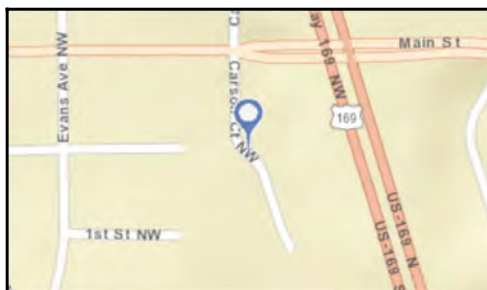
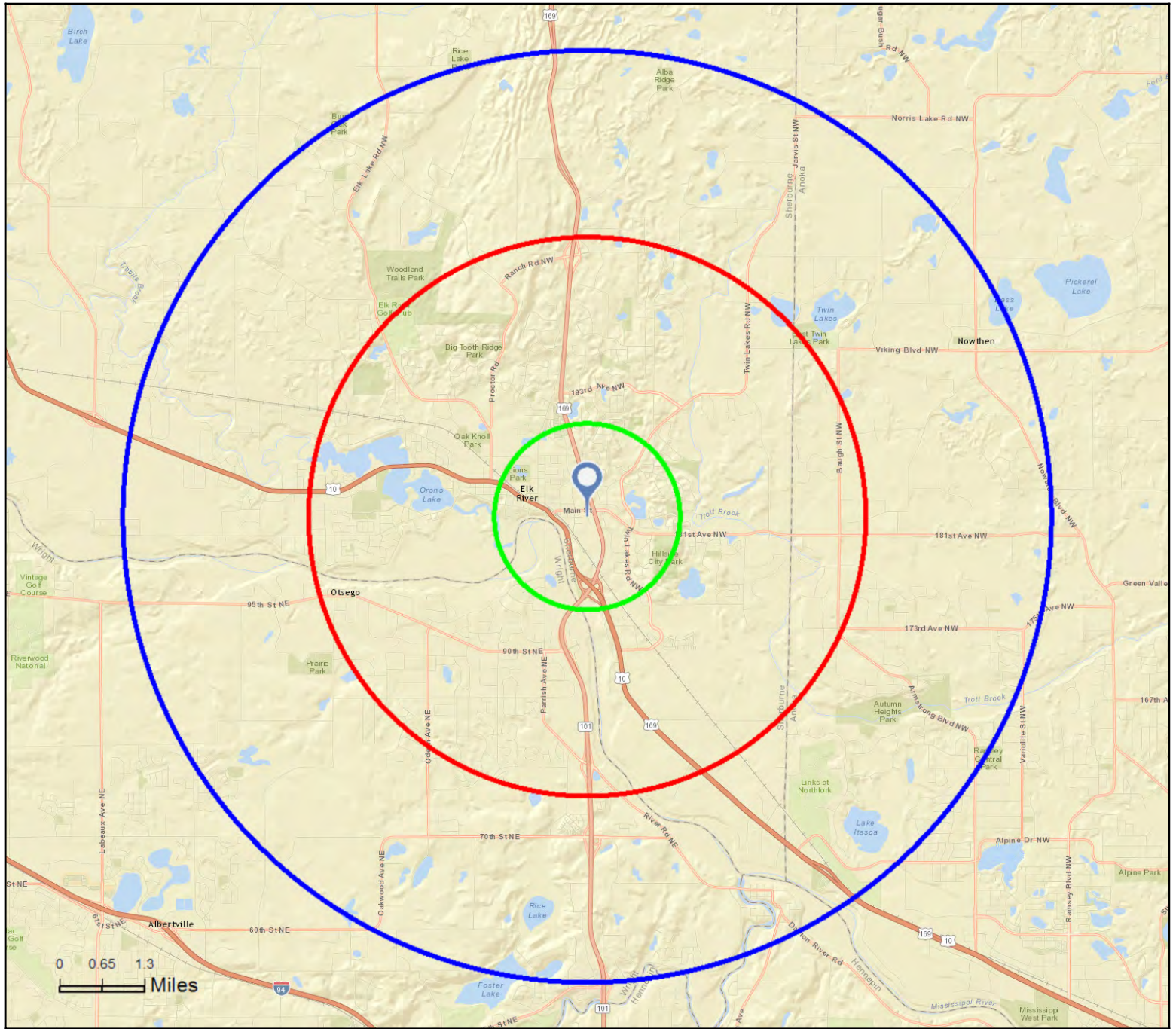




# Site Map

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





# 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
<b>Population</b>			
2000 Population	3,950	17,448	26,954
2010 Population	4,988	24,401	37,487
2016 Population	5,155	25,422	39,592
2021 Population	5,322	26,646	41,678
2000-2010 Annual Rate	2.36%	3.41%	3.35%
2010-2016 Annual Rate	0.53%	0.66%	0.88%
2016-2021 Annual Rate	0.64%	0.94%	1.03%
2016 Male Population	48.0%	49.8%	50.3%
2016 Female Population	52.0%	50.2%	49.7%
2016 Median Age	35.5	35.4	35.9

In the identified area, the current year population is 39,592. In 2010, the Census count in the area was 37,487. The rate of change since 2010 was 0.88% annually. The five-year projection for the population in the area is 41,678 representing a change of 1.03% annually from 2016 to 2021. Currently, the population is 50.3% male and 49.7% female.

### Median Age

The median age in this area is 35.5, compared to U.S. median age of 38.0.

### Race and Ethnicity

2016 White Alone	92.2%	92.7%	93.2%
2016 Black Alone	2.2%	2.1%	1.9%
2016 American Indian/Alaska Native Alone	0.4%	0.5%	0.5%
2016 Asian Alone	1.6%	1.5%	1.6%
2016 Pacific Islander Alone	0.0%	0.1%	0.1%
2016 Other Race	0.8%	0.8%	0.8%
2016 Two or More Races	2.8%	2.1%	2.0%
2016 Hispanic Origin (Any Race)	3.8%	3.6%	3.2%

Persons of Hispanic origin represent 3.2% 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 18.6 in the identified area, compared to 63.5 for the U.S. as a whole.

### Households

2000 Households	1,614	6,078	9,025
2010 Households	2,031	8,691	13,099
2016 Total Households	2,096	9,052	13,826
2021 Total Households	2,158	9,475	14,555
2000-2010 Annual Rate	2.32%	3.64%	3.80%
2010-2016 Annual Rate	0.51%	0.65%	0.87%
2016-2021 Annual Rate	0.58%	0.92%	1.03%
2016 Average Household Size	2.40	2.75	2.82

The household count in this area has changed from 13,099 in 2010 to 13,826 in the current year, a change of 0.87% annually. The five-year projection of households is 14,555, a change of 1.03% annually from the current year total. Average household size is currently 2.82, compared to 2.81 in the year 2010. The number of families in the current year is 10,441 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.



# 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
<b>Median Household Income</b>			
2016 Median Household Income	\$57,887	\$75,288	\$79,928
2021 Median Household Income	\$62,952	\$85,062	\$90,718
2016-2021 Annual Rate	1.69%	2.47%	2.56%
<b>Average Household Income</b>			
2016 Average Household Income	\$72,566	\$89,015	\$94,414
2021 Average Household Income	\$80,239	\$98,652	\$104,346
2016-2021 Annual Rate	2.03%	2.08%	2.02%
<b>Per Capita Income</b>			
2016 Per Capita Income	\$29,591	\$32,173	\$33,364
2021 Per Capita Income	\$32,634	\$35,585	\$36,826
2016-2021 Annual Rate	1.98%	2.04%	1.99%

Current median household income is \$79,928 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$90,718 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$94,414 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$104,346 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$33,364 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$36,826 in five years, compared to \$32,025 for all U.S. households

<b>Housing</b>			
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
2016 Total Housing Units	2,253	9,537	14,595
2016 Owner Occupied Housing Units	1,237	7,256	11,666
2016 Renter Occupied Housing Units	859	1,796	2,159
2016 Vacant Housing Units	157	485	769
2021 Total Housing Units	2,312	9,976	15,348
2021 Owner Occupied Housing Units	1,278	7,606	12,290
2021 Renter Occupied Housing Units	881	1,869	2,265
2021 Vacant Housing Units	154	501	793

Currently, 79.9% of the 14,595 housing units in the area are owner occupied; 14.8%, renter occupied; and 5.3% 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 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 2.48%. Median home value in the area is \$222,937, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 3.99% annually to \$271,106.

**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.



# 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	2016	2021
Population	4,988	5,155	5,322
Households	2,031	2,096	2,158
Families	1,277	1,307	1,340
Average Household Size	2.39	2.40	2.41
Owner Occupied Housing Units	1,223	1,237	1,278
Renter Occupied Housing Units	808	859	881
Median Age	34.9	35.5	35.8
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	0.64%	0.74%	0.84%
Households	0.58%	0.74%	0.79%
Families	0.50%	0.68%	0.72%
Owner HHs	0.65%	0.73%	0.73%
Median Household Income	1.69%	2.56%	1.89%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	182	8.7%	204	9.5%
\$15,000 - \$24,999	159	7.6%	155	7.2%
\$25,000 - \$34,999	235	11.2%	226	10.5%
\$35,000 - \$49,999	285	13.6%	325	15.1%
\$50,000 - \$74,999	450	21.5%	282	13.1%
\$75,000 - \$99,999	338	16.1%	374	17.3%
\$100,000 - \$149,999	286	13.6%	369	17.1%
\$150,000 - \$199,999	107	5.1%	155	7.2%
\$200,000+	53	2.5%	68	3.2%
Median Household Income	\$57,887		\$62,952	
Average Household Income	\$72,566		\$80,239	
Per Capita Income	\$29,591		\$32,634	

Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	431	8.6%	415	8.1%	419	7.9%
5 - 9	369	7.4%	399	7.7%	406	7.6%
10 - 14	300	6.0%	348	6.8%	393	7.4%
15 - 19	308	6.2%	279	5.4%	293	5.5%
20 - 24	329	6.6%	333	6.5%	289	5.4%
25 - 34	762	15.3%	766	14.9%	799	15.0%
35 - 44	659	13.2%	663	12.9%	741	13.9%
45 - 54	653	13.1%	612	11.9%	573	10.8%
55 - 64	460	9.2%	526	10.2%	544	10.2%
65 - 74	306	6.1%	376	7.3%	414	7.8%
75 - 84	242	4.9%	253	4.9%	276	5.2%
85+	170	3.4%	184	3.6%	175	3.3%

Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	4,634	92.9%	4,754	92.2%	4,861	91.4%
Black Alone	90	1.8%	112	2.2%	134	2.5%
American Indian Alone	20	0.4%	22	0.4%	25	0.5%
Asian Alone	81	1.6%	80	1.6%	80	1.5%
Pacific Islander Alone	1	0.0%	2	0.0%	3	0.1%
Some Other Race Alone	32	0.6%	41	0.8%	50	0.9%
Two or More Races	129	2.6%	144	2.8%	168	3.2%
Hispanic Origin (Any Race)	156	3.1%	193	3.7%	232	4.4%

Data Note: Income is expressed in current dollars.

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

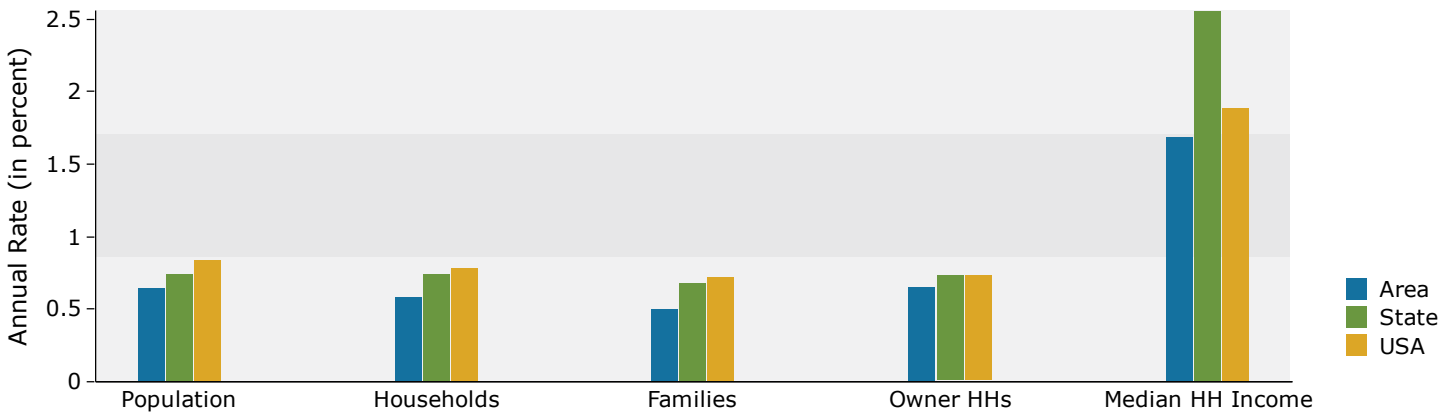


# Demographic and Income Profile

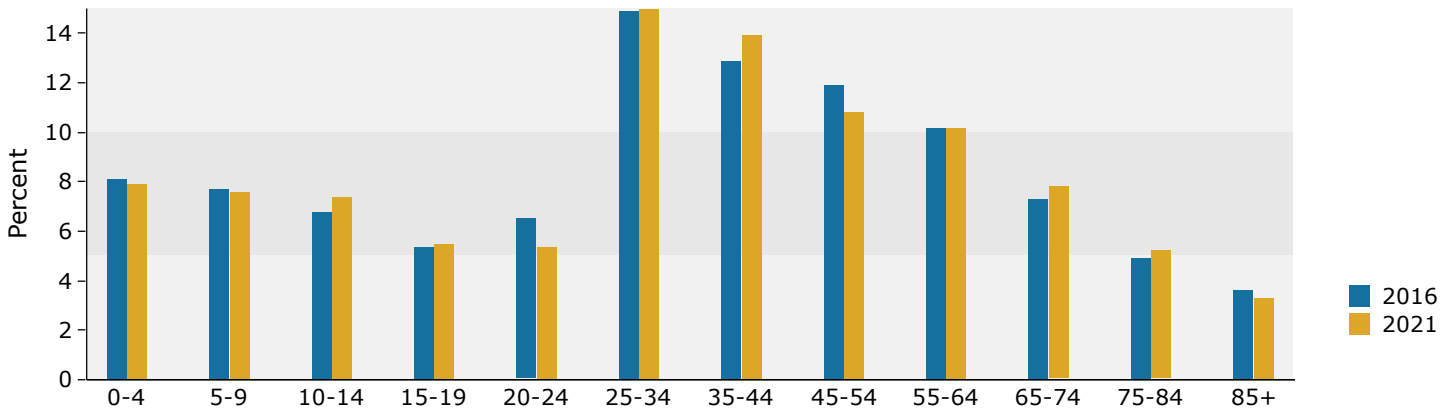
Carson Street Station  
 18201 Carson Ct NW, Elk River, Minnesota, 55330  
 Ring: 1 mile radius

Prepared by HJ Development  
 Latitude: 45.30207  
 Longitude: -93.55609

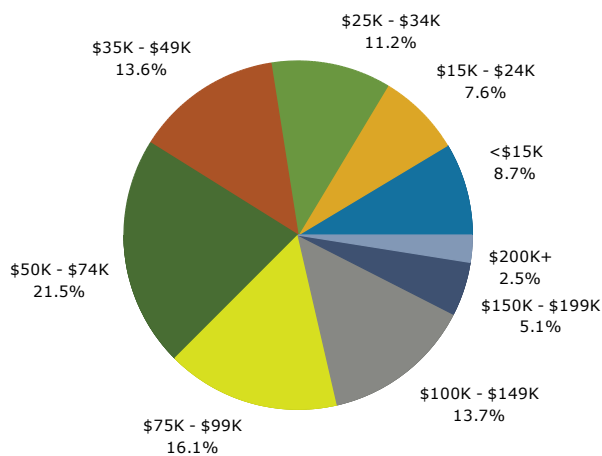
## Trends 2016-2021



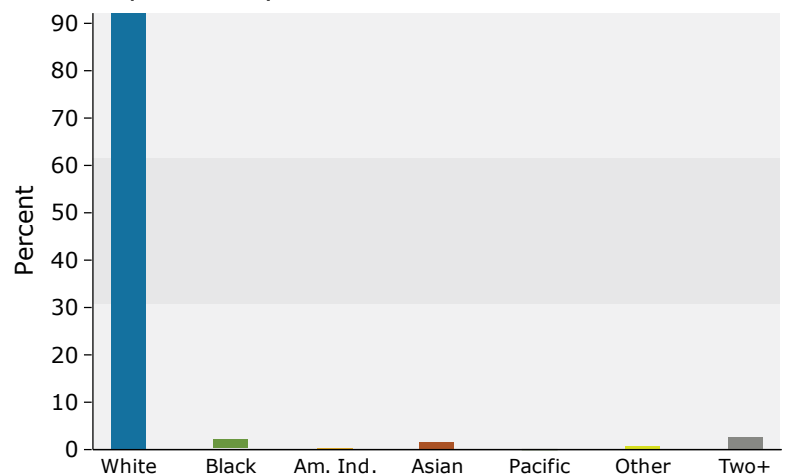
## Population by Age



## 2016 Household Income



## 2016 Population by Race



2016 Percent Hispanic Origin: 3.7%

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



# 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	2016	2021
Population	24,401	25,422	26,646
Households	8,691	9,052	9,475
Families	6,408	6,625	6,908
Average Household Size	2.75	2.75	2.76
Owner Occupied Housing Units	7,056	7,256	7,606
Renter Occupied Housing Units	1,635	1,796	1,869
Median Age	34.7	35.4	35.6
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	0.94%	0.74%	0.84%
Households	0.92%	0.74%	0.79%
Families	0.84%	0.68%	0.72%
Owner HHs	0.95%	0.73%	0.73%
Median Household Income	2.47%	2.56%	1.89%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	430	4.8%	468	4.9%
\$15,000 - \$24,999	461	5.1%	441	4.7%
\$25,000 - \$34,999	622	6.9%	574	6.1%
\$35,000 - \$49,999	1,109	12.3%	1,224	12.9%
\$50,000 - \$74,999	1,881	20.8%	1,243	13.1%
\$75,000 - \$99,999	1,465	16.2%	1,638	17.3%
\$100,000 - \$149,999	1,979	21.9%	2,425	25.6%
\$150,000 - \$199,999	752	8.3%	1,018	10.7%
\$200,000+	354	3.9%	445	4.7%
Median Household Income	\$75,288		\$85,062	
Average Household Income	\$89,015		\$98,652	
Per Capita Income	\$32,173		\$35,585	

Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,957	8.0%	1,906	7.5%	1,986	7.5%
5 - 9	2,012	8.2%	1,995	7.8%	2,029	7.6%
10 - 14	1,887	7.7%	1,982	7.8%	2,073	7.8%
15 - 19	1,644	6.7%	1,639	6.4%	1,698	6.4%
20 - 24	1,320	5.4%	1,524	6.0%	1,409	5.3%
25 - 34	3,504	14.4%	3,528	13.9%	3,882	14.6%
35 - 44	3,797	15.6%	3,687	14.5%	4,014	15.1%
45 - 54	3,670	15.0%	3,569	14.0%	3,298	12.4%
55 - 64	2,397	9.8%	2,845	11.2%	3,006	11.3%
65 - 74	1,254	5.1%	1,682	6.6%	2,023	7.6%
75 - 84	671	2.7%	740	2.9%	894	3.4%
85+	289	1.2%	324	1.3%	333	1.2%

Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	22,813	93.5%	23,577	92.7%	24,481	91.9%
Black Alone	437	1.8%	545	2.1%	659	2.5%
American Indian Alone	108	0.4%	121	0.5%	138	0.5%
Asian Alone	383	1.6%	394	1.5%	409	1.5%
Pacific Islander Alone	16	0.1%	25	0.1%	32	0.1%
Some Other Race Alone	169	0.7%	216	0.8%	272	1.0%
Two or More Races	475	1.9%	543	2.1%	655	2.5%
Hispanic Origin (Any Race)	732	3.0%	922	3.6%	1,121	4.2%

Data Note: Income is expressed in current dollars.

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

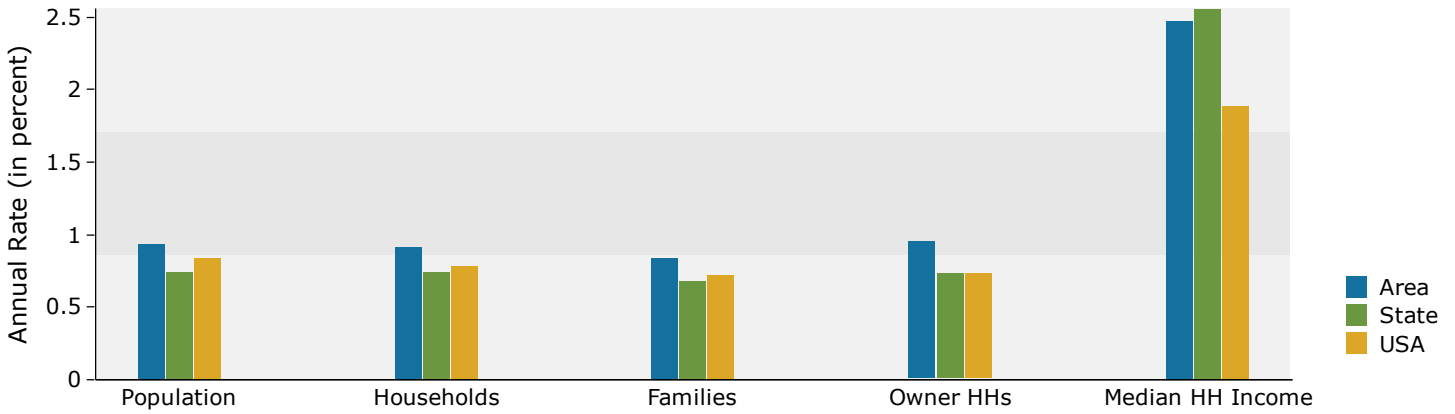


# Demographic and Income Profile

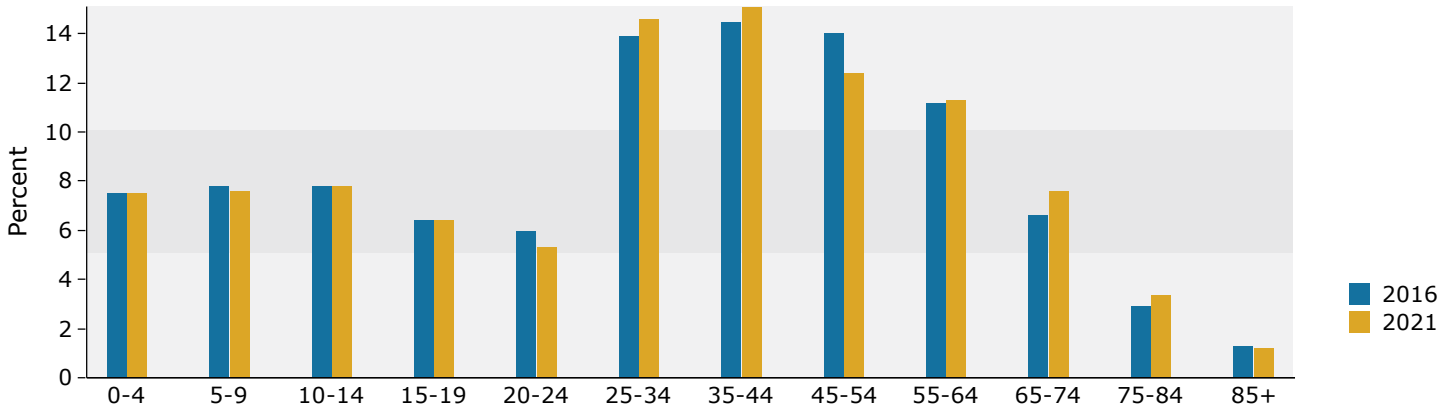
Carson Street Station  
18201 Carson Ct NW, Elk River, Minnesota, 55330  
Ring: 3 mile radius

Prepared by HJ Development  
Latitude: 45.30207  
Longitude: -93.55609

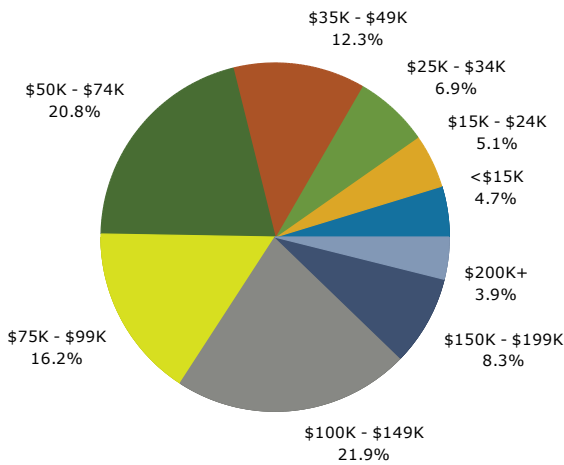
## Trends 2016-2021



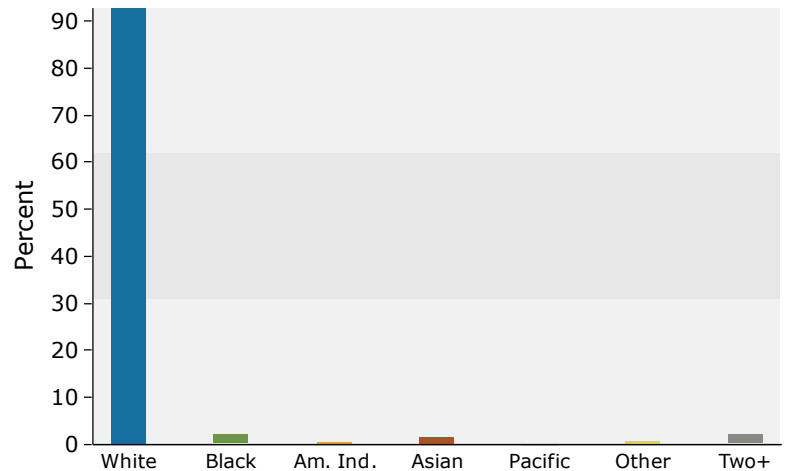
## Population by Age



## 2016 Household Income



## 2016 Population by Race



2016 Percent Hispanic Origin: 3.6%

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



# 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	2016	2021
Population	37,487	39,592	41,678
Households	13,099	13,826	14,555
Families	9,958	10,441	10,950
Average Household Size	2.81	2.82	2.82
Owner Occupied Housing Units	11,167	11,666	12,290
Renter Occupied Housing Units	1,932	2,159	2,265
Median Age	35.2	35.9	36.1
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	1.03%	0.74%	0.84%
Households	1.03%	0.74%	0.79%
Families	0.96%	0.68%	0.72%
Owner HHs	1.05%	0.73%	0.73%
Median Household Income	2.56%	2.56%	1.89%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	577	4.2%	623	4.3%
\$15,000 - \$24,999	607	4.4%	581	4.0%
\$25,000 - \$34,999	831	6.0%	753	5.2%
\$35,000 - \$49,999	1,591	11.5%	1,757	12.1%
\$50,000 - \$74,999	2,735	19.8%	1,828	12.6%
\$75,000 - \$99,999	2,256	16.3%	2,489	17.1%
\$100,000 - \$149,999	3,352	24.2%	4,065	27.9%
\$150,000 - \$199,999	1,204	8.7%	1,633	11.2%
\$200,000+	671	4.9%	824	5.7%
Median Household Income	\$79,928		\$90,718	
Average Household Income	\$94,414		\$104,346	
Per Capita Income	\$33,364		\$36,826	

Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,900	7.7%	2,875	7.3%	3,013	7.2%
5 - 9	3,066	8.2%	3,100	7.8%	3,147	7.6%
10 - 14	2,972	7.9%	3,147	7.9%	3,279	7.9%
15 - 19	2,607	7.0%	2,644	6.7%	2,774	6.7%
20 - 24	1,957	5.2%	2,310	5.8%	2,155	5.2%
25 - 34	5,125	13.7%	5,208	13.2%	5,729	13.7%
35 - 44	5,930	15.8%	5,826	14.7%	6,347	15.2%
45 - 54	5,991	16.0%	5,917	14.9%	5,447	13.1%
55 - 64	3,827	10.2%	4,585	11.6%	4,911	11.8%
65 - 74	1,869	5.0%	2,580	6.5%	3,188	7.6%
75 - 84	892	2.4%	1,003	2.5%	1,269	3.0%
85+	352	0.9%	397	1.0%	420	1.0%

Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	35,242	94.0%	36,892	93.2%	38,455	92.3%
Black Alone	591	1.6%	761	1.9%	928	2.2%
American Indian Alone	160	0.4%	183	0.5%	210	0.5%
Asian Alone	570	1.5%	623	1.6%	678	1.6%
Pacific Islander Alone	22	0.1%	34	0.1%	43	0.1%
Some Other Race Alone	235	0.6%	303	0.8%	385	0.9%
Two or More Races	667	1.8%	796	2.0%	979	2.3%
Hispanic Origin (Any Race)	1,003	2.7%	1,281	3.2%	1,573	3.8%

Data Note: Income is expressed in current dollars.

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



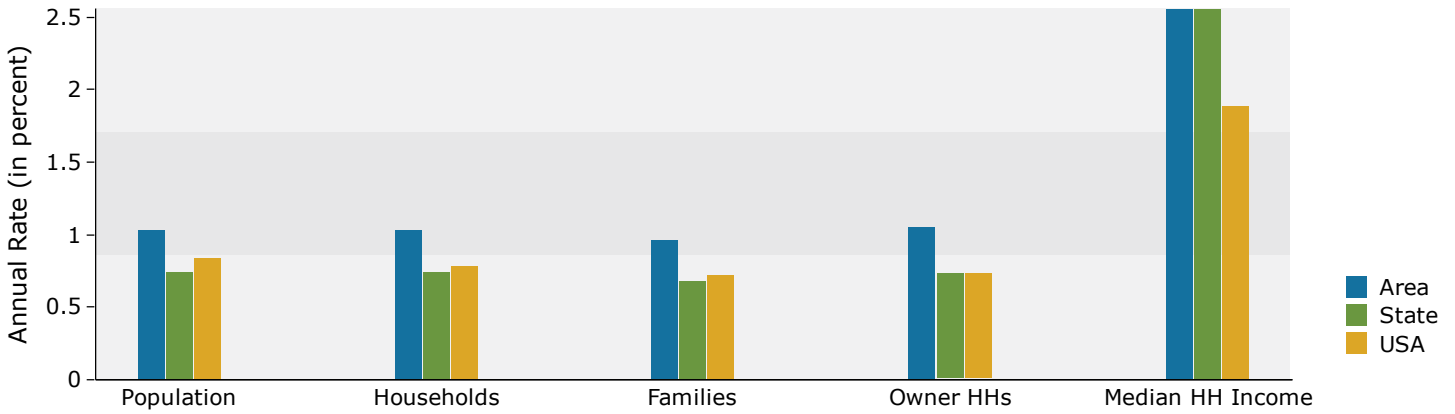


# Demographic and Income Profile

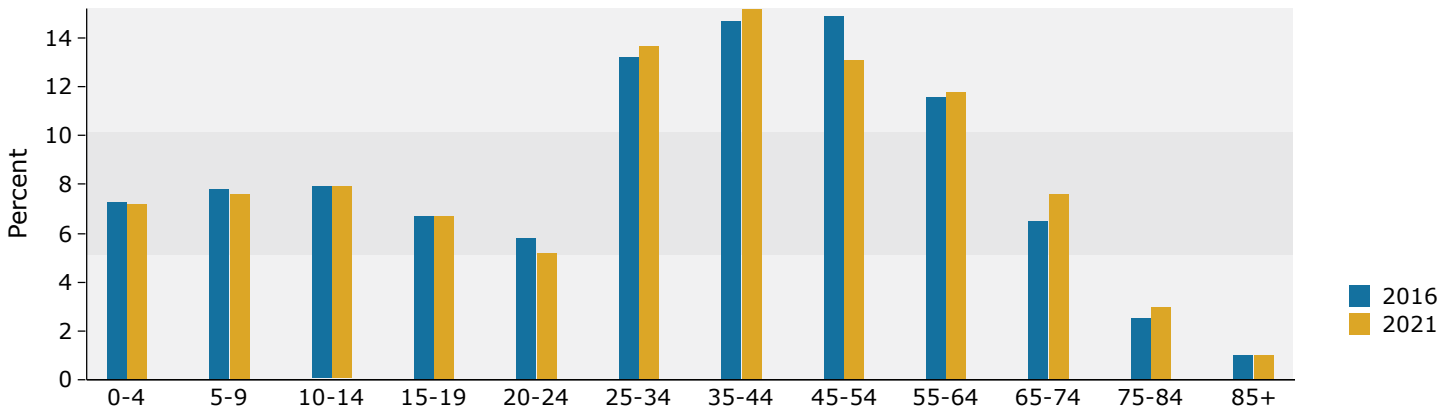
Carson Street Station  
 18201 Carson Ct NW, Elk River, Minnesota, 55330  
 Ring: 5 mile radius

Prepared by HJ Development  
 Latitude: 45.30207  
 Longitude: -93.55609

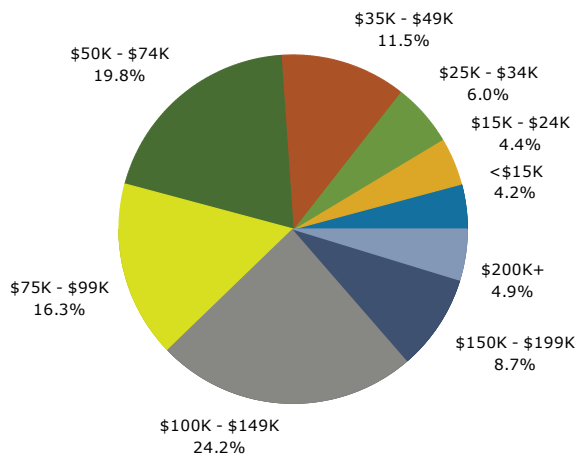
## Trends 2016-2021



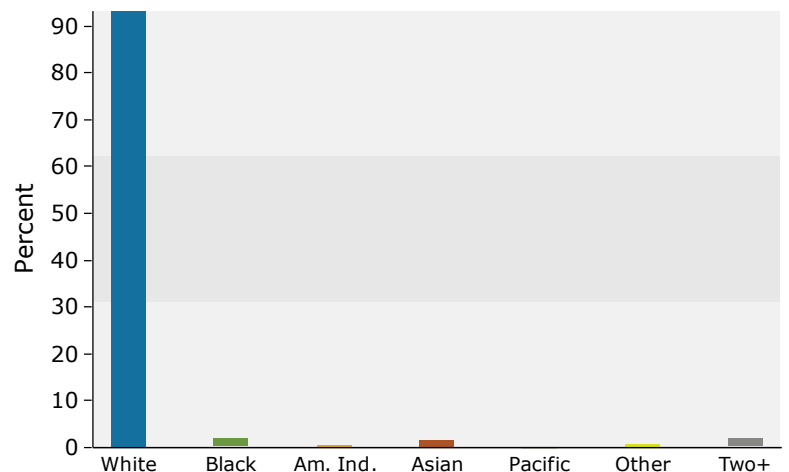
## Population by Age



## 2016 Household Income



## 2016 Population by Race



2016 Percent Hispanic Origin: 3.2%

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



# 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
<b>Population Summary</b>			
2000 Total Population	3,950	17,448	26,954
2010 Total Population	4,988	24,401	37,487
2016 Total Population	5,155	25,422	39,592
2016 Group Quarters	128	516	660
2021 Total Population	5,322	26,646	41,678
2016-2021 Annual Rate	0.64%	0.94%	1.03%
2016 Total Daytime Population	7,110	22,263	32,153
Workers	4,565	10,596	14,225
Residents	2,545	11,667	17,928
<b>Household Summary</b>			
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
2016 Households	2,096	9,052	13,826
2016 Average Household Size	2.40	2.75	2.82
2021 Households	2,158	9,475	14,555
2021 Average Household Size	2.41	2.76	2.82
2016-2021 Annual Rate	0.58%	0.92%	1.03%
2010 Families	1,277	6,408	9,958
2010 Average Family Size	3.00	3.19	3.21
2016 Families	1,307	6,625	10,441
2016 Average Family Size	3.01	3.20	3.22
2021 Families	1,340	6,908	10,950
2021 Average Family Size	3.02	3.21	3.23
2016-2021 Annual Rate	0.50%	0.84%	0.96%
<b>Housing Unit Summary</b>			
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%
2016 Housing Units	2,253	9,537	14,595
Owner Occupied Housing Units	54.9%	76.1%	79.9%
Renter Occupied Housing Units	38.1%	18.8%	14.8%
Vacant Housing Units	7.0%	5.1%	5.3%
2021 Housing Units	2,312	9,976	15,348
Owner Occupied Housing Units	55.3%	76.2%	80.1%
Renter Occupied Housing Units	38.1%	18.7%	14.8%
Vacant Housing Units	6.7%	5.0%	5.2%
<b>Median Household Income</b>			
2016	\$57,887	\$75,288	\$79,928
2021	\$62,952	\$85,062	\$90,718
<b>Median Home Value</b>			
2016	\$186,738	\$212,473	\$222,937
2021	\$232,937	\$262,422	\$271,106
<b>Per Capita Income</b>			
2016	\$29,591	\$32,173	\$33,364
2021	\$32,634	\$35,585	\$36,826
<b>Median Age</b>			
2010	34.9	34.7	35.2
2016	35.5	35.4	35.9
2021	35.8	35.6	36.1

**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 2016 and 2021 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
<b>2016 Households by Income</b>			
Household Income Base	2,096	9,052	13,826
<\$15,000	8.7%	4.8%	4.2%
\$15,000 - \$24,999	7.6%	5.1%	4.4%
\$25,000 - \$34,999	11.2%	6.9%	6.0%
\$35,000 - \$49,999	13.6%	12.3%	11.5%
\$50,000 - \$74,999	21.5%	20.8%	19.8%
\$75,000 - \$99,999	16.1%	16.2%	16.3%
\$100,000 - \$149,999	13.6%	21.9%	24.2%
\$150,000 - \$199,999	5.1%	8.3%	8.7%
\$200,000+	2.5%	3.9%	4.9%
Average Household Income	\$72,566	\$89,015	\$94,414
<b>2021 Households by Income</b>			
Household Income Base	2,158	9,475	14,555
<\$15,000	9.5%	4.9%	4.3%
\$15,000 - \$24,999	7.2%	4.7%	4.0%
\$25,000 - \$34,999	10.5%	6.1%	5.2%
\$35,000 - \$49,999	15.1%	12.9%	12.1%
\$50,000 - \$74,999	13.1%	13.1%	12.6%
\$75,000 - \$99,999	17.3%	17.3%	17.1%
\$100,000 - \$149,999	17.1%	25.6%	27.9%
\$150,000 - \$199,999	7.2%	10.7%	11.2%
\$200,000+	3.2%	4.7%	5.7%
Average Household Income	\$80,239	\$98,652	\$104,346
<b>2016 Owner Occupied Housing Units by Value</b>			
Total	1,237	7,256	11,666
<\$50,000	3.2%	4.4%	4.5%
\$50,000 - \$99,999	9.6%	7.5%	6.4%
\$100,000 - \$149,999	20.6%	13.2%	11.1%
\$150,000 - \$199,999	22.6%	20.2%	19.2%
\$200,000 - \$249,999	18.8%	18.9%	18.9%
\$250,000 - \$299,999	10.2%	14.7%	13.9%
\$300,000 - \$399,999	10.5%	14.4%	15.9%
\$400,000 - \$499,999	2.8%	4.1%	4.9%
\$500,000 - \$749,999	0.5%	1.4%	3.3%
\$750,000 - \$999,999	0.7%	0.7%	0.9%
\$1,000,000 +	0.5%	0.5%	0.8%
Average Home Value	\$208,596	\$231,747	\$250,662
<b>2021 Owner Occupied Housing Units by Value</b>			
Total	1,278	7,606	12,290
<\$50,000	2.2%	3.0%	3.0%
\$50,000 - \$99,999	6.2%	4.4%	3.9%
\$100,000 - \$149,999	13.8%	7.9%	6.6%
\$150,000 - \$199,999	14.9%	12.1%	11.2%
\$200,000 - \$249,999	19.7%	17.4%	17.0%
\$250,000 - \$299,999	16.2%	21.2%	19.5%
\$300,000 - \$399,999	20.3%	25.1%	26.6%
\$400,000 - \$499,999	4.3%	5.7%	6.7%
\$500,000 - \$749,999	0.7%	1.6%	3.1%
\$750,000 - \$999,999	1.1%	1.0%	1.3%
\$1,000,000 +	0.7%	0.7%	1.1%
Average Home Value	\$250,411	\$273,606	\$290,372

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

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



# 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
<b>2010 Population by Age</b>			
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%
<b>2016 Population by Age</b>			
Total	5,154	25,421	39,592
0 - 4	8.1%	7.5%	7.3%
5 - 9	7.7%	7.8%	7.8%
10 - 14	6.8%	7.8%	7.9%
15 - 24	11.9%	12.4%	12.5%
25 - 34	14.9%	13.9%	13.2%
35 - 44	12.9%	14.5%	14.7%
45 - 54	11.9%	14.0%	14.9%
55 - 64	10.2%	11.2%	11.6%
65 - 74	7.3%	6.6%	6.5%
75 - 84	4.9%	2.9%	2.5%
85 +	3.6%	1.3%	1.0%
18 +	74.3%	72.6%	72.6%
<b>2021 Population by Age</b>			
Total	5,322	26,645	41,679
0 - 4	7.9%	7.5%	7.2%
5 - 9	7.6%	7.6%	7.6%
10 - 14	7.4%	7.8%	7.9%
15 - 24	10.9%	11.7%	11.8%
25 - 34	15.0%	14.6%	13.7%
35 - 44	13.9%	15.1%	15.2%
45 - 54	10.8%	12.4%	13.1%
55 - 64	10.2%	11.3%	11.8%
65 - 74	7.8%	7.6%	7.6%
75 - 84	5.2%	3.4%	3.0%
85 +	3.3%	1.2%	1.0%
18 +	73.8%	72.9%	73.0%
<b>2010 Population by Sex</b>			
Males	2,393	12,194	18,916
Females	2,595	12,207	18,571
<b>2016 Population by Sex</b>			
Males	2,473	12,665	19,919
Females	2,682	12,757	19,673
<b>2021 Population by Sex</b>			
Males	2,571	13,282	20,961
Females	2,751	13,364	20,717

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 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
<b>2010 Population by Race/Ethnicity</b>			
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
<b>2016 Population by Race/Ethnicity</b>			
Total	5,155	25,421	39,592
White Alone	92.2%	92.7%	93.2%
Black Alone	2.2%	2.1%	1.9%
American Indian Alone	0.4%	0.5%	0.5%
Asian Alone	1.6%	1.5%	1.6%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	0.8%	0.8%	0.8%
Two or More Races	2.8%	2.1%	2.0%
Hispanic Origin	3.8%	3.6%	3.2%
Diversity Index	21.0	19.9	18.6
<b>2021 Population by Race/Ethnicity</b>			
Total	5,321	26,646	41,678
White Alone	91.4%	91.9%	92.3%
Black Alone	2.5%	2.5%	2.2%
American Indian Alone	0.5%	0.5%	0.5%
Asian Alone	1.5%	1.5%	1.6%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	0.9%	1.0%	0.9%
Two or More Races	3.2%	2.5%	2.3%
Hispanic Origin	4.4%	4.2%	3.8%
Diversity Index	23.4	22.3	21.0
<b>2010 Population by Relationship and Household Type</b>			
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 2016 and 2021 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
<b>2016 Population 25+ by Educational Attainment</b>			
Total	3,382	16,376	25,516
Less than 9th Grade	0.4%	1.3%	1.2%
9th - 12th Grade, No Diploma	4.8%	4.6%	4.5%
High School Graduate	26.8%	23.2%	22.8%
GED/Alternative Credential	5.2%	3.6%	3.4%
Some College, No Degree	25.8%	24.4%	24.1%
Associate Degree	11.7%	14.3%	14.1%
Bachelor's Degree	15.9%	19.8%	21.1%
Graduate/Professional Degree	9.4%	8.8%	8.8%
<b>2016 Population 15+ by Marital Status</b>			
Total	3,993	19,538	30,469
Never Married	22.1%	25.3%	25.3%
Married	54.3%	59.7%	61.8%
Widowed	10.7%	4.8%	3.9%
Divorced	12.8%	10.2%	8.9%
<b>2016 Civilian Population 16+ in Labor Force</b>			
Civilian Employed	96.2%	97.0%	97.1%
Civilian Unemployed	3.8%	3.0%	2.9%
<b>2016 Employed Population 16+ by Industry</b>			
Total	2,654	14,007	21,870
Agriculture/Mining	1.4%	2.0%	2.3%
Construction	7.3%	6.8%	7.2%
Manufacturing	15.1%	15.7%	16.1%
Wholesale Trade	2.0%	2.7%	3.0%
Retail Trade	15.1%	14.0%	12.9%
Transportation/Utilities	6.3%	6.8%	6.1%
Information	0.5%	0.4%	0.5%
Finance/Insurance/Real Estate	3.5%	5.8%	6.1%
Services	46.2%	43.5%	43.2%
Public Administration	2.3%	2.3%	2.5%
<b>2016 Employed Population 16+ by Occupation</b>			
Total	2,655	14,008	21,871
White Collar	57.3%	61.7%	62.2%
Management/Business/Financial	12.9%	16.1%	16.8%
Professional	17.3%	20.7%	21.5%
Sales	11.7%	10.6%	10.4%
Administrative Support	15.4%	14.4%	13.5%
Services	19.7%	16.2%	15.3%
Blue Collar	23.0%	22.1%	22.5%
Farming/Forestry/Fishing	1.6%	0.7%	0.6%
Construction/Extraction	8.7%	6.7%	6.6%
Installation/Maintenance/Repair	1.2%	2.5%	3.0%
Production	7.5%	7.4%	7.7%
Transportation/Material Moving	4.1%	4.8%	4.5%
<b>2010 Population By Urban/ Rural Status</b>			
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 2016 and 2021 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

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Latitude: 45.30207  
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	1 mile	3 miles	5 miles
<b>2010 Households by Type</b>			
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%
<b>2010 Households by Size</b>			
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%
<b>2010 Households by Tenure and Mortgage Status</b>			
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%
<b>2010 Housing Units By Urban/ Rural Status</b>			
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 2016 and 2021 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
<b>Top 3 Tapestry Segments</b>			
<b>1.</b>	Old and Newcomers (8F)	Up and Coming Families	Up and Coming Families
<b>2.</b>	Up and Coming Families	Soccer Moms (4A)	Soccer Moms (4A)
<b>3.</b>	Home Improvement (4B)	Home Improvement (4B)	Home Improvement (4B)
<b>2016 Consumer Spending</b>			
Apparel & Services: Total \$	\$4,034,646	\$20,910,248	\$33,696,198
Average Spent	\$1,924.93	\$2,310.01	\$2,437.16
Spending Potential Index	96	115	121
Education: Total \$	\$2,640,318	\$13,877,490	\$22,733,024
Average Spent	\$1,259.69	\$1,533.09	\$1,644.22
Spending Potential Index	89	108	116
Entertainment/Recreation: Total \$	\$5,784,901	\$30,481,991	\$49,289,422
Average Spent	\$2,759.97	\$3,367.43	\$3,564.98
Spending Potential Index	95	116	122
Food at Home: Total \$	\$9,940,353	\$50,449,692	\$80,930,537
Average Spent	\$4,742.53	\$5,573.32	\$5,853.50
Spending Potential Index	95	112	117
Food Away from Home: Total \$	\$6,289,907	\$32,599,599	\$52,426,128
Average Spent	\$3,000.91	\$3,601.37	\$3,791.85
Spending Potential Index	97	116	123
Health Care: Total \$	\$10,209,611	\$53,596,130	\$86,854,759
Average Spent	\$4,871.00	\$5,920.92	\$6,281.99
Spending Potential Index	92	112	119
HH Furnishings & Equipment: Total \$	\$3,544,010	\$18,752,563	\$30,330,362
Average Spent	\$1,690.84	\$2,071.65	\$2,193.72
Spending Potential Index	96	117	124
Personal Care Products & Services: Total \$	\$1,463,750	\$7,634,876	\$12,328,568
Average Spent	\$698.35	\$843.45	\$891.69
Spending Potential Index	95	115	122
Shelter: Total \$	\$31,504,422	\$162,715,104	\$261,906,126
Average Spent	\$15,030.74	\$17,975.60	\$18,943.02
Spending Potential Index	97	115	122
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$4,516,700	\$23,934,166	\$38,900,527
Average Spent	\$2,154.91	\$2,644.07	\$2,813.58
Spending Potential Index	93	114	121
Travel: Total \$	\$3,631,686	\$19,906,138	\$32,561,924
Average Spent	\$1,732.67	\$2,199.09	\$2,355.12
Spending Potential Index	93	118	127
Vehicle Maintenance & Repairs: Total \$	\$2,053,017	\$10,664,163	\$17,205,618
Average Spent	\$979.49	\$1,178.10	\$1,244.44
Spending Potential Index	95	114	120

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

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

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





# 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:	448		1,024		1,517	
Total Employees:	4,963		11,736		15,874	
Total Residential Population:	5,155		25,422		39,592	
Employee/Residential Population Ratio:	0.96:1		0.46:1		0.4:1	

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%	22	0.4%	12	1.2%	108	0.9%	36	2.4%	253	1.6%
Construction	26	5.8%	149	3.0%	99	9.7%	511	4.4%	196	12.9%	1,029	6.5%
Manufacturing	17	3.8%	261	5.3%	55	5.4%	1,232	10.5%	80	5.3%	1,701	10.7%
Transportation	11	2.5%	220	4.4%	26	2.5%	471	4.0%	47	3.1%	630	4.0%
Communication	5	1.1%	38	0.8%	8	0.8%	54	0.5%	9	0.6%	60	0.4%
Utility	2	0.4%	133	2.7%	5	0.5%	299	2.5%	7	0.5%	370	2.3%
Wholesale Trade	9	2.0%	240	4.8%	26	2.5%	931	7.9%	47	3.1%	1,131	7.1%
<b>Retail Trade Summary</b>	<b>103</b>	<b>23.0%</b>	<b>1,633</b>	<b>32.9%</b>	<b>222</b>	<b>21.7%</b>	<b>3,783</b>	<b>32.2%</b>	<b>304</b>	<b>20.0%</b>	<b>4,717</b>	<b>29.7%</b>
Home Improvement	9	2.0%	126	2.5%	25	2.4%	464	4.0%	36	2.4%	560	3.5%
General Merchandise Stores	2	0.4%	130	2.6%	8	0.8%	522	4.4%	10	0.7%	662	4.2%
Food Stores	9	2.0%	156	3.1%	18	1.8%	255	2.2%	23	1.5%	304	1.9%
Auto Dealers, Gas Stations, Auto Aftermarket	12	2.7%	186	3.7%	30	2.9%	444	3.8%	41	2.7%	591	3.7%
Apparel & Accessory Stores	5	1.1%	27	0.5%	7	0.7%	38	0.3%	16	1.1%	114	0.7%
Furniture & Home Furnishings	7	1.6%	68	1.4%	19	1.9%	144	1.2%	31	2.0%	198	1.2%
Eating & Drinking Places	31	6.9%	709	14.3%	58	5.7%	1,387	11.8%	68	4.5%	1,650	10.4%
Miscellaneous Retail	28	6.2%	231	4.7%	57	5.6%	531	4.5%	78	5.1%	640	4.0%
<b>Finance, Insurance, Real Estate Summary</b>	<b>75</b>	<b>16.7%</b>	<b>569</b>	<b>11.5%</b>	<b>140</b>	<b>13.7%</b>	<b>788</b>	<b>6.7%</b>	<b>178</b>	<b>11.7%</b>	<b>897</b>	<b>5.7%</b>
Banks, Savings & Lending Institutions	25	5.6%	234	4.7%	49	4.8%	297	2.5%	62	4.1%	323	2.0%
Securities Brokers	14	3.1%	54	1.1%	25	2.4%	93	0.8%	29	1.9%	107	0.7%
Insurance Carriers & Agents	12	2.7%	39	0.8%	26	2.5%	95	0.8%	35	2.3%	126	0.8%
Real Estate, Holding, Other Investment Offices	24	5.4%	243	4.9%	40	3.9%	302	2.6%	52	3.4%	342	2.2%
<b>Services Summary</b>	<b>170</b>	<b>37.9%</b>	<b>1,653</b>	<b>33.3%</b>	<b>364</b>	<b>35.5%</b>	<b>3,199</b>	<b>27.3%</b>	<b>504</b>	<b>33.2%</b>	<b>4,261</b>	<b>26.8%</b>
Hotels & Lodging	1	0.2%	12	0.2%	3	0.3%	75	0.6%	6	0.4%	117	0.7%
Automotive Services	10	2.2%	65	1.3%	21	2.1%	130	1.1%	32	2.1%	183	1.2%
Motion Pictures & Amusements	17	3.8%	127	2.6%	31	3.0%	268	2.3%	43	2.8%	353	2.2%
Health Services	31	6.9%	407	8.2%	59	5.8%	612	5.2%	71	4.7%	853	5.4%
Legal Services	7	1.6%	18	0.4%	11	1.1%	34	0.3%	14	0.9%	41	0.3%
Education Institutions & Libraries	13	2.9%	481	9.7%	27	2.6%	930	7.9%	33	2.2%	1,071	6.7%
Other Services	91	20.3%	543	10.9%	210	20.5%	1,149	9.8%	303	20.0%	1,644	10.4%
<b>Government</b>	<b>4</b>	<b>0.9%</b>	<b>30</b>	<b>0.6%</b>	<b>18</b>	<b>1.8%</b>	<b>337</b>	<b>2.9%</b>	<b>36</b>	<b>2.4%</b>	<b>799</b>	<b>5.0%</b>
<b>Unclassified Establishments</b>	<b>23</b>	<b>5.1%</b>	<b>14</b>	<b>0.3%</b>	<b>49</b>	<b>4.8%</b>	<b>23</b>	<b>0.2%</b>	<b>73</b>	<b>4.8%</b>	<b>25</b>	<b>0.2%</b>
<b>Totals</b>	<b>448</b>	<b>100.0%</b>	<b>4,963</b>	<b>100.0%</b>	<b>1,024</b>	<b>100.0%</b>	<b>11,736</b>	<b>100.0%</b>	<b>1,517</b>	<b>100.0%</b>	<b>15,874</b>	<b>100.0%</b>

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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%	12	0.2%	3	0.3%	35	0.3%	10	0.7%	58	0.4%
Mining	0	0.0%	0	0.0%	1	0.1%	5	0.0%	1	0.1%	5	0.0%
Utilities	2	0.4%	27	0.5%	4	0.4%	54	0.5%	4	0.3%	57	0.4%
Construction	28	6.2%	155	3.1%	104	10.2%	536	4.6%	207	13.6%	1,127	7.1%
Manufacturing	16	3.6%	245	4.9%	58	5.7%	1,224	10.4%	84	5.5%	1,702	10.7%
Wholesale Trade	9	2.0%	239	4.8%	25	2.4%	928	7.9%	45	3.0%	1,127	7.1%
Retail Trade	70	15.6%	907	18.3%	158	15.4%	2,372	20.2%	227	15.0%	3,025	19.1%
Motor Vehicle & Parts Dealers	11	2.5%	181	3.6%	25	2.4%	411	3.5%	36	2.4%	553	3.5%
Furniture & Home Furnishings Stores	4	0.9%	54	1.1%	9	0.9%	108	0.9%	12	0.8%	129	0.8%
Electronics & Appliance Stores	3	0.7%	14	0.3%	7	0.7%	31	0.3%	14	0.9%	51	0.3%
Bldg Material & Garden Equipment & Supplies Dealers	9	2.0%	126	2.5%	25	2.4%	464	4.0%	36	2.4%	560	3.5%
Food & Beverage Stores	5	1.1%	135	2.7%	14	1.4%	247	2.1%	19	1.3%	297	1.9%
Health & Personal Care Stores	12	2.7%	96	1.9%	19	1.9%	150	1.3%	22	1.5%	166	1.0%
Gasoline Stations	1	0.2%	6	0.1%	5	0.5%	33	0.3%	6	0.4%	38	0.2%
Clothing & Clothing Accessories Stores	6	1.3%	27	0.5%	8	0.8%	39	0.3%	18	1.2%	115	0.7%
Sport Goods, Hobby, Book, & Music Stores	5	1.1%	25	0.5%	12	1.2%	45	0.4%	15	1.0%	60	0.4%
General Merchandise Stores	2	0.4%	130	2.6%	8	0.8%	522	4.4%	10	0.7%	662	4.2%
Miscellaneous Store Retailers	12	2.7%	113	2.3%	25	2.4%	321	2.7%	37	2.4%	388	2.4%
Nonstore Retailers	1	0.2%	0	0.0%	2	0.2%	2	0.0%	4	0.3%	7	0.0%
Transportation & Warehousing	5	1.1%	198	4.0%	18	1.8%	447	3.8%	36	2.4%	598	3.8%
Information	12	2.7%	139	2.8%	19	1.9%	170	1.4%	26	1.7%	197	1.2%
Finance & Insurance	51	11.4%	326	6.6%	100	9.8%	485	4.1%	126	8.3%	555	3.5%
Central Bank/Credit Intermediation & Related Activities	25	5.6%	234	4.7%	49	4.8%	297	2.5%	62	4.1%	323	2.0%
Securities, Commodity Contracts & Other Financial	14	3.1%	54	1.1%	25	2.4%	93	0.8%	29	1.9%	107	0.7%
Insurance Carriers & Related Activities; Funds, Trusts &	12	2.7%	39	0.8%	26	2.5%	95	0.8%	35	2.3%	126	0.8%
Real Estate, Rental & Leasing	27	6.0%	150	3.0%	49	4.8%	218	1.9%	65	4.3%	270	1.7%
Professional, Scientific & Tech Services	36	8.0%	198	4.0%	81	7.9%	408	3.5%	112	7.4%	513	3.2%
Legal Services	10	2.2%	32	0.6%	16	1.6%	53	0.5%	20	1.3%	65	0.4%
Management of Companies & Enterprises	2	0.4%	108	2.2%	2	0.2%	108	0.9%	2	0.1%	108	0.7%
Administrative & Support & Waste Management & Remediation	12	2.7%	172	3.5%	28	2.7%	380	3.2%	62	4.1%	630	4.0%
Educational Services	18	4.0%	499	10.1%	35	3.4%	952	8.1%	40	2.6%	1,088	6.9%
Health Care & Social Assistance	42	9.4%	488	9.8%	80	7.8%	812	6.9%	101	6.7%	1,182	7.4%
Arts, Entertainment & Recreation	8	1.8%	57	1.1%	17	1.7%	188	1.6%	28	1.8%	269	1.7%
Accommodation & Food Services	32	7.1%	721	14.5%	62	6.1%	1,463	12.5%	75	4.9%	1,771	11.2%
Accommodation	1	0.2%	12	0.2%	3	0.3%	75	0.6%	6	0.4%	117	0.7%
Food Services & Drinking Places	31	6.9%	709	14.3%	58	5.7%	1,388	11.8%	69	4.5%	1,654	10.4%
Other Services (except Public Administration)	50	11.2%	277	5.6%	114	11.1%	591	5.0%	154	10.2%	767	4.8%
Automotive Repair & Maintenance	8	1.8%	48	1.0%	16	1.6%	98	0.8%	24	1.6%	136	0.9%
Public Administration	4	0.9%	30	0.6%	18	1.8%	337	2.9%	36	2.4%	799	5.0%
Unclassified Establishments	23	5.1%	14	0.3%	49	4.8%	23	0.2%	73	4.8%	25	0.2%
<b>Total</b>	<b>448</b>	<b>100.0%</b>	<b>4,963</b>	<b>100.0%</b>	<b>1,024</b>	<b>100.0%</b>	<b>11,736</b>	<b>100.0%</b>	<b>1,517</b>	<b>100.0%</b>	<b>15,874</b>	<b>100.0%</b>

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