Executive Summary

Major Retail Intersections
I-494 & Bass Lake Rd - Maple Grove, Minnesota

Prepared By Business Analyst Desktop
Latitude: 45.066925
Longitude: -93.447758

	1 mile	3 miles	5 miles
Population			
2000 Population	7,152	49,115	159,309
2010 Population	8,283	56,313	175,460
2015 Population	8,953	59,342	182,763
2000-2010 Annual Rate	1.44%	1.34%	0.95%
2010-2015 Annual Rate	1.57%	1.05%	0.82%
2010 Male Population	49.6%	49.1%	48.7%
2010 Female Population	50.4%	50.9%	51.3%
2010 Median Age	35.6	37.6	37.0
Population by Employment			
2010 Civilian Population Base	4,805	32,744	100,186
2010 % Civilian Labor Force Employed	94	94	93
2010 % Civilian Labor Force Unemployed	6	6	7
2015 Civilian Population Base	5,288	34,937	105,336
2015 % Civilian Labor Force Employed	95	95	95
2015 % Civilian Labor Force Unemployed	5	5	5
Occupational Distribution			
2010 % White Collar Jobs	80	80	75
2010 % Service Jobs	10	10	12
2010 % % Blue Collar Jobs	10	10	13
Travel to Work			
2000 % Drive to Work Alone	82	84	83
2000 Average Time to Work (Minutes)	23.2	23.9	23.7
2000 % Work at Home	5	4	3
Population by Education			
2010 Education Base - Population 25+	5,202	37,213	116,139
2010 % Base With No High School Diploma	2	3	5
2010 % Base High School Graduates Only	15	16	21
2010 % Base Completed and Associates Degree	10	11	10
2010 % Base Completed Bachelor's Degree	34	35	30
2010 % Base Master's/Professional/Doctorate Degree	17	16	13
Per Capita Income			
2000 Per Capita Income	$31,831	$34,450	$29,428
2010 Per Capita Income	$43,092	$46,037	$39,680
2015 Per Capita Income	$50,462	$54,806	$46,878
2000-2010 Annual Rate	3.00%	2.87%	2.96%
2010-2015 Annual Rate	3.21%	3.55%	3.39%
Households			
2000 Households	2,497	18,174	60,938
2010 Total Households	2,942	21,108	67,895
2015 Total Households	3,196	22,294	70,806
2000-2010 Annual Rate	1.61%	1.47%	1.06%
2010-2015 Annual Rate	1.67%	1.10%	0.84%
2010 Average Household Size	2.81	2.66	2.55

Households by Income

Current median household income is $81,595 in the market area, compared to $54,442 for all U.S. households. Median household income is projected to be $98,808 in five years. In 2000, median household income was $62,581.

Current average household income is $102,377 in this market area, compared to $70,173 for all U.S households. Average household income is projected to be $120,834 in five years. In 2000, average household income was $76,438, compared to $48,237 in 1990.

Current per capita income is $39,680 in the market area, compared to the U.S. per capita income of $26,739. The per capita income is projected to be $46,878 in five years. In 2000, the per capita income was $29,428, compared to $17,755 in 1990.

Data Note: Income is expressed in current dollars
Source: U.S. Bureau and Census, 2000 Census of Population and Housing, ESRI forecast for 2010 and 2015. ESRI converted 1990 Census data into 2000 geography.

May 10, 2011

Major Retail Intersections
I-494 & Bass Lake Rd - Maple Grove, Minnesota

Prepared By Business Analyst Desktop
Latitude: 45.066925
Longitude: -93.447758

	1 mile	3 miles	5 miles
Median Household Income			
2000 Median Household Income	$79,460	$76,912	$62,581
2010 Median Household Income	$101,921	$96,942	$81,595
2015 Median Household Income	$115,491	$112,716	$98,808
2000-2010 Annual Rate	2.46%	2.28%	2.62%
2010-2015 Annual Rate	2.53%	3.06%	3.90%
Average Household Income			
2000 Average Household Income	$90,712	$93,896	$76,438
2010 Average Household Income	$120,723	$123,285	$102,377
2015 Average Household Income	$140,401	$146,389	$120,834
2000-2010 Annual Rate	2.83%	2.69%	2.89%
2010-2015 Annual Rate	3.07%	3.50%	3.37%
2010 Households by Income			
2010 Household Income Base	2,942	21,108	67,895
< $10,000	22	272	1,560
$10,000 - $14,999	16	135	877
$15,000 - $19,999	33	304	1,410
$20,000 - $24,999	22	278	1,434
$25,000 - $29,999	37	340	1,782
$30,000 - $34,999	42	455	2,003
$35,000 - $39,999	30	513	2,192
$40,000 - $44,999	54	458	2,070
$45,000 - $49,999	64	644	2,623
$50,000 - $59,999	103	1,102	4,054
$60,000 - $ $74,999	468	2,708	10,086
$75,000 - $99,999	530	3,692	11,623
$100,000 - $124,999	489	3,112	9,980
$125,000 - $149,999	347	2,206	5,556
$150,000 - $199,999	443	2,508	5,686
$200,000 - $249,999	133	1,073	2,504
$250,000 - $499,999	85	1,039	1,972
$500,000 +	23	271	485
2010 Housing			
2000 Total Housing Units	2,534	18,477	61,864
2010 Total Housing Units	3,042	21,796	70,140
2015 Total Housing Units	3,315	23,093	73,426
2000 Owner Occupied Housing Units	1,981	15,109	45,141
2000 Renter Occupied Housing Units	516	3,065	15,796
2000 Vacant Housing Units	40	291	922
2010 Owner Occupied Housing Units	2,217	17,324	50,416
2010 Renter Occupied Housing Units	724	3,783	17,479
2010 Vacant Housing Units	100	688	2,245
2015 Owner Occupied Housing Units	2,422	18,300	52,853
2015 Renter Occupied Housing Units	774	3,994	17,953
2015 Vacant Housing Units	119	799	2,620

Currently, 71.9 percent of the 70,140 housing units in the market area are owner occupied; 24.9 percent, renter occupied; and 3.2 are vacant. In 2000, there were 61,864 housing units - 73.0 percent owner occupied, 25.5. percent renter occupied, and 1.5 percent vacant. The rate of change in housing units since 2000 is 1.23 percent. Median home value in the market area is $196,858, compared to a median home value of $157,913 for the U.S. In five years, median value is projected to change by 3.29 percent annually to $231,466. From 2000 to the current year, median home value change by 2.95 percent annually.

2010 Daytime Population			
2010 Total Empolyees	6,169	33,788	120,020
2010 Total Businesses	196	1,943	6,798

Data Note: Income is expressed in current dollars
Source: U.S. Bureau and Census, 2000 Census of Population and Housing, ESRI forecast for 2010 and 2015. ESRI converted 1990 Census data into 2000 geography.

May 10, 2011