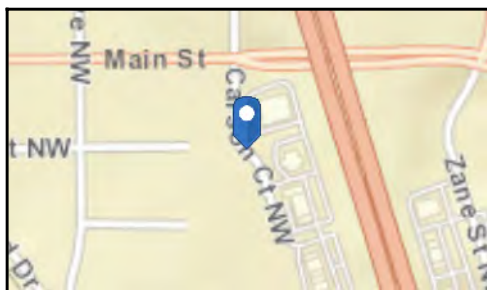
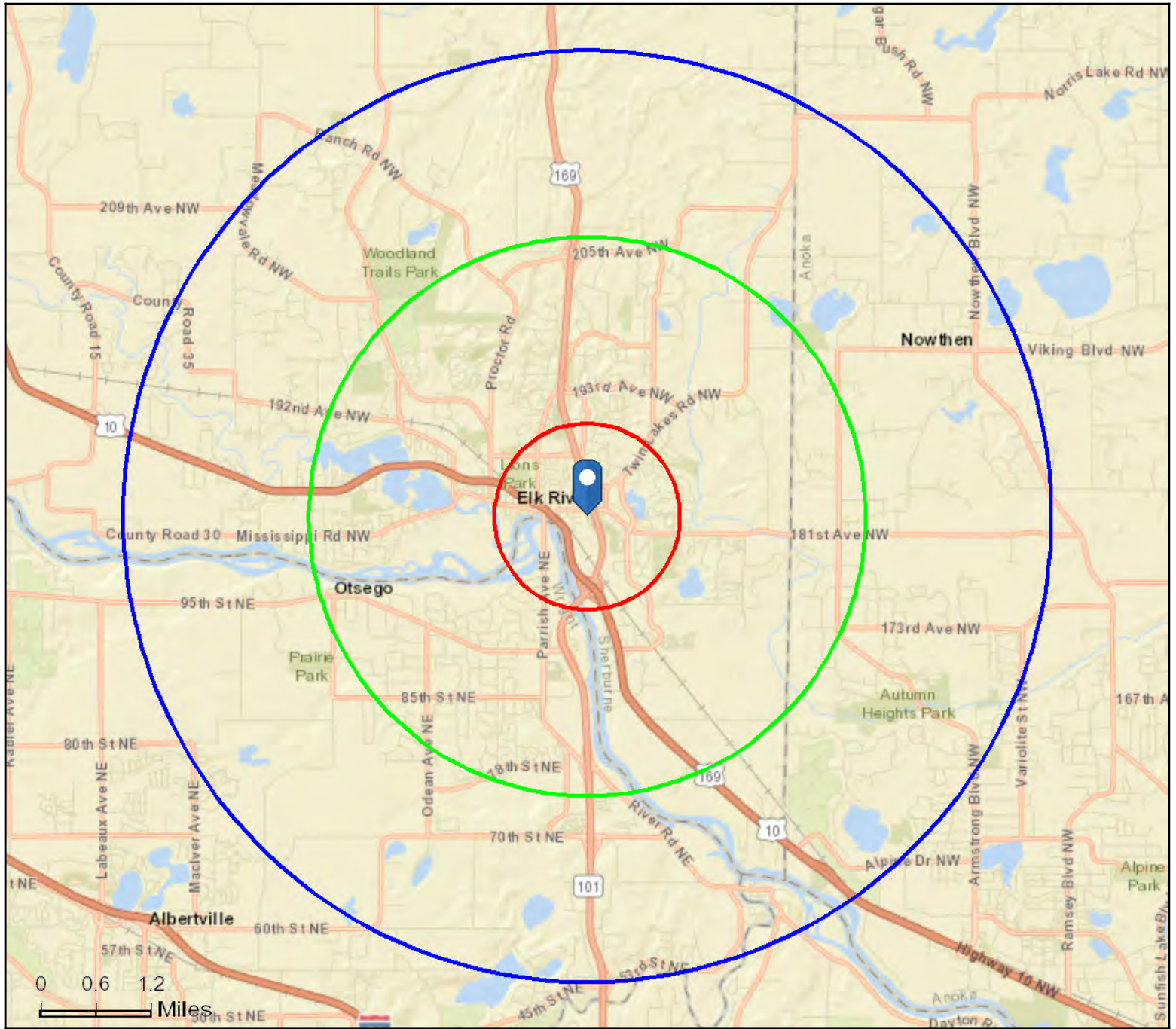




Site Map

Carson Street Station
18201 Carson Ct NW, Elk River, Minnesota, 55330
Rings: 1, 3, 5 mile radii

Prepared by HJ Development
Latitude: 45.30207
Longitude: -93.55609



May 02, 2018



Executive Summary

Carson Street Station
18201 Carson Ct NW, Elk River, Minnesota, 55330
Rings: 1, 3, 5 mile radii

Prepared by HJ Development
Latitude: 45.30207
Longitude: -93.55609

	1 mile	3 miles	5 miles
Population			
2000 Population	3,950	17,448	26,954
2010 Population	4,988	24,401	37,487
2017 Population	5,270	25,978	40,754
2022 Population	5,478	27,307	43,106
2000-2010 Annual Rate	2.36%	3.41%	3.35%
2010-2017 Annual Rate	0.76%	0.87%	1.16%
2017-2022 Annual Rate	0.78%	1.00%	1.13%
2017 Male Population	48.0%	49.8%	50.3%
2017 Female Population	52.0%	50.2%	49.7%
2017 Median Age	35.6	35.6	36.1

In the identified area, the current year population is 40,754. In 2010, the Census count in the area was 37,487. The rate of change since 2010 was 1.16% annually. The five-year projection for the population in the area is 43,106 representing a change of 1.13% annually from 2017 to 2022. Currently, the population is 50.3% male and 49.7% female.

Median Age

The median age in this area is 35.6, compared to U.S. median age of 38.2.

Race and Ethnicity

2017 White Alone	91.9%	92.4%	92.9%
2017 Black Alone	2.3%	2.2%	2.0%
2017 American Indian/Alaska Native Alone	0.5%	0.5%	0.5%
2017 Asian Alone	1.7%	1.6%	1.7%
2017 Pacific Islander Alone	0.1%	0.1%	0.1%
2017 Other Race	0.8%	0.8%	0.8%
2017 Two or More Races	2.9%	2.2%	2.1%
2017 Hispanic Origin (Any Race)	3.7%	3.5%	3.2%

Persons of Hispanic origin represent 3.2% of the population in the identified area compared to 18.1% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 19.0 in the identified area, compared to 64.0 for the U.S. as a whole.

Households

2000 Households	1,614	6,078	9,025
2010 Households	2,031	8,691	13,099
2017 Total Households	2,137	9,259	14,256
2022 Total Households	2,215	9,731	15,092
2000-2010 Annual Rate	2.32%	3.64%	3.80%
2010-2017 Annual Rate	0.70%	0.88%	1.17%
2017-2022 Annual Rate	0.72%	1.00%	1.15%
2017 Average Household Size	2.41	2.75	2.81

The household count in this area has changed from 13,099 in 2010 to 14,256 in the current year, a change of 1.17% annually. The five-year projection of households is 15,092, a change of 1.15% annually from the current year total. Average household size is currently 2.81, compared to 2.81 in the year 2010. The number of families in the current year is 10,764 in the specified area.

Data Note: Income is expressed in current dollars

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



Executive Summary

Carson Street Station
18201 Carson Ct NW, Elk River, Minnesota, 55330
Rings: 1, 3, 5 mile radii

Prepared by HJ Development
Latitude: 45.30207
Longitude: -93.55609

	1 mile	3 miles	5 miles
Median Household Income			
2017 Median Household Income	\$58,198	\$76,264	\$80,849
2022 Median Household Income	\$62,520	\$82,514	\$88,413
2017-2022 Annual Rate	1.44%	1.59%	1.80%
Average Household Income			
2017 Average Household Income	\$73,181	\$89,400	\$95,070
2022 Average Household Income	\$82,477	\$100,824	\$107,108
2017-2022 Annual Rate	2.42%	2.43%	2.41%
Per Capita Income			
2017 Per Capita Income	\$29,750	\$32,334	\$33,639
2022 Per Capita Income	\$33,414	\$36,449	\$37,870
2017-2022 Annual Rate	2.35%	2.42%	2.40%

Current median household income is \$80,849 in the area, compared to \$56,124 for all U.S. households. Median household income is projected to be \$88,413 in five years, compared to \$62,316 for all U.S. households

Current average household income is \$95,070 in this area, compared to \$80,675 for all U.S. households. Average household income is projected to be \$107,108 in five years, compared to \$91,585 for all U.S. households

Current per capita income is \$33,639 in the area, compared to the U.S. per capita income of \$30,820. The per capita income is projected to be \$37,870 in five years, compared to \$34,828 for all U.S. households

Housing			
2000 Total Housing Units	1,665	6,184	9,209
2000 Owner Occupied Housing Units	982	4,847	7,718
2000 Renter Occupied Housing Units	632	1,230	1,307
2000 Vacant Housing Units	51	107	184
2010 Total Housing Units	2,184	9,148	13,812
2010 Owner Occupied Housing Units	1,223	7,056	11,167
2010 Renter Occupied Housing Units	808	1,635	1,932
2010 Vacant Housing Units	153	457	713
2017 Total Housing Units	2,269	9,645	14,873
2017 Owner Occupied Housing Units	1,250	7,386	11,986
2017 Renter Occupied Housing Units	887	1,873	2,270
2017 Vacant Housing Units	132	386	617
2022 Total Housing Units	2,358	10,150	15,758
2022 Owner Occupied Housing Units	1,305	7,780	12,705
2022 Renter Occupied Housing Units	910	1,951	2,387
2022 Vacant Housing Units	143	419	666

Currently, 80.6% of the 14,873 housing units in the area are owner occupied; 15.3%, renter occupied; and 4.1% are vacant. Currently, in the U.S., 55.6% of the housing units in the area are owner occupied; 33.1% are renter occupied; and 11.3% are vacant. In 2010, there were 13,812 housing units in the area - 80.8% owner occupied, 14.0% renter occupied, and 5.2% vacant. The annual rate of change in housing units since 2010 is 3.34%. Median home value in the area is \$234,418, compared to a median home value of \$207,344 for the U.S. In five years, median value is projected to change by 2.94% annually to \$270,933.

Data Note: Income is expressed in current dollars

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



Demographic and Income Profile

Carson Street Station
18201 Carson Ct NW, Elk River, Minnesota, 55330
Ring: 1 mile radius

Prepared by HJ Development
Latitude: 45.30207
Longitude: -93.55609

Summary	Census 2010	2017	2022
Population	4,988	5,270	5,478
Households	2,031	2,137	2,215
Families	1,277	1,334	1,377
Average Household Size	2.39	2.41	2.42
Owner Occupied Housing Units	1,223	1,250	1,305
Renter Occupied Housing Units	808	887	910
Median Age	34.9	35.6	36.0
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	0.78%	0.76%	0.83%
Households	0.72%	0.73%	0.79%
Families	0.64%	0.67%	0.71%
Owner HHs	0.86%	0.71%	0.72%
Median Household Income	1.44%	2.54%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	153	7.2%	162	7.3%
\$15,000 - \$24,999	175	8.2%	178	8.0%
\$25,000 - \$34,999	213	10.0%	204	9.2%
\$35,000 - \$49,999	332	15.5%	314	14.2%
\$50,000 - \$74,999	457	21.4%	420	19.0%
\$75,000 - \$99,999	350	16.4%	357	16.1%
\$100,000 - \$149,999	295	13.8%	364	16.4%
\$150,000 - \$199,999	113	5.3%	151	6.8%
\$200,000+	49	2.3%	67	3.0%
Median Household Income	\$58,198		\$62,520	
Average Household Income	\$73,181		\$82,477	
Per Capita Income	\$29,750		\$33,414	

Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	431	8.6%	417	7.9%	425	7.8%
5 - 9	369	7.4%	406	7.7%	413	7.5%
10 - 14	300	6.0%	360	6.8%	403	7.4%
15 - 19	308	6.2%	284	5.4%	313	5.7%
20 - 24	329	6.6%	325	6.2%	295	5.4%
25 - 34	762	15.3%	799	15.2%	808	14.7%
35 - 44	659	13.2%	677	12.8%	778	14.2%
45 - 54	653	13.1%	617	11.7%	583	10.6%
55 - 64	460	9.2%	546	10.4%	553	10.1%
65 - 74	306	6.1%	391	7.4%	439	8.0%
75 - 84	242	4.9%	258	4.9%	291	5.3%
85+	170	3.4%	189	3.6%	177	3.2%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	4,634	92.9%	4,841	91.9%	4,977	90.9%
Black Alone	90	1.8%	121	2.3%	148	2.7%
American Indian Alone	20	0.4%	24	0.5%	27	0.5%
Asian Alone	81	1.6%	87	1.7%	91	1.7%
Pacific Islander Alone	1	0.0%	3	0.1%	4	0.1%
Some Other Race Alone	32	0.6%	41	0.8%	49	0.9%
Two or More Races	129	2.6%	153	2.9%	181	3.3%
Hispanic Origin (Any Race)	156	3.1%	193	3.7%	224	4.1%

Data Note: Income is expressed in current dollars.

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

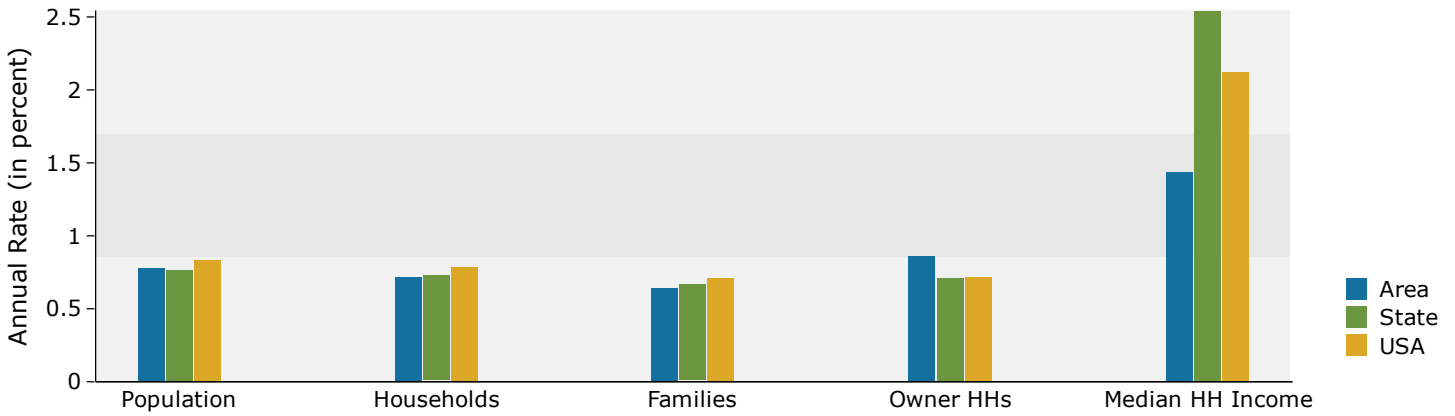


Demographic and Income Profile

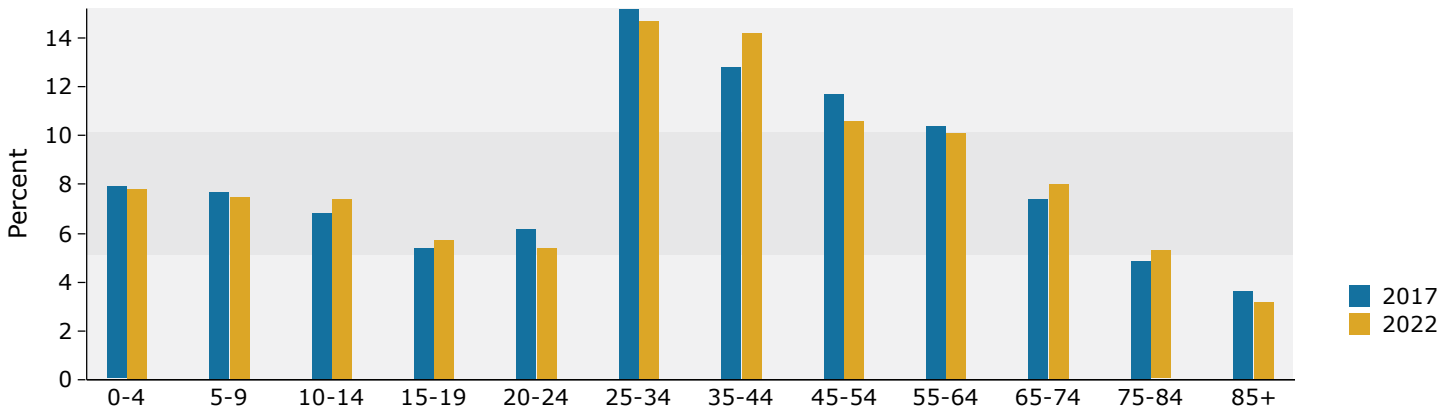
Carson Street Station
 18201 Carson Ct NW, Elk River, Minnesota, 55330
 Ring: 1 mile radius

Prepared by HJ Development
 Latitude: 45.30207
 Longitude: -93.55609

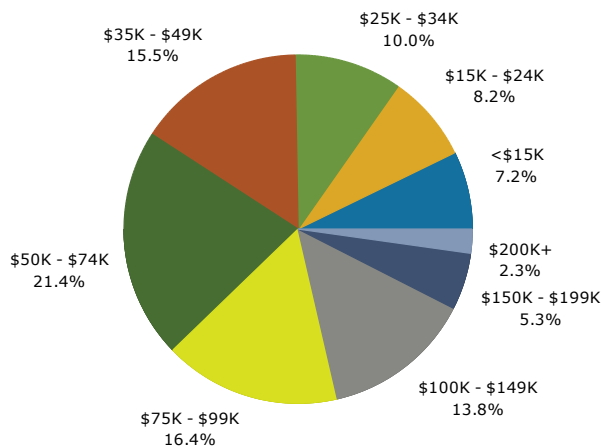
Trends 2017-2022



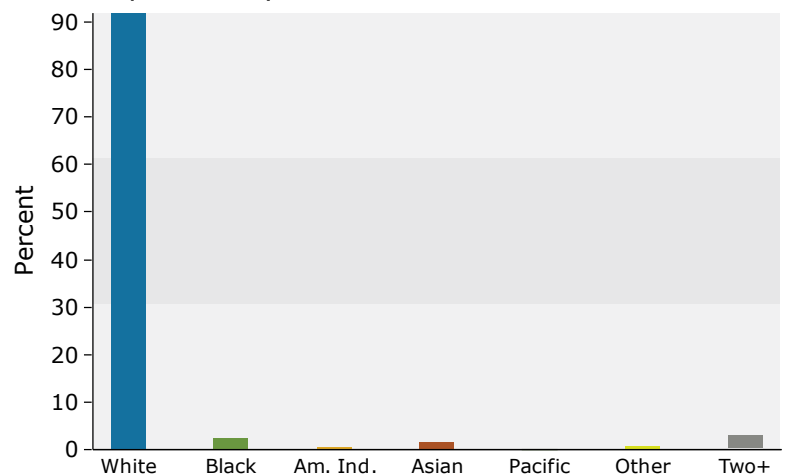
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 3.7%

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



Demographic and Income Profile

Carson Street Station
 18201 Carson Ct NW, Elk River, Minnesota, 55330
 Ring: 3 mile radius

Prepared by HJ Development
 Latitude: 45.30207
 Longitude: -93.55609

Summary	Census 2010	2017	2022
Population	24,401	25,978	27,307
Households	8,691	9,259	9,731
Families	6,408	6,777	7,096
Average Household Size	2.75	2.75	2.75
Owner Occupied Housing Units	7,056	7,386	7,780
Renter Occupied Housing Units	1,635	1,873	1,951
Median Age	34.7	35.6	35.7
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	1.00%	0.76%	0.83%
Households	1.00%	0.73%	0.79%
Families	0.92%	0.67%	0.71%
Owner HHs	1.04%	0.71%	0.72%
Median Household Income	1.59%	2.54%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	375	4.1%	405	4.2%
\$15,000 - \$24,999	546	5.9%	556	5.7%
\$25,000 - \$34,999	604	6.5%	578	5.9%
\$35,000 - \$49,999	1,076	11.6%	1,009	10.4%
\$50,000 - \$74,999	1,916	20.7%	1,732	17.8%
\$75,000 - \$99,999	1,605	17.3%	1,579	16.2%
\$100,000 - \$149,999	2,018	21.8%	2,397	24.6%
\$150,000 - \$199,999	778	8.4%	1,019	10.5%
\$200,000+	341	3.7%	455	4.7%
Median Household Income	\$76,264		\$82,514	
Average Household Income	\$89,400		\$100,824	
Per Capita Income	\$32,334		\$36,449	

Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,957	8.0%	1,926	7.4%	2,024	7.4%
5 - 9	2,012	8.2%	2,021	7.8%	2,073	7.6%
10 - 14	1,887	7.7%	1,996	7.7%	2,115	7.7%
15 - 19	1,644	6.7%	1,664	6.4%	1,747	6.4%
20 - 24	1,320	5.4%	1,527	5.9%	1,436	5.3%
25 - 34	3,504	14.4%	3,619	13.9%	3,939	14.4%
35 - 44	3,797	15.6%	3,755	14.5%	4,137	15.2%
45 - 54	3,670	15.0%	3,680	14.2%	3,456	12.7%
55 - 64	2,397	9.8%	2,904	11.2%	2,997	11.0%
65 - 74	1,254	5.1%	1,785	6.9%	2,097	7.7%
75 - 84	671	2.7%	757	2.9%	946	3.5%
85+	289	1.2%	343	1.3%	339	1.2%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	22,813	93.5%	24,016	92.4%	24,980	91.5%
Black Alone	437	1.8%	582	2.2%	708	2.6%
American Indian Alone	108	0.4%	129	0.5%	149	0.5%
Asian Alone	383	1.6%	426	1.6%	464	1.7%
Pacific Islander Alone	16	0.1%	28	0.1%	36	0.1%
Some Other Race Alone	169	0.7%	218	0.8%	265	1.0%
Two or More Races	475	1.9%	580	2.2%	706	2.6%
Hispanic Origin (Any Race)	732	3.0%	918	3.5%	1,079	4.0%

Data Note: Income is expressed in current dollars.

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

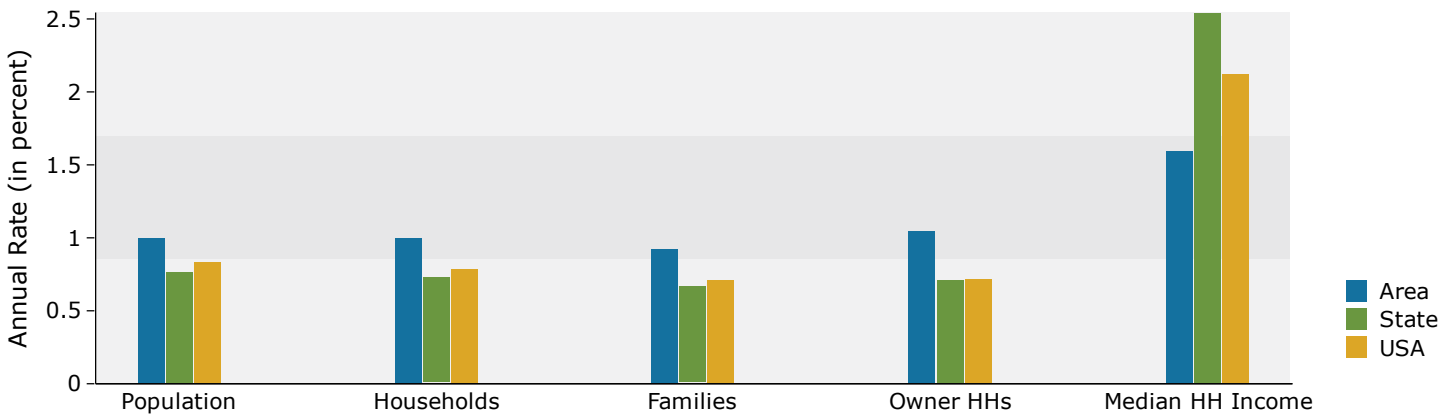


Demographic and Income Profile

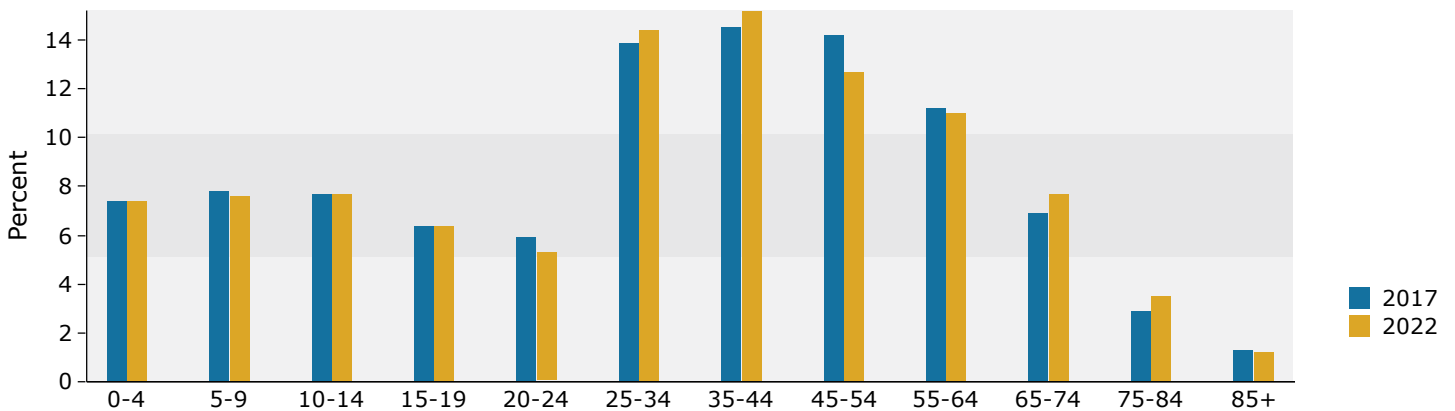
Carson Street Station
 18201 Carson Ct NW, Elk River, Minnesota, 55330
 Ring: 3 mile radius

Prepared by HJ Development
 Latitude: 45.30207
 Longitude: -93.55609

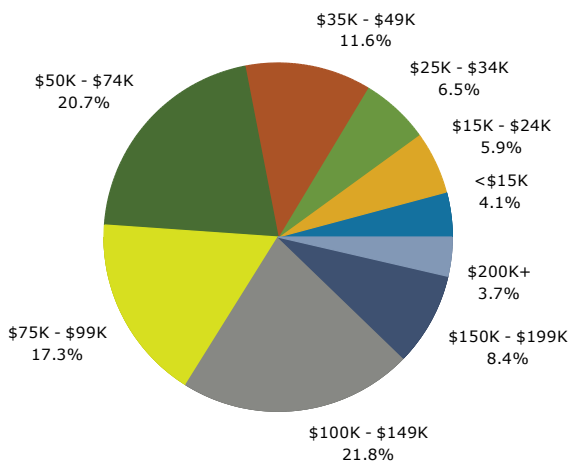
Trends 2017-2022



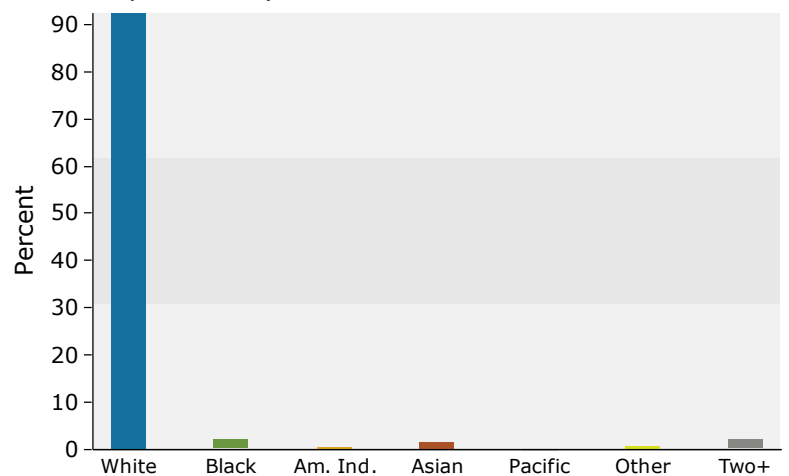
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 3.5%

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



Demographic and Income Profile

Carson Street Station
 18201 Carson Ct NW, Elk River, Minnesota, 55330
 Ring: 5 mile radius

Prepared by HJ Development
 Latitude: 45.30207
 Longitude: -93.55609

Summary	Census 2010	2017	2022
Population	37,487	40,754	43,106
Households	13,099	14,256	15,092
Families	9,958	10,764	11,356
Average Household Size	2.81	2.81	2.81
Owner Occupied Housing Units	11,167	11,986	12,705
Renter Occupied Housing Units	1,932	2,270	2,387
Median Age	35.2	36.1	36.3
Trends: 2017 - 2022 Annual Rate	Area	State	National
Population	1.13%	0.76%	0.83%
Households	1.15%	0.73%	0.79%
Families	1.08%	0.67%	0.71%
Owner HHs	1.17%	0.71%	0.72%
Median Household Income	1.80%	2.54%	2.12%

Households by Income	2017		2022	
	Number	Percent	Number	Percent
<\$15,000	509	3.6%	553	3.7%
\$15,000 - \$24,999	731	5.1%	743	4.9%
\$25,000 - \$34,999	815	5.7%	781	5.2%
\$35,000 - \$49,999	1,523	10.7%	1,432	9.5%
\$50,000 - \$74,999	2,809	19.7%	2,549	16.9%
\$75,000 - \$99,999	2,480	17.4%	2,439	16.2%
\$100,000 - \$149,999	3,454	24.2%	4,067	26.9%
\$150,000 - \$199,999	1,267	8.9%	1,647	10.9%
\$200,000+	667	4.7%	881	5.8%
Median Household Income	\$80,849		\$88,413	
Average Household Income	\$95,070		\$107,108	
Per Capita Income	\$33,639		\$37,870	

Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,900	7.7%	2,924	7.2%	3,102	7.2%
5 - 9	3,066	8.2%	3,156	7.7%	3,238	7.5%
10 - 14	2,972	7.9%	3,184	7.8%	3,360	7.8%
15 - 19	2,607	7.0%	2,692	6.6%	2,857	6.6%
20 - 24	1,957	5.2%	2,340	5.7%	2,210	5.1%
25 - 34	5,125	13.7%	5,402	13.3%	5,945	13.8%
35 - 44	5,930	15.8%	5,967	14.6%	6,555	15.2%
45 - 54	5,991	16.0%	6,060	14.9%	5,651	13.1%
55 - 64	3,827	10.2%	4,764	11.7%	4,997	11.6%
65 - 74	1,869	5.0%	2,790	6.8%	3,368	7.8%
75 - 84	892	2.4%	1,051	2.6%	1,390	3.2%
85+	352	0.9%	423	1.0%	431	1.0%

Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	35,242	94.0%	37,857	92.9%	39,608	91.9%
Black Alone	591	1.6%	817	2.0%	1,002	2.3%
American Indian Alone	160	0.4%	197	0.5%	229	0.5%
Asian Alone	570	1.5%	681	1.7%	775	1.8%
Pacific Islander Alone	22	0.1%	37	0.1%	48	0.1%
Some Other Race Alone	235	0.6%	310	0.8%	382	0.9%
Two or More Races	667	1.8%	855	2.1%	1,061	2.5%
Hispanic Origin (Any Race)	1,003	2.7%	1,294	3.2%	1,541	3.6%

Data Note: Income is expressed in current dollars.

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

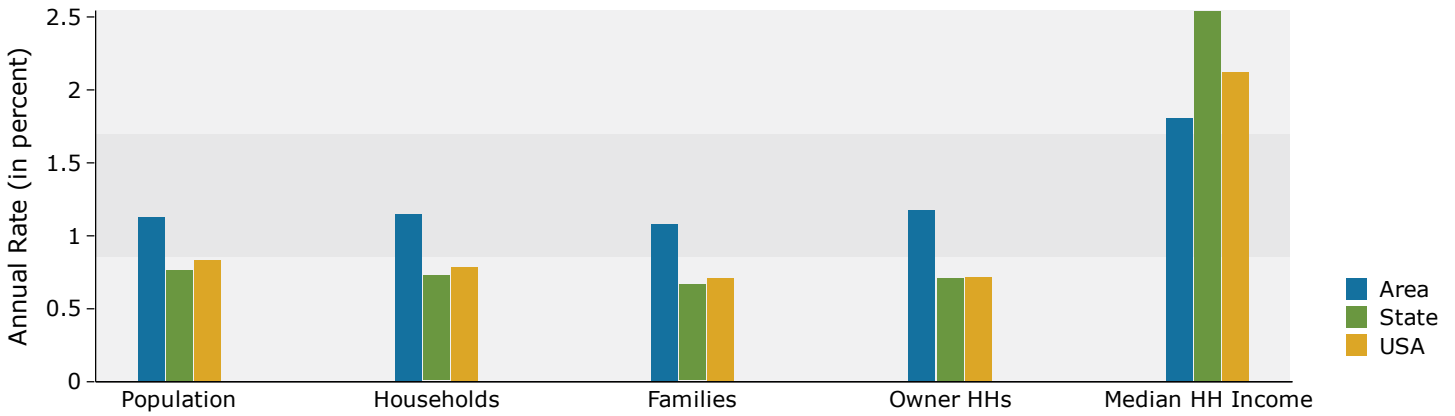


Demographic and Income Profile

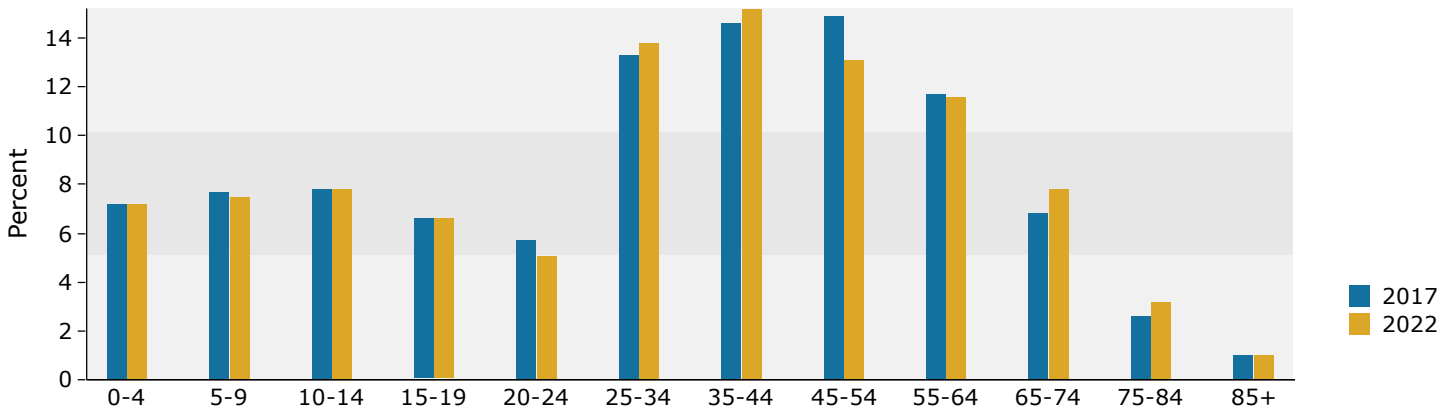
Carson Street Station
 18201 Carson Ct NW, Elk River, Minnesota, 55330
 Ring: 5 mile radius

Prepared by HJ Development
 Latitude: 45.30207
 Longitude: -93.55609

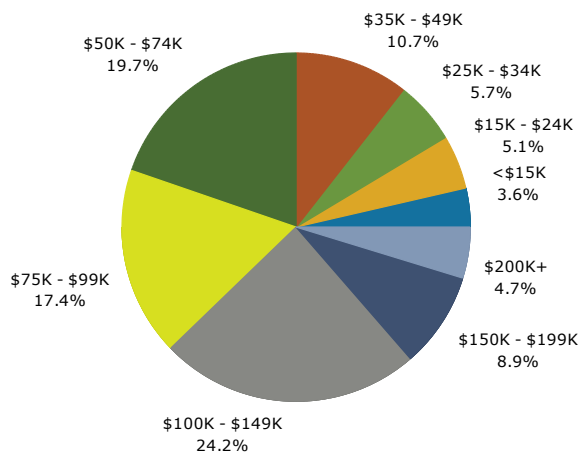
Trends 2017-2022



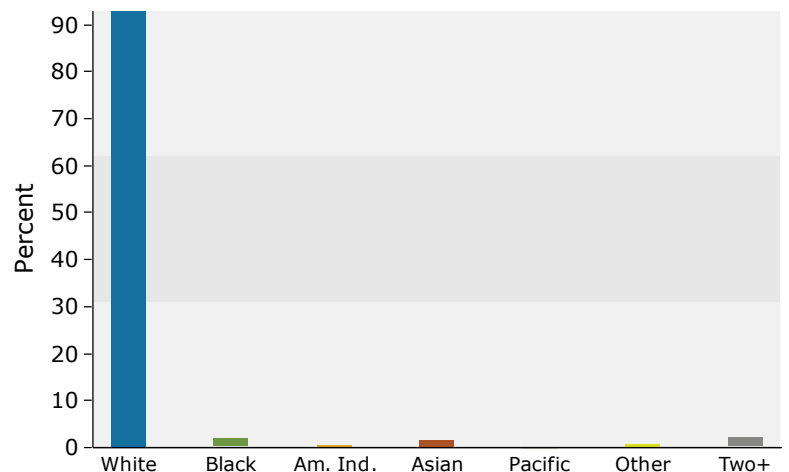
Population by Age



2017 Household Income



2017 Population by Race



2017 Percent Hispanic Origin: 3.2%

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



Market Profile

Carson Street Station
 18201 Carson Ct NW, Elk River, Minnesota, 55330
 Rings: 1, 3, 5 mile radii

Prepared by HJ Development

Latitude: 45.30207
 Longitude: -93.55609

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	3,950	17,448	26,954
2010 Total Population	4,988	24,401	37,487
2017 Total Population	5,270	25,978	40,754
2017 Group Quarters	128	516	660
2022 Total Population	5,478	27,307	43,106
2017-2022 Annual Rate	0.78%	1.00%	1.13%
2017 Total Daytime Population	7,169	22,791	32,843
Workers	4,482	10,503	13,882
Residents	2,687	12,288	18,961
Household Summary			
2000 Households	1,614	6,078	9,025
2000 Average Household Size	2.36	2.83	2.95
2010 Households	2,031	8,691	13,099
2010 Average Household Size	2.39	2.75	2.81
2017 Households	2,137	9,259	14,256
2017 Average Household Size	2.41	2.75	2.81
2022 Households	2,215	9,731	15,092
2022 Average Household Size	2.42	2.75	2.81
2017-2022 Annual Rate	0.72%	1.00%	1.15%
2010 Families	1,277	6,408	9,958
2010 Average Family Size	3.00	3.19	3.21
2017 Families	1,334	6,777	10,764
2017 Average Family Size	3.01	3.20	3.22
2022 Families	1,377	7,096	11,356
2022 Average Family Size	3.02	3.20	3.22
2017-2022 Annual Rate	0.64%	0.92%	1.08%
Housing Unit Summary			
2000 Housing Units	1,665	6,184	9,209
Owner Occupied Housing Units	59.0%	78.4%	83.8%
Renter Occupied Housing Units	38.0%	19.9%	14.2%
Vacant Housing Units	3.1%	1.7%	2.0%
2010 Housing Units	2,184	9,148	13,812
Owner Occupied Housing Units	56.0%	77.1%	80.8%
Renter Occupied Housing Units	37.0%	17.9%	14.0%
Vacant Housing Units	7.0%	5.0%	5.2%
2017 Housing Units	2,269	9,645	14,873
Owner Occupied Housing Units	55.1%	76.6%	80.6%
Renter Occupied Housing Units	39.1%	19.4%	15.3%
Vacant Housing Units	5.8%	4.0%	4.1%
2022 Housing Units	2,358	10,150	15,758
Owner Occupied Housing Units	55.3%	76.7%	80.6%
Renter Occupied Housing Units	38.6%	19.2%	15.1%
Vacant Housing Units	6.1%	4.1%	4.2%
Median Household Income			
2017	\$58,198	\$76,264	\$80,849
2022	\$62,520	\$82,514	\$88,413
Median Home Value			
2017	\$201,300	\$226,495	\$234,418
2022	\$230,000	\$261,402	\$270,933
Per Capita Income			
2017	\$29,750	\$32,334	\$33,639
2022	\$33,414	\$36,449	\$37,870
Median Age			
2010	34.9	34.7	35.2
2017	35.6	35.6	36.1
2022	36.0	35.7	36.3

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

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



Market Profile

Carson Street Station
 18201 Carson Ct NW, Elk River, Minnesota, 55330
 Rings: 1, 3, 5 mile radii

Prepared by HJ Development
 Latitude: 45.30207
 Longitude: -93.55609

	1 mile	3 miles	5 miles
2017 Households by Income			
Household Income Base	2,137	9,259	14,256
<\$15,000	7.2%	4.1%	3.6%
\$15,000 - \$24,999	8.2%	5.9%	5.1%
\$25,000 - \$34,999	10.0%	6.5%	5.7%
\$35,000 - \$49,999	15.5%	11.6%	10.7%
\$50,000 - \$74,999	21.4%	20.7%	19.7%
\$75,000 - \$99,999	16.4%	17.3%	17.4%
\$100,000 - \$149,999	13.8%	21.8%	24.2%
\$150,000 - \$199,999	5.3%	8.4%	8.9%
\$200,000+	2.3%	3.7%	4.7%
Average Household Income	\$73,181	\$89,400	\$95,070
2022 Households by Income			
Household Income Base	2,215	9,731	15,092
<\$15,000	7.3%	4.2%	3.7%
\$15,000 - \$24,999	8.0%	5.7%	4.9%
\$25,000 - \$34,999	9.2%	5.9%	5.2%
\$35,000 - \$49,999	14.2%	10.4%	9.5%
\$50,000 - \$74,999	19.0%	17.8%	16.9%
\$75,000 - \$99,999	16.1%	16.2%	16.2%
\$100,000 - \$149,999	16.4%	24.6%	26.9%
\$150,000 - \$199,999	6.8%	10.5%	10.9%
\$200,000+	3.0%	4.7%	5.8%
Average Household Income	\$82,477	\$100,824	\$107,108
2017 Owner Occupied Housing Units by Value			
Total	1,250	7,386	11,986
<\$50,000	1.7%	2.6%	2.7%
\$50,000 - \$99,999	5.8%	4.6%	4.0%
\$100,000 - \$149,999	18.7%	12.0%	10.2%
\$150,000 - \$199,999	23.2%	20.4%	19.6%
\$200,000 - \$249,999	20.0%	19.5%	19.5%
\$250,000 - \$299,999	13.8%	17.9%	16.7%
\$300,000 - \$399,999	12.2%	16.3%	17.9%
\$400,000 - \$499,999	3.2%	4.5%	5.3%
\$500,000 - \$749,999	0.5%	1.2%	2.8%
\$750,000 - \$999,999	0.3%	0.4%	0.6%
\$1,000,000 +	0.5%	0.5%	0.7%
Average Home Value	\$220,857	\$242,709	\$258,314
2022 Owner Occupied Housing Units by Value			
Total	1,305	7,780	12,705
<\$50,000	0.9%	1.4%	1.4%
\$50,000 - \$99,999	3.8%	2.7%	2.4%
\$100,000 - \$149,999	15.0%	8.6%	7.2%
\$150,000 - \$199,999	18.9%	15.3%	14.3%
\$200,000 - \$249,999	18.8%	17.2%	16.8%
\$250,000 - \$299,999	16.5%	20.6%	18.8%
\$300,000 - \$399,999	18.4%	23.0%	24.3%
\$400,000 - \$499,999	5.7%	7.7%	8.5%
\$500,000 - \$749,999	0.7%	1.6%	4.0%
\$750,000 - \$999,999	0.5%	0.7%	0.9%
\$1,000,000 +	0.7%	1.0%	1.3%
Average Home Value	\$250,249	\$279,628	\$298,400

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

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



Market Profile

Carson Street Station
18201 Carson Ct NW, Elk River, Minnesota, 55330
Rings: 1, 3, 5 mile radii

Prepared by HJ Development
Latitude: 45.30207
Longitude: -93.55609

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	4,987	24,401	37,488
0 - 4	8.6%	8.0%	7.7%
5 - 9	7.4%	8.2%	8.2%
10 - 14	6.0%	7.7%	7.9%
15 - 24	12.8%	12.1%	12.2%
25 - 34	15.3%	14.4%	13.7%
35 - 44	13.2%	15.6%	15.8%
45 - 54	13.1%	15.0%	16.0%
55 - 64	9.2%	9.8%	10.2%
65 - 74	6.1%	5.1%	5.0%
75 - 84	4.9%	2.7%	2.4%
85 +	3.4%	1.2%	0.9%
18 +	74.3%	71.5%	71.4%
2017 Population by Age			
Total	5,269	25,977	40,753
0 - 4	7.9%	7.4%	7.2%
5 - 9	7.7%	7.8%	7.7%
10 - 14	6.8%	7.7%	7.8%
15 - 24	11.6%	12.3%	12.3%
25 - 34	15.2%	13.9%	13.3%
35 - 44	12.8%	14.5%	14.6%
45 - 54	11.7%	14.2%	14.9%
55 - 64	10.4%	11.2%	11.7%
65 - 74	7.4%	6.9%	6.8%
75 - 84	4.9%	2.9%	2.6%
85 +	3.6%	1.3%	1.0%
18 +	74.4%	72.9%	72.9%
2022 Population by Age			
Total	5,478	27,306	43,104
0 - 4	7.8%	7.4%	7.2%
5 - 9	7.5%	7.6%	7.5%
10 - 14	7.4%	7.7%	7.8%
15 - 24	11.1%	11.7%	11.8%
25 - 34	14.7%	14.4%	13.8%
35 - 44	14.2%	15.2%	15.2%
45 - 54	10.6%	12.7%	13.1%
55 - 64	10.1%	11.0%	11.6%
65 - 74	8.0%	7.7%	7.8%
75 - 84	5.3%	3.5%	3.2%
85 +	3.2%	1.2%	1.0%
18 +	73.8%	73.0%	73.1%
2010 Population by Sex			
Males	2,393	12,194	18,916
Females	2,595	12,207	18,571
2017 Population by Sex			
Males	2,530	12,940	20,504
Females	2,740	13,038	20,250
2022 Population by Sex			
Males	2,650	13,612	21,675
Females	2,828	13,694	21,431

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



Market Profile

Carson Street Station
18201 Carson Ct NW, Elk River, Minnesota, 55330
Rings: 1, 3, 5 mile radii

Prepared by HJ Development
Latitude: 45.30207
Longitude: -93.55609

	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	4,987	24,401	37,487
White Alone	92.9%	93.5%	94.0%
Black Alone	1.8%	1.8%	1.6%
American Indian Alone	0.4%	0.4%	0.4%
Asian Alone	1.6%	1.6%	1.5%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	0.6%	0.7%	0.6%
Two or More Races	2.6%	1.9%	1.8%
Hispanic Origin	3.1%	3.0%	2.7%
Diversity Index	18.9	17.6	16.2
2017 Population by Race/Ethnicity			
Total	5,270	25,979	40,754
White Alone	91.9%	92.4%	92.9%
Black Alone	2.3%	2.2%	2.0%
American Indian Alone	0.5%	0.5%	0.5%
Asian Alone	1.7%	1.6%	1.7%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	0.8%	0.8%	0.8%
Two or More Races	2.9%	2.2%	2.1%
Hispanic Origin	3.7%	3.5%	3.2%
Diversity Index	21.5	20.3	19.0
2022 Population by Race/Ethnicity			
Total	5,477	27,308	43,105
White Alone	90.9%	91.5%	91.9%
Black Alone	2.7%	2.6%	2.3%
American Indian Alone	0.5%	0.5%	0.5%
Asian Alone	1.7%	1.7%	1.8%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	0.9%	1.0%	0.9%
Two or More Races	3.3%	2.6%	2.5%
Hispanic Origin	4.1%	4.0%	3.6%
Diversity Index	23.8	22.6	21.3
2010 Population by Relationship and Household Type			
Total	4,988	24,401	37,487
In Households	97.4%	97.9%	98.2%
In Family Households	79.5%	86.0%	87.5%
Householder	25.1%	26.3%	26.6%
Spouse	18.2%	21.3%	22.1%
Child	31.4%	34.4%	34.7%
Other relative	2.0%	1.9%	1.9%
Nonrelative	2.7%	2.2%	2.1%
In Nonfamily Households	18.0%	11.9%	10.8%
In Group Quarters	2.6%	2.1%	1.8%
Institutionalized Population	2.4%	1.9%	1.6%
Noninstitutionalized Population	0.2%	0.2%	0.1%

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

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



Market Profile

Carson Street Station
 18201 Carson Ct NW, Elk River, Minnesota, 55330
 Rings: 1, 3, 5 mile radii

Prepared by HJ Development
 Latitude: 45.30207
 Longitude: -93.55609

	1 mile	3 miles	5 miles
2017 Population 25+ by Educational Attainment			
Total	3,479	16,843	26,459
Less than 9th Grade	0.2%	1.3%	1.2%
9th - 12th Grade, No Diploma	4.1%	4.7%	4.5%
High School Graduate	26.0%	21.9%	21.4%
GED/Alternative Credential	5.3%	3.2%	3.1%
Some College, No Degree	26.9%	25.5%	25.4%
Associate Degree	12.1%	13.7%	13.9%
Bachelor's Degree	16.6%	20.9%	22.1%
Graduate/Professional Degree	8.8%	8.8%	8.5%
2017 Population 15+ by Marital Status			
Total	4,087	20,036	31,490
Never Married	22.4%	24.8%	25.0%
Married	54.7%	59.6%	61.8%
Widowed	9.4%	4.9%	4.1%
Divorced	13.5%	10.7%	9.1%
2017 Civilian Population 16+ in Labor Force			
Civilian Employed	95.5%	96.5%	96.5%
Civilian Unemployed (Unemployment Rate)	4.5%	3.5%	3.5%
2017 Employed Population 16+ by Industry			
Total	2,628	13,932	21,972
Agriculture/Mining	1.1%	1.7%	2.0%
Construction	7.9%	7.4%	7.8%
Manufacturing	14.4%	15.0%	15.4%
Wholesale Trade	1.9%	2.5%	2.9%
Retail Trade	15.4%	14.3%	13.1%
Transportation/Utilities	6.1%	6.6%	5.9%
Information	0.5%	0.4%	0.5%
Finance/Insurance/Real Estate	3.9%	6.3%	6.6%
Services	46.8%	43.8%	43.7%
Public Administration	2.0%	1.9%	2.1%
2017 Employed Population 16+ by Occupation			
Total	2,628	13,933	21,972
White Collar	58.3%	62.5%	63.0%
Management/Business/Financial	13.2%	16.4%	17.1%
Professional	17.3%	20.6%	21.5%
Sales	11.9%	10.7%	10.6%
Administrative Support	15.9%	14.8%	13.8%
Services	19.4%	15.9%	15.0%
Blue Collar	22.3%	21.6%	22.0%
Farming/Forestry/Fishing	1.3%	0.5%	0.5%
Construction/Extraction	8.1%	6.2%	6.1%
Installation/Maintenance/Repair	1.3%	2.6%	3.1%
Production	7.6%	7.5%	7.8%
Transportation/Material Moving	4.1%	4.8%	4.5%
2010 Population By Urban/ Rural Status			
Total Population	4,988	24,401	37,487
Population Inside Urbanized Area	90.2%	87.5%	79.8%
Population Inside Urbanized Cluster	0.0%	0.0%	0.6%
Rural Population	9.8%	12.5%	19.6%

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



Market Profile

Carson Street Station
 18201 Carson Ct NW, Elk River, Minnesota, 55330
 Rings: 1, 3, 5 mile radii

Prepared by HJ Development
 Latitude: 45.30207
 Longitude: -93.55609

	1 mile	3 miles	5 miles
2010 Households by Type			
Total	2,031	8,692	13,099
Households with 1 Person	30.4%	20.6%	18.4%
Households with 2+ People	69.6%	79.4%	81.6%
Family Households	62.9%	73.7%	76.0%
Husband-wife Families	45.5%	59.8%	63.2%
With Related Children	22.3%	31.0%	32.7%
Other Family (No Spouse Present)	17.4%	14.0%	12.8%
Other Family with Male Householder	4.8%	4.3%	4.3%
With Related Children	3.2%	2.9%	2.8%
Other Family with Female Householder	12.6%	9.6%	8.5%
With Related Children	9.2%	7.0%	6.1%
Nonfamily Households	6.7%	5.7%	5.5%
All Households with Children	35.0%	41.4%	42.0%
Multigenerational Households	2.4%	2.5%	2.6%
Unmarried Partner Households	8.9%	7.4%	6.8%
Male-female	8.2%	6.8%	6.3%
Same-sex	0.7%	0.6%	0.5%
2010 Households by Size			
Total	2,030	8,692	13,097
1 Person Household	30.4%	20.6%	18.4%
2 Person Household	30.8%	32.1%	32.6%
3 Person Household	17.0%	17.5%	17.7%
4 Person Household	12.9%	17.9%	18.7%
5 Person Household	5.8%	8.0%	8.5%
6 Person Household	2.0%	2.6%	2.7%
7 + Person Household	1.1%	1.3%	1.4%
2010 Households by Tenure and Mortgage Status			
Total	2,031	8,691	13,099
Owner Occupied	60.2%	81.2%	85.3%
Owned with a Mortgage/Loan	51.5%	69.5%	72.8%
Owned Free and Clear	8.7%	11.7%	12.4%
Renter Occupied	39.8%	18.8%	14.7%
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	2,184	9,148	13,812
Housing Units Inside Urbanized Area	91.9%	88.3%	80.7%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.6%
Rural Housing Units	8.1%	11.7%	18.7%

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.

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



Market Profile

Carson Street Station
 18201 Carson Ct NW, Elk River, Minnesota, 55330
 Rings: 1, 3, 5 mile radii

Prepared by HJ Development
 Latitude: 45.30207
 Longitude: -93.55609

	1 mile	3 miles	5 miles
Top 3 Tapestry Segments			
1.	Old and Newcomers (8F)	Up and Coming Families	Up and Coming Families
2.	Up and Coming Families	Soccer Moms (4A)	Soccer Moms (4A)
3.	Home Improvement (4B)	Home Improvement (4B)	Home Improvement (4B)
2017 Consumer Spending			
Apparel & Services: Total \$	\$4,294,025	\$22,641,888	\$36,932,091
Average Spent	\$2,009.37	\$2,445.39	\$2,590.63
Spending Potential Index	93	113	120
Education: Total \$	\$2,691,528	\$14,170,108	\$23,428,530
Average Spent	\$1,259.49	\$1,530.41	\$1,643.42
Spending Potential Index	87	105	113
Entertainment/Recreation: Total \$	\$6,060,759	\$31,903,514	\$52,149,068
Average Spent	\$2,836.11	\$3,445.68	\$3,658.04
Spending Potential Index	91	110	117
Food at Home: Total \$	\$9,869,534	\$50,410,529	\$81,803,493
Average Spent	\$4,618.41	\$5,444.49	\$5,738.18
Spending Potential Index	92	108	114
Food Away from Home: Total \$	\$6,698,401	\$34,975,710	\$56,873,419
Average Spent	\$3,134.49	\$3,777.48	\$3,989.44
Spending Potential Index	94	113	120
Health Care: Total \$	\$10,603,868	\$55,712,144	\$91,220,263
Average Spent	\$4,962.03	\$6,017.08	\$6,398.73
Spending Potential Index	89	108	114
HH Furnishings & Equipment: Total \$	\$3,854,924	\$20,420,430	\$33,341,408
Average Spent	\$1,803.90	\$2,205.47	\$2,338.76
Spending Potential Index	93	113	120
Personal Care Products & Services: Total \$	\$1,570,308	\$8,238,953	\$13,455,636
Average Spent	\$734.82	\$889.83	\$943.86
Spending Potential Index	92	112	119
Shelter: Total \$	\$32,064,857	\$165,014,200	\$268,467,688
Average Spent	\$15,004.61	\$17,822.03	\$18,831.91
Spending Potential Index	92	110	116
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$4,500,883	\$23,870,319	\$39,173,039
Average Spent	\$2,106.17	\$2,578.07	\$2,747.83
Spending Potential Index	90	110	117
Travel: Total \$	\$3,962,807	\$21,508,057	\$35,495,119
Average Spent	\$1,854.38	\$2,322.94	\$2,489.84
Spending Potential Index	90	112	120
Vehicle Maintenance & Repairs: Total \$	\$2,088,158	\$10,860,629	\$17,705,471
Average Spent	\$977.14	\$1,172.98	\$1,241.97
Spending Potential Index	91	109	116

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2013 and 2014 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

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



Business Summary

Carson Street Station
 18201 Carson Ct NW, Elk River, Minnesota, 55330
 Rings: 1, 3, 5 mile radii

Prepared by HJ Development
 Latitude: 45.30207
 Longitude: -93.55609

Data for all businesses in area	1 mile		3 miles		5 miles							
Total Businesses:	426		966		1,336							
Total Employees:	4,794		11,698		15,190							
Total Residential Population:	5,270		25,978		40,754							
Employee/Residential Population Ratio (per 100 Residents)	91		45		37							
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	3	0.7%	18	0.4%	13	1.3%	95	0.8%	32	2.4%	232	1.5%
Construction	25	5.9%	167	3.5%	87	9.0%	528	4.5%	159	11.9%	960	6.3%
Manufacturing	16	3.8%	235	4.9%	58	6.0%	1,284	11.0%	78	5.8%	1,747	11.5%
Transportation	10	2.3%	228	4.8%	25	2.6%	503	4.3%	45	3.4%	670	4.4%
Communication	5	1.2%	43	0.9%	8	0.8%	66	0.6%	9	0.7%	74	0.5%
Utility	1	0.2%	114	2.4%	4	0.4%	313	2.7%	5	0.4%	375	2.5%
Wholesale Trade	10	2.3%	239	5.0%	30	3.1%	961	8.2%	53	4.0%	1,209	8.0%
Retail Trade Summary	100	23.5%	1,576	32.9%	212	21.9%	3,720	31.8%	282	21.1%	4,561	30.0%
Home Improvement	8	1.9%	121	2.5%	22	2.3%	458	3.9%	32	2.4%	546	3.6%
General Merchandise Stores	2	0.5%	129	2.7%	6	0.6%	520	4.4%	8	0.6%	658	4.3%
Food Stores	7	1.6%	152	3.2%	18	1.9%	256	2.2%	23	1.7%	309	2.0%
Auto Dealers, Gas Stations, Auto Aftermarket	11	2.6%	168	3.5%	28	2.9%	411	3.5%	38	2.8%	532	3.5%
Apparel & Accessory Stores	5	1.2%	27	0.6%	7	0.7%	38	0.3%	16	1.2%	104	0.7%
Furniture & Home Furnishings	7	1.6%	68	1.4%	16	1.7%	142	1.2%	22	1.6%	171	1.1%
Eating & Drinking Places	30	7.0%	678	14.1%	57	5.9%	1,362	11.6%	67	5.0%	1,606	10.6%
Miscellaneous Retail	31	7.3%	234	4.9%	57	5.9%	533	4.6%	76	5.7%	636	4.2%
Finance, Insurance, Real Estate Summary	59	13.8%	548	11.4%	106	11.0%	778	6.7%	120	9.0%	848	5.6%
Banks, Savings & Lending Institutions	9	2.1%	217	4.5%	15	1.6%	265	2.3%	18	1.3%	288	1.9%
Securities Brokers	14	3.3%	55	1.1%	24	2.5%	94	0.8%	25	1.9%	97	0.6%
Insurance Carriers & Agents	12	2.8%	37	0.8%	26	2.7%	94	0.8%	30	2.2%	108	0.7%
Real Estate, Holding, Other Investment Offices	25	5.9%	238	5.0%	41	4.2%	325	2.8%	48	3.6%	355	2.3%
Services Summary	173	40.6%	1,583	33.0%	360	37.3%	3,169	27.1%	465	34.8%	3,931	25.9%
Hotels & Lodging	1	0.2%	13	0.3%	4	0.4%	76	0.6%	7	0.5%	123	0.8%
Automotive Services	10	2.3%	62	1.3%	23	2.4%	132	1.1%	35	2.6%	187	1.2%
Motion Pictures & Amusements	17	4.0%	129	2.7%	33	3.4%	290	2.5%	44	3.3%	373	2.5%
Health Services	32	7.5%	356	7.4%	57	5.9%	553	4.7%	65	4.9%	633	4.2%
Legal Services	6	1.4%	18	0.4%	10	1.0%	34	0.3%	11	0.8%	39	0.3%
Education Institutions & Libraries	11	2.6%	427	8.9%	25	2.6%	897	7.7%	29	2.2%	1,023	6.7%
Other Services	95	22.3%	578	12.1%	209	21.6%	1,187	10.1%	275	20.6%	1,553	10.2%
Government	6	1.4%	33	0.7%	17	1.8%	268	2.3%	28	2.1%	565	3.7%
Unclassified Establishments	19	4.5%	9	0.2%	45	4.7%	15	0.1%	60	4.5%	17	0.1%
Totals	426	100.0%	4,794	100.0%	966	100.0%	11,698	100.0%	1,336	100.0%	15,190	100.0%

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Business Summary

Carson Street Station
 18201 Carson Ct NW, Elk River, Minnesota, 55330
 Rings: 1, 3, 5 mile radii

Prepared by HJ Development
 Latitude: 45.30207
 Longitude: -93.55609

by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	1	0.2%	8	0.2%	4	0.4%	27	0.2%	9	0.7%	45	0.3%
Mining	0	0.0%	0	0.0%	1	0.1%	5	0.0%	1	0.1%	5	0.0%
Utilities	1	0.2%	10	0.2%	3	0.3%	64	0.5%	3	0.2%	69	0.5%
Construction	27	6.3%	174	3.6%	93	9.6%	556	4.8%	169	12.6%	1,058	7.0%
Manufacturing	15	3.5%	213	4.4%	60	6.2%	1,268	10.8%	82	6.1%	1,740	11.5%
Wholesale Trade	10	2.3%	239	5.0%	29	3.0%	958	8.2%	51	3.8%	1,206	7.9%
Retail Trade	68	16.0%	886	18.5%	151	15.6%	2,342	20.0%	208	15.6%	2,926	19.3%
Motor Vehicle & Parts Dealers	10	2.3%	165	3.4%	24	2.5%	385	3.3%	33	2.5%	497	3.3%
Furniture & Home Furnishings Stores	4	0.9%	54	1.1%	8	0.8%	107	0.9%	10	0.7%	122	0.8%
Electronics & Appliance Stores	3	0.7%	13	0.3%	5	0.5%	29	0.2%	7	0.5%	34	0.2%
Bldg Material & Garden Equipment & Supplies Dealers	8	1.9%	121	2.5%	22	2.3%	458	3.9%	32	2.4%	546	3.6%
Food & Beverage Stores	5	1.2%	138	2.9%	16	1.7%	258	2.2%	21	1.6%	312	2.1%
Health & Personal Care Stores	11	2.6%	95	2.0%	18	1.9%	155	1.3%	22	1.6%	176	1.2%
Gasoline Stations	0	0.0%	3	0.1%	4	0.4%	27	0.2%	6	0.4%	34	0.2%
Clothing & Clothing Accessories Stores	5	1.2%	27	0.6%	7	0.7%	38	0.3%	16	1.2%	105	0.7%
Sport Goods, Hobby, Book, & Music Stores	5	1.2%	26	0.5%	10	1.0%	45	0.4%	13	1.0%	51	0.3%
General Merchandise Stores	2	0.5%	129	2.7%	6	0.6%	520	4.4%	8	0.6%	658	4.3%
Miscellaneous Store Retailers	12	2.8%	116	2.4%	26	2.7%	320	2.7%	35	2.6%	386	2.5%
Nonstore Retailers	3	0.7%	0	0.0%	4	0.4%	0	0.0%	6	0.4%	5	0.0%
Transportation & Warehousing	6	1.4%	208	4.3%	18	1.9%	481	4.1%	35	2.6%	637	4.2%
Information	13	3.1%	146	3.0%	21	2.2%	185	1.6%	27	2.0%	218	1.4%
Finance & Insurance	35	8.2%	310	6.5%	65	6.7%	453	3.9%	72	5.4%	493	3.2%
Central Bank/Credit Intermediation & Related Activities	9	2.1%	217	4.5%	15	1.6%	265	2.3%	18	1.3%	288	1.9%
Securities, Commodity Contracts & Other Financial	14	3.3%	55	1.1%	24	2.5%	94	0.8%	25	1.9%	97	0.6%
Insurance Carriers & Related Activities; Funds, Trusts &	12	2.8%	37	0.8%	26	2.7%	94	0.8%	30	2.2%	108	0.7%
Real Estate, Rental & Leasing	27	6.3%	142	3.0%	50	5.2%	242	2.1%	62	4.6%	283	1.9%
Professional, Scientific & Tech Services	35	8.2%	182	3.8%	72	7.5%	370	3.2%	95	7.1%	446	2.9%
Legal Services	10	2.3%	36	0.8%	16	1.7%	57	0.5%	17	1.3%	63	0.4%
Management of Companies & Enterprises	2	0.5%	108	2.3%	2	0.2%	108	0.9%	2	0.1%	108	0.7%
Administrative & Support & Waste Management & Remediation	11	2.6%	170	3.5%	25	2.6%	372	3.2%	45	3.4%	557	3.7%
Educational Services	16	3.8%	446	9.3%	33	3.4%	921	7.9%	38	2.8%	1,045	6.9%
Health Care & Social Assistance	47	11.0%	490	10.2%	85	8.8%	839	7.2%	99	7.4%	1,019	6.7%
Arts, Entertainment & Recreation	8	1.9%	57	1.2%	18	1.9%	207	1.8%	26	1.9%	286	1.9%
Accommodation & Food Services	31	7.3%	692	14.4%	62	6.4%	1,439	12.3%	75	5.6%	1,733	11.4%
Accommodation	1	0.2%	13	0.3%	4	0.4%	76	0.6%	7	0.5%	123	0.8%
Food Services & Drinking Places	30	7.0%	678	14.1%	58	6.0%	1,363	11.7%	68	5.1%	1,610	10.6%
Other Services (except Public Administration)	49	11.5%	272	5.7%	113	11.7%	579	4.9%	149	11.2%	736	4.8%
Automotive Repair & Maintenance	7	1.6%	44	0.9%	17	1.8%	98	0.8%	26	1.9%	141	0.9%
Public Administration	6	1.4%	33	0.7%	17	1.8%	268	2.3%	28	2.1%	565	3.7%
Unclassified Establishments	19	4.5%	9	0.2%	45	4.7%	15	0.1%	60	4.5%	17	0.1%
Total	426	100.0%	4,794	100.0%	966	100.0%	11,698	100.0%	1,336	100.0%	15,190	100.0%

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