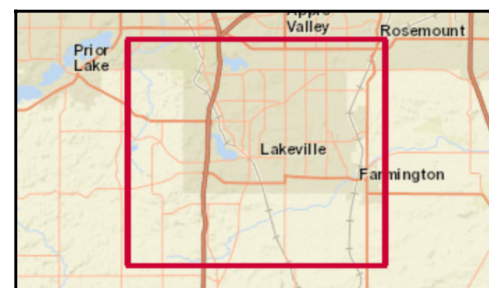
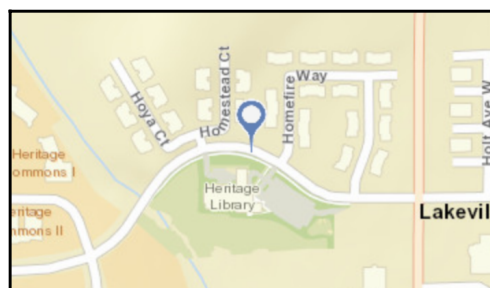




Rings: 1, 3, 5 mile radii

Latitude: 44.65843

Longitude: -93.24533



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Executive Summary

20186 Heritage Dr, Lakeville, Minnesota, 55044
Rings: 1, 3, 5 mile radii

Colliers International
Latitude: 44.65843
Longitude: -93.24533

	1 mile	3 miles	5 miles
Population			
2000 Population	3,462	16,494	65,053
2010 Population	5,625	24,090	87,136
2016 Population	6,511	26,273	93,280
2021 Population	7,061	27,692	98,900
2000-2010 Annual Rate	4.97%	3.86%	2.97%
2010-2016 Annual Rate	2.37%	1.40%	1.10%
2016-2021 Annual Rate	1.64%	1.06%	1.18%
2016 Male Population	49.3%	49.8%	49.8%
2016 Female Population	50.7%	50.2%	50.2%
2016 Median Age	34.5	35.2	35.4

In the identified area, the current year population is 93,280. In 2010, the Census count in the area was 87,136. The rate of change since 2010 was 1.10% annually. The five-year projection for the population in the area is 98,900 representing a change of 1.18% annually from 2016 to 2021. Currently, the population is 49.8% male and 50.2% female.

Median Age

The median age in this area is 34.5, compared to U.S. median age of 38.0.

Race and Ethnicity

2016 White Alone	87.6%	88.5%	86.1%
2016 Black Alone	3.1%	2.9%	4.0%
2016 American Indian/Alaska Native Alone	0.4%	0.4%	0.4%
2016 Asian Alone	3.4%	4.1%	4.9%
2016 Pacific Islander Alone	0.0%	0.0%	0.1%
2016 Other Race	2.1%	1.3%	1.5%
2016 Two or More Races	3.3%	2.9%	3.1%
2016 Hispanic Origin (Any Race)	4.7%	3.8%	4.4%

Persons of Hispanic origin represent 4.4% 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 31.8 in the identified area, compared to 63.5 for the U.S. as a whole.

Households

2000 Households	1,268	5,317	21,083
2010 Households	2,078	8,036	29,627
2016 Total Households	2,441	8,871	31,951
2021 Total Households	2,666	9,409	33,979
2000-2010 Annual Rate	5.06%	4.22%	3.46%
2010-2016 Annual Rate	2.61%	1.59%	1.22%
2016-2021 Annual Rate	1.78%	1.18%	1.24%
2016 Average Household Size	2.66	2.96	2.91

The household count in this area has changed from 29,627 in 2010 to 31,951 in the current year, a change of 1.22% annually. The five-year projection of households is 33,979, a change of 1.24% annually from the current year total. Average household size is currently 2.91, compared to 2.94 in the year 2010. The number of families in the current year is 25,111 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.

January 05, 2017



Executive Summary

20186 Heritage Dr, Lakeville, Minnesota, 55044
Rings: 1, 3, 5 mile radii

Colliers International
Latitude: 44.65843
Longitude: -93.24533

	1 mile	3 miles	5 miles
Median Household Income			
2016 Median Household Income	\$76,565	\$101,559	\$93,051
2021 Median Household Income	\$84,760	\$108,588	\$103,181
2016-2021 Annual Rate	2.05%	1.35%	2.09%
Average Household Income			
2016 Average Household Income	\$94,090	\$125,120	\$112,785
2021 Average Household Income	\$102,737	\$135,226	\$123,591
2016-2021 Annual Rate	1.77%	1.57%	1.85%
Per Capita Income			
2016 Per Capita Income	\$35,443	\$42,335	\$38,722
2021 Per Capita Income	\$38,948	\$46,041	\$42,568
2016-2021 Annual Rate	1.90%	1.69%	1.91%

Current median household income is \$93,051 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$103,181 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$112,785 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$123,591 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$38,722 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$42,568 in five years, compared to \$32,025 for all U.S. households

Housing			
2000 Total Housing Units	1,294	5,415	21,362
2000 Owner Occupied Housing Units	902	4,506	19,109
2000 Renter Occupied Housing Units	366	811	1,974
2000 Vacant Housing Units	26	98	279
2010 Total Housing Units	2,245	8,465	30,873
2010 Owner Occupied Housing Units	1,475	6,706	25,723
2010 Renter Occupied Housing Units	603	1,330	3,904
2010 Vacant Housing Units	167	429	1,246
2016 Total Housing Units	2,483	9,072	32,672
2016 Owner Occupied Housing Units	1,685	7,279	27,463
2016 Renter Occupied Housing Units	757	1,592	4,488
2016 Vacant Housing Units	42	201	721
2021 Total Housing Units	2,680	9,586	34,661
2021 Owner Occupied Housing Units	1,855	7,713	29,222
2021 Renter Occupied Housing Units	812	1,696	4,757
2021 Vacant Housing Units	14	177	682

Currently, 84.1% of the 32,672 housing units in the area are owner occupied; 13.7%, renter occupied; and 2.2% 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 30,873 housing units in the area - 83.3% owner occupied, 12.6% renter occupied, and 4.0% vacant. The annual rate of change in housing units since 2010 is 2.55%. Median home value in the area is \$262,224, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 2.17% annually to \$291,929.

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.

January 05, 2017