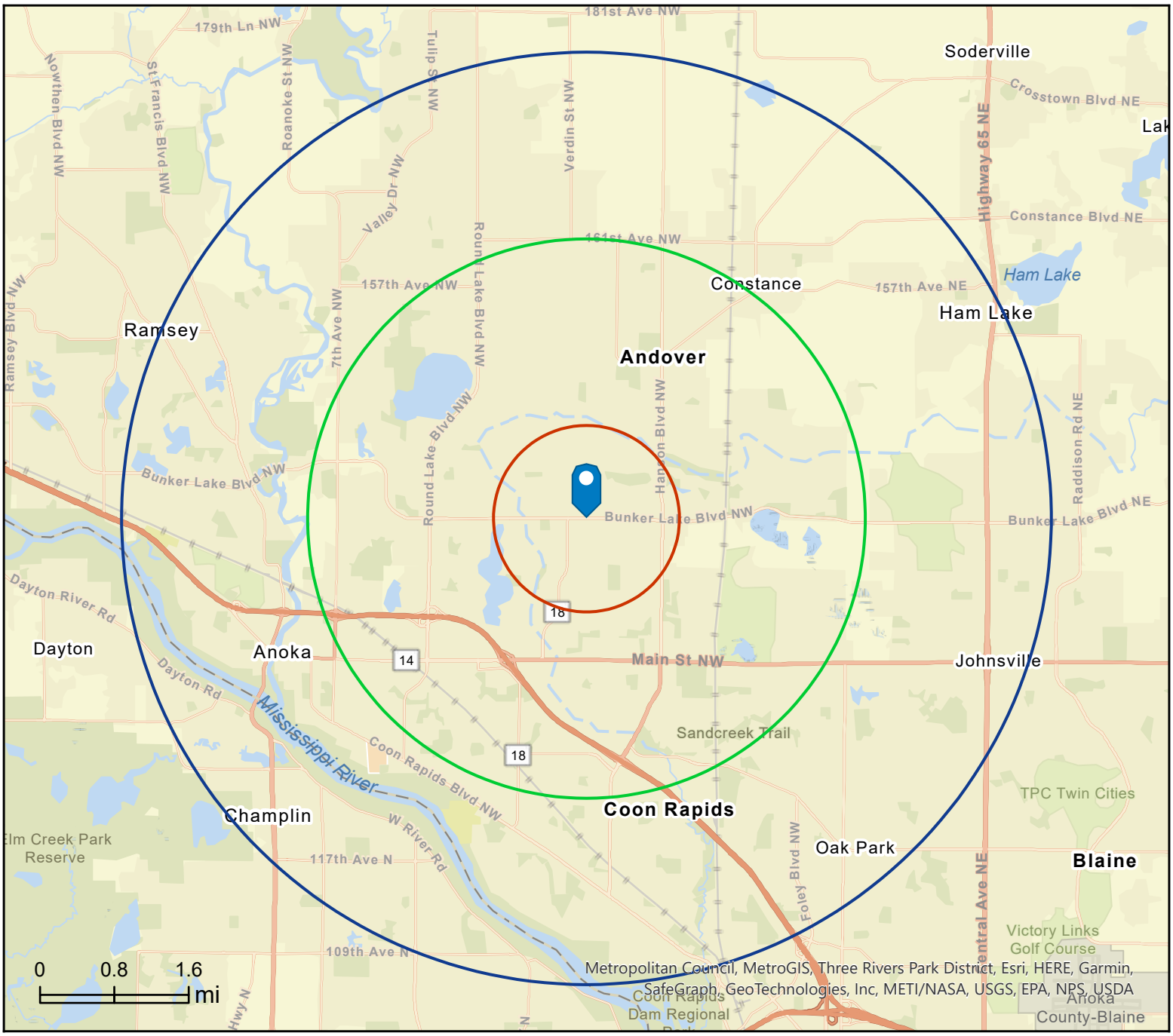
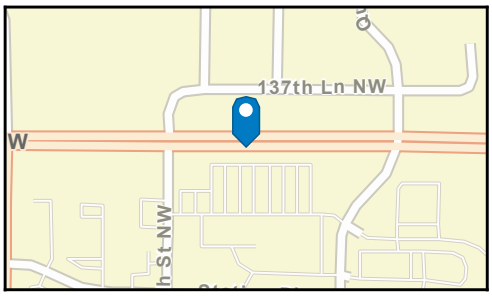
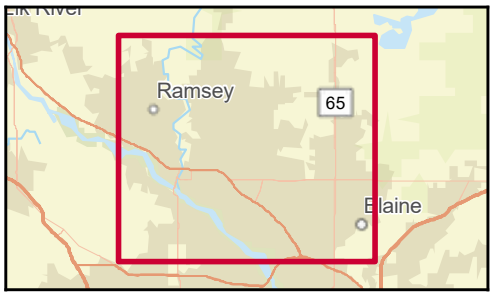
# Site Map

Andover Station
2218 Bunker Lake Blvd NW, Andover, Minnesota, 55304
Rings: 1, 3, 5 mile radii

Prepared by HJ Development
Latitude: 45.21952
Longitude: -93.32292




July 06, 2023

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# Executive Summary

Andover Station
2218 Bunker Lake Blvd NW, Andover, Minnesota, 55304
Rings: 1, 3, 5 mile radii

Prepared by HJ Development
Latitude: 45.21952
Longitude: -93.32292

| | 1 mile | 3 miles | 5 miles |
|---|---|---|---|
| **Population** | | | |
| 2010 Population | 6,932 | 53,249 | 145,912 |
| 2020 Population | 7,044 | 55,956 | 154,095 |
| 2023 Population | 7,008 | 56,759 | 156,002 |
| 2028 Population | 6,955 | 57,053 | 157,870 |
| 2010-2020 Annual Rate | 0.16% | 0.50% | 0.55% |
| 2020-2023 Annual Rate | -0.16% | 0.44% | 0.38% |
| 2023-2028 Annual Rate | -0.15% | 0.10% | 0.24% |
| 2023 Male Population | 50.6% | 49.9% | 49.6% |
| 2023 Female Population | 49.4% | 50.1% | 50.4% |
| 2023 Median Age | 38.6 | 38.5 | 38.9 |

In the identified area, the current year population is 156,002. In 2020, the Census count in the area was 154,095. The rate of change since 2020 was 0.38% annually. The five-year projection for the population in the area is 157,870 representing a change of 0.24% annually from 2023 to 2028. Currently, the population is 49.6% male and 50.4% female.

**Median Age**

The median age in this area is 38.9, compared to U.S. median age of 39.1.

| | | | |
|---|---|---|---|
| **Race and Ethnicity** | | | |
| 2023 White Alone | 81.0% | 79.6% | 77.5% |
| 2023 Black Alone | 5.7% | 7.0% | 7.7% |
| 2023 American Indian/Alaska Native Alone | 0.6% | 0.5% | 0.6% |
| 2023 Asian Alone | 5.1% | 4.9% | 5.4% |
| 2023 Pacific Islander Alone | 0.0% | 0.0% | 0.0% |
| 2023 Other Race | 1.6% | 1.6% | 1.9% |
| 2023 Two or More Races | 6.1% | 6.3% | 6.8% |
| 2023 Hispanic Origin (Any Race) | 4.4% | 4.1% | 4.6% |

Persons of Hispanic origin represent 4.6% of the population in the identified area compared to 19.4% 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 43.9 in the identified area, compared to 72.1 for the U.S. as a whole.

| | | | |
|---|---|---|---|
| **Households** | | | |
| 2023 Wealth Index | 127 | 131 | 113 |
| 2010 Households | 2,302 | 18,458 | 53,272 |
| 2020 Households | 2,444 | 19,823 | 57,092 |
| 2023 Households | 2,429 | 20,099 | 57,965 |
| 2028 Households | 2,421 | 20,281 | 58,894 |
| 2010-2020 Annual Rate | 0.60% | 0.72% | 0.69% |
| 2020-2023 Annual Rate | -0.19% | 0.43% | 0.47% |
| 2023-2028 Annual Rate | -0.07% | 0.18% | 0.32% |
| 2023 Average Household Size | 2.87 | 2.80 | 2.67 |

The household count in this area has changed from 57,092 in 2020 to 57,965 in the current year, a change of 0.47% annually. The five-year projection of households is 58,894, a change of 0.32% annually from the current year total. Average household size is currently 2.67, compared to 2.68 in the year 2020. The number of families in the current year is 41,227 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. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.
**Source:** U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 data into 2020 geography.

July 06, 2023

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# Executive Summary

Andover Station
2218 Bunker Lake Blvd NW, Andover, Minnesota, 55304
Rings: 1, 3, 5 mile radii

Prepared by HJ Development
Latitude: 45.21952
Longitude: -93.32292

| | 1 mile | 3 miles | 5 miles |
|---|---|---|---|
| **Mortgage Income** | | | |
| 2023 Percent of Income for Mortgage | 18.9% | 20.3% | 21.6% |
| **Median Household Income** | | | |
| 2023 Median Household Income | $106,675 | $100,569 | $89,701 |
| 2028 Median Household Income | $115,480 | $110,296 | $100,846 |
| 2023-2028 Annual Rate | 1.60% | 1.86% | 2.37% |
| **Average Household Income** | | | |
| 2023 Average Household Income | $132,596 | $128,634 | $116,793 |
| 2028 Average Household Income | $147,707 | $145,236 | $132,023 |
| 2023-2028 Annual Rate | 2.18% | 2.46% | 2.48% |
| **Per Capita Income** | | | |
| 2023 Per Capita Income | $46,094 | $45,649 | $43,319 |
| 2028 Per Capita Income | $51,574 | $51,734 | $49,160 |
| 2023-2028 Annual Rate | 2.27% | 2.53% | 2.56% |
| **GINI Index** | | | |
| 2023 Gini Index | 31.5 | 33.4 | 35.2 |
| **Households by Income** | | | |

Current median household income is $89,701 in the area, compared to $72,603 for all U.S. households. Median household income is projected to be $100,846 in five years, compared to $82,410 for all U.S. households

Current average household income is $116,793 in this area, compared to $107,008 for all U.S. households. Average household income is projected to be $132,023 in five years, compared to $122,048 for all U.S. households

Current per capita income is $43,319 in the area, compared to the U.S. per capita income of $41,310. The per capita income is projected to be $49,160 in five years, compared to $47,525 for all U.S. households

| | | | |
|---|---|---|---|
| **Housing** | | | |
| 2023 Housing Affordability Index | 128 | 118 | 111 |
| 2010 Total Housing Units | 2,372 | 19,103 | 55,331 |
| 2010 Owner Occupied Housing Units | 2,074 | 15,942 | 42,838 |
| 2010 Renter Occupied Housing Units | 229 | 2,516 | 10,434 |
| 2010 Vacant Housing Units | 70 | 645 | 2,059 |
| 2020 Total Housing Units | 2,480 | 20,229 | 58,583 |
| 2020 Vacant Housing Units | 36 | 406 | 1,491 |
| 2023 Total Housing Units | 2,459 | 20,504 | 59,547 |
| 2023 Owner Occupied Housing Units | 2,054 | 16,816 | 46,121 |
| 2023 Renter Occupied Housing Units | 375 | 3,283 | 11,844 |
| 2023 Vacant Housing Units | 30 | 405 | 1,582 |
| 2028 Total Housing Units | 2,459 | 20,701 | 60,541 |
| 2028 Owner Occupied Housing Units | 2,076 | 17,199 | 47,492 |
| 2028 Renter Occupied Housing Units | 345 | 3,082 | 11,401 |
| 2028 Vacant Housing Units | 38 | 420 | 1,647 |
| **Socioeconomic Status Index** | | | |
| 2023 Socioeconomic Status Index | 58.0 | 58.6 | 54.3 |

Currently, 77.5% of the 59,547 housing units in the area are owner occupied; 19.9%, renter occupied; and 2.7% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 58,583 housing units in the area and 2.5% vacant housing units. The annual rate of change in housing units since 2020 is 0.50%. Median home value in the area is $322,837, compared to a median home value of $308,943 for the U.S. In five years, median value is projected to change by 2.22% annually to $360,215.

**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. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.
**Source:** U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 data into 2020 geography.

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# Demographic and Income Profile

Andover Station
2218 Bunker Lake Blvd NW, Andover, Minnesota, 55304
Ring: 1 mile radius

Prepared by HJ Development
Latitude: 45.21952
Longitude: -93.32292

| Summary | Census 2010 | Census 2020 | 2023 | 2028 |
|---|---|---|---|---|
| Population | 6,932 | 7,044 | 7,008 | 6,955 |
| Households | 2,302 | 2,444 | 2,429 | 2,421 |
| Families | 1,920 | - | 1,975 | 1,966 |
| Average Household Size | 3.01 | 2.86 | 2.87 | 2.85 |
| Owner Occupied Housing Units | 2,074 | - | 2,054 | 2,076 |
| Renter Occupied Housing Units | 229 | - | 375 | 345 |
| Median Age | 36.2 | - | 38.6 | 39.9 |

| Trends: 2023-2028 Annual Rate | Area | State | National |
|---|---|---|---|
| Population | -0.15% | 0.34% | 0.30% |
| Households | -0.07% | 0.44% | 0.49% |
| Families | -0.09% | 0.38% | 0.44% |
| Owner HHs | 0.21% | 0.62% | 0.66% |
| Median Household Income | 1.60% | 2.48% | 2.57% |

| | 2023 | | 2028 | |
|---|---|---|---|---|
| Households by Income | Number | Percent | Number | Percent |
| <$15,000 | 102 | 4.2% | 84 | 3.5% |
| $15,000 - $24,999 | 44 | 1.8% | 29 | 1.2% |
| $25,000 - $34,999 | 74 | 3.0% | 58 | 2.4% |
| $35,000 - $49,999 | 156 | 6.4% | 123 | 5.1% |
| $50,000 - $74,999 | 315 | 13.0% | 280 | 11.6% |
| $75,000 - $99,999 | 382 | 15.7% | 340 | 14.0% |
| $100,000 - $149,999 | 675 | 27.8% | 693 | 28.6% |
| $150,000 - $199,999 | 353 | 14.5% | 453 | 18.7% |
| $200,000+ | 327 | 13.5% | 360 | 14.9% |
| | | | | |
| Median Household Income | $106,675 | | $115,480 | |
| Average Household Income | $132,596 | | $147,707 | |
| Per Capita Income | $46,094 | | $51,574 | |

| | Census 2010 | | 2023 | | 2028 | |
|---|---|---|---|---|---|---|
| Population by Age | Number | Percent | Number | Percent | Number | Percent |
| 0 - 4 | 429 | 6.2% | 402 | 5.7% | 393 | 5.7% |
| 5 - 9 | 523 | 7.5% | 449 | 6.4% | 426 | 6.1% |
| 10 - 14 | 568 | 8.2% | 471 | 6.7% | 466 | 6.7% |
| 15 - 19 | 622 | 9.0% | 466 | 6.6% | 411 | 5.9% |
| 20 - 24 | 370 | 5.3% | 348 | 5.0% | 309 | 4.4% |
| 25 - 34 | 842 | 12.2% | 1,006 | 14.4% | 924 | 13.3% |
| 35 - 44 | 1,021 | 14.7% | 997 | 14.2% | 1,070 | 15.4% |
| 45 - 54 | 1,315 | 19.0% | 890 | 12.7% | 871 | 12.5% |
| 55 - 64 | 765 | 11.0% | 1,023 | 14.6% | 919 | 13.2% |
| 65 - 74 | 346 | 5.0% | 636 | 9.1% | 728 | 10.5% |
| 75 - 84 | 91 | 1.3% | 255 | 3.6% | 348 | 5.0% |
| 85+ | 38 | 0.5% | 66 | 0.9% | 90 | 1.3% |

| | Census 2010 | | Census 2020 | | 2023 | | 2028 | |
|---|---|---|---|---|---|---|---|---|
| Race and Ethnicity | Number | Percent | Number | Percent | Number | Percent | Number | Percent |
| White Alone | 6,329 | 91.3% | 5,748 | 81.6% | 5,679 | 81.0% | 5,520 | 79.4% |
| Black Alone | 176 | 2.5% | 393 | 5.6% | 396 | 5.7% | 429 | 6.2% |
| American Indian Alone | 21 | 0.3% | 39 | 0.6% | 40 | 0.6% | 40 | 0.6% |
| Asian Alone | 173 | 2.5% | 343 | 4.9% | 355 | 5.1% | 389 | 5.6% |
| Pacific Islander Alone | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% |
| Some Other Race Alone | 55 | 0.8% | 106 | 1.5% | 110 | 1.6% | 122 | 1.8% |
| Two or More Races | 178 | 2.6% | 415 | 5.9% | 428 | 6.1% | 455 | 6.5% |
| | | | | | | | | |
| Hispanic Origin (Any Race) | 166 | 2.4% | 287 | 4.1% | 307 | 4.4% | 337 | 4.8% |

**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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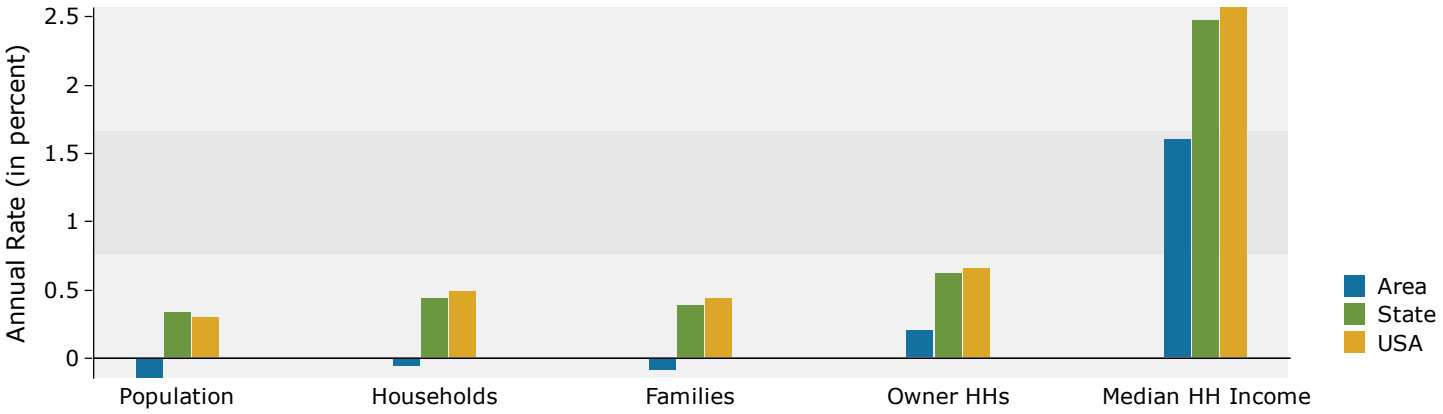
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# Demographic and Income Profile

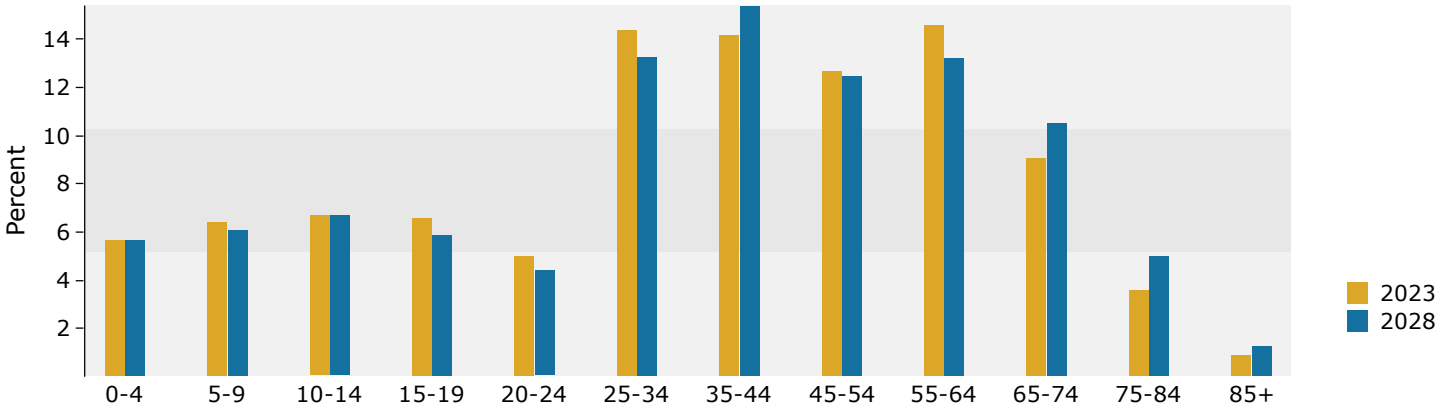
Andover Station
2218 Bunker Lake Blvd NW, Andover, Minnesota, 55304
Ring: 1 mile radius

Prepared by HJ Development
Latitude: 45.21952
Longitude: -93.32292

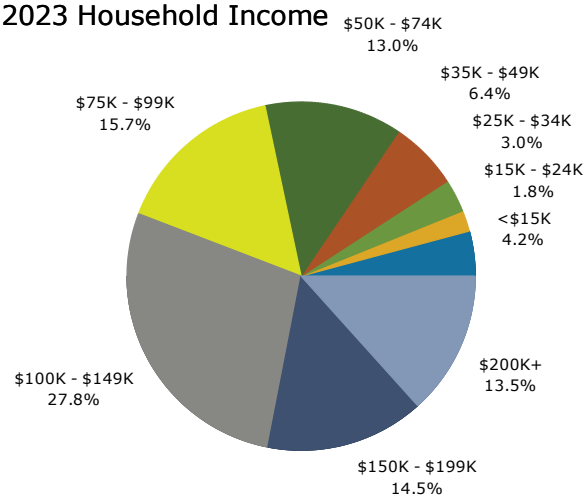
## Trends 2023-2028



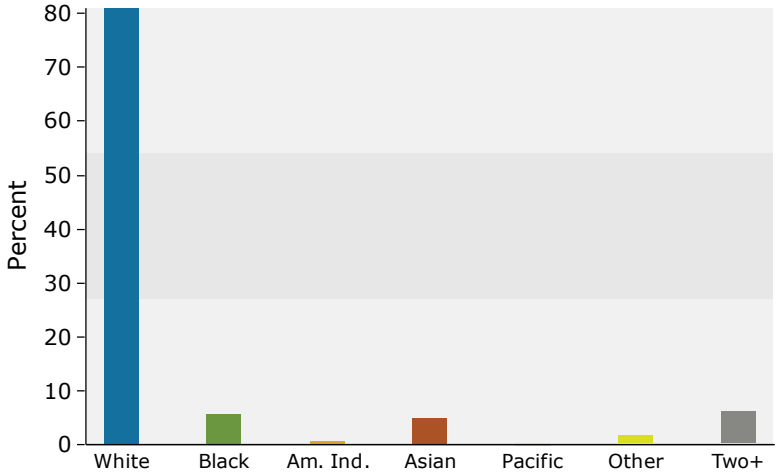

## Population by Age




## 2023 Household Income




## 2023 Population by Race




2023 Percent Hispanic Origin:4.4%

**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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# Demographic and Income Profile

Andover Station
2218 Bunker Lake Blvd NW, Andover, Minnesota, 55304
Ring: 3 mile radius

Prepared by HJ Development
Latitude: 45.21952
Longitude: -93.32292

| Summary | Census 2010 | Census 2020 | 2023 | 2028 |
|---|---|---|---|---|
| Population | 53,249 | 55,956 | 56,759 | 57,053 |
| Households | 18,458 | 19,823 | 20,099 | 20,281 |
| Families | 14,225 | - | 15,059 | 15,164 |
| Average Household Size | 2.86 | 2.80 | 2.80 | 2.79 |
| Owner Occupied Housing Units | 15,942 | - | 16,816 | 17,199 |
| Renter Occupied Housing Units | 2,516 | - | 3,283 | 3,082 |
| Median Age | 36.4 | - | 38.5 | 39.5 |

| Trends: 2023-2028 Annual Rate | Area | State | National |
|---|---|---|---|
| Population | 0.10% | 0.34% | 0.30% |
| Households | 0.18% | 0.44% | 0.49% |
| Families | 0.14% | 0.38% | 0.44% |
| Owner HHs | 0.45% | 0.62% | 0.66% |
| Median Household Income | 1.86% | 2.48% | 2.57% |

| | 2023 | | 2028 | |
|---|---|---|---|---|
| Households by Income | Number | Percent | Number | Percent |
| <$15,000 | 644 | 3.2% | 564 | 2.8% |
| $15,000 - $24,999 | 566 | 2.8% | 394 | 1.9% |
| $25,000 - $34,999 | 862 | 4.3% | 707 | 3.5% |
| $35,000 - $49,999 | 1,512 | 7.5% | 1,240 | 6.1% |
| $50,000 - $74,999 | 3,358 | 16.7% | 3,084 | 15.2% |
| $75,000 - $99,999 | 3,025 | 15.1% | 2,818 | 13.9% |
| $100,000 - $149,999 | 4,422 | 22.0% | 4,589 | 22.6% |
| $150,000 - $199,999 | 3,101 | 15.4% | 3,777 | 18.6% |
| $200,000+ | 2,606 | 13.0% | 3,106 | 15.3% |
| | | | | |
| Median Household Income | $100,569 | | $110,296 | |
| Average Household Income | $128,634 | | $145,236 | |
| Per Capita Income | $45,649 | | $51,734 | |

| | Census 2010 | | 2023 | | 2028 | |
|---|---|---|---|---|---|---|
| Population by Age | Number | Percent | Number | Percent | Number | Percent |
| 0 - 4 | 3,463 | 6.5% | 3,217 | 5.7% | 3,256 | 5.7% |
| 5 - 9 | 4,054 | 7.6% | 3,674 | 6.5% | 3,529 | 6.2% |
| 10 - 14 | 4,502 | 8.5% | 3,964 | 7.0% | 3,921 | 6.9% |
| 15 - 19 | 4,260 | 8.0% | 3,730 | 6.6% | 3,489 | 6.1% |
| 20 - 24 | 2,843 | 5.3% | 3,052 | 5.4% | 2,669 | 4.7% |
| 25 - 34 | 6,462 | 12.1% | 7,890 | 13.9% | 7,625 | 13.4% |
| 35 - 44 | 8,026 | 15.1% | 7,942 | 14.0% | 8,727 | 15.3% |
| 45 - 54 | 9,391 | 17.6% | 7,572 | 13.3% | 7,104 | 12.5% |
| 55 - 64 | 5,561 | 10.4% | 7,785 | 13.7% | 7,230 | 12.7% |
| 65 - 74 | 2,843 | 5.3% | 5,063 | 8.9% | 5,762 | 10.1% |
| 75 - 84 | 1,369 | 2.6% | 2,204 | 3.9% | 2,892 | 5.1% |
| 85+ | 473 | 0.9% | 666 | 1.2% | 847 | 1.5% |

| | Census 2010 | | Census 2020 | | 2023 | | 2028 | |
|---|---|---|---|---|---|---|---|---|
| Race and Ethnicity | Number | Percent | Number | Percent | Number | Percent | Number | Percent |
| White Alone | 47,667 | 89.5% | 44,936 | 80.3% | 45,170 | 79.6% | 44,420 | 77.9% |
| Black Alone | 1,874 | 3.5% | 3,873 | 6.9% | 3,997 | 7.0% | 4,355 | 7.6% |
| American Indian Alone | 274 | 0.5% | 296 | 0.5% | 304 | 0.5% | 316 | 0.6% |
| Asian Alone | 1,619 | 3.0% | 2,634 | 4.7% | 2,792 | 4.9% | 3,083 | 5.4% |
| Pacific Islander Alone | 9 | 0.0% | 15 | 0.0% | 16 | 0.0% | 21 | 0.0% |
| Some Other Race Alone | 511 | 1.0% | 823 | 1.5% | 881 | 1.6% | 992 | 1.7% |
| Two or More Races | 1,294 | 2.4% | 3,379 | 6.0% | 3,598 | 6.3% | 3,865 | 6.8% |
| | | | | | | | | |
| Hispanic Origin (Any Race) | 1,366 | 2.6% | 2,112 | 3.8% | 2,307 | 4.1% | 2,564 | 4.5% |

**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

July 06, 2023

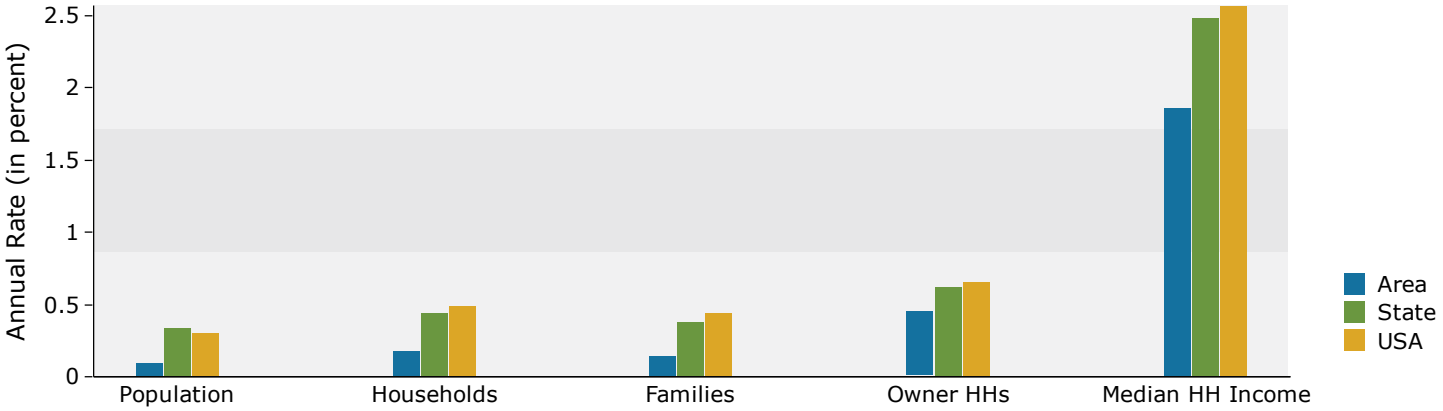
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# Demographic and Income Profile

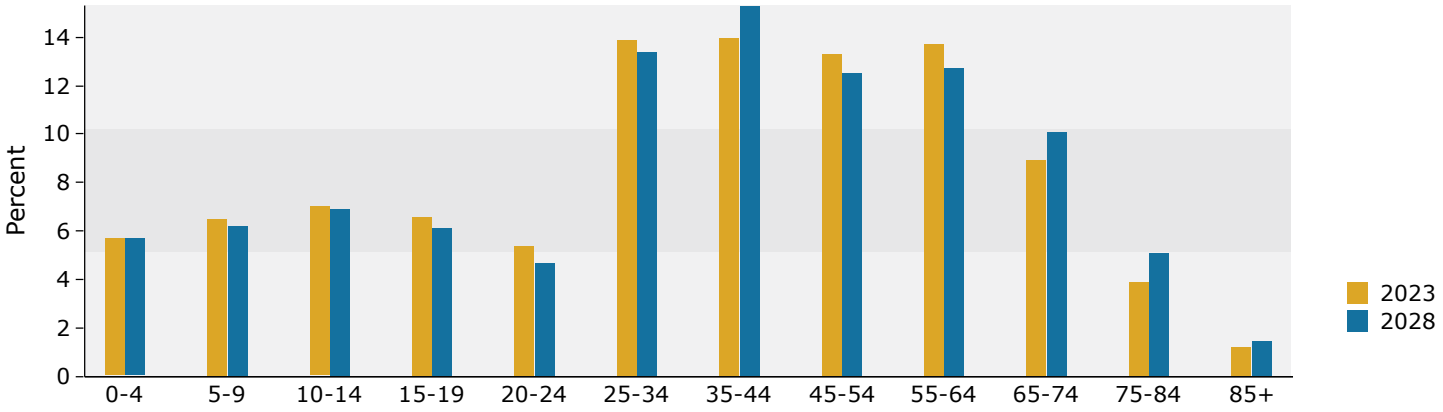
Andover Station
2218 Bunker Lake Blvd NW, Andover, Minnesota, 55304
Ring: 3 mile radius

Prepared by HJ Development
Latitude: 45.21952
Longitude: -93.32292

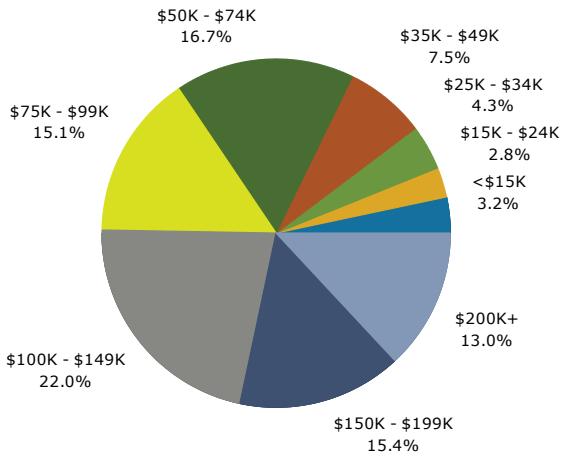
## Trends 2023-2028



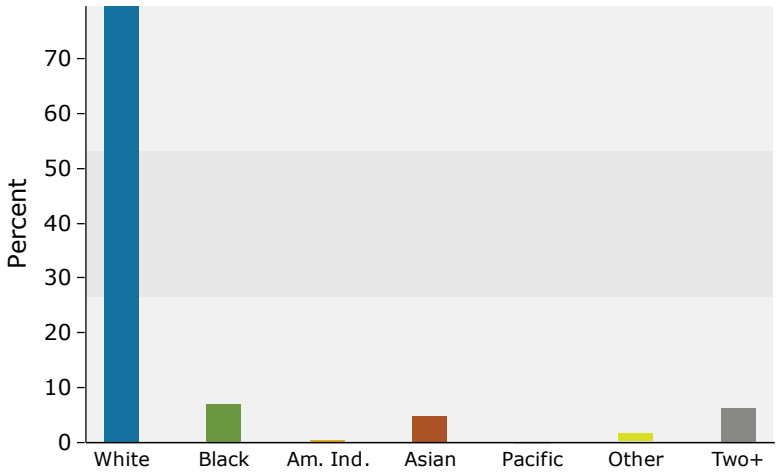

## Population by Age




## 2023 Household Income




## 2023 Population by Race




2023 Percent Hispanic Origin:4.1%

**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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# Demographic and Income Profile

Andover Station
2218 Bunker Lake Blvd NW, Andover, Minnesota, 55304
Ring: 5 mile radius

Prepared by HJ Development
Latitude: 45.21952
Longitude: -93.32292

| Summary | Census 2010 | Census 2020 | 2023 | 2028 |
|---|---|---|---|---|
| Population | 145,912 | 154,095 | 156,002 | 157,870 |
| Households | 53,272 | 57,092 | 57,965 | 58,894 |
| Families | 39,059 | - | 41,227 | 41,750 |
| Average Household Size | 2.72 | 2.68 | 2.67 | 2.66 |
| Owner Occupied Housing Units | 42,838 | - | 46,121 | 47,492 |
| Renter Occupied Housing Units | 10,434 | - | 11,844 | 11,401 |
| Median Age | 36.6 | - | 38.9 | 39.8 |

| Trends: 2023-2028 Annual Rate | Area | State | National |
|---|---|---|---|
| Population | 0.24% | 0.34% | 0.30% |
| Households | 0.32% | 0.44% | 0.49% |
| Families | 0.25% | 0.38% | 0.44% |
| Owner HHs | 0.59% | 0.62% | 0.66% |
| Median Household Income | 2.37% | 2.48% | 2.57% |

| | 2023 | | 2028 | |
|---|---|---|---|---|
| Households by Income | Number | Percent | Number | Percent |
| <$15,000 | 2,504 | 4.3% | 2,251 | 3.8% |
| $15,000 - $24,999 | 2,210 | 3.8% | 1,586 | 2.7% |
| $25,000 - $34,999 | 3,142 | 5.4% | 2,664 | 4.5% |
| $35,000 - $49,999 | 5,180 | 8.9% | 4,412 | 7.5% |
| $50,000 - $74,999 | 9,964 | 17.2% | 9,399 | 16.0% |
| $75,000 - $99,999 | 9,103 | 15.7% | 8,764 | 14.9% |
| $100,000 - $149,999 | 12,619 | 21.8% | 13,466 | 22.9% |
| $150,000 - $199,999 | 7,181 | 12.4% | 9,084 | 15.4% |
| $200,000+ | 6,061 | 10.5% | 7,266 | 12.3% |
| | | | | |
| Median Household Income | $89,701 | | $100,846 | |
| Average Household Income | $116,793 | | $132,023 | |
| Per Capita Income | $43,319 | | $49,160 | |

| | Census 2010 | | 2023 | | 2028 | |
|---|---|---|---|---|---|---|
| Population by Age | Number | Percent | Number | Percent | Number | Percent |
| 0 - 4 | 9,651 | 6.6% | 8,965 | 5.7% | 9,163 | 5.8% |
| 5 - 9 | 10,230 | 7.0% | 9,806 | 6.3% | 9,501 | 6.0% |
| 10 - 14 | 10,998 | 7.5% | 10,461 | 6.7% | 10,322 | 6.5% |
| 15 - 19 | 11,131 | 7.6% | 9,457 | 6.1% | 9,445 | 6.0% |
| 20 - 24 | 8,444 | 5.8% | 8,205 | 5.3% | 7,560 | 4.8% |
| 25 - 34 | 19,331 | 13.2% | 22,423 | 14.4% | 21,128 | 13.4% |
| 35 - 44 | 20,951 | 14.4% | 21,893 | 14.0% | 23,752 | 15.0% |
| 45 - 54 | 24,761 | 17.0% | 19,804 | 12.7% | 19,432 | 12.3% |
| 55 - 64 | 16,412 | 11.2% | 21,299 | 13.7% | 19,597 | 12.4% |
| 65 - 74 | 8,438 | 5.8% | 15,045 | 9.6% | 16,561 | 10.5% |
| 75 - 84 | 4,058 | 2.8% | 6,593 | 4.2% | 8,831 | 5.6% |
| 85+ | 1,505 | 1.0% | 2,050 | 1.3% | 2,578 | 1.6% |

| | Census 2010 | | Census 2020 | | 2023 | | 2028 | |
|---|---|---|---|---|---|---|---|---|
| Race and Ethnicity | Number | Percent | Number | Percent | Number | Percent | Number | Percent |
| White Alone | 129,308 | 88.6% | 120,852 | 78.4% | 120,915 | 77.5% | 119,189 | 75.5% |
| Black Alone | 5,895 | 4.0% | 11,519 | 7.5% | 12,022 | 7.7% | 13,342 | 8.5% |
| American Indian Alone | 880 | 0.6% | 968 | 0.6% | 1,003 | 0.6% | 1,051 | 0.7% |
| Asian Alone | 4,630 | 3.2% | 7,884 | 5.1% | 8,351 | 5.4% | 9,253 | 5.9% |
| Pacific Islander Alone | 30 | 0.0% | 36 | 0.0% | 42 | 0.0% | 51 | 0.0% |
| Some Other Race Alone | 1,404 | 1.0% | 2,812 | 1.8% | 3,032 | 1.9% | 3,465 | 2.2% |
| Two or More Races | 3,765 | 2.6% | 10,024 | 6.5% | 10,638 | 6.8% | 11,518 | 7.3% |
| | | | | | | | | |
| Hispanic Origin (Any Race) | 4,109 | 2.8% | 6,565 | 4.3% | 7,147 | 4.6% | 8,005 | 5.1% |

**Data Note:** Income is expressed in current dollars.

**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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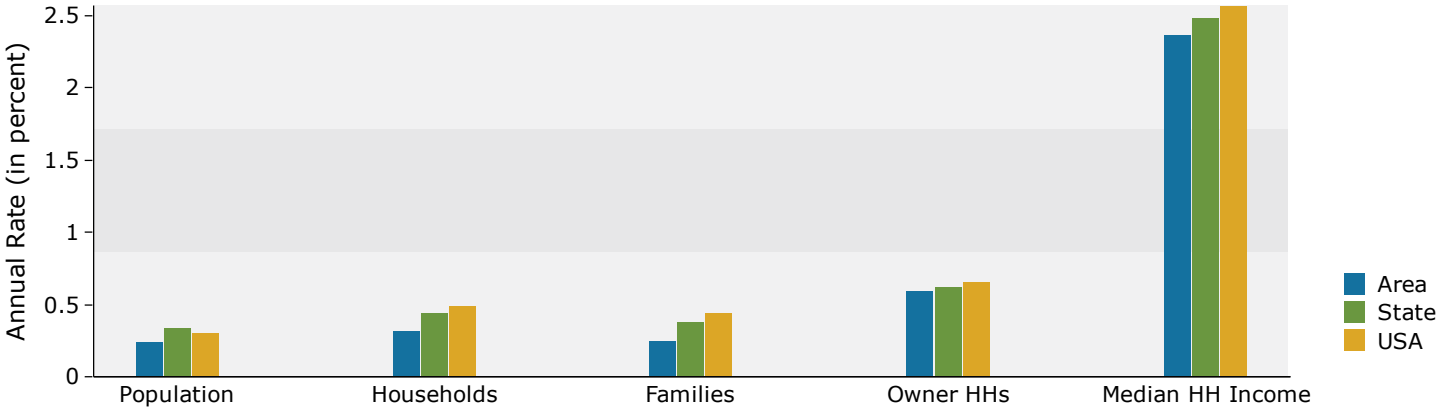
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# Demographic and Income Profile

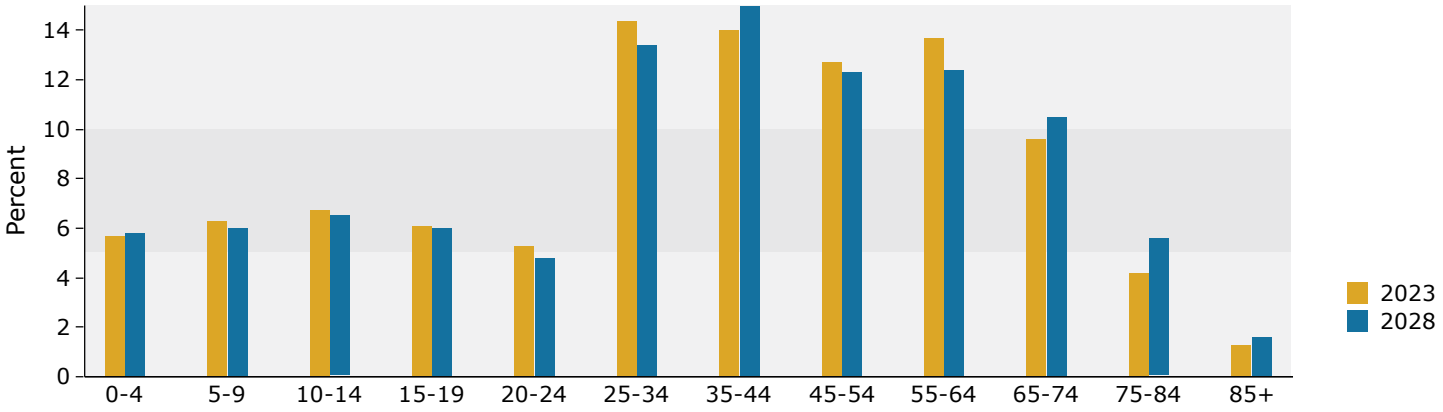
Andover Station
2218 Bunker Lake Blvd NW, Andover, Minnesota, 55304
Ring: 5 mile radius

Prepared by HJ Development
Latitude: 45.21952
Longitude: -93.32292

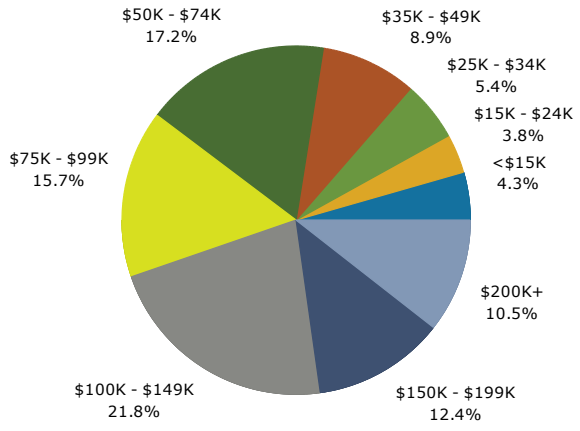
## Trends 2023-2028



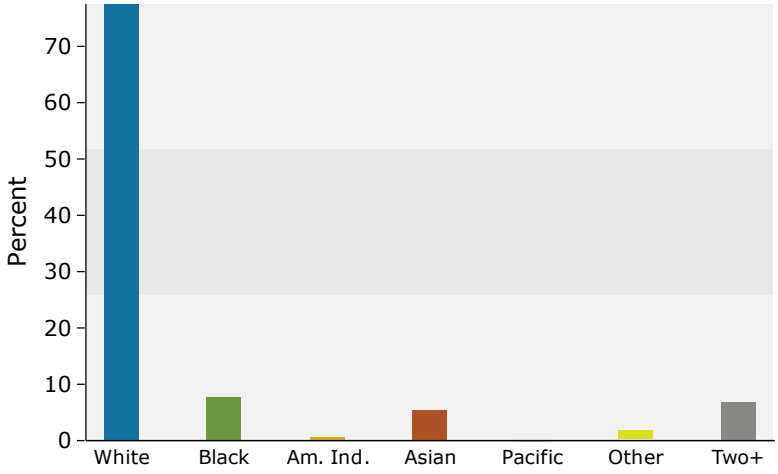

## Population by Age




## 2023 Household Income




## 2023 Population by Race




2023 Percent Hispanic Origin:4.6%

**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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# Market Profile

Andover Station
2218 Bunker Lake Blvd NW, Andover, Minnesota, 55304
Rings: 1, 3, 5 mile radii

Prepared by HJ Development
Latitude: 45.21952
Longitude: -93.32292

| | 1 mile | 3 miles | 5 miles |
|---|---|---|---|
| **Population Summary** | | | |
| 2010 Total Population | 6,932 | 53,249 | 145,912 |
| 2020 Total Population | 7,044 | 55,956 | 154,095 |
| 2020 Group Quarters | 44 | 520 | 1,258 |
| 2023 Total Population | 7,008 | 56,759 | 156,002 |
| 2023 Group Quarters | 44 | 520 | 1,258 |
| 2028 Total Population | 6,955 | 57,053 | 157,870 |
| 2023-2028 Annual Rate | -0.15% | 0.10% | 0.24% |
| 2023 Total Daytime Population | 6,242 | 45,359 | 126,072 |
| Workers | 3,073 | 18,964 | 53,631 |
| Residents | 3,169 | 26,395 | 72,441 |
| **Household Summary** | | | |
| 2010 Households | 2,302 | 18,458 | 53,272 |
| 2010 Average Household Size | 3.01 | 2.86 | 2.72 |
| 2020 Total Households | 2,444 | 19,823 | 57,092 |
| 2020 Average Household Size | 2.86 | 2.80 | 2.68 |
| 2023 Households | 2,429 | 20,099 | 57,965 |
| 2023 Average Household Size | 2.87 | 2.80 | 2.67 |
| 2028 Households | 2,421 | 20,281 | 58,894 |
| 2028 Average Household Size | 2.85 | 2.79 | 2.66 |
| 2023-2028 Annual Rate | -0.07% | 0.18% | 0.32% |
| 2010 Families | 1,920 | 14,225 | 39,059 |
| 2010 Average Family Size | 3.24 | 3.25 | 3.15 |
| 2023 Families | 1,975 | 15,059 | 41,227 |
| 2023 Average Family Size | 3.14 | 3.22 | 3.14 |
| 2028 Families | 1,966 | 15,164 | 41,750 |
| 2028 Average Family Size | 3.13 | 3.21 | 3.13 |
| 2023-2028 Annual Rate | -0.09% | 0.14% | 0.25% |
| **Housing Unit Summary** | | | |
| 2000 Housing Units | 2,129 | 16,487 | 49,706 |
| Owner Occupied Housing Units | 93.2% | 86.6% | 81.5% |
| Renter Occupied Housing Units | 6.5% | 12.2% | 17.4% |
| Vacant Housing Units | 0.3% | 1.2% | 1.2% |
| 2010 Housing Units | 2,372 | 19,103 | 55,331 |
| Owner Occupied Housing Units | 87.4% | 83.5% | 77.4% |
| Renter Occupied Housing Units | 9.7% | 13.2% | 18.9% |
| Vacant Housing Units | 3.0% | 3.4% | 3.7% |
| 2020 Housing Units | 2,480 | 20,229 | 58,583 |
| Vacant Housing Units | 1.5% | 2.0% | 2.5% |
| 2023 Housing Units | 2,459 | 20,504 | 59,547 |
| Owner Occupied Housing Units | 83.5% | 82.0% | 77.5% |
| Renter Occupied Housing Units | 15.3% | 16.0% | 19.9% |
| Vacant Housing Units | 1.2% | 2.0% | 2.7% |
| 2028 Housing Units | 2,459 | 20,701 | 60,541 |
| Owner Occupied Housing Units | 84.4% | 83.1% | 78.4% |
| Renter Occupied Housing Units | 14.0% | 14.9% | 18.8% |
| Vacant Housing Units | 1.5% | 2.0% | 2.7% |
| **Median Household Income** | | | |
| 2023 | $106,675 | $100,569 | $89,701 |
| 2028 | $115,480 | $110,296 | $100,846 |
| **Median Home Value** | | | |
| 2023 | $335,194 | $340,223 | $322,837 |
| 2028 | $356,063 | $369,968 | $360,215 |
| **Per Capita Income** | | | |
| 2023 | $46,094 | $45,649 | $43,319 |
| 2028 | $51,574 | $51,734 | $49,160 |
| **Median Age** | | | |
| 2010 | 36.2 | 36.4 | 36.6 |
| 2023 | 38.6 | 38.5 | 38.9 |
| 2028 | 39.9 | 39.5 | 39.8 |

**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 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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# Market Profile

Andover Station
2218 Bunker Lake Blvd NW, Andover, Minnesota, 55304
Rings: 1, 3, 5 mile radii

Prepared by HJ Development
Latitude: 45.21952
Longitude: -93.32292

| | 1 mile | 3 miles | 5 miles |
|---|---|---|---|
| **2023 Households by Income** | | | |
| Household Income Base | 2,428 | 20,097 | 57,963 |
| <$15,000 | 4.2% | 3.2% | 4.3% |
| $15,000 - $24,999 | 1.8% | 2.8% | 3.8% |
| $25,000 - $34,999 | 3.0% | 4.3% | 5.4% |
| $35,000 - $49,999 | 6.4% | 7.5% | 8.9% |
| $50,000 - $74,999 | 13.0% | 16.7% | 17.2% |
| $75,000 - $99,999 | 15.7% | 15.1% | 15.7% |
| $100,000 - $149,999 | 27.8% | 22.0% | 21.8% |
| $150,000 - $199,999 | 14.5% | 15.4% | 12.4% |
| $200,000+ | 13.5% | 13.0% | 10.5% |
| Average Household Income | $132,596 | $128,634 | $116,793 |
| **2028 Households by Income** | | | |
| Household Income Base | 2,420 | 20,279 | 58,892 |
| <$15,000 | 3.5% | 2.8% | 3.8% |
| $15,000 - $24,999 | 1.2% | 1.9% | 2.7% |
| $25,000 - $34,999 | 2.4% | 3.5% | 4.5% |
| $35,000 - $49,999 | 5.1% | 6.1% | 7.5% |
| $50,000 - $74,999 | 11.6% | 15.2% | 16.0% |
| $75,000 - $99,999 | 14.0% | 13.9% | 14.9% |
| $100,000 - $149,999 | 28.6% | 22.6% | 22.9% |
| $150,000 - $199,999 | 18.7% | 18.6% | 15.4% |
| $200,000+ | 14.9% | 15.3% | 12.3% |
| Average Household Income | $147,707 | $145,236 | $132,023 |
| **2023 Owner Occupied Housing Units by Value** | | | |
| Total | 2,053 | 16,814 | 46,119 |
| <$50,000 | 0.3% | 1.7% | 4.4% |
| $50,000 - $99,999 | 0.4% | 0.2% | 0.4% |
| $100,000 - $149,999 | 0.0% | 0.8% | 1.1% |
| $150,000 - $199,999 | 1.4% | 2.4% | 3.7% |
| $200,000 - $249,999 | 7.1% | 7.9% | 10.7% |
| $250,000 - $299,999 | 22.6% | 21.0% | 22.2% |
| $300,000 - $399,999 | 51.5% | 39.7% | 33.1% |
| $400,000 - $499,999 | 8.3% | 16.3% | 14.3% |
| $500,000 - $749,999 | 7.8% | 7.9% | 8.0% |
| $750,000 - $999,999 | 0.5% | 1.5% | 1.5% |
| $1,000,000 - $1,499,999 | 0.0% | 0.5% | 0.6% |
| $1,500,000 - $1,999,999 | 0.0% | 0.0% | 0.0% |
| $2,000,000 + | 0.0% | 0.0% | 0.0% |
| Average Home Value | $351,850 | $363,692 | $346,692 |
| **2028 Owner Occupied Housing Units by Value** | | | |
| Total | 2,075 | 17,197 | 47,490 |
| <$50,000 | 0.0% | 0.1% | 1.2% |
| $50,000 - $99,999 | 0.0% | 0.0% | 0.1% |
| $100,000 - $149,999 | 0.0% | 0.0% | 0.1% |
| $150,000 - $199,999 | 0.0% | 0.1% | 0.2% |
| $200,000 - $249,999 | 2.0% | 2.9% | 5.0% |
| $250,000 - $299,999 | 13.6% | 14.1% | 18.5% |
| $300,000 - $399,999 | 61.2% | 46.8% | 41.4% |
| $400,000 - $499,999 | 12.5% | 23.5% | 21.1% |
| $500,000 - $749,999 | 10.1% | 10.4% | 10.2% |
| $750,000 - $999,999 | 0.5% | 1.7% | 1.6% |
| $1,000,000 - $1,499,999 | 0.0% | 0.3% | 0.5% |
| $1,500,000 - $1,999,999 | 0.0% | 0.0% | 0.0% |
| $2,000,000 + | 0.0% | 0.0% | 0.0% |
| Average Home Value | $380,082 | $399,311 | $388,315 |

**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 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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# Market Profile

Andover Station
2218 Bunker Lake Blvd NW, Andover, Minnesota, 55304
Rings: 1, 3, 5 mile radii

Prepared by HJ Development
Latitude: 45.21952
Longitude: -93.32292

| | 1 mile | 3 miles | 5 miles |
|---|---|---|---|
| **2010 Population by Age** | | | |
| Total | 6,932 | 53,249 | 145,917 |
| 0 - 4 | 6.2% | 6.5% | 6.6% |
| 5 - 9 | 7.5% | 7.6% | 7.0% |
| 10 - 14 | 8.2% | 8.5% | 7.5% |
| 15 - 24 | 14.3% | 13.3% | 13.4% |
| 25 - 34 | 12.1% | 12.1% | 13.2% |
| 35 - 44 | 14.7% | 15.1% | 14.4% |
| 45 - 54 | 19.0% | 17.6% | 17.0% |
| 55 - 64 | 11.0% | 10.4% | 11.2% |
| 65 - 74 | 5.0% | 5.3% | 5.8% |
| 75 - 84 | 1.3% | 2.6% | 2.8% |
| 85 + | 0.5% | 0.9% | 1.0% |
| 18 + | 72.0% | 72.1% | 73.9% |
| **2023 Population by Age** | | | |
| Total | 7,009 | 56,759 | 156,001 |
| 0 - 4 | 5.7% | 5.7% | 5.7% |
| 5 - 9 | 6.4% | 6.5% | 6.3% |
| 10 - 14 | 6.7% | 7.0% | 6.7% |
| 15 - 24 | 11.6% | 11.9% | 11.3% |
| 25 - 34 | 14.4% | 13.9% | 14.4% |
| 35 - 44 | 14.2% | 14.0% | 14.0% |
| 45 - 54 | 12.7% | 13.3% | 12.7% |
| 55 - 64 | 14.6% | 13.7% | 13.7% |
| 65 - 74 | 9.1% | 8.9% | 9.6% |
| 75 - 84 | 3.6% | 3.9% | 4.2% |
| 85 + | 0.9% | 1.2% | 1.3% |
| 18 + | 76.7% | 76.6% | 77.4% |
| **2028 Population by Age** | | | |
| Total | 6,955 | 57,051 | 157,870 |
| 0 - 4 | 5.7% | 5.7% | 5.8% |
| 5 - 9 | 6.1% | 6.2% | 6.0% |
| 10 - 14 | 6.7% | 6.9% | 6.5% |
| 15 - 24 | 10.4% | 10.8% | 10.8% |
| 25 - 34 | 13.3% | 13.4% | 13.4% |
| 35 - 44 | 15.4% | 15.3% | 15.0% |
| 45 - 54 | 12.5% | 12.5% | 12.3% |
| 55 - 64 | 13.2% | 12.7% | 12.4% |
| 65 - 74 | 10.5% | 10.1% | 10.5% |
| 75 - 84 | 5.0% | 5.1% | 5.6% |
| 85 + | 1.3% | 1.5% | 1.6% |
| 18 + | 77.5% | 77.3% | 77.8% |
| **2010 Population by Sex** | | | |
| Males | 3,490 | 26,405 | 72,343 |
| Females | 3,441 | 26,844 | 73,569 |
| **2023 Population by Sex** | | | |
| Males | 3,547 | 28,316 | 77,358 |
| Females | 3,461 | 28,443 | 78,644 |
| **2028 Population by Sex** | | | |
| Males | 3,522 | 28,465 | 78,151 |
| Females | 3,434 | 28,587 | 79,718 |

**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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# Market Profile

Andover Station
2218 Bunker Lake Blvd NW, Andover, Minnesota, 55304
Rings: 1, 3, 5 mile radii

Prepared by HJ Development
Latitude: 45.21952
Longitude: -93.32292

| | 1 mile | 3 miles | 5 miles |
|---|---|---|---|
| **2010 Population by Race/Ethnicity** | | | |
| Total | 6,932 | 53,248 | 145,912 |
| White Alone | 91.3% | 89.5% | 88.6% |
| Black Alone | 2.5% | 3.5% | 4.0% |
| American Indian Alone | 0.3% | 0.5% | 0.6% |
| Asian Alone | 2.5% | 3.0% | 3.2% |
| Pacific Islander Alone | 0.0% | 0.0% | 0.0% |
| Some Other Race Alone | 0.8% | 1.0% | 1.0% |
| Two or More Races | 2.6% | 2.4% | 2.6% |
| Hispanic Origin | 2.4% | 2.6% | 2.8% |
| Diversity Index | 20.3 | 23.6 | 25.4 |
| **2020 Population by Race/Ethnicity** | | | |
| Total | 7,044 | 55,956 | 154,095 |
| White Alone | 81.6% | 80.3% | 78.4% |
| Black Alone | 5.6% | 6.9% | 7.5% |
| American Indian Alone | 0.6% | 0.5% | 0.6% |
| Asian Alone | 4.9% | 4.7% | 5.1% |
| Pacific Islander Alone | 0.0% | 0.0% | 0.0% |
| Some Other Race Alone | 1.5% | 1.5% | 1.8% |
| Two or More Races | 5.9% | 6.0% | 6.5% |
| Hispanic Origin | 4.1% | 3.8% | 4.3% |
| Diversity Index | 37.8 | 39.2 | 42.3 |
| **2023 Population by Race/Ethnicity** | | | |
| Total | 7,008 | 56,758 | 156,003 |
| White Alone | 81.0% | 79.6% | 77.5% |
| Black Alone | 5.7% | 7.0% | 7.7% |
| American Indian Alone | 0.6% | 0.5% | 0.6% |
| Asian Alone | 5.1% | 4.9% | 5.4% |
| Pacific Islander Alone | 0.0% | 0.0% | 0.0% |
| Some Other Race Alone | 1.6% | 1.6% | 1.9% |
| Two or More Races | 6.1% | 6.3% | 6.8% |
| Hispanic Origin | 4.4% | 4.1% | 4.6% |
| Diversity Index | 38.9 | 40.5 | 43.9 |
| **2028 Population by Race/Ethnicity** | | | |
| Total | 6,955 | 57,052 | 157,869 |
| White Alone | 79.4% | 77.9% | 75.5% |
| Black Alone | 6.2% | 7.6% | 8.5% |
| American Indian Alone | 0.6% | 0.6% | 0.7% |
| Asian Alone | 5.6% | 5.4% | 5.9% |
| Pacific Islander Alone | 0.0% | 0.0% | 0.0% |
| Some Other Race Alone | 1.8% | 1.7% | 2.2% |
| Two or More Races | 6.5% | 6.8% | 7.3% |
| Hispanic Origin | 4.9% | 4.5% | 5.1% |
| Diversity Index | 41.8 | 43.3 | 47.0 |
| **2010 Population by Relationship and Household Type** | | | |
| Total | 6,932 | 53,249 | 145,912 |
| In Households | 99.8% | 99.3% | 99.3% |
| In Family Households | 91.9% | 88.9% | 86.7% |
| Householder | 27.8% | 26.8% | 26.7% |
| Spouse | 23.1% | 21.8% | 20.9% |
| Child | 36.5% | 35.7% | 33.9% |
| Other relative | 2.5% | 2.6% | 2.8% |
| Nonrelative | 2.0% | 2.1% | 2.4% |
| In Nonfamily Households | 7.9% | 10.4% | 12.6% |
| In Group Quarters | 0.2% | 0.7% | 0.7% |
| Institutionalized Population | 0.0% | 0.5% | 0.5% |
| Noninstitutionalized Population | 0.2% | 0.2% | 0.2% |

**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 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

July 06, 2023

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# Market Profile

Andover Station
2218 Bunker Lake Blvd NW, Andover, Minnesota, 55304
Rings: 1, 3, 5 mile radii

Prepared by HJ Development
Latitude: 45.21952
Longitude: -93.32292

| | 1 mile | 3 miles | 5 miles |
|---|---|---|---|
| **2023 Population 25+ by Educational Attainment** | | | |
| Total | 4,872 | 39,122 | 109,109 |
| Less than 9th Grade | 1.9% | 1.1% | 1.5% |
| 9th - 12th Grade, No Diploma | 3.1% | 2.1% | 2.6% |
| High School Graduate | 21.5% | 20.7% | 24.1% |
| GED/Alternative Credential | 2.4% | 3.4% | 3.7% |
| Some College, No Degree | 23.8% | 22.5% | 22.4% |
| Associate Degree | 12.2% | 15.6% | 14.6% |
| Bachelor's Degree | 30.4% | 24.8% | 22.1% |
| Graduate/Professional Degree | 4.8% | 9.8% | 9.0% |
| **2023 Population 15+ by Marital Status** | | | |
| Total | 5,687 | 45,903 | 126,770 |
| Never Married | 29.7% | 29.9% | 31.6% |
| Married | 55.8% | 57.2% | 53.3% |
| Widowed | 4.6% | 5.0% | 5.3% |
| Divorced | 9.8% | 7.9% | 9.9% |
| **2023 Civilian Population 16+ in Labor Force** | | | |
| Civilian Population 16+ | 4,050 | 32,159 | 88,842 |
| Population 16+ Employed | 95.1% | 95.7% | 95.5% |
| Population 16+ Unemployment rate | 4.8% | 4.3% | 4.5% |
| Population 16-24 Employed | 10.7% | 12.4% | 12.7% |
| Population 16-24 Unemployment rate | 9.1% | 8.0% | 7.5% |
| Population 25-54 Employed | 65.5% | 65.6% | 64.8% |
| Population 25-54 Unemployment rate | 4.5% | 3.5% | 3.9% |
| Population 55-64 Employed | 18.5% | 17.3% | 17.4% |
| Population 55-64 Unemployment rate | 4.8% | 4.8% | 4.4% |
| Population 65+ Employed | 5.5% | 4.6% | 5.1% |
| Population 65+ Unemployment rate | 0.0% | 2.9% | 5.1% |
| **2023 Employed Population 16+ by Industry** | | | |
| Total | 3,853 | 30,789 | 84,845 |
| Agriculture/Mining | 1.3% | 0.6% | 0.6% |
| Construction | 4.8% | 6.3% | 7.1% |
| Manufacturing | 14.8% | 14.7% | 15.4% |
| Wholesale Trade | 1.5% | 1.9% | 1.7% |
| Retail Trade | 9.3% | 12.4% | 12.8% |
| Transportation/Utilities | 6.6% | 6.0% | 6.3% |
| Information | 1.7% | 0.7% | 0.8% |
| Finance/Insurance/Real Estate | 8.1% | 7.9% | 7.4% |
| Services | 48.1% | 44.9% | 44.0% |
| Public Administration | 3.8% | 4.6% | 4.0% |
| **2023 Employed Population 16+ by Occupation** | | | |
| Total | 3,854 | 30,791 | 84,845 |
| White Collar | 67.1% | 65.2% | 61.9% |
| Management/Business/Financial | 15.7% | 18.4% | 18.1% |
| Professional | 33.7% | 26.4% | 23.4% |
| Sales | 8.6% | 9.6% | 9.1% |
| Administrative Support | 9.1% | 10.9% | 11.3% |
| Services | 13.9% | 12.9% | 14.4% |
| Blue Collar | 19.1% | 21.9% | 23.7% |
| Farming/Forestry/Fishing | 0.4% | 0.1% | 0.1% |
| Construction/Extraction | 3.2% | 4.3% | 4.5% |
| Installation/Maintenance/Repair | 2.8% | 2.9% | 3.5% |
| Production | 7.2% | 7.5% | 7.9% |
| Transportation/Material Moving | 5.5% | 7.0% | 7.5% |

**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

July 06, 2023

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# Market Profile

Andover Station
2218 Bunker Lake Blvd NW, Andover, Minnesota, 55304
Rings: 1, 3, 5 mile radii

Prepared by HJ Development
Latitude: 45.21952
Longitude: -93.32292

| | 1 mile | 3 miles | 5 miles |
|---|---|---|---|
| **2010 Households by Type** | | | |
| Total | 2,304 | 18,458 | 53,270 |
| Households with 1 Person | 11.6% | 17.5% | 20.5% |
| Households with 2+ People | 88.4% | 82.5% | 79.5% |
| Family Households | 83.3% | 77.1% | 73.3% |
| Husband-wife Families | 69.4% | 62.7% | 57.4% |
| With Related Children | 33.4% | 31.2% | 27.0% |
| Other Family (No Spouse Present) | 13.9% | 14.4% | 16.0% |
| Other Family with Male Householder | 4.0% | 4.2% | 4.8% |
| With Related Children | 2.4% | 2.6% | 2.9% |
| Other Family with Female Householder | 9.9% | 10.3% | 11.2% |
| With Related Children | 7.1% | 7.0% | 7.5% |
| Nonfamily Households | 5.0% | 5.5% | 6.2% |
| | | | |
| All Households with Children | 43.5% | 41.3% | 37.8% |
| | | | |
| Multigenerational Households | 3.1% | 3.4% | 3.3% |
| Unmarried Partner Households | 5.8% | 6.2% | 7.1% |
| Male-female | 5.5% | 5.8% | 6.6% |
| Same-sex | 0.3% | 0.5% | 0.5% |
| **2010 Households by Size** | | | |
| Total | 2,302 | 18,459 | 53,272 |
| 1 Person Household | 11.6% | 17.5% | 20.5% |
| 2 Person Household | 33.8% | 32.3% | 33.2% |
| 3 Person Household | 20.4% | 17.8% | 17.9% |
| 4 Person Household | 20.5% | 19.4% | 17.0% |
| 5 Person Household | 8.8% | 8.5% | 7.4% |
| 6 Person Household | 2.9% | 2.9% | 2.6% |
| 7 + Person Household | 2.0% | 1.7% | 1.5% |
| **2010 Households by Tenure and Mortgage Status** | | | |
| Total | 2,303 | 18,458 | 53,272 |
| Owner Occupied | 90.1% | 86.4% | 80.4% |
| Owned with a Mortgage/Loan | 77.9% | 73.7% | 66.9% |
| Owned Free and Clear | 12.2% | 12.6% | 13.5% |
| Renter Occupied | 9.9% | 13.6% | 19.6% |
| **2023 Affordability, Mortgage and Wealth** | | | |
| Housing Affordability Index | 128 | 118 | 111 |
| Percent of Income for Mortgage | 18.9% | 20.3% | 21.6% |
| Wealth Index | 127 | 131 | 113 |
| **2010 Housing Units By Urban/ Rural Status** | | | |
| Total Housing Units | 2,372 | 19,103 | 55,331 |
| Housing Units Inside Urbanized Area | 100.0% | 98.2% | 97.9% |
| Housing Units Inside Urbanized Cluster | 0.0% | 0.0% | 0.0% |
| Rural Housing Units | 0.0% | 1.8% | 2.1% |
| **2010 Population By Urban/ Rural Status** | | | |
| Total Population | 6,932 | 53,249 | 145,912 |
| Population Inside Urbanized Area | 100.0% | 97.8% | 97.5% |
| Population Inside Urbanized Cluster | 0.0% | 0.0% | 0.0% |
| Rural Population | 0.0% | 2.2% | 2.5% |

**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 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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# Market Profile

Andover Station
2218 Bunker Lake Blvd NW, Andover, Minnesota, 55304
Rings: 1, 3, 5 mile radii

Prepared by HJ Development
Latitude: 45.21952
Longitude: -93.32292

| | 1 mile | 3 miles | 5 miles |
|---|---|---|---|
| **Top 3 Tapestry Segments** | | | |
| **1.** | Workday Drive (4A) | Workday Drive (4A) | Home Improvement (4B) |
| **2.** | Home Improvement (4B) | Home Improvement (4B) | Workday Drive (4A) |
| **3.** | Green Acres (6A) | Parks and Rec (5C) | Parks and Rec (5C) |
| **2023 Consumer Spending** | | | |
| Apparel & Services: Total $ | $6,410,765 | $52,111,222 | $136,934,729 |
| Average Spent | $2,639.26 | $2,592.73 | $2,362.37 |
| Spending Potential Index | 120 | 118 | 107 |
| Education: Total $ | $5,314,134 | $43,485,616 | $114,474,361 |
| Average Spent | $2,187.79 | $2,163.57 | $1,974.89 |
| Spending Potential Index | 122 | 121 | 110 |
| Entertainment/Recreation: Total $ | $11,347,569 | $90,837,651 | $238,056,284 |
| Average Spent | $4,671.70 | $4,519.51 | $4,106.90 |
| Spending Potential Index | 124 | 120 | 109 |
| Food at Home: Total $ | $19,379,366 | $157,439,281 | $416,830,758 |
| Average Spent | $7,978.33 | $7,833.19 | $7,191.08 |
| Spending Potential Index | 117 | 115 | 106 |
| Food Away from Home: Total $ | $10,990,364 | $89,021,015 | $233,224,129 |
| Average Spent | $4,524.65 | $4,429.13 | $4,023.53 |
| Spending Potential Index | 122 | 119 | 108 |
| Health Care: Total $ | $21,888,166 | $174,437,396 | $460,958,642 |
| Average Spent | $9,011.18 | $8,678.91 | $7,952.36 |
| Spending Potential Index | 122 | 118 | 108 |
| HH Furnishings & Equipment: Total $ | $8,932,788 | $71,634,767 | $187,483,751 |
| Average Spent | $3,677.56 | $3,564.10 | $3,234.43 |
| Spending Potential Index | 124 | 121 | 109 |
| Personal Care Products & Services: Total $ | $2,860,396 | $23,125,724 | $60,854,829 |
| Average Spent | $1,177.60 | $1,150.59 | $1,049.85 |
| Spending Potential Index | 123 | 120 | 110 |
| Shelter: Total $ | $72,490,734 | $589,239,027 | $1,552,463,243 |
| Average Spent | $29,843.86 | $29,316.83 | $26,782.77 |
| Spending Potential Index | 120 | 118 | 108 |
| Support Payments/Cash Contributions/Gifts in Kind: Total $ | $9,853,335 | $78,190,140 | $204,832,118 |
| Average Spent | $4,056.54 | $3,890.25 | $3,533.72 |
| Spending Potential Index | 130 | 124 | 113 |
| Travel: Total $ | $7,020,984 | $55,848,954 | $144,944,599 |
| Average Spent | $2,890.48 | $2,778.69 | $2,500.55 |
| Spending Potential Index | 128 | 124 | 111 |
| Vehicle Maintenance & Repairs: Total $ | $3,865,254 | $31,195,782 | $82,217,411 |
| Average Spent | $1,591.29 | $1,552.11 | $1,418.40 |
| Spending Potential Index | 121 | 118 | 108 |

**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 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.
**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

July 06, 2023

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# Business Summary

Andover Station
2218 Bunker Lake Blvd NW, Andover, Minnesota, 55304
Rings: 1, 3, 5 mile radii

Prepared by HJ Development
Latitude: 45.21952
Longitude: -93.32292

| Data for all businesses in area | 1 mile | 3 miles | 5 miles |
|---|---|---|---|
| Total Businesses: | 209 | 1,160 | 3,429 |
| Total Employees: | 3,323 | 18,147 | 50,950 |
| Total Residential Population: | 7,008 | 56,759 | 156,002 |
| Employee/Residential Population Ratio (per 100 Residents) | 47 | 32 | 33 |

| | Businesses | | Employees | | Businesses | | Employees | | Businesses | | Employees | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **by SIC Codes** | **Number** | **Percent** | **Number** | **Percent** | **Number** | **Percent** | **Number** | **Percent** | **Number** | **Percent** | **Number** | **Percent** |
| Agriculture & Mining | 8 | 3.8% | 74 | 2.2% | 29 | 2.5% | 210 | 1.2% | 81 | 2.4% | 1,121 | 2.2% |
| Construction | 23 | 11.0% | 170 | 5.1% | 90 | 7.8% | 585 | 3.2% | 273 | 8.0% | 1,725 | 3.4% |
| Manufacturing | 5 | 2.4% | 153 | 4.6% | 30 | 2.6% | 1,249 | 6.9% | 140 | 4.1% | 4,464 | 8.8% |
| Transportation | 5 | 2.4% | 215 | 6.5% | 31 | 2.7% | 716 | 3.9% | 75 | 2.2% | 1,481 | 2.9% |
| Communication | 1 | 0.5% | 4 | 0.1% | 8 | 0.7% | 56 | 0.3% | 16 | 0.5% | 100 | 0.2% |
| Utility | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 6 | 0.2% | 19 | 0.0% |
| Wholesale Trade | 4 | 1.9% | 19 | 0.6% | 17 | 1.5% | 144 | 0.8% | 73 | 2.1% | 1,076 | 2.1% |
| Retail Trade Summary | 40 | 19.1% | 841 | 25.3% | 295 | 25.4% | 6,768 | 37.3% | 709 | 20.7% | 12,925 | 25.4% |
| Home Improvement | 3 | 1.4% | 24 | 0.7% | 18 | 1.6% | 619 | 3.4% | 43 | 1.3% | 859 | 1.7% |
| General Merchandise Stores | 3 | 1.4% | 353 | 10.6% | 14 | 1.2% | 1,288 | 7.1% | 26 | 0.8% | 1,576 | 3.1% |
| Food Stores | 6 | 2.9% | 155 | 4.7% | 29 | 2.5% | 891 | 4.9% | 68 | 2.0% | 1,689 | 3.3% |
| Auto Dealers & Gas Stations | 3 | 1.4% | 18 | 0.5% | 26 | 2.2% | 400 | 2.2% | 81 | 2.4% | 1,049 | 2.1% |
| Apparel & Accessory Stores | 0 | 0.0% | 1 | 0.0% | 18 | 1.6% | 229 | 1.3% | 31 | 0.9% | 264 | 0.5% |
| Furniture & Home Furnishings | 3 | 1.4% | 10 | 0.3% | 18 | 1.6% | 185 | 1.0% | 50 | 1.5% | 973 | 1.9% |
| Eating & Drinking Places | 14 | 6.7% | 218 | 6.6% | 100 | 8.6% | 2,336 | 12.9% | 226 | 6.6% | 4,481 | 8.8% |
| Miscellaneous Retail | 8 | 3.8% | 64 | 1.9% | 72 | 6.2% | 820 | 4.5% | 183 | 5.3% | 2,034 | 4.0% |
| Finance, Insurance, Real Estate Summary | 34 | 16.3% | 532 | 16.0% | 142 | 12.2% | 1,303 | 7.2% | 382 | 11.1% | 2,854 | 5.6% |
| Banks, Savings & Lending Institutions | 10 | 4.8% | 86 | 2.6% | 37 | 3.2% | 313 | 1.7% | 75 | 2.2% | 595 | 1.2% |
| Securities Brokers | 1 | 0.5% | 2 | 0.1% | 8 | 0.7% | 26 | 0.1% | 43 | 1.3% | 215 | 0.4% |
| Insurance Carriers & Agents | 8 | 3.8% | 35 | 1.1% | 35 | 3.0% | 169 | 0.9% | 93 | 2.7% | 693 | 1.4% |
| Real Estate, Holding, Other Investment Offices | 15 | 7.2% | 409 | 12.3% | 62 | 5.3% | 796 | 4.4% | 171 | 5.0% | 1,350 | 2.6% |
| Services Summary | 73 | 34.9% | 1,003 | 30.2% | 424 | 36.6% | 6,554 | 36.1% | 1,354 | 39.5% | 20,474 | 40.2% |
| Hotels & Lodging | 0 | 0.0% | 1 | 0.0% | 3 | 0.3% | 20 | 0.1% | 9 | 0.3% | 37 | 0.1% |
| Automotive Services | 6 | 2.9% | 18 | 0.5% | 23 | 2.0% | 119 | 0.7% | 87 | 2.5% | 441 | 0.9% |
| Movies & Amusements | 14 | 6.7% | 301 | 9.1% | 44 | 3.8% | 823 | 4.5% | 112 | 3.3% | 2,178 | 4.3% |
| Health Services | 15 | 7.2% | 274 | 8.2% | 81 | 7.0% | 1,700 | 9.4% | 255 | 7.4% | 5,743 | 11.3% |
| Legal Services | 0 | 0.0% | 2 | 0.1% | 9 | 0.8% | 87 | 0.5% | 51 | 1.5% | 339 | 0.7% |
| Education Institutions & Libraries | 2 | 1.0% | 16 | 0.5% | 26 | 2.2% | 1,648 | 9.1% | 87 | 2.5% | 5,057 | 9.9% |
| Other Services | 36 | 17.2% | 392 | 11.8% | 239 | 20.6% | 2,157 | 11.9% | 754 | 22.0% | 6,679 | 13.1% |
| Government | 6 | 2.9% | 309 | 9.3% | 12 | 1.0% | 533 | 2.9% | 71 | 2.1% | 4,626 | 9.1% |
| Unclassified Establishments | 10 | 4.8% | 3 | 0.1% | 81 | 7.0% | 27 | 0.1% | 249 | 7.3% | 86 | 0.2% |
| Totals | 209 | 100.0% | 3,323 | 100.0% | 1,160 | 100.0% | 18,147 | 100.0% | 3,429 | 100.0% | 50,950 | 100.0% |

**Source:** Copyright 2023 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2023.
**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.

July 06, 2023

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# Business Summary

Andover Station
2218 Bunker Lake Blvd NW, Andover, Minnesota, 55304
Rings: 1, 3, 5 mile radii

Prepared by HJ Development
Latitude: 45.21952
Longitude: -93.32292

| | Businesses | | Employees | | Businesses | | Employees | | Businesses | | Employees | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **by NAICS Codes** | **Number** | **Percent** | **Number** | **Percent** | **Number** | **Percent** | **Number** | **Percent** | **Number** | **Percent** | **Number** | **Percent** |
| Agriculture, Forestry, Fishing & Hunting | 0 | 0.0% | 0 | 0.0% | 4 | 0.3% | 29 | 0.2% | 11 | 0.3% | 219 | 0.4% |
| Mining | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% |
| Utilities | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 0 | 0.0% | 1 | 0.0% | 8 | 0.0% |
| Construction | 23 | 11.0% | 170 | 5.1% | 95 | 8.2% | 678 | 3.7% | 293 | 8.5% | 1,927 | 3.8% |
| Manufacturing | 7 | 3.3% | 168 | 5.1% | 34 | 2.9% | 1,275 | 7.0% | 148 | 4.3% | 3,847 | 7.6% |
| Wholesale Trade | 4 | 1.9% | 19 | 0.6% | 17 | 1.5% | 144 | 0.8% | 71 | 2.1% | 1,071 | 2.1% |
| Retail Trade | 24 | 11.5% | 580 | 17.5% | 191 | 16.5% | 4,359 | 24.0% | 467 | 13.6% | 8,270 | 16.2% |
| Motor Vehicle & Parts Dealers | 2 | 1.0% | 11 | 0.3% | 20 | 1.7% | 342 | 1.9% | 68 | 2.0% | 956 | 1.9% |
| Furniture & Home Furnishings Stores | 2 | 1.0% | 9 | 0.3% | 12 | 1.0% | 75 | 0.4% | 28 | 0.8% | 776 | 1.5% |
| Electronics & Appliance Stores | 0 | 0.0% | 0 | 0.0% | 4 | 0.3% | 107 | 0.6% | 13 | 0.4% | 149 | 0.3% |
| Building Material & Garden Equipment & Supplies Dealers | 3 | 1.4% | 24 | 0.7% | 18 | 1.6% | 619 | 3.4% | 42 | 1.2% | 856 | 1.7% |
| Food & Beverage Stores | 5 | 2.4% | 126 | 3.8% | 28 | 2.4% | 867 | 4.8% | 72 | 2.1% | 1,678 | 3.3% |
| Health & Personal Care Stores | 5 | 2.4% | 41 | 1.2% | 30 | 2.6% | 304 | 1.7% | 62 | 1.8% | 591 | 1.2% |
| Gasoline Stations & Fuel Dealers | 1 | 0.5% | 7 | 0.2% | 5 | 0.4% | 58 | 0.3% | 15 | 0.4% | 97 | 0.2% |
| Clothing, Clothing Accessories, Shoe and Jewelry Stores | 0 | 0.0% | 1 | 0.0% | 19 | 1.6% | 244 | 1.3% | 37 | 1.1% | 290 | 0.6% |
| Sporting Goods, Hobby, Book, & Music Stores | 2 | 1.0% | 4 | 0.1% | 33 | 2.8% | 430 | 2.4% | 89 | 2.6% | 1,048 | 2.1% |
| General Merchandise Stores | 4 | 1.9% | 358 | 10.8% | 21 | 1.8% | 1,314 | 7.2% | 41 | 1.2% | 1,830 | 3.6% |
| Transportation & Warehousing | 3 | 1.4% | 205 | 6.2% | 24 | 2.1% | 671 | 3.7% | 57 | 1.7% | 1,398 | 2.7% |
| Information | 2 | 1.0% | 32 | 1.0% | 15 | 1.3% | 212 | 1.2% | 43 | 1.3% | 1,139 | 2.2% |
| Finance & Insurance | 20 | 9.6% | 132 | 4.0% | 84 | 7.2% | 518 | 2.9% | 213 | 6.2% | 1,510 | 3.0% |
| Central Bank/Credit Intermediation & Related Activities | 10 | 4.8% | 86 | 2.6% | 37 | 3.2% | 313 | 1.7% | 73 | 2.1% | 584 | 1.1% |
| Securities & Commodity Contracts | 2 | 1.0% | 10 | 0.3% | 10 | 0.9% | 36 | 0.2% | 46 | 1.3% | 231 | 0.5% |
| Funds, Trusts & Other Financial Vehicles | 8 | 3.8% | 35 | 1.1% | 36 | 3.1% | 170 | 0.9% | 94 | 2.7% | 694 | 1.4% |
| Real Estate, Rental & Leasing | 14 | 6.7% | 396 | 11.9% | 61 | 5.3% | 788 | 4.3% | 184 | 5.4% | 1,430 | 2.8% |
| Professional, Scientific & Tech Services | 17 | 8.1% | 148 | 4.5% | 77 | 6.6% | 443 | 2.4% | 283 | 8.3% | 1,707 | 3.4% |
| Legal Services | 1 | 0.5% | 8 | 0.2% | 13 | 1.1% | 105 | 0.6% | 63 | 1.8% | 385 | 0.8% |
| Management of Companies & Enterprises | 0 | 0.0% | 0 | 0.0% | 1 | 0.1% | 2 | 0.0% | 2 | 0.1% | 4 | 0.0% |
| Administrative, Support & Waste Management Services | 6 | 2.9% | 52 | 1.6% | 36 | 3.1% | 164 | 0.9% | 116 | 3.4% | 1,044 | 2.0% |
| Educational Services | 5 | 2.4% | 29 | 0.9% | 33 | 2.8% | 1,665 | 9.2% | 112 | 3.3% | 5,216 | 10.2% |
| Health Care & Social Assistance | 24 | 11.5% | 477 | 14.4% | 121 | 10.4% | 2,595 | 14.3% | 376 | 11.0% | 8,062 | 15.8% |
| Arts, Entertainment & Recreation | 10 | 4.8% | 259 | 7.8% | 35 | 3.0% | 727 | 4.0% | 86 | 2.5% | 1,950 | 3.8% |
| Accommodation & Food Services | 15 | 7.2% | 254 | 7.6% | 104 | 9.0% | 2,396 | 13.2% | 237 | 6.9% | 4,567 | 9.0% |
| Accommodation | 0 | 0.0% | 1 | 0.0% | 3 | 0.3% | 20 | 0.1% | 9 | 0.3% | 37 | 0.1% |
| Food Services & Drinking Places | 15 | 7.2% | 253 | 7.6% | 101 | 8.7% | 2,376 | 13.1% | 228 | 6.6% | 4,530 | 8.9% |
| Other Services (except Public Administration) | 20 | 9.6% | 89 | 2.7% | 136 | 11.7% | 922 | 5.1% | 408 | 11.9% | 2,870 | 5.6% |
| Automotive Repair & Maintenance | 6 | 2.9% | 18 | 0.5% | 19 | 1.6% | 100 | 0.6% | 71 | 2.1% | 357 | 0.7% |
| Public Administration | 6 | 2.9% | 309 | 9.3% | 12 | 1.0% | 533 | 2.9% | 71 | 2.1% | 4,626 | 9.1% |
| | | | | | | | | | | | | |
| Unclassified Establishments | 10 | 4.8% | 3 | 0.1% | 81 | 7.0% | 27 | 0.1% | 249 | 7.3% | 86 | 0.2% |
| | | | | | | | | | | | | |
| Total | 209 | 100.0% | 3,323 | 100.0% | 1,160 | 100.0% | 18,147 | 100.0% | 3,429 | 100.0% | 50,950 | 100.0% |

**Source:** Copyright 2023 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2023.
**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.

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