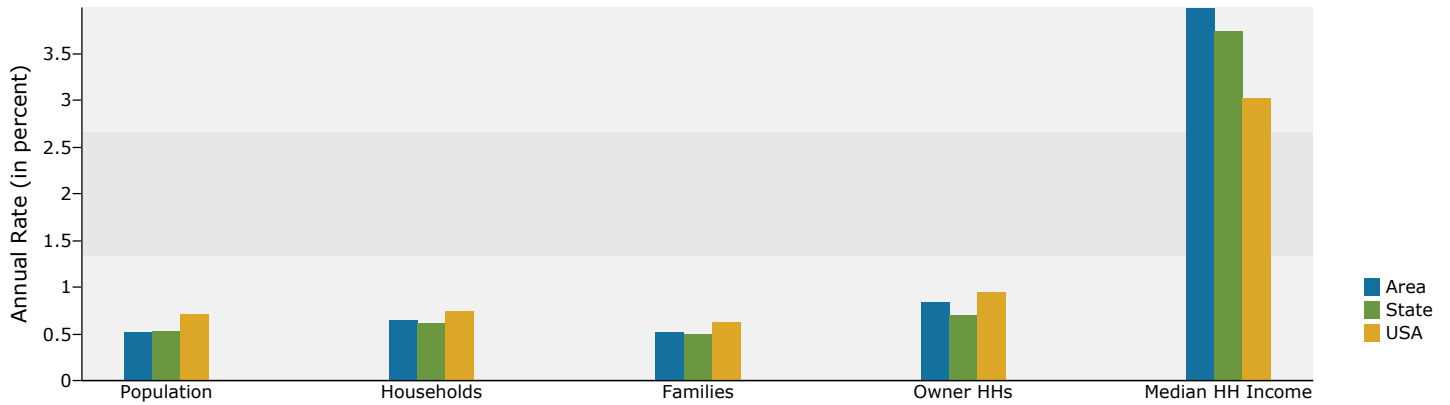


## Demographic and Income Profile

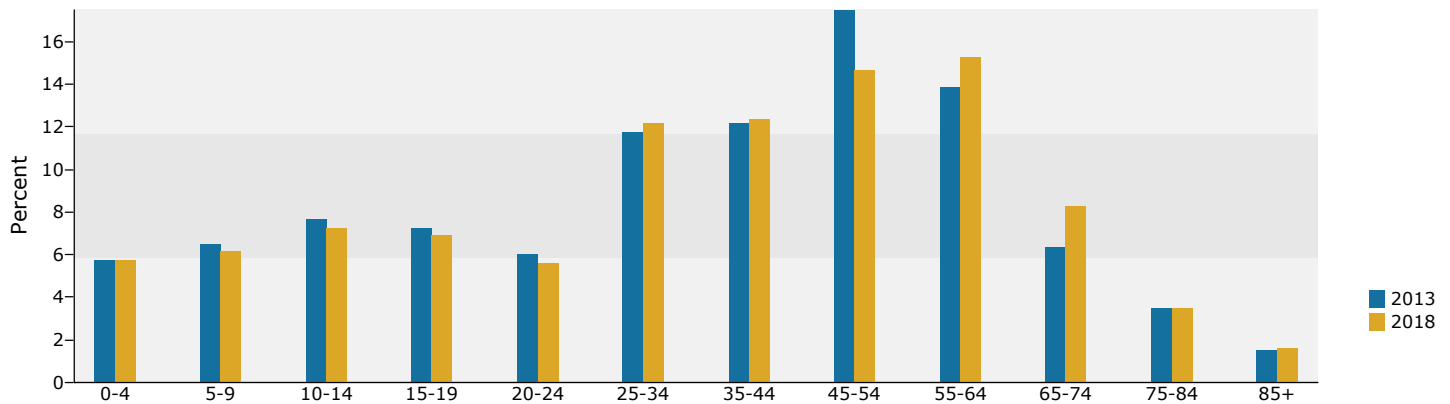
1462 80th St E, Inver Grove Heights, Minnesota, 55077  
Ring: 3 mile radius

Prepared by Maura Carland  
Latitude: 44.833321981  
Longitude: -93.07608070

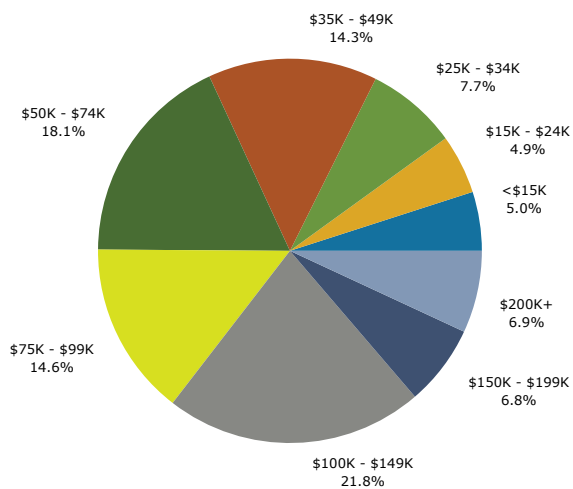
### Trends 2013-2018



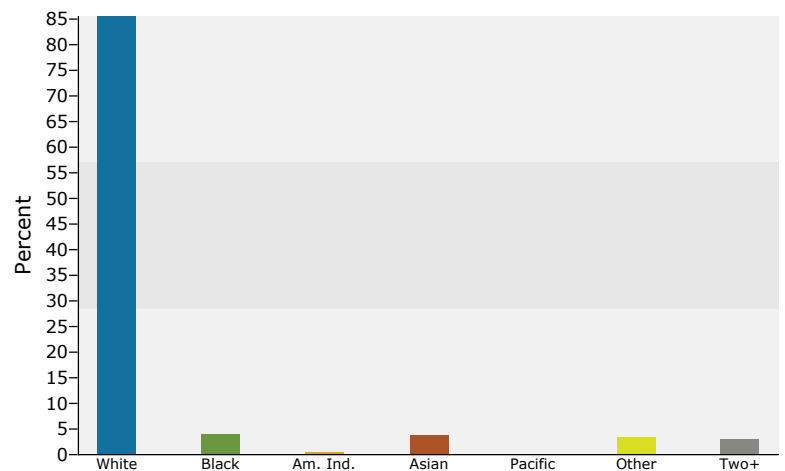
### Population by Age



### 2013 Household Income



### 2013 Population by Race



2013 Percent Hispanic Origin: 8.9%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

July 02, 2014



# Demographic and Income Profile

1462 80th St E, Inver Grove Heights, Minnesota, 55077  
Ring: 5 mile radius

Prepared by Maura Carland  
Latitude: 44.833321981  
Longitude: -93.07608070

Summary	Census 2010		2013		2018	
Population	109,165		110,011		112,406	
Households	43,249		43,752		44,984	
Families	28,679		28,863		29,477	
Average Household Size	2.50		2.50		2.48	
Owner Occupied Housing Units	30,717		30,754		31,944	
Renter Occupied Housing Units	12,532		12,998		13,040	
Median Age	38.2		38.7		39.1	
Trends: 2013 - 2018 Annual Rate	Area		State		National	
Population	0.43%		0.54%		0.71%	
Households	0.56%		0.62%		0.74%	
Families	0.42%		0.50%		0.63%	
Owner HHs	0.76%		0.70%		0.94%	
Median Household Income	4.21%		3.74%		3.03%	
Households by Income	2013		2018			
	Number	Percent	Number	Percent		
<\$15,000	3,385	7.7%	3,289	7.3%		
\$15,000 - \$24,999	3,184	7.3%	2,475	5.5%		
\$25,000 - \$34,999	3,345	7.6%	2,366	5.3%		
\$35,000 - \$49,999	6,061	13.9%	5,733	12.7%		
\$50,000 - \$74,999	8,389	19.2%	6,936	15.4%		
\$75,000 - \$99,999	6,194	14.2%	6,224	13.8%		
\$100,000 - \$149,999	8,118	18.6%	10,244	22.8%		
\$150,000 - \$199,999	2,762	6.3%	5,038	11.2%		
\$200,000+	2,315	5.3%	2,676	5.9%		
Median Household Income	\$65,455		\$80,447			
Average Household Income	\$88,035		\$104,350			
Per Capita Income	\$35,085		\$41,818			
Population by Age	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	6,955	6.4%	6,643	6.0%	6,777	6.0%
5 - 9	7,282	6.7%	7,145	6.5%	7,028	6.3%
10 - 14	7,905	7.2%	7,696	7.0%	7,763	6.9%
15 - 19	7,541	6.9%	7,313	6.6%	7,086	6.3%
20 - 24	6,443	5.9%	6,758	6.1%	6,285	5.6%
25 - 34	14,260	13.1%	14,596	13.3%	14,845	13.2%
35 - 44	14,128	12.9%	13,661	12.4%	14,644	13.0%
45 - 54	19,332	17.7%	17,820	16.2%	15,353	13.7%
55 - 64	13,242	12.1%	15,092	13.7%	16,554	14.7%
65 - 74	6,120	5.6%	7,273	6.6%	9,658	8.6%
75 - 84	4,108	3.8%	4,005	3.6%	4,304	3.8%
85+	1,849	1.7%	2,008	1.8%	2,110	1.9%
Race and Ethnicity	Census 2010		2013		2018	
	Number	Percent	Number	Percent	Number	Percent
White Alone	92,532	84.8%	92,251	83.9%	91,936	81.8%
Black Alone	4,445	4.1%	4,626	4.2%	5,238	4.7%
American Indian Alone	489	0.4%	516	0.5%	559	0.5%
Asian Alone	4,618	4.2%	4,816	4.4%	5,331	4.7%
Pacific Islander Alone	64	0.1%	72	0.1%	79	0.1%
Some Other Race Alone	3,874	3.5%	4,435	4.0%	5,549	4.9%
Two or More Races	3,143	2.9%	3,295	3.0%	3,714	3.3%
Hispanic Origin (Any Race)	9,185	8.4%	10,640	9.7%	13,610	12.1%

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

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

July 02, 2014

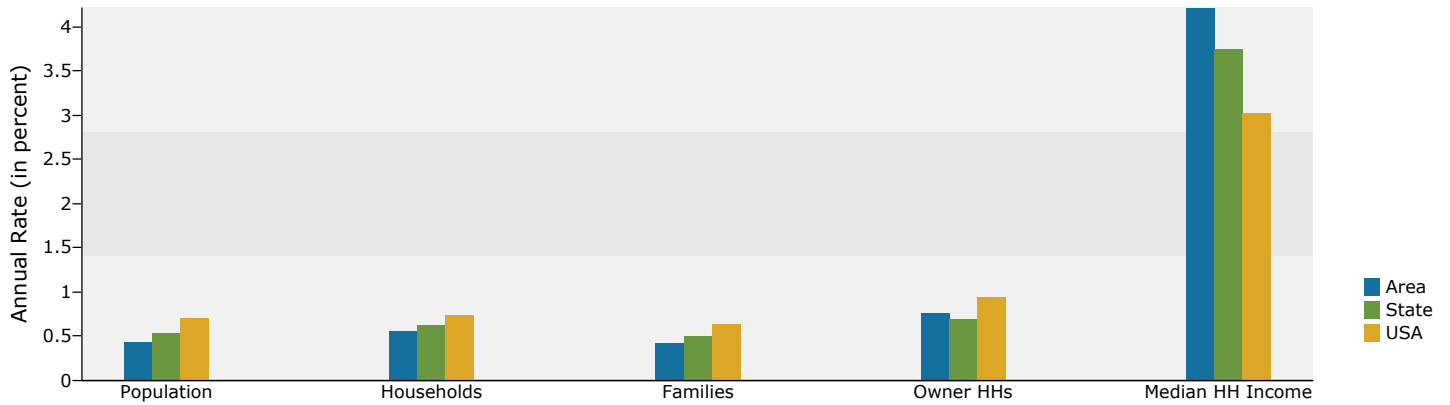


## Demographic and Income Profile

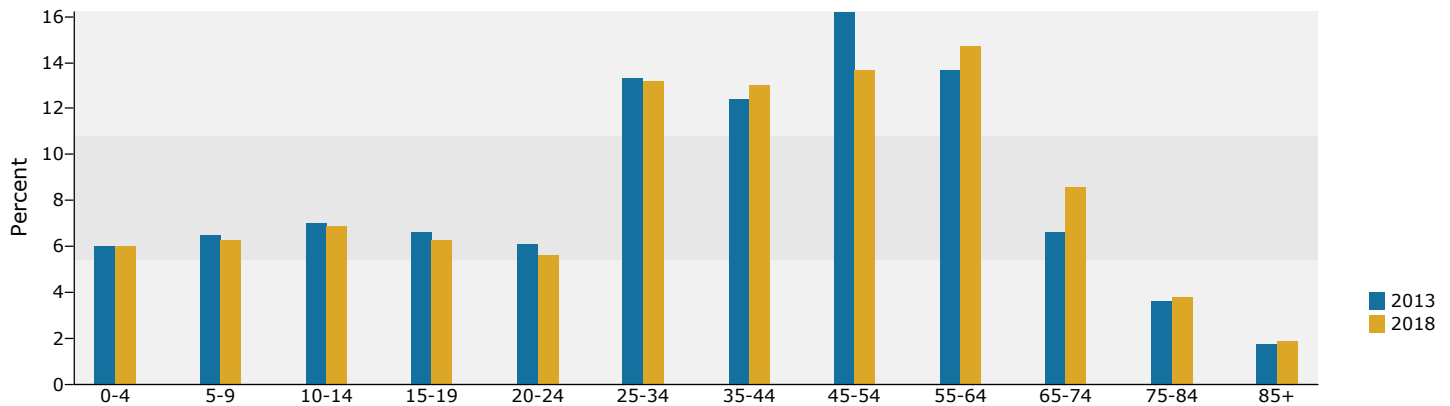
1462 80th St E, Inver Grove Heights, Minnesota, 55077  
Ring: 5 mile radius

Prepared by Maura Carland  
Latitude: 44.833321981  
Longitude: -93.07608070

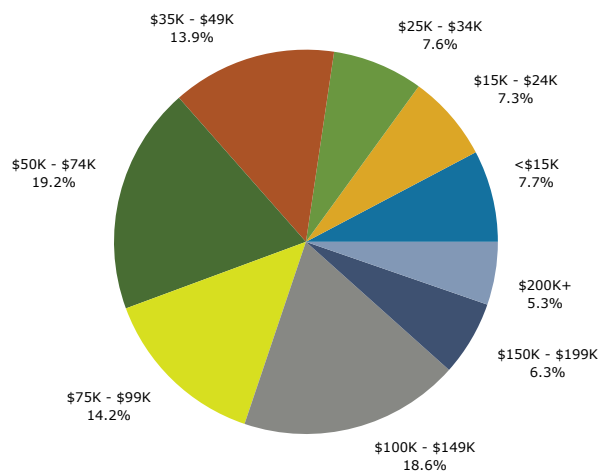
### Trends 2013-2018



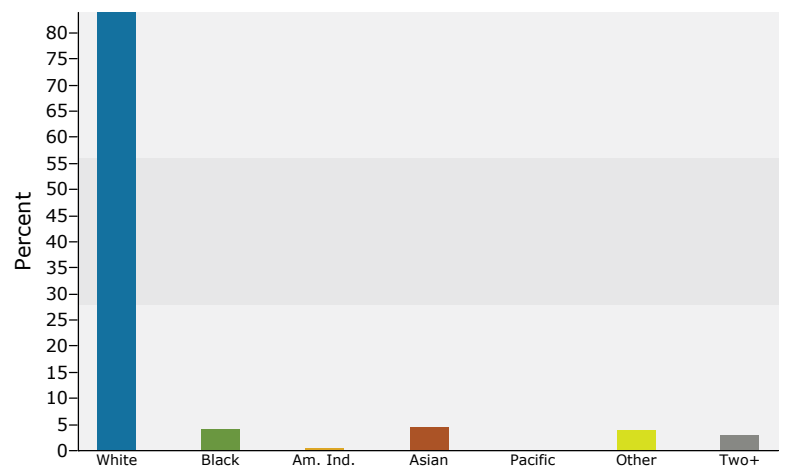
### Population by Age



### 2013 Household Income



### 2013 Population by Race



2013 Percent Hispanic Origin: 9.7%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018.

July 02, 2014



## Market Profile

1462 80th St E, Inver Grove Heights, Minnesota, 55077  
Rings: 1, 3, 5 mile radii

Prepared by Maura Carland

Latitude: 44.833321981

Longitude: -93.07608070

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	1,602	36,464	105,187
2010 Total Population	1,702	38,830	109,165
2013 Total Population	1,692	39,285	110,011
2013 Group Quarters	2	196	833
2018 Total Population	1,702	40,315	112,406
2013-2018 Annual Rate	0.12%	0.52%	0.43%
<b>Household Summary</b>			
2000 Households	526	13,135	40,096
2000 Average Household Size	3.03	2.76	2.60
2010 Households	630	14,780	43,249
2010 Average Household Size	2.70	2.61	2.50
2013 Households	634	15,013	43,752
2013 Average Household Size	2.66	2.60	2.50
2018 Households	648	15,505	44,984
2018 Average Household Size	2.62	2.59	2.48
2013-2018 Annual Rate	0.44%	0.65%	0.56%
2010 Families	447	10,459	28,679
2010 Average Family Size	3.19	3.11	3.07
2013 Families	447	10,573	28,863
2013 Average Family Size	3.16	3.11	3.06
2018 Families	452	10,850	29,477
2018 Average Family Size	3.13	3.09	3.05
2013-2018 Annual Rate	0.23%	0.52%	0.42%
<b>Housing Unit Summary</b>			
2000 Housing Units	545	13,334	41,047
Owner Occupied Housing Units	90.8%	79.5%	71.5%
Renter Occupied Housing Units	5.7%	19.0%	26.1%
Vacant Housing Units	3.5%	1.5%	2.3%
2010 Housing Units	684	15,402	45,468
Owner Occupied Housing Units	72.7%	74.2%	67.6%
Renter Occupied Housing Units	19.4%	21.8%	27.6%
Vacant Housing Units	7.9%	4.0%	4.9%
2013 Housing Units	683	15,588	45,718
Owner Occupied Housing Units	72.3%	74.0%	67.3%
Renter Occupied Housing Units	20.5%	22.3%	28.4%
Vacant Housing Units	7.2%	3.7%	4.3%
2018 Housing Units	698	16,078	46,822
Owner Occupied Housing Units	72.8%	74.8%	68.2%
Renter Occupied Housing Units	19.9%	21.6%	27.9%
Vacant Housing Units	7.2%	3.6%	3.9%
<b>Median Household Income</b>			
2013	\$91,014	\$75,075	\$65,455
2018	\$109,874	\$91,275	\$80,447
<b>Median Home Value</b>			
2013	\$268,724	\$225,207	\$203,784
2018	\$290,106	\$266,436	\$248,199
<b>Per Capita Income</b>			
2013	\$42,133	\$37,508	\$35,085
2018	\$51,794	\$44,988	\$41,818
<b>Median Age</b>			
2010	42.4	38.9	38.2
2013	43.3	39.4	38.7
2018	43.4	39.6	39.1

**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 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

July 02, 2014





## Market Profile

1462 80th St E, Inver Grove Heights, Minnesota, 55077  
Rings: 1, 3, 5 mile radii

Prepared by Maura Carland

Latitude: 44.833321981

Longitude: -93.07608070

	1 mile	3 miles	5 miles
<b>2013 Households by Income</b>			
Household Income Base	634	15,013	43,752
<\$15,000	2.7%	5.0%	7.7%
\$15,000 - \$24,999	6.6%	4.9%	7.3%
\$25,000 - \$34,999	5.2%	7.7%	7.6%
\$35,000 - \$49,999	9.3%	14.3%	13.9%
\$50,000 - \$74,999	15.0%	18.1%	19.2%
\$75,000 - \$99,999	15.8%	14.6%	14.2%
\$100,000 - \$149,999	26.0%	21.8%	18.6%
\$150,000 - \$199,999	11.7%	6.8%	6.3%
\$200,000+	7.6%	6.9%	5.3%
Average Household Income	\$110,702	\$97,945	\$88,035
<b>2018 Households by Income</b>			
Household Income Base	648	15,505	44,984
<\$15,000	2.0%	4.5%	7.3%
\$15,000 - \$24,999	4.2%	3.5%	5.5%
\$25,000 - \$34,999	3.1%	5.1%	5.3%
\$35,000 - \$49,999	6.9%	12.8%	12.7%
\$50,000 - \$74,999	11.0%	14.2%	15.4%
\$75,000 - \$99,999	14.0%	14.0%	13.8%
\$100,000 - \$149,999	29.3%	26.3%	22.8%
\$150,000 - \$199,999	20.7%	11.8%	11.2%
\$200,000+	8.6%	7.9%	5.9%
Average Household Income	\$134,698	\$116,813	\$104,350
<b>2013 Owner Occupied Housing Units by Value</b>			
Total	494	11,535	30,754
<\$50,000	0.2%	0.8%	0.8%
\$50,000 - \$99,999	1.6%	3.1%	3.8%
\$100,000 - \$149,999	4.3%	12.2%	17.3%
\$150,000 - \$199,999	13.4%	25.2%	26.9%
\$200,000 - \$249,999	22.3%	17.1%	17.2%
\$250,000 - \$299,999	22.1%	13.9%	12.0%
\$300,000 - \$399,999	21.9%	17.3%	13.6%
\$400,000 - \$499,999	5.3%	5.5%	4.6%
\$500,000 - \$749,999	6.3%	3.7%	2.8%
\$750,000 - \$999,999	1.4%	0.6%	0.5%
\$1,000,000 +	1.4%	0.6%	0.7%
Average Home Value	\$309,516	\$259,253	\$241,998
<b>2018 Owner Occupied Housing Units by Value</b>			
Total	508	12,029	31,944
<\$50,000	0.0%	0.5%	0.5%
\$50,000 - \$99,999	0.4%	1.6%	2.0%
\$100,000 - \$149,999	0.8%	3.5%	5.9%
\$150,000 - \$199,999	5.5%	17.8%	21.7%
\$200,000 - \$249,999	20.1%	19.9%	20.6%
\$250,000 - \$299,999	29.1%	20.5%	18.7%
\$300,000 - \$399,999	26.0%	22.7%	18.5%
\$400,000 - \$499,999	6.5%	7.1%	6.1%
\$500,000 - \$749,999	8.1%	4.9%	4.0%
\$750,000 - \$999,999	2.0%	1.0%	0.9%
\$1,000,000 +	1.8%	0.6%	0.9%
Average Home Value	\$346,130	\$295,976	\$281,954

**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 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

July 02, 2014



## Market Profile

1462 80th St E, Inver Grove Heights, Minnesota, 55077  
Rings: 1, 3, 5 mile radii

Prepared by Maura Carland

Latitude: 44.833321981

Longitude: -93.07608070

	1 mile	3 miles	5 miles
<b>2010 Population by Age</b>			
Total	1,702	38,827	109,161
0 - 4	6.2%	6.1%	6.4%
5 - 9	5.9%	7.0%	6.7%
10 - 14	6.8%	8.0%	7.2%
15 - 24	14.4%	13.1%	12.8%
25 - 34	9.1%	11.2%	13.1%
35 - 44	10.9%	13.2%	12.9%
45 - 54	19.4%	18.9%	17.7%
55 - 64	14.1%	12.1%	12.1%
65 - 74	7.3%	5.4%	5.6%
75 - 84	4.2%	3.6%	3.8%
85 +	1.7%	1.4%	1.7%
18 +	75.8%	73.8%	75.1%
<b>2013 Population by Age</b>			
Total	1,689	39,283	110,010
0 - 4	5.8%	5.8%	6.0%
5 - 9	5.8%	6.5%	6.5%
10 - 14	6.5%	7.7%	7.0%
15 - 24	14.3%	13.3%	12.8%
25 - 34	9.6%	11.8%	13.3%
35 - 44	9.9%	12.2%	12.4%
45 - 54	17.9%	17.5%	16.2%
55 - 64	15.8%	13.9%	13.7%
65 - 74	8.6%	6.4%	6.6%
75 - 84	3.9%	3.5%	3.6%
85 +	1.8%	1.5%	1.8%
18 +	77.3%	75.4%	76.3%
<b>2018 Population by Age</b>			
Total	1,703	40,317	112,407
0 - 4	5.8%	5.8%	6.0%
5 - 9	5.8%	6.2%	6.3%
10 - 14	6.5%	7.3%	6.9%
15 - 24	13.1%	12.5%	11.9%
25 - 34	10.6%	12.2%	13.2%
35 - 44	9.9%	12.4%	13.0%
45 - 54	15.0%	14.7%	13.7%
55 - 64	16.9%	15.3%	14.7%
65 - 74	10.6%	8.3%	8.6%
75 - 84	4.1%	3.5%	3.8%
85 +	1.7%	1.6%	1.9%
18 +	77.5%	76.3%	76.8%
<b>2010 Population by Sex</b>			
Males	848	18,857	53,217
Females	854	19,973	55,948
<b>2013 Population by Sex</b>			
Males	844	19,083	53,710
Females	848	20,202	56,301
<b>2018 Population by Sex</b>			
Males	848	19,639	55,025
Females	854	20,675	57,381

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

July 02, 2014



## Market Profile

1462 80th St E, Inver Grove Heights, Minnesota, 55077  
Rings: 1, 3, 5 mile radii

Prepared by Maura Carland  
Latitude: 44.833321981  
Longitude: -93.07608070

	1 mile	3 miles	5 miles
<b>2010 Population by Race/Ethnicity</b>			
Total	1,702	38,830	109,165
White Alone	89.9%	86.2%	84.8%
Black Alone	1.2%	3.8%	4.1%
American Indian Alone	0.6%	0.4%	0.4%
Asian Alone	4.3%	3.6%	4.2%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	1.4%	3.1%	3.5%
Two or More Races	2.6%	2.8%	2.9%
Hispanic Origin	4.4%	7.8%	8.4%
Diversity Index	25.8	36.1	38.9
<b>2013 Population by Race/Ethnicity</b>			
Total	1,692	39,285	110,011
White Alone	89.3%	85.4%	83.9%
Black Alone	1.2%	3.9%	4.2%
American Indian Alone	0.7%	0.5%	0.5%
Asian Alone	4.5%	3.8%	4.4%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	1.6%	3.5%	4.0%
Two or More Races	2.7%	2.9%	3.0%
Hispanic Origin	5.1%	8.9%	9.7%
Diversity Index	27.8	38.6	41.7
<b>2018 Population by Race/Ethnicity</b>			
Total	1,702	40,316	112,406
White Alone	88.0%	83.6%	81.8%
Black Alone	1.3%	4.3%	4.7%
American Indian Alone	0.6%	0.5%	0.5%
Asian Alone	4.9%	4.2%	4.7%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	2.1%	4.2%	4.9%
Two or More Races	3.1%	3.2%	3.3%
Hispanic Origin	6.7%	11.2%	12.1%
Diversity Index	32.1	43.7	47.0
<b>2010 Population by Relationship and Household Type</b>			
Total	1,702	38,830	109,165
In Households	99.9%	99.5%	99.2%
In Family Households	85.6%	85.8%	82.7%
Householder	27.0%	26.9%	26.2%
Spouse	22.6%	21.3%	20.3%
Child	32.1%	33.2%	31.5%
Other relative	2.2%	2.4%	2.6%
Nonrelative	1.8%	2.0%	2.0%
In Nonfamily Households	14.3%	13.7%	16.5%
In Group Quarters	0.1%	0.5%	0.8%
Institutionalized Population	0.0%	0.3%	0.5%
Noninstitutionalized Population	0.1%	0.2%	0.3%

**Data Note:** Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

July 02, 2014



## Market Profile

1462 80th St E, Inver Grove Heights, Minnesota, 55077  
Rings: 1, 3, 5 mile radii

Prepared by Maura Carland  
Latitude: 44.833321981  
Longitude: -93.07608070

	1 mile	3 miles	5 miles
<b>2013 Population 25+ by Educational Attainment</b>			
Total	1,144	26,229	74,456
Less than 9th Grade	1.0%	1.7%	2.1%
9th - 12th Grade, No Diploma	4.5%	4.0%	4.2%
High School Graduate	23.7%	24.9%	25.3%
Some College, No Degree	25.0%	22.4%	21.8%
Associate Degree	9.6%	9.4%	9.4%
Bachelor's Degree	25.3%	25.4%	24.6%
Graduate/Professional Degree	10.9%	12.3%	12.6%
<b>2013 Population 15+ by Marital Status</b>			
Total	1,386	31,450	88,528
Never Married	31.9%	28.5%	29.6%
Married	59.5%	58.1%	55.1%
Widowed	2.2%	3.6%	4.8%
Divorced	6.3%	9.7%	10.5%
<b>2013 Civilian Population 16+ in Labor Force</b>			
Civilian Employed	92.5%	94.1%	94.4%
Civilian Unemployed	7.5%	5.9%	5.6%
<b>2013 Employed Population 16+ by Industry</b>			
Total	970	21,319	59,848
Agriculture/Mining	0.5%	0.4%	0.6%
Construction	4.7%	3.8%	3.7%
Manufacturing	8.8%	12.5%	11.8%
Wholesale Trade	2.4%	2.7%	3.0%
Retail Trade	17.3%	10.3%	9.9%
Transportation/Utilities	5.8%	7.1%	5.9%
Information	3.3%	3.1%	2.6%
Finance/Insurance/Real Estate	8.0%	9.3%	9.9%
Services	46.0%	47.2%	48.6%
Public Administration	3.0%	3.7%	4.1%
<b>2013 Employed Population 16+ by Occupation</b>			
Total	968	21,319	59,849
White Collar	63.0%	66.6%	66.8%
Management/Business/Financial	17.1%	18.7%	18.0%
Professional	24.8%	23.3%	23.8%
Sales	7.4%	9.3%	10.0%
Administrative Support	13.6%	15.3%	15.0%
Services	16.4%	14.9%	15.7%
Blue Collar	20.4%	18.5%	17.5%
Farming/Forestry/Fishing	0.0%	0.1%	0.3%
Construction/Extraction	1.6%	3.1%	3.1%
Installation/Maintenance/Repair	1.9%	3.2%	2.9%
Production	6.0%	5.8%	5.6%
Transportation/Material Moving	10.9%	6.2%	5.6%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

July 02, 2014



## Market Profile

1462 80th St E, Inver Grove Heights, Minnesota, 55077  
Rings: 1, 3, 5 mile radii

Prepared by Maura Carland

Latitude: 44.833321981

Longitude: -93.07608070

	1 mile	3 miles	5 miles
<b>2010 Households by Type</b>			
Total	629	14,780	43,249
Households with 1 Person	22.3%	23.5%	26.9%
Households with 2+ People	77.7%	76.5%	73.1%
Family Households	71.1%	70.8%	66.3%
Husband-wife Families	59.8%	55.9%	51.3%
With Related Children	24.3%	26.4%	23.8%
Other Family (No Spouse Present)	11.3%	14.9%	15.0%
Other Family with Male Householder	3.8%	4.2%	4.2%
With Related Children	2.1%	2.4%	2.4%
Other Family with Female Householder	7.5%	10.7%	10.7%
With Related Children	5.1%	7.1%	7.1%
Nonfamily Households	6.7%	5.8%	6.8%
All Households with Children	31.7%	36.3%	33.6%
Multigenerational Households	2.4%	2.4%	2.3%
Unmarried Partner Households	6.0%	6.6%	6.8%
Male-female	5.4%	6.1%	6.2%
Same-sex	0.6%	0.6%	0.6%
<b>2010 Households by Size</b>			
Total	630	14,780	43,248
1 Person Household	22.2%	23.5%	26.9%
2 Person Household	35.9%	33.1%	33.1%
3 Person Household	16.3%	17.2%	16.4%
4 Person Household	15.2%	16.2%	14.5%
5 Person Household	6.3%	6.8%	6.0%
6 Person Household	2.7%	2.2%	2.1%
7 + Person Household	1.3%	1.1%	1.1%
<b>2010 Households by Tenure and Mortgage Status</b>			
Total	630	14,780	43,249
Owner Occupied	78.9%	77.3%	71.0%
Owned with a Mortgage/Loan	58.1%	61.4%	56.1%
Owned Free and Clear	20.8%	15.9%	14.9%
Renter Occupied	21.1%	22.7%	29.0%

**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 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

July 02, 2014



# Market Profile

1462 80th St E, Inver Grove Heights, Minnesota, 55077  
Rings: 1, 3, 5 mile radii

Prepared by Maura Carland  
Latitude: 44.833321981  
Longitude: -93.07608070

	1 mile	3 miles	5 miles
<b>Top 3 Tapestry Segments</b>			
<b>1.</b>	Sophisticated Squires	Sophisticated Squires	Main Street, USA
<b>2.</b>	Exurbanites	Boomburbs	Boomburbs
<b>3.</b>	Up and Coming Families	Main Street, USA	Sophisticated Squires
<b>2013 Consumer Spending</b>			
Apparel & Services: Total \$	\$1,460,216	\$31,265,285	\$82,706,653
Average Spent	\$2,303.18	\$2,082.55	\$1,890.35
Spending Potential Index	102	92	84
Computers & Accessories: Total \$	\$244,238	\$5,178,344	\$13,667,258
Average Spent	\$385.45	\$344.93	\$312.38
Spending Potential Index	155	139	126
Education: Total \$	\$1,489,352	\$31,365,287	\$83,391,458
Average Spent	\$2,349.14	\$2,089.21	\$1,906.00
Spending Potential Index	161	143	131
Entertainment/Recreation: Total \$	\$3,335,132	\$69,290,391	\$180,518,911
Average Spent	\$5,260.46	\$4,615.36	\$4,125.96
Spending Potential Index	162	142	127
Food at Home: Total \$	\$4,644,052	\$99,662,477	\$264,339,027
Average Spent	\$7,325.00	\$6,638.41	\$6,041.76
Spending Potential Index	146	132	120
Food Away from Home: Total \$	\$3,044,240	\$65,328,634	\$172,593,956
Average Spent	\$4,801.64	\$4,351.47	\$3,944.82
Spending Potential Index	150	136	123
Health Care: Total \$	\$4,396,465	\$90,190,811	\$234,874,918
Average Spent	\$6,934.49	\$6,007.51	\$5,368.32
Spending Potential Index	156	135	121
HH Furnishings & Equipment: Total \$	\$1,583,406	\$33,108,710	\$86,255,044
Average Spent	\$2,497.49	\$2,205.34	\$1,971.45
Spending Potential Index	139	122	109
Investments: Total \$	\$2,534,777	\$46,907,802	\$121,651,878
Average Spent	\$3,998.07	\$3,124.48	\$2,780.49
Spending Potential Index	193	151	134
Retail Goods: Total \$	\$22,314,444	\$468,648,999	\$1,225,764,366
Average Spent	\$35,196.28	\$31,216.21	\$28,016.19
Spending Potential Index	146	129	116
Shelter: Total \$	\$16,178,321	\$341,620,477	\$904,065,713
Average Spent	\$25,517.86	\$22,754.98	\$20,663.41
Spending Potential Index	157	140	127
TV/Video/Audio: Total \$	\$1,195,644	\$25,729,498	\$68,041,988
Average Spent	\$1,885.87	\$1,713.81	\$1,555.17
Spending Potential Index	146	133	121
Travel: Total \$	\$1,987,098	\$39,992,396	\$103,197,180
Average Spent	\$3,134.22	\$2,663.85	\$2,358.68
Spending Potential Index	171	145	129
Vehicle Maintenance & Repairs: Total \$	\$1,078,382	\$22,569,286	\$59,024,691
Average Spent	\$1,700.92	\$1,503.32	\$1,349.07
Spending Potential Index	156	137	123

**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 2010 and 2011 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

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