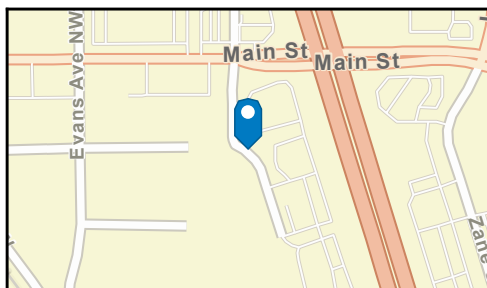
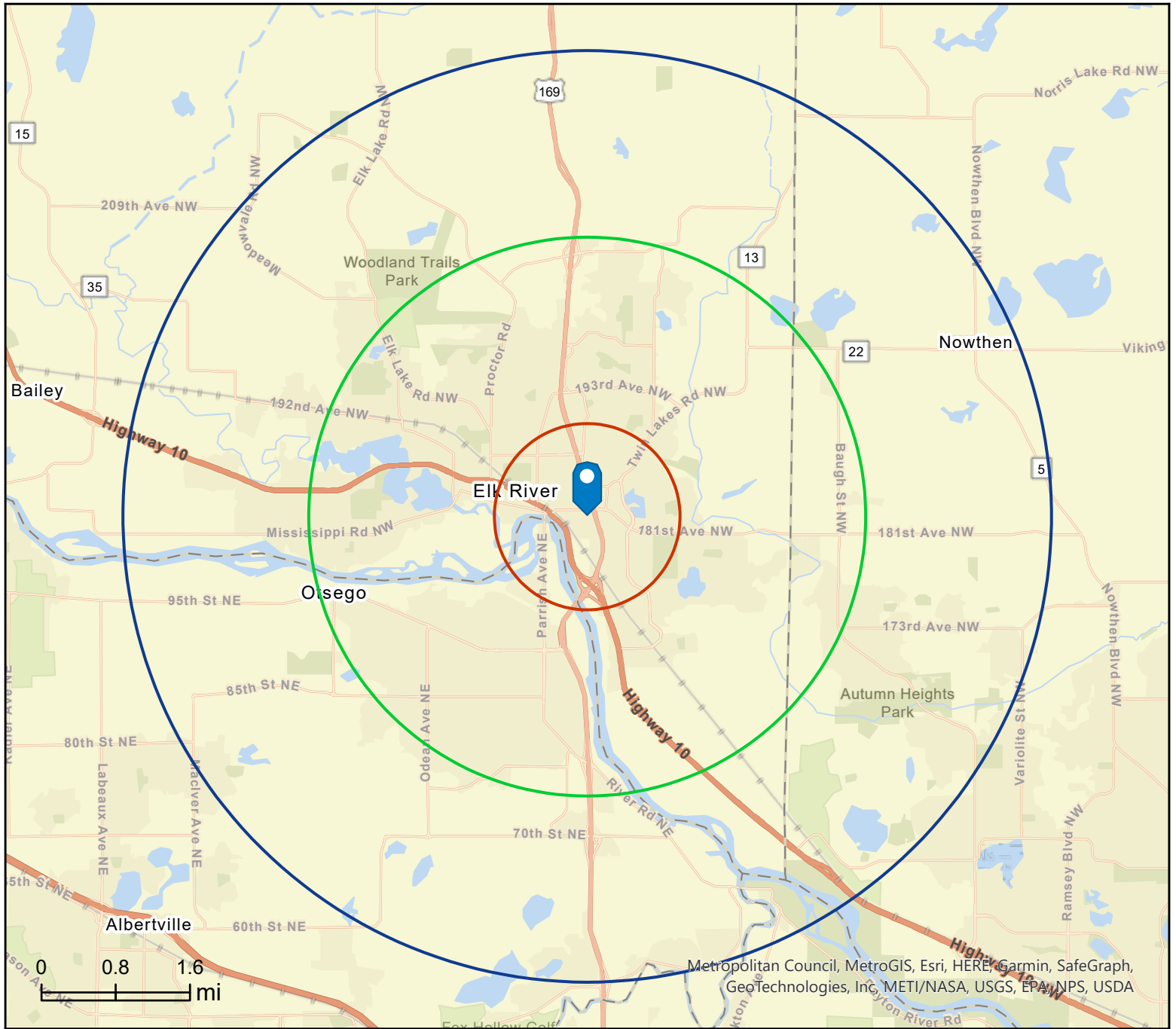




Site Map

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



March 08, 2023



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			
2010 Population	5,341	23,256	37,182
2020 Population	5,596	26,242	43,055
2022 Population	5,766	27,045	44,855
2027 Population	5,871	27,690	46,453
2010-2020 Annual Rate	0.47%	1.22%	1.48%
2020-2022 Annual Rate	1.34%	1.35%	1.84%
2022-2027 Annual Rate	0.36%	0.47%	0.70%
2022 Male Population	48.3%	49.7%	50.5%
2022 Female Population	51.7%	50.3%	49.5%
2022 Median Age	35.9	35.8	36.4

In the identified area, the current year population is 44,855. In 2020, the Census count in the area was 43,055. The rate of change since 2020 was 1.84% annually. The five-year projection for the population in the area is 46,453 representing a change of 0.70% annually from 2022 to 2027. Currently, the population is 50.5% male and 49.5% female.

Median Age

The median age in this area is 36.4, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	85.6%	86.6%	86.7%
2022 Black Alone	4.4%	3.5%	3.4%
2022 American Indian/Alaska Native Alone	0.6%	0.5%	0.5%
2022 Asian Alone	1.7%	1.8%	2.0%
2022 Pacific Islander Alone	0.0%	0.0%	0.0%
2022 Other Race	1.4%	1.6%	1.5%
2022 Two or More Races	6.3%	6.0%	5.9%
2022 Hispanic Origin (Any Race)	3.5%	3.5%	3.5%

Persons of Hispanic origin represent 3.5% of the population in the identified area compared to 19.0% 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 29.5 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	72	100	115
2010 Households	2,239	8,298	13,012
2020 Households	2,452	9,556	15,177
2022 Households	2,494	9,836	15,834
2027 Households	2,556	10,107	16,485
2010-2020 Annual Rate	0.91%	1.42%	1.55%
2020-2022 Annual Rate	0.76%	1.29%	1.90%
2022-2027 Annual Rate	0.49%	0.55%	0.81%
2022 Average Household Size	2.26	2.69	2.76

The household count in this area has changed from 15,177 in 2020 to 15,834 in the current year, a change of 1.90% annually. The five-year projection of households is 16,485, a change of 0.81% annually from the current year total. Average household size is currently 2.76, compared to 2.77 in the year 2020. The number of families in the current year is 11,887 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 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
Mortgage Income			
2022 Percent of Income for Mortgage	18.1%	14.7%	14.9%
Median Household Income			
2022 Median Household Income	\$77,493	\$101,484	\$105,075
2027 Median Household Income	\$83,103	\$107,760	\$112,558
2022-2027 Annual Rate	1.41%	1.21%	1.39%
Average Household Income			
2022 Average Household Income	\$91,361	\$113,937	\$121,567
2027 Average Household Income	\$100,696	\$128,541	\$137,593
2022-2027 Annual Rate	1.96%	2.44%	2.51%
Per Capita Income			
2022 Per Capita Income	\$37,029	\$41,789	\$43,006
2027 Per Capita Income	\$41,127	\$47,350	\$48,873
2022-2027 Annual Rate	2.12%	2.53%	2.59%

Current median household income is \$105,075 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$112,558 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$121,567 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$137,593 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$43,006 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$48,873 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	126	155	154
2010 Total Housing Units	2,420	8,788	13,732
2010 Owner Occupied Housing Units	1,350	6,701	11,090
2010 Renter Occupied Housing Units	889	1,597	1,921
2010 Vacant Housing Units	181	490	720
2020 Total Housing Units	2,594	9,930	15,834
2020 Vacant Housing Units	142	374	657
2022 Total Housing Units	2,667	10,291	16,668
2022 Owner Occupied Housing Units	1,540	8,091	13,732
2022 Renter Occupied Housing Units	954	1,745	2,102
2022 Vacant Housing Units	173	455	834
2027 Total Housing Units	2,741	10,608	17,410
2027 Owner Occupied Housing Units	1,614	8,355	14,348
2027 Renter Occupied Housing Units	943	1,752	2,137
2027 Vacant Housing Units	185	501	925

Currently, 82.4% of the 16,668 housing units in the area are owner occupied; 12.6%, renter occupied; and 5.0% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 15,834 housing units in the area and 4.1% vacant housing units. The annual rate of change in housing units since 2020 is 2.31%. Median home value in the area is \$296,777, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 2.85% annually to \$341,545.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 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	Census 2020	2022	2027
Population	5,341	5,596	5,766	5,871
Households	2,239	2,452	2,494	2,556
Families	1,424	-	1,560	1,594
Average Household Size	2.33	2.23	2.26	2.25
Owner Occupied Housing Units	1,350	-	1,540	1,614
Renter Occupied Housing Units	889	-	954	943
Median Age	34.3	-	35.9	35.2

Trends: 2022-2027 Annual Rate	Area	State	National
Population	0.36%	0.26%	0.25%
Households	0.49%	0.26%	0.31%
Families	0.43%	0.28%	0.28%
Owner HHs	0.94%	0.50%	0.53%
Median Household Income	1.41%	2.99%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	208	8.3%	175	6.8%
\$15,000 - \$24,999	157	6.3%	116	4.5%
\$25,000 - \$34,999	162	6.5%	129	5.0%
\$35,000 - \$49,999	212	8.5%	211	8.3%
\$50,000 - \$74,999	474	19.0%	532	20.8%
\$75,000 - \$99,999	270	10.8%	299	11.7%
\$100,000 - \$149,999	804	32.2%	839	32.8%
\$150,000 - \$199,999	94	3.8%	123	4.8%
\$200,000+	113	4.5%	132	5.2%

Median Household Income	\$77,493	\$83,103
Average Household Income	\$91,361	\$100,696
Per Capita Income	\$37,029	\$41,127

Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	464	8.7%	437	7.6%	461	7.9%
5 - 9	412	7.7%	438	7.6%	441	7.5%
10 - 14	340	6.4%	411	7.1%	436	7.4%
15 - 19	346	6.5%	325	5.6%	374	6.4%
20 - 24	364	6.8%	310	5.4%	342	5.8%
25 - 34	797	14.9%	891	15.4%	864	14.7%
35 - 44	729	13.7%	749	13.0%	817	13.9%
45 - 54	673	12.6%	636	11.0%	598	10.2%
55 - 64	472	8.8%	630	10.9%	560	9.5%
65 - 74	329	6.2%	456	7.9%	487	8.3%
75 - 84	242	4.5%	303	5.3%	321	5.5%
85+	171	3.2%	181	3.1%	170	2.9%

Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	4,899	91.7%	4,818	86.1%	4,938	85.6%	4,958	84.5%
Black Alone	106	2.0%	233	4.2%	254	4.4%	281	4.8%
American Indian Alone	23	0.4%	32	0.6%	32	0.6%	33	0.6%
Asian Alone	123	2.3%	94	1.7%	97	1.7%	99	1.7%
Pacific Islander Alone	1	0.0%	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	40	0.7%	79	1.4%	81	1.4%	88	1.5%
Two or More Races	150	2.8%	339	6.1%	364	6.3%	411	7.0%
Hispanic Origin (Any Race)	182	3.4%	194	3.5%	199	3.5%	206	3.5%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

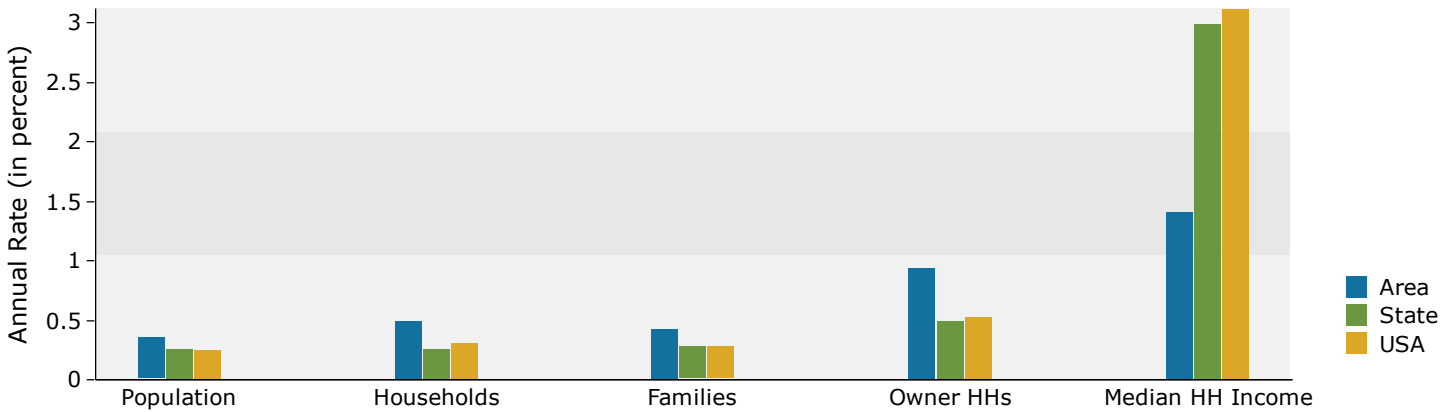


Demographic and Income Profile

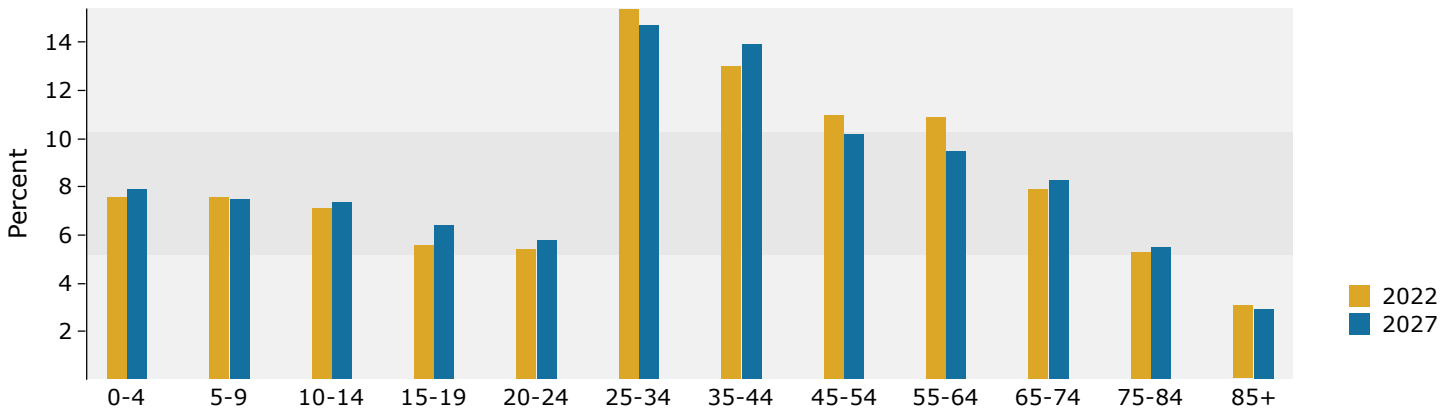
Carson Street Station
18201 Carson Ct NW, Elk River, Minnesota, 55330
Ring: 1 mile radius

Prepared by HJ Development
Latitude: 45.30207
Longitude: -93.55609

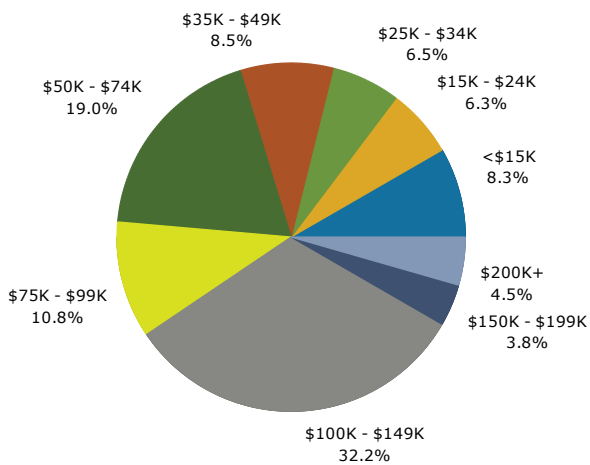
Trends 2022-2027



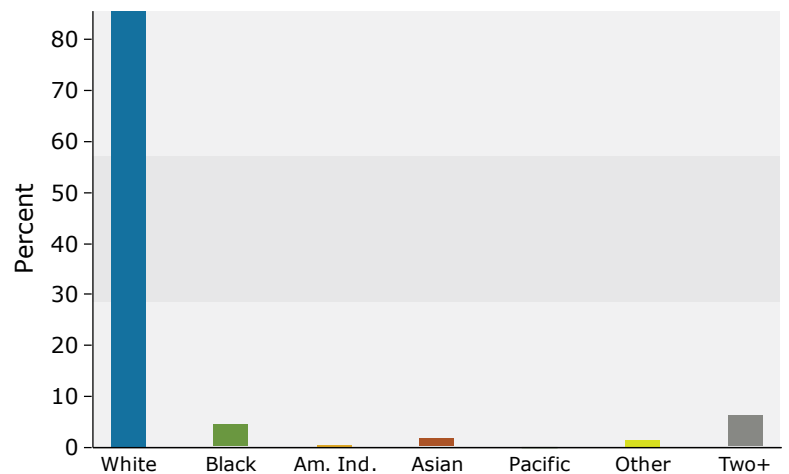
Population by Age



2022 Household Income



2022 Population by Race



2022 Percent Hispanic Origin: 3.5%

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



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	Census 2020	2022	2027
Population	23,256	26,242	27,045	27,690
Households	8,298	9,556	9,836	10,107
Families	6,110	-	7,159	7,356
Average Household Size	2.76	2.69	2.69	2.69
Owner Occupied Housing Units	6,701	-	8,091	8,355
Renter Occupied Housing Units	1,597	-	1,745	1,752
Median Age	34.7	-	35.8	35.1

Trends: 2022-2027 Annual Rate	Area	State	National
Population	0.47%	0.26%	0.25%
Households	0.55%	0.26%	0.31%
Families	0.54%	0.28%	0.28%
Owner HHs	0.64%	0.50%	0.53%
Median Household Income	1.21%	2.99%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	358	3.6%	284	2.8%
\$15,000 - \$24,999	324	3.3%	230	2.3%
\$25,000 - \$34,999	403	4.1%	301	3.0%
\$35,000 - \$49,999	754	7.7%	612	6.1%
\$50,000 - \$74,999	1,689	17.2%	1,499	14.8%
\$75,000 - \$99,999	1,207	12.3%	1,191	11.8%
\$100,000 - \$149,999	3,235	32.9%	3,607	35.7%
\$150,000 - \$199,999	1,107	11.3%	1,492	14.8%
\$200,000+	759	7.7%	890	8.8%

Median Household Income	\$101,484	\$107,760
Average Household Income	\$113,937	\$128,541
Per Capita Income	\$41,789	\$47,350

Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,878	8.1%	1,963	7.3%	2,089	7.5%
5 - 9	1,942	8.4%	2,031	7.5%	2,081	7.5%
10 - 14	1,786	7.7%	2,010	7.4%	2,093	7.6%
15 - 19	1,567	6.7%	1,765	6.5%	1,810	6.5%
20 - 24	1,251	5.4%	1,540	5.7%	1,514	5.5%
25 - 34	3,300	14.2%	3,879	14.3%	4,225	15.3%
35 - 44	3,598	15.5%	3,887	14.4%	4,065	14.7%
45 - 54	3,489	15.0%	3,586	13.3%	3,349	12.1%
55 - 64	2,312	9.9%	3,083	11.4%	2,887	10.4%
65 - 74	1,202	5.2%	2,034	7.5%	2,135	7.7%
75 - 84	652	2.8%	909	3.4%	1,085	3.9%
85+	279	1.2%	359	1.3%	357	1.3%

Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	21,776	93.6%	22,841	87.0%	23,427	86.6%	23,699	85.6%
Black Alone	385	1.7%	890	3.4%	956	3.5%	1,053	3.8%
American Indian Alone	95	0.4%	130	0.5%	130	0.5%	132	0.5%
Asian Alone	373	1.6%	473	1.8%	492	1.8%	515	1.9%
Pacific Islander Alone	15	0.1%	8	0.0%	8	0.0%	8	0.0%
Some Other Race Alone	150	0.6%	399	1.5%	420	1.6%	461	1.7%
Two or More Races	460	2.0%	1,501	5.7%	1,611	6.0%	1,822	6.6%
Hispanic Origin (Any Race)	645	2.8%	922	3.5%	949	3.5%	984	3.6%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

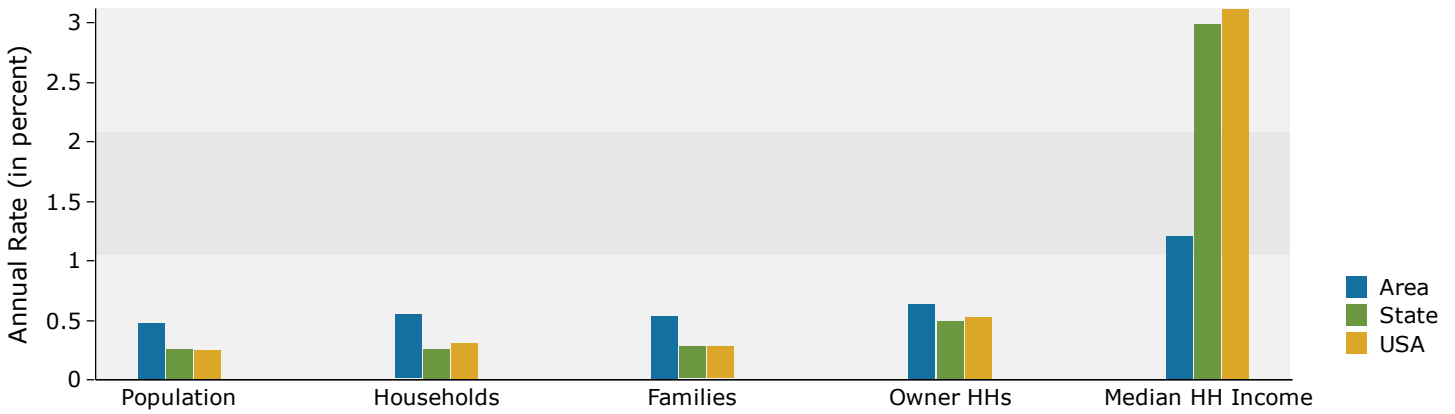


Demographic and Income Profile

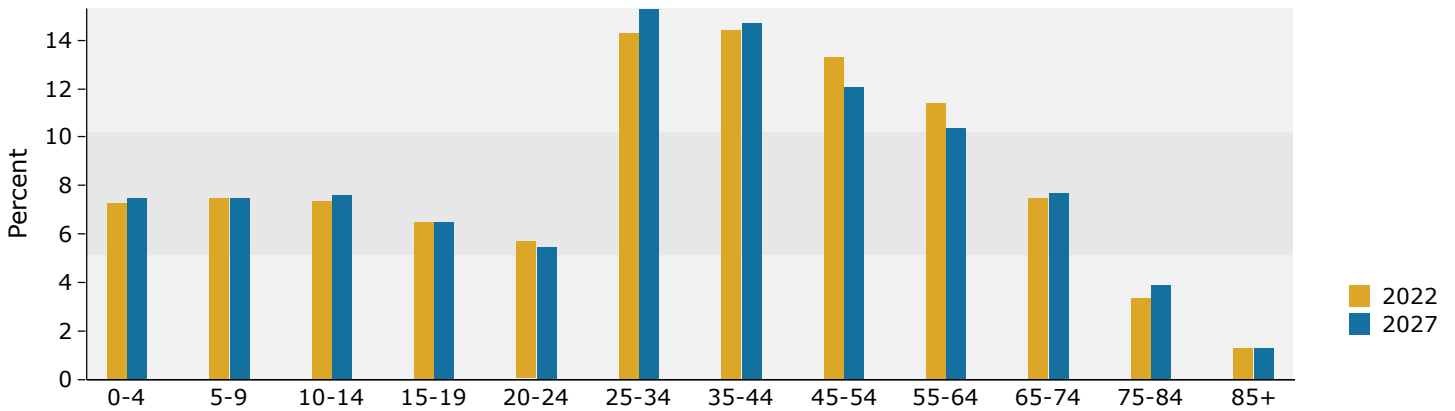
Carson Street Station
18201 Carson Ct NW, Elk River, Minnesota, 55330
Ring: 3 mile radius

Prepared by HJ Development
Latitude: 45.30207
Longitude: -93.55609

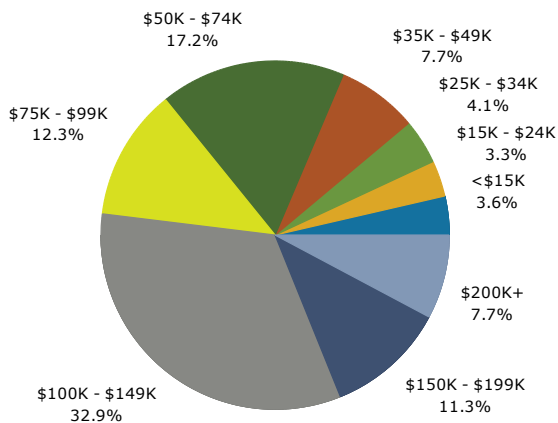
Trends 2022-2027



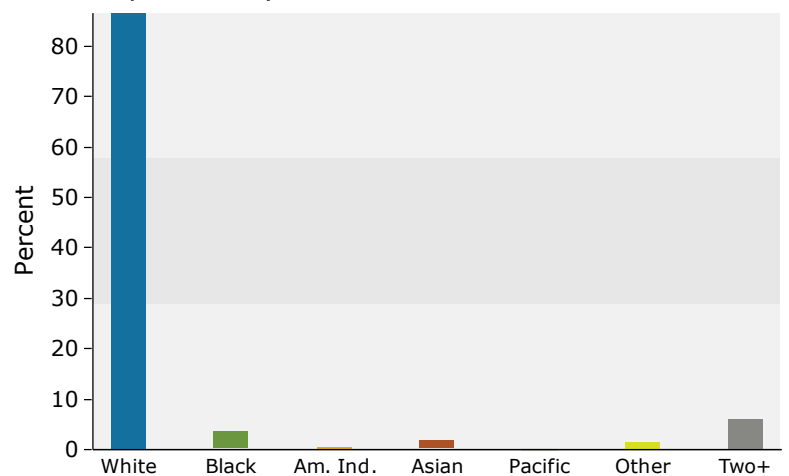
Population by Age



2022 Household Income



2022 Population by Race



2022 Percent Hispanic Origin: 3.5%

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



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	Census 2020	2022	2027
Population	37,182	43,055	44,855	46,453
Households	13,012	15,177	15,834	16,485
Families	9,908	-	11,887	12,367
Average Household Size	2.81	2.77	2.76	2.75
Owner Occupied Housing Units	11,090	-	13,732	14,348
Renter Occupied Housing Units	1,921	-	2,102	2,137
Median Age	35.4	-	36.4	35.9

Trends: 2022-2027 Annual Rate	Area	State	National
Population	0.70%	0.26%	0.25%
Households	0.81%	0.26%	0.31%
Families	0.79%	0.28%	0.28%
Owner HHs	0.88%	0.50%	0.53%
Median Household Income	1.39%	2.99%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	483	3.1%	376	2.3%
\$15,000 - \$24,999	458	2.9%	320	1.9%
\$25,000 - \$34,999	504	3.2%	374	2.3%
\$35,000 - \$49,999	1,069	6.8%	835	5.1%
\$50,000 - \$74,999	2,411	15.2%	2,090	12.7%
\$75,000 - \$99,999	2,066	13.0%	2,021	12.3%
\$100,000 - \$149,999	5,273	33.3%	5,856	35.5%
\$150,000 - \$199,999	2,156	13.6%	2,895	17.6%
\$200,000+	1,416	8.9%	1,718	10.4%

Median Household Income	\$105,075	\$112,558
Average Household Income	\$121,567	\$137,593
Per Capita Income	\$43,006	\$48,873

Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,845	7.7%	3,132	7.0%	3,355	7.2%
5 - 9	3,036	8.2%	3,310	7.4%	3,438	7.4%
10 - 14	2,967	8.0%	3,373	7.5%	3,480	7.5%
15 - 19	2,596	7.0%	2,979	6.6%	3,041	6.5%
20 - 24	1,951	5.2%	2,504	5.6%	2,443	5.3%
25 - 34	4,997	13.4%	6,183	13.8%	6,847	14.7%
35 - 44	5,875	15.8%	6,582	14.7%	6,895	14.8%
45 - 54	5,991	16.1%	6,131	13.7%	5,755	12.4%
55 - 64	3,817	10.3%	5,358	11.9%	5,138	11.1%
65 - 74	1,862	5.0%	3,441	7.7%	3,755	8.1%
75 - 84	894	2.4%	1,393	3.1%	1,814	3.9%
85+	351	0.9%	467	1.0%	491	1.1%

Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	34,964	94.0%	37,485	87.1%	38,873	86.7%	39,789	85.7%
Black Alone	583	1.6%	1,429	3.3%	1,540	3.4%	1,702	3.7%
American Indian Alone	157	0.4%	207	0.5%	209	0.5%	213	0.5%
Asian Alone	567	1.5%	842	2.0%	891	2.0%	951	2.0%
Pacific Islander Alone	23	0.1%	13	0.0%	13	0.0%	13	0.0%
Some Other Race Alone	230	0.6%	643	1.5%	688	1.5%	764	1.6%
Two or More Races	658	1.8%	2,438	5.7%	2,641	5.9%	3,022	6.5%
Hispanic Origin (Any Race)	981	2.6%	1,513	3.5%	1,576	3.5%	1,654	3.6%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

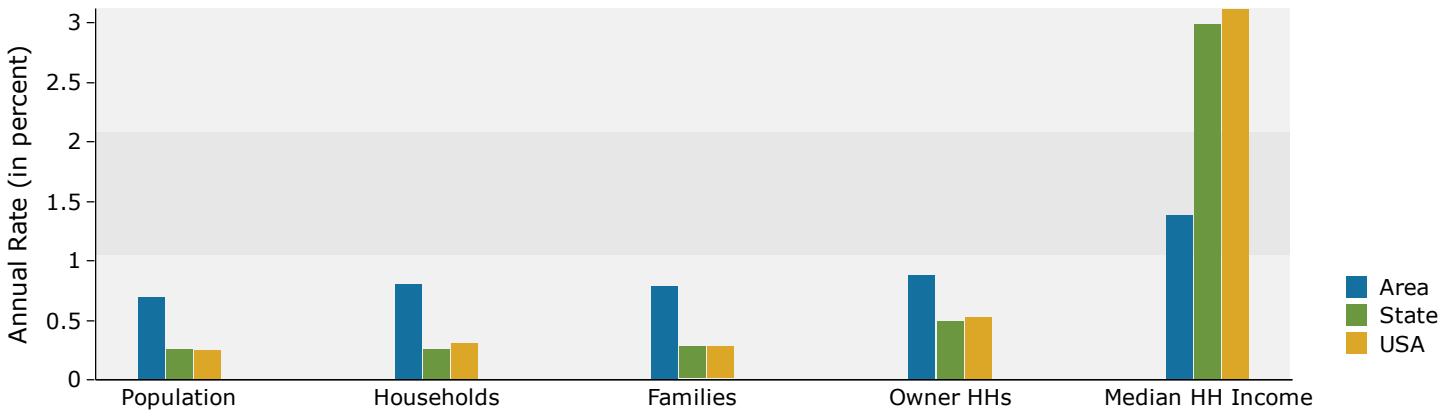


Demographic and Income Profile

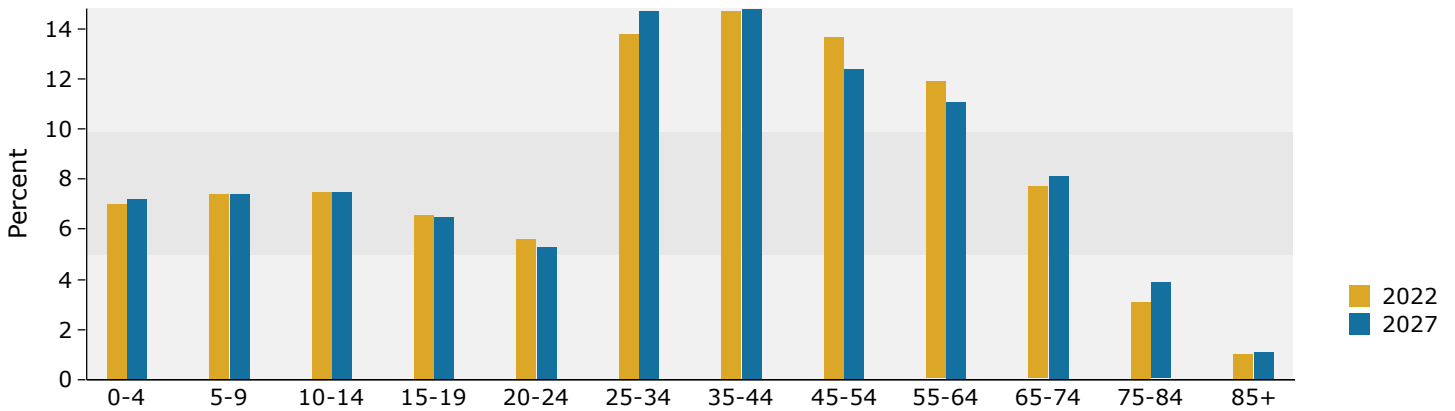
Carson Street Station
18201 Carson Ct NW, Elk River, Minnesota, 55330
Ring: 5 mile radius

Prepared by HJ Development
Latitude: 45.30207
Longitude: -93.55609

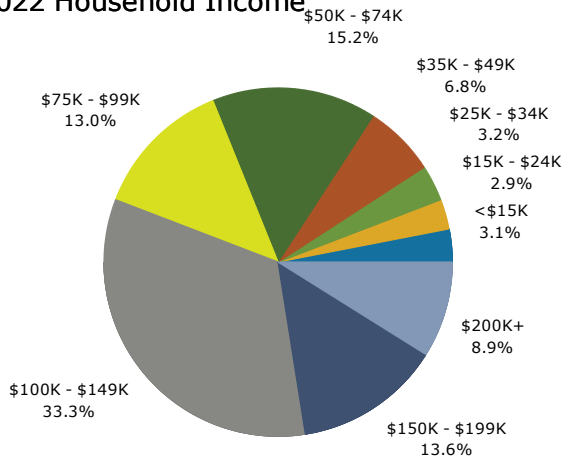
Trends 2022-2027



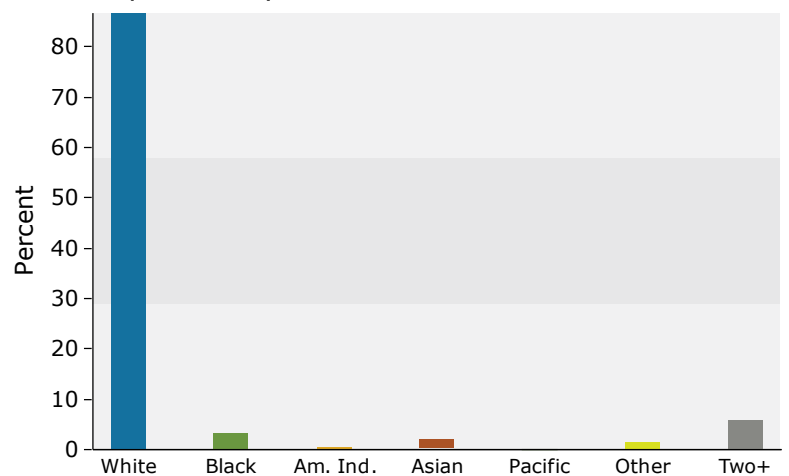
Population by Age



2022 Household Income



2022 Population by Race



2022 Percent Hispanic Origin: 3.5%

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 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
Population Summary			
2010 Total Population	5,341	23,256	37,182
2020 Total Population	5,596	26,242	43,055
2020 Group Quarters	123	545	1,076
2022 Total Population	5,766	27,045	44,855
2022 Group Quarters	123	545	1,076
2027 Total Population	5,871	27,690	46,453
2022-2027 Annual Rate	0.36%	0.47%	0.70%
2022 Total Daytime Population	8,382	26,009	39,331
Workers	5,394	12,796	18,135
Residents	2,988	13,213	21,196
Household Summary			
2010 Households	2,239	8,298	13,012
2010 Average Household Size	2.33	2.76	2.81
2020 Total Households	2,452	9,556	15,177
2020 Average Household Size	2.23	2.69	2.77
2022 Total Households	2,494	9,836	15,834
2022 Average Household Size	2.26	2.69	2.76
2027 Total Households	2,556	10,107	16,485
2027 Average Household Size	2.25	2.69	2.75
2022-2027 Annual Rate	0.49%	0.55%	0.81%
2010 Families	1,424	6,110	9,908
2010 Average Family Size	2.89	3.21	3.21
2022 Total Families	1,560	7,159	11,887
2022 Average Family Size	2.81	3.14	3.18
2027 Total Families	1,594	7,356	12,367
2027 Average Family Size	2.79	3.12	3.16
2022-2027 Annual Rate	0.43%	0.54%	0.79%
Housing Unit Summary			
2000 Housing Units	1,809	5,941	9,218
Owner Occupied Housing Units	58.6%	78.3%	83.7%
Renter Occupied Housing Units	38.3%	19.7%	14.2%
Vacant Housing Units	3.1%	2.1%	2.1%
2010 Housing Units	2,420	8,788	13,732
Owner Occupied Housing Units	55.8%	76.3%	80.8%
Renter Occupied Housing Units	36.7%	18.2%	14.0%
Vacant Housing Units	7.5%	5.6%	5.2%
2020 Housing Units	2,594	9,930	15,834
Vacant Housing Units	5.5%	3.8%	4.1%
2022 Housing Units	2,667	10,291	16,668
Owner Occupied Housing Units	57.7%	78.6%	82.4%
Renter Occupied Housing Units	35.8%	17.0%	12.6%
Vacant Housing Units	6.5%	4.4%	5.0%
2027 Housing Units	2,741	10,608	17,410
Owner Occupied Housing Units	58.9%	78.8%	82.4%
Renter Occupied Housing Units	34.4%	16.5%	12.3%
Vacant Housing Units	6.7%	4.7%	5.3%
Median Household Income			
2022	\$77,493	\$101,484	\$105,075
2027	\$83,103	\$107,760	\$112,558
Median Home Value			
2022	\$266,204	\$283,711	\$296,777
2027	\$302,564	\$328,901	\$341,545
Per Capita Income			
2022	\$37,029	\$41,789	\$43,006
2027	\$41,127	\$47,350	\$48,873
Median Age			
2010	34.3	34.7	35.4
2022	35.9	35.8	36.4
2027	35.2	35.1	35.9

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: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 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
2022 Households by Income			
Household Income Base	2,494	9,836	15,834
<\$15,000	8.3%	3.6%	3.1%
\$15,000 - \$24,999	6.3%	3.3%	2.9%
\$25,000 - \$34,999	6.5%	4.1%	3.2%
\$35,000 - \$49,999	8.5%	7.7%	6.8%
\$50,000 - \$74,999	19.0%	17.2%	15.2%
\$75,000 - \$99,999	10.8%	12.3%	13.0%
\$100,000 - \$149,999	32.2%	32.9%	33.3%
\$150,000 - \$199,999	3.8%	11.3%	13.6%
\$200,000+	4.5%	7.7%	8.9%
Average Household Income	\$91,361	\$113,937	\$121,567
2027 Households by Income			
Household Income Base	2,556	10,107	16,485
<\$15,000	6.8%	2.8%	2.3%
\$15,000 - \$24,999	4.5%	2.3%	1.9%
\$25,000 - \$34,999	5.0%	3.0%	2.3%
\$35,000 - \$49,999	8.3%	6.1%	5.1%
\$50,000 - \$74,999	20.8%	14.8%	12.7%
\$75,000 - \$99,999	11.7%	11.8%	12.3%
\$100,000 - \$149,999	32.8%	35.7%	35.5%
\$150,000 - \$199,999	4.8%	14.8%	17.6%
\$200,000+	5.2%	8.8%	10.4%
Average Household Income	\$100,696	\$128,541	\$137,593
2022 Owner Occupied Housing Units by Value			
Total	1,540	8,091	13,732
<\$50,000	1.6%	2.1%	2.3%
\$50,000 - \$99,999	0.0%	1.2%	1.1%
\$100,000 - \$149,999	2.5%	2.1%	1.6%
\$150,000 - \$199,999	16.6%	9.9%	7.7%
\$200,000 - \$249,999	20.2%	16.8%	14.8%
\$250,000 - \$299,999	28.1%	26.7%	24.2%
\$300,000 - \$399,999	23.3%	29.8%	33.2%
\$400,000 - \$499,999	6.0%	7.3%	9.3%
\$500,000 - \$749,999	0.1%	3.3%	4.9%
\$750,000 - \$999,999	0.6%	0.4%	0.5%
\$1,000,000 - \$1,499,999	0.1%	0.0%	0.1%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.0%
\$2,000,000 +	0.9%	0.4%	0.3%
Average Home Value	\$291,185	\$303,569	\$319,749
2027 Owner Occupied Housing Units by Value			
Total	1,614	8,355	14,348
<\$50,000	0.6%	0.4%	0.3%
\$50,000 - \$99,999	0.0%	0.1%	0.1%
\$100,000 - \$149,999	0.1%	0.0%	0.0%
\$150,000 - \$199,999	3.9%	1.8%	1.3%
\$200,000 - \$249,999	11.0%	8.1%	6.6%
\$250,000 - \$299,999	33.5%	26.8%	22.4%
\$300,000 - \$399,999	38.7%	44.1%	46.2%
\$400,000 - \$499,999	10.2%	12.2%	14.5%
\$500,000 - \$749,999	0.2%	5.5%	7.5%
\$750,000 - \$999,999	0.9%	0.5%	0.5%
\$1,000,000 - \$1,499,999	0.1%	0.0%	0.1%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.0%
\$2,000,000 +	1.1%	0.4%	0.3%
Average Home Value	\$338,135	\$353,391	\$366,498

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: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 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	5,339	23,255	37,184
0 - 4	8.7%	8.1%	7.7%
5 - 9	7.7%	8.4%	8.2%
10 - 14	6.4%	7.7%	8.0%
15 - 24	13.3%	12.1%	12.2%
25 - 34	14.9%	14.2%	13.4%
35 - 44	13.7%	15.5%	15.8%
45 - 54	12.6%	15.0%	16.1%
55 - 64	8.8%	9.9%	10.3%
65 - 74	6.2%	5.2%	5.0%
75 - 84	4.5%	2.8%	2.4%
85 +	3.2%	1.2%	0.9%
18 +	73.3%	71.4%	71.5%
2022 Population by Age			
Total	5,767	27,046	44,853
0 - 4	7.6%	7.3%	7.0%
5 - 9	7.6%	7.5%	7.4%
10 - 14	7.1%	7.4%	7.5%
15 - 24	11.0%	12.2%	12.2%
25 - 34	15.4%	14.3%	13.8%
35 - 44	13.0%	14.4%	14.7%
45 - 54	11.0%	13.3%	13.7%
55 - 64	10.9%	11.4%	11.9%
65 - 74	7.9%	7.5%	7.7%
75 - 84	5.3%	3.4%	3.1%
85 +	3.1%	1.3%	1.0%
18 +	74.2%	73.5%	73.8%
2027 Population by Age			
Total	5,871	27,690	46,452
0 - 4	7.9%	7.5%	7.2%
5 - 9	7.5%	7.5%	7.4%
10 - 14	7.4%	7.6%	7.5%
15 - 24	12.2%	12.0%	11.8%
25 - 34	14.7%	15.3%	14.7%
35 - 44	13.9%	14.7%	14.8%
45 - 54	10.2%	12.1%	12.4%
55 - 64	9.5%	10.4%	11.1%
65 - 74	8.3%	7.7%	8.1%
75 - 84	5.5%	3.9%	3.9%
85 +	2.9%	1.3%	1.1%
18 +	73.4%	73.1%	73.6%
2010 Population by Sex			
Males	2,553	11,593	18,764
Females	2,788	11,663	18,417
2022 Population by Sex			
Males	2,784	13,454	22,635
Females	2,982	13,591	22,220
2027 Population by Sex			
Males	2,838	13,749	23,380
Females	3,033	13,940	23,073

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 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	5,342	23,254	37,182
White Alone	91.7%	93.6%	94.0%
Black Alone	2.0%	1.7%	1.6%
American Indian Alone	0.4%	0.4%	0.4%
Asian Alone	2.3%	1.6%	1.5%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	0.7%	0.6%	0.6%
Two or More Races	2.8%	2.0%	1.8%
Hispanic Origin	3.4%	2.8%	2.6%
Diversity Index	21.2	17.0	16.0
2020 Population by Race/Ethnicity			
Total	5,596	26,242	43,055
White Alone	86.1%	87.0%	87.1%
Black Alone	4.2%	3.4%	3.3%
American Indian Alone	0.6%	0.5%	0.5%
Asian Alone	1.7%	1.8%	2.0%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	1.4%	1.5%	1.5%
Two or More Races	6.1%	5.7%	5.7%
Hispanic Origin	3.5%	3.5%	3.5%
Diversity Index	30.3	28.9	28.9
2022 Population by Race/Ethnicity			
Total	5,766	27,044	44,855
White Alone	85.6%	86.6%	86.7%
Black Alone	4.4%	3.5%	3.4%
American Indian Alone	0.6%	0.5%	0.5%
Asian Alone	1.7%	1.8%	2.0%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	1.4%	1.6%	1.5%
Two or More Races	6.3%	6.0%	5.9%
Hispanic Origin	3.5%	3.5%	3.5%
Diversity Index	30.9	29.5	29.5
2027 Population by Race/Ethnicity			
Total	5,870	27,690	46,454
White Alone	84.5%	85.6%	85.7%
Black Alone	4.8%	3.8%	3.7%
American Indian Alone	0.6%	0.5%	0.5%
Asian Alone	1.7%	1.9%	2.0%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	1.5%	1.7%	1.6%
Two or More Races	7.0%	6.6%	6.5%
Hispanic Origin	3.5%	3.6%	3.6%
Diversity Index	32.8	31.2	31.1
2010 Population by Relationship and Household Type			
Total	5,341	23,256	37,181
In Households	97.7%	98.4%	98.2%
In Family Households	80.0%	86.5%	87.5%
Householder	25.0%	26.4%	26.6%
Spouse	17.7%	21.4%	22.2%
Child	32.1%	34.6%	34.7%
Other relative	2.3%	1.9%	1.9%
Nonrelative	3.0%	2.2%	2.1%
In Nonfamily Households	17.6%	12.0%	10.7%
In Group Quarters	2.3%	1.6%	1.8%
Institutionalized Population	2.2%	1.4%	1.6%
Noninstitutionalized Population	0.1%	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: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



Market Profile

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	1 mile	3 miles	5 miles
2022 Population 25+ by Educational Attainment			
Total	3,846	17,737	29,556
Less than 9th Grade	1.3%	1.7%	1.6%
9th - 12th Grade, No Diploma	0.8%	2.3%	2.3%
High School Graduate	28.8%	23.6%	22.8%
GED/Alternative Credential	2.7%	2.5%	2.4%
Some College, No Degree	24.6%	22.8%	22.7%
Associate Degree	21.0%	18.3%	17.2%
Bachelor's Degree	14.4%	20.0%	21.6%
Graduate/Professional Degree	6.4%	8.8%	9.4%
2022 Population 15+ by Marital Status			
Total	4,480	21,042	35,040
Never Married	38.6%	32.8%	30.7%
Married	42.0%	50.9%	55.1%
Widowed	5.2%	4.4%	4.1%
Divorced	14.2%	11.8%	10.1%
2022 Civilian Population 16+ in Labor Force			
Civilian Population 16+	2,861	14,227	23,860
Population 16+ Employed	98.5%	98.5%	98.5%
Population 16+ Unemployment rate	1.5%	1.5%	1.5%
Population 16-24 Employed	14.5%	14.5%	13.8%
Population 16-24 Unemployment rate	2.9%	3.7%	3.9%
Population 25-54 Employed	67.0%	66.4%	66.1%
Population 25-54 Unemployment rate	1.4%	1.2%	1.2%
Population 55-64 Employed	14.8%	15.4%	16.2%
Population 55-64 Unemployment rate	0.7%	0.8%	1.1%
Population 65+ Employed	3.6%	3.6%	3.9%
Population 65+ Unemployment rate	0.0%	0.2%	0.3%
2022 Employed Population 16+ by Industry			
Total	2,819	14,015	23,495
Agriculture/Mining	1.3%	1.1%	0.9%
Construction	7.9%	7.2%	8.1%
Manufacturing	15.5%	15.1%	15.5%
Wholesale Trade	6.2%	4.5%	4.3%
Retail Trade	11.5%	14.6%	14.6%
Transportation/Utilities	9.0%	6.7%	6.2%
Information	0.2%	0.4%	0.5%
Finance/Insurance/Real Estate	5.4%	6.3%	7.3%
Services	40.4%	41.7%	39.9%
Public Administration	2.6%	2.3%	2.7%
2022 Employed Population 16+ by Occupation			
Total	2,817	14,013	23,496
White Collar	54.7%	63.4%	64.2%
Management/Business/Financial	14.8%	17.6%	18.5%
Professional	15.5%	19.7%	20.7%
Sales	11.7%	12.9%	12.4%
Administrative Support	12.7%	13.2%	12.6%
Services	16.3%	11.9%	11.3%
Blue Collar	28.9%	24.7%	24.5%
Farming/Forestry/Fishing	0.8%	0.3%	0.2%
Construction/Extraction	7.3%	5.8%	5.7%
Installation/Maintenance/Repair	0.9%	2.3%	2.8%
Production	10.1%	9.0%	9.0%
Transportation/Material Moving	9.9%	7.3%	6.7%

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

March 08, 2023



Market Profile

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Prepared by HJ Development
Latitude: 45.30207
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	1 mile	3 miles	5 miles
2010 Households by Type			
Total	2,239	8,297	13,011
Households with 1 Person	29.7%	20.6%	18.4%
Households with 2+ People	70.3%	79.4%	81.6%
Family Households	63.6%	73.6%	76.2%
Husband-wife Families	45.0%	59.5%	63.3%
With Related Children	22.5%	30.8%	32.7%
Other Family (No Spouse Present)	18.6%	14.1%	12.8%
Other Family with Male Householder	5.2%	4.4%	4.3%
With Related Children	3.6%	3.0%	2.8%
Other Family with Female Householder	13.4%	9.7%	8.5%
With Related Children	9.8%	7.1%	6.1%
Nonfamily Households	6.7%	5.7%	5.4%
All Households with Children	36.3%	41.3%	42.0%
Multigenerational Households	2.5%	2.5%	2.6%
Unmarried Partner Households	9.0%	7.4%	6.9%
Male-female	8.3%	6.9%	6.3%
Same-sex	0.7%	0.6%	0.5%
2010 Households by Size			
Total	2,238	8,298	13,012
1 Person Household	29.8%	20.6%	18.4%
2 Person Household	30.5%	32.1%	32.6%
3 Person Household	17.2%	17.5%	17.7%
4 Person Household	13.0%	17.9%	18.7%
5 Person Household	6.3%	8.0%	8.5%
6 Person Household	2.0%	2.6%	2.7%
7 + Person Household	1.2%	1.3%	1.4%
2010 Households by Tenure and Mortgage Status			
Total	2,239	8,298	13,011
Owner Occupied	60.3%	80.8%	85.2%
Owned with a Mortgage/Loan	51.6%	69.1%	72.7%
Owned Free and Clear	8.7%	11.7%	12.5%
Renter Occupied	39.7%	19.2%	14.8%
2022 Affordability, Mortgage and Wealth			
Housing Affordability Index	126	155	154
Percent of Income for Mortgage	18.1%	14.7%	14.9%
Wealth Index	72	100	115
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	2,420	8,788	13,732
Housing Units Inside Urbanized Area	98.7%	89.8%	80.0%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.4%
Rural Housing Units	1.3%	10.2%	19.5%
2010 Population By Urban/ Rural Status			
Total Population	5,341	23,256	37,182
Population Inside Urbanized Area	98.7%	89.3%	79.2%
Population Inside Urbanized Cluster	0.0%	0.0%	0.5%
Rural Population	1.3%	10.7%	20.3%

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

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



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	1 mile	3 miles	5 miles
Top 3 Tapestry Segments			
1.	Old and Newcomers (8F)	Up and Coming Families (7A)	Up and Coming Families (7A)
2.	Up and Coming Families (7A)	Workday Drive (4A)	Workday Drive (4A)
3.	Home Improvement (4B)	Home Improvement (4B)	Green Acres (6A)
2022 Consumer Spending			
Apparel & Services: Total \$	\$5,325,555	\$25,760,490	\$43,923,228
Average Spent	\$2,135.35	\$2,619.00	\$2,773.98
Spending Potential Index	89	109	115
Education: Total \$	\$3,889,692	\$18,920,536	\$33,099,535
Average Spent	\$1,559.62	\$1,923.60	\$2,090.41
Spending Potential Index	80	98	107
Entertainment/Recreation: Total \$	\$7,951,417	\$38,859,131	\$66,653,313
Average Spent	\$3,188.22	\$3,950.70	\$4,209.51
Spending Potential Index	87	108	115
Food at Home: Total \$	\$13,485,939	\$64,461,658	\$109,730,656
Average Spent	\$5,407.35	\$6,553.65	\$6,930.07
Spending Potential Index	87	106	112
Food Away from Home: Total \$	\$9,564,306	\$46,286,623	\$78,783,559
Average Spent	\$3,834.93	\$4,705.84	\$4,975.59
Spending Potential Index	89	109	115
Health Care: Total \$	\$15,508,683	\$75,160,417	\$128,595,025
Average Spent	\$6,218.40	\$7,641.36	\$8,121.45
Spending Potential Index	88	108	115
HH Furnishings & Equipment: Total \$	\$5,715,521	\$28,362,186	\$48,568,446
Average Spent	\$2,291.71	\$2,883.51	\$3,067.35
Spending Potential Index	89	113	120
Personal Care Products & Services: Total \$	\$2,267,604	\$10,965,767	\$18,719,156
Average Spent	\$909.22	\$1,114.86	\$1,182.21
Spending Potential Index	89	109	116
Shelter: Total \$	\$49,688,276	\$239,262,937	\$409,014,067
Average Spent	\$19,923.13	\$24,325.23	\$25,831.38
Spending Potential Index	87	106	113
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$6,277,833	\$31,397,400	\$53,642,822
Average Spent	\$2,517.17	\$3,192.09	\$3,387.83
Spending Potential Index	93	118	125
Travel: Total \$	\$6,230,376	\$31,266,721	\$54,003,857
Average Spent	\$2,498.15	\$3,178.80	\$3,410.63
Spending Potential Index	87	111	119
Vehicle Maintenance & Repairs: Total \$	\$2,865,952	\$13,815,651	\$23,445,559
Average Spent	\$1,149.14	\$1,404.60	\$1,480.71
Spending Potential Index	91	112	118

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 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 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:	502		958		1,344							
Total Employees:	6,319		12,915		16,802							
Total Residential Population:	5,766		27,045		44,855							
Employee/Residential Population Ratio (per 100 Residents)	110		48		37							
by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	4	0.8%	32	0.5%	11	1.1%	106	0.8%	26	1.9%	237	1.4%
Construction	28	5.6%	185	2.9%	78	8.1%	512	4.0%	159	11.8%	1,135	6.8%
Manufacturing	25	5.0%	571	9.0%	52	5.4%	1,446	11.2%	76	5.7%	2,009	12.0%
Transportation	9	1.8%	234	3.7%	19	2.0%	383	3.0%	30	2.2%	462	2.7%
Communication	4	0.8%	37	0.6%	7	0.7%	52	0.4%	8	0.6%	60	0.4%
Utility	1	0.2%	20	0.3%	2	0.2%	40	0.3%	3	0.2%	48	0.3%
Wholesale Trade	14	2.8%	445	7.0%	28	2.9%	908	7.0%	47	3.5%	1,188	7.1%
Retail Trade Summary	110	21.9%	1,778	28.1%	215	22.4%	4,275	33.1%	267	19.9%	4,862	28.9%
Home Improvement	8	1.6%	100	1.6%	19	2.0%	387	3.0%	30	2.2%	482	2.9%
General Merchandise Stores	3	0.6%	159	2.5%	5	0.5%	439	3.4%	9	0.7%	518	3.1%
Food Stores	11	2.2%	194	3.1%	26	2.7%	453	3.5%	29	2.2%	486	2.9%
Auto Dealers, Gas Stations, Auto Aftermarket	14	2.8%	262	4.1%	32	3.3%	592	4.6%	36	2.7%	655	3.9%
Apparel & Accessory Stores	5	1.0%	21	0.3%	8	0.8%	31	0.2%	9	0.7%	34	0.2%
Furniture & Home Furnishings	6	1.2%	62	1.0%	10	1.0%	109	0.8%	13	1.0%	141	0.8%
Eating & Drinking Places	31	6.2%	734	11.6%	56	5.8%	1,824	14.1%	67	5.0%	2,047	12.2%
Miscellaneous Retail	32	6.4%	245	3.9%	59	6.2%	440	3.4%	73	5.4%	499	3.0%
Finance, Insurance, Real Estate Summary	71	14.1%	652	10.3%	116	12.1%	1,083	8.4%	136	10.1%	1,224	7.3%
Banks, Savings & Lending Institutions	10	2.0%	227	3.6%	16	1.7%	275	2.1%	20	1.5%	293	1.7%
Securities Brokers	18	3.6%	127	2.0%	31	3.2%	251	1.9%	34	2.5%	272	1.6%
Insurance Carriers & Agents	14	2.8%	52	0.8%	24	2.5%	86	0.7%	27	2.0%	95	0.6%
Real Estate, Holding, Other Investment Offices	28	5.6%	247	3.9%	46	4.8%	471	3.6%	55	4.1%	564	3.4%
Services Summary	201	40.0%	2,311	36.6%	350	36.5%	3,820	29.6%	459	34.2%	4,906	29.2%
Hotels & Lodging	1	0.2%	14	0.2%	2	0.2%	169	1.3%	4	0.3%	247	1.5%
Automotive Services	14	2.8%	91	1.4%	25	2.6%	161	1.2%	33	2.5%	280	1.7%
Motion Pictures & Amusements	21	4.2%	114	1.8%	32	3.3%	188	1.5%	44	3.3%	323	1.9%
Health Services	38	7.6%	773	12.2%	57	5.9%	960	7.4%	69	5.1%	1,097	6.5%
Legal Services	7	1.4%	25	0.4%	10	1.0%	35	0.3%	11	0.8%	36	0.2%
Education Institutions & Libraries	12	2.4%	629	10.0%	22	2.3%	1,081	8.4%	27	2.0%	1,223	7.3%
Other Services	108	21.5%	665	10.5%	200	20.9%	1,225	9.5%	272	20.2%	1,700	10.1%
Government	6	1.2%	31	0.5%	16	1.7%	245	1.9%	30	2.2%	605	3.6%
Unclassified Establishments	30	6.0%	23	0.4%	64	6.7%	46	0.4%	103	7.7%	66	0.4%
Totals	502	100.0%	6,319	100.0%	958	100.0%	12,915	100.0%	1,344	100.0%	16,802	100.0%

Source: Copyright 2022 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2022.

Date Note: Data on the Business Summary report is calculated using Esri's Data allocation method which uses census block groups to allocate business summary data to custom areas.



Business Summary

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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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	0	0.0%	0	0.0%	3	0.3%	22	0.2%	8	0.6%	49	0.3%
Mining	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Utilities	1	0.2%	20	0.3%	2	0.2%	38	0.3%	2	0.1%	39	0.2%
Construction	29	5.8%	189	3.0%	81	8.5%	528	4.1%	165	12.3%	1,168	7.0%
Manufacturing	27	5.4%	587	9.3%	56	5.8%	1,488	11.5%	82	6.1%	2,065	12.3%
Wholesale Trade	13	2.6%	435	6.9%	27	2.8%	898	7.0%	46	3.4%	1,178	7.0%
Retail Trade	77	15.3%	1,030	16.3%	153	16.0%	2,411	18.7%	193	14.4%	2,759	16.4%
Motor Vehicle & Parts Dealers	12	2.4%	246	3.9%	27	2.8%	557	4.3%	30	2.2%	602	3.6%
Furniture & Home Furnishings Stores	4	0.8%	57	0.9%	7	0.7%	102	0.8%	7	0.5%	108	0.6%
Electronics & Appliance Stores	2	0.4%	5	0.1%	2	0.2%	6	0.0%	3	0.2%	16	0.1%
Bldg Material & Garden Equipment & Supplies Dealers	8	1.6%	100	1.6%	19	2.0%	387	3.0%	30	2.2%	482	2.9%
Food & Beverage Stores	7	1.4%	168	2.7%	23	2.4%	428	3.3%	27	2.0%	470	2.8%
Health & Personal Care Stores	8	1.6%	87	1.4%	14	1.5%	133	1.0%	17	1.3%	148	0.9%
Gasoline Stations	2	0.4%	16	0.3%	5	0.5%	35	0.3%	6	0.4%	53	0.3%
Clothing & Clothing Accessories Stores	6	1.2%	26	0.4%	10	1.0%	39	0.3%	11	0.8%	42	0.2%
Sport Goods, Hobby, Book, & Music Stores	5	1.0%	29	0.5%	10	1.0%	47	0.4%	12	0.9%	58	0.3%
General Merchandise Stores	3	0.6%	159	2.5%	5	0.5%	439	3.4%	9	0.7%	518	3.1%
Miscellaneous Store Retailers	12	2.4%	114	1.8%	20	2.1%	197	1.5%	26	1.9%	220	1.3%
Nonstore Retailers	6	1.2%	22	0.3%	13	1.4%	40	0.3%	14	1.0%	40	0.2%
Transportation & Warehousing	8	1.6%	223	3.5%	17	1.8%	375	2.9%	24	1.8%	442	2.6%
Information	11	2.2%	109	1.7%	16	1.7%	133	1.0%	22	1.6%	158	0.9%
Finance & Insurance	43	8.6%	405	6.4%	70	7.3%	611	4.7%	80	6.0%	659	3.9%
Central Bank/Credit Intermediation & Related Activities	10	2.0%	227	3.6%	15	1.6%	274	2.1%	19	1.4%	292	1.7%
Securities, Commodity Contracts & Other Financial	18	3.6%	127	2.0%	31	3.2%	251	1.9%	34	2.5%	272	1.6%
Insurance Carriers & Related Activities; Funds, Trusts &	14	2.8%	52	0.8%	24	2.5%	86	0.7%	27	2.0%	95	0.6%
Real Estate, Rental & Leasing	29	5.8%	146	2.3%	50	5.2%	374	2.9%	65	4.8%	578	3.4%
Professional, Scientific & Tech Services	37	7.4%	164	2.6%	70	7.3%	334	2.6%	95	7.1%	458	2.7%
Legal Services	12	2.4%	46	0.7%	17	1.8%	59	0.5%	18	1.3%	60	0.4%
Management of Companies & Enterprises	2	0.4%	108	1.7%	2	0.2%	108	0.8%	2	0.1%	108	0.6%
Administrative & Support & Waste Management & Remediation	13	2.6%	37	0.6%	24	2.5%	66	0.5%	40	3.0%	214	1.3%
Educational Services	18	3.6%	652	10.3%	31	3.2%	1,108	8.6%	37	2.8%	1,252	7.5%
Health Care & Social Assistance	58	11.6%	1,009	16.0%	91	9.5%	1,428	11.1%	110	8.2%	1,700	10.1%
Arts, Entertainment & Recreation	10	2.0%	43	0.7%	17	1.8%	112	0.9%	27	2.0%	240	1.4%
Accommodation & Food Services	32	6.4%	748	11.8%	59	6.2%	1,993	15.4%	72	5.4%	2,294	13.7%
Accommodation	1	0.2%	14	0.2%	2	0.2%	169	1.3%	4	0.3%	247	1.5%
Food Services & Drinking Places	31	6.2%	734	11.6%	56	5.8%	1,824	14.1%	67	5.0%	2,047	12.2%
Other Services (except Public Administration)	62	12.4%	361	5.7%	110	11.5%	596	4.6%	142	10.6%	769	4.6%
Automotive Repair & Maintenance	9	1.8%	54	0.9%	16	1.7%	98	0.8%	22	1.6%	126	0.7%
Public Administration	6	1.2%	31	0.5%	16	1.7%	245	1.9%	30	2.2%	605	3.6%
Unclassified Establishments	30	6.0%	23	0.4%	64	6.7%	46	0.4%	103	7.7%	66	0.4%
Total	502	100.0%	6,319	100.0%	958	100.0%	12,915	100.0%	1,344	100.0%	16,802	100.0%

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March 08, 2023