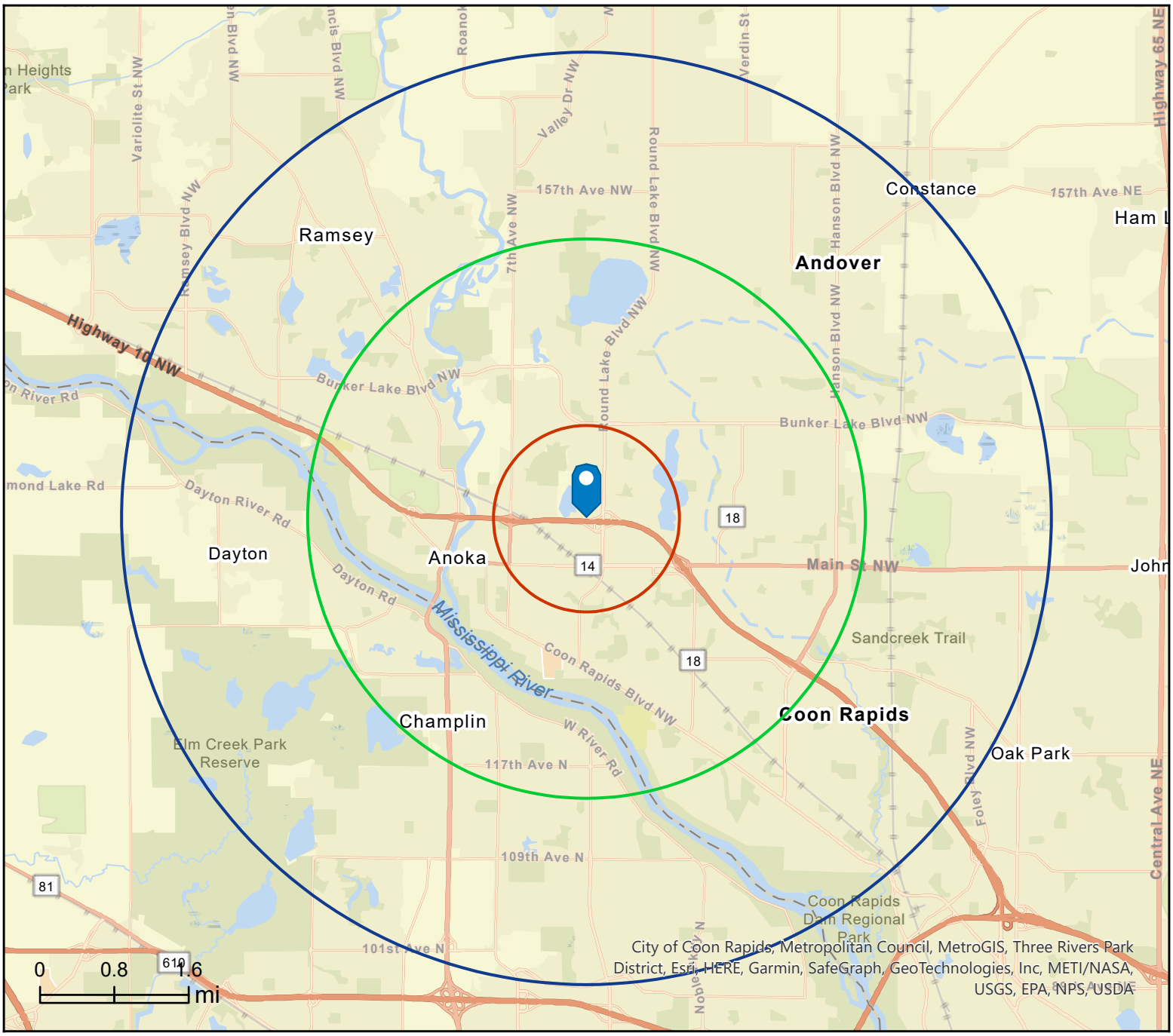
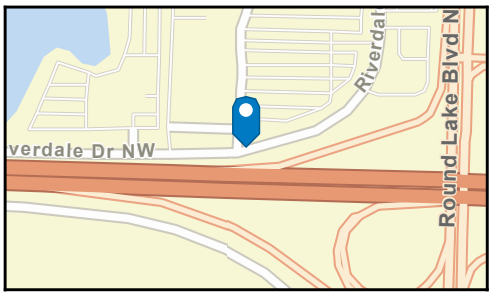
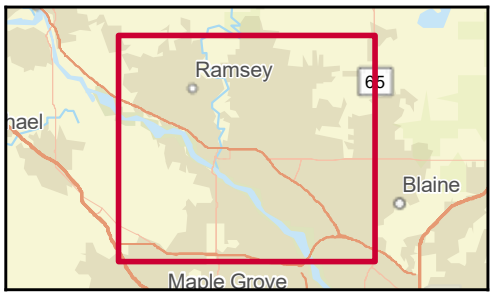
Site Map

Riverdale Crossing
12900 Riverdale Dr NW, Coon Rapids, Minnesota, 55448
Rings: 1, 3, 5 mile radii

Prepared by HJ Development
Latitude: 45.20480
Longitude: -93.36149







July 29, 2023

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Executive Summary

Riverdale Crossing
12900 Riverdale Dr NW, Coon Rapids, Minnesota, 55448
Rings: 1, 3, 5 mile radii

Prepared by HJ Development
Latitude: 45.20480
Longitude: -93.36149

	1 mile	3 miles	5 miles
Population			
2010 Population	7,435	67,427	143,794
2020 Population	7,666	69,945	154,175
2023 Population	8,044	70,547	156,262
2028 Population	8,094	70,966	157,672
2010-2020 Annual Rate	0.31%	0.37%	0.70%
2020-2023 Annual Rate	1.49%	0.26%	0.41%
2023-2028 Annual Rate	0.12%	0.12%	0.18%
2023 Male Population	49.1%	49.7%	49.6%
2023 Female Population	50.9%	50.3%	50.4%
2023 Median Age	37.9	38.8	38.5

In the identified area, the current year population is 156,262. In 2020, the Census count in the area was 154,175. The rate of change since 2020 was 0.41% annually. The five-year projection for the population in the area is 157,672 representing a change of 0.18% 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 38.5, compared to U.S. median age of 39.1.

Race and Ethnicity			
2023 White Alone	75.8%	77.8%	77.1%
2023 Black Alone	9.5%	8.1%	8.4%
2023 American Indian/Alaska Native Alone	1.0%	0.7%	0.6%
2023 Asian Alone	4.4%	4.9%	5.5%
2023 Pacific Islander Alone	0.0%	0.0%	0.0%
2023 Other Race	2.1%	1.8%	1.8%
2023 Two or More Races	7.2%	6.7%	6.7%
2023 Hispanic Origin (Any Race)	5.5%	4.4%	4.2%

Persons of Hispanic origin represent 4.2% 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 44.0 in the identified area, compared to 72.1 for the U.S. as a whole.

Households			
2023 Wealth Index	80	101	119
2010 Households	2,882	25,550	52,050
2020 Households	3,057	27,183	56,547
2023 Households	3,209	27,452	57,420
2028 Households	3,244	27,726	58,133
2010-2020 Annual Rate	0.59%	0.62%	0.83%
2020-2023 Annual Rate	1.50%	0.30%	0.47%
2023-2028 Annual Rate	0.22%	0.20%	0.25%
2023 Average Household Size	2.47	2.54	2.70

The household count in this area has changed from 56,547 in 2020 to 57,420 in the current year, a change of 0.47% annually. The five-year projection of households is 58,133, a change of 0.25% annually from the current year total. Average household size is currently 2.70, compared to 2.70 in the year 2020. The number of families in the current year is 41,138 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 29, 2023

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Executive Summary

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Rings: 1, 3, 5 mile radii

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	1 mile	3 miles	5 miles
Mortgage Income			
2023 Percent of Income for Mortgage	23.2%	23.7%	21.9%
Median Household Income			
2023 Median Household Income	$78,104	$83,822	$93,161
2028 Median Household Income	$86,329	$94,404	$104,298
2023-2028 Annual Rate	2.02%	2.41%	2.28%
Average Household Income			
2023 Average Household Income	$99,678	$110,290	$121,074
2028 Average Household Income	$113,488	$124,972	$137,346
2023-2028 Annual Rate	2.63%	2.53%	2.55%
Per Capita Income			
2023 Per Capita Income	$39,551	$42,527	$44,777
2028 Per Capita Income	$45,123	$48,382	$50,964
2023-2028 Annual Rate	2.67%	2.61%	2.62%
GINI Index			
2023 Gini Index	34.9	36.3	35.1
Households by Income			

Current median household income is $93,161 in the area, compared to $72,603 for all U.S. households. Median household income is projected to be $104,298 in five years, compared to $82,410 for all U.S. households

Current average household income is $121,074 in this area, compared to $107,008 for all U.S. households. Average household income is projected to be $137,346 in five years, compared to $122,048 for all U.S. households

Current per capita income is $44,777 in the area, compared to the U.S. per capita income of $41,310. The per capita income is projected to be $50,964 in five years, compared to $47,525 for all U.S. households

Housing			
2023 Housing Affordability Index	103	101	109
2010 Total Housing Units	3,022	26,700	54,032
2010 Owner Occupied Housing Units	2,105	19,050	42,063
2010 Renter Occupied Housing Units	776	6,499	9,987
2010 Vacant Housing Units	140	1,150	1,982
2020 Total Housing Units	3,127	27,955	57,964
2020 Vacant Housing Units	70	772	1,417
2023 Total Housing Units	3,278	28,342	59,025
2023 Owner Occupied Housing Units	2,176	20,033	45,896
2023 Renter Occupied Housing Units	1,033	7,419	11,524
2023 Vacant Housing Units	69	890	1,605
2028 Total Housing Units	3,313	28,660	59,832
2028 Owner Occupied Housing Units	2,262	20,562	47,056
2028 Renter Occupied Housing Units	982	7,165	11,077
2028 Vacant Housing Units	69	934	1,699
Socioeconomic Status Index			
2023 Socioeconomic Status Index	56.7	54.3	55.3

Currently, 77.8% of the 59,025 housing units in the area are owner occupied; 19.5%, 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 57,964 housing units in the area and 2.4% vacant housing units. The annual rate of change in housing units since 2020 is 0.56%. Median home value in the area is $338,909, compared to a median home value of $308,943 for the U.S. In five years, median value is projected to change by 1.86% annually to $371,646.

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 29, 2023

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Demographic and Income Profile

Riverdale Crossing
12900 Riverdale Dr NW, Coon Rapids, Minnesota, 55448
Ring: 1 mile radius

Prepared by HJ Development
Latitude: 45.20480
Longitude: -93.36149

Summary	Census 2010	Census 2020	2023	2028
Population	7,435	7,666	8,044	8,094
Households	2,882	3,057	3,209	3,244
Families	1,899	-	2,035	2,049
Average Household Size	2.52	2.47	2.47	2.46
Owner Occupied Housing Units	2,105	-	2,176	2,262
Renter Occupied Housing Units	776	-	1,033	982
Median Age	36.0	-	37.9	38.6

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.12%	0.34%	0.30%
Households	0.22%	0.44%	0.49%
Families	0.14%	0.38%	0.44%
Owner HHs	0.78%	0.62%	0.66%
Median Household Income	2.02%	2.48%	2.57%

	2023		2028	
Households by Income	Number	Percent	Number	Percent
<$15,000	123	3.8%	109	3.4%
$15,000 - $24,999	159	5.0%	111	3.4%
$25,000 - $34,999	230	7.2%	189	5.8%
$35,000 - $49,999	318	9.9%	264	8.1%
$50,000 - $74,999	686	21.4%	670	20.7%
$75,000 - $99,999	531	16.6%	526	16.2%
$100,000 - $149,999	613	19.1%	666	20.5%
$150,000 - $199,999	373	11.6%	496	15.3%
$200,000+	174	5.4%	212	6.5%
Median Household Income	$78,104		$86,329	
Average Household Income	$99,678		$113,488	
Per Capita Income	$39,551		$45,123	

	Census 2010		2023		2028	
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	537	7.2%	488	6.1%	508	6.3%
5 - 9	458	6.2%	505	6.3%	488	6.0%
10 - 14	480	6.5%	516	6.4%	506	6.3%
15 - 19	510	6.9%	414	5.1%	476	5.9%
20 - 24	494	6.6%	453	5.6%	418	5.2%
25 - 34	1,145	15.4%	1,280	15.9%	1,174	14.5%
35 - 44	1,032	13.9%	1,150	14.3%	1,256	15.5%
45 - 54	1,227	16.5%	933	11.6%	900	11.1%
55 - 64	793	10.7%	1,079	13.4%	954	11.8%
65 - 74	418	5.6%	748	9.3%	828	10.2%
75 - 84	255	3.4%	351	4.4%	438	5.4%
85+	85	1.1%	128	1.6%	149	1.8%

	Census 2010		Census 2020		2023		2028	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	6,465	86.9%	5,874	76.6%	6,102	75.8%	5,984	73.9%
Black Alone	348	4.7%	704	9.2%	761	9.5%	827	10.2%
American Indian Alone	60	0.8%	77	1.0%	77	1.0%	79	1.0%
Asian Alone	216	2.9%	320	4.2%	350	4.4%	387	4.8%
Pacific Islander Alone	3	0.0%	3	0.0%	4	0.0%	4	0.0%
Some Other Race Alone	136	1.8%	162	2.1%	171	2.1%	193	2.4%
Two or More Races	209	2.8%	527	6.9%	580	7.2%	620	7.7%
Hispanic Origin (Any Race)	285	3.8%	398	5.2%	439	5.5%	485	6.0%

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 29, 2023

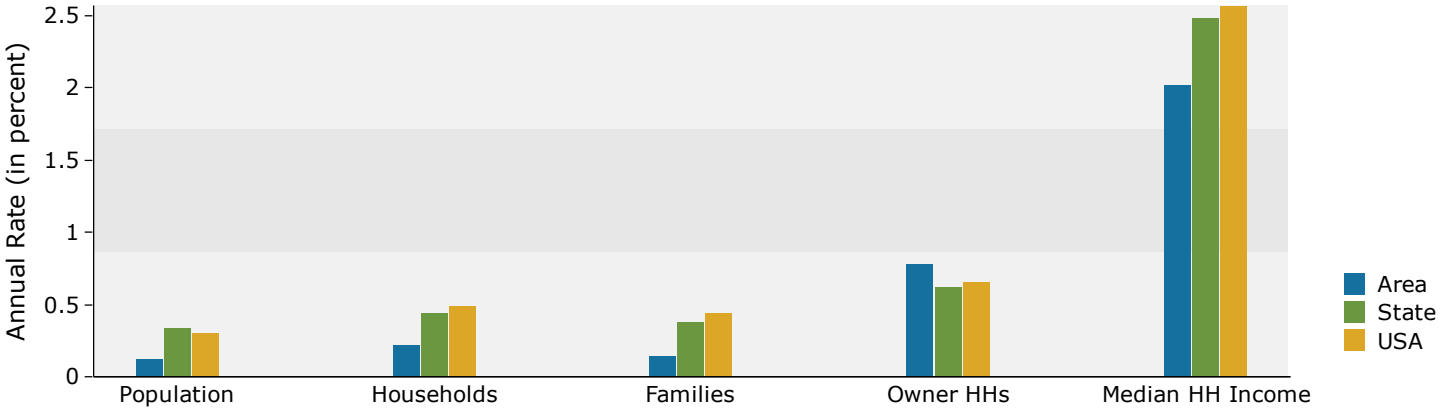
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Demographic and Income Profile

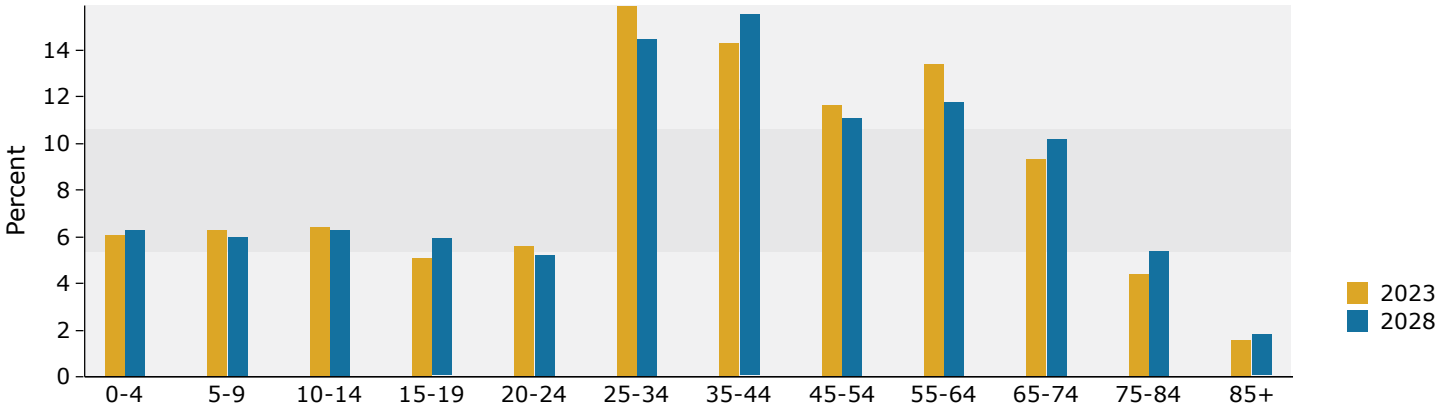
Riverdale Crossing
12900 Riverdale Dr NW, Coon Rapids, Minnesota, 55448
Ring: 1 mile radius

Prepared by HJ Development
Latitude: 45.20480
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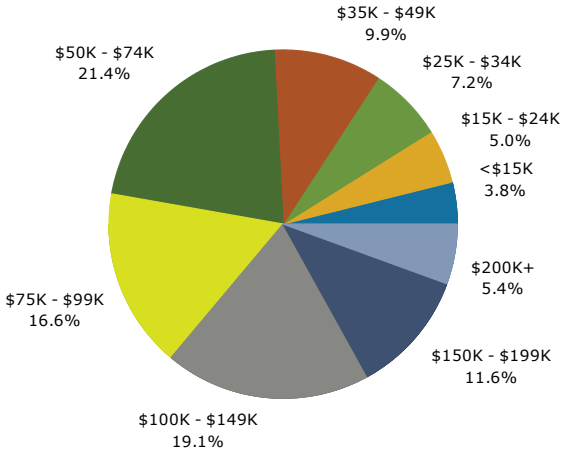
Trends 2023-2028



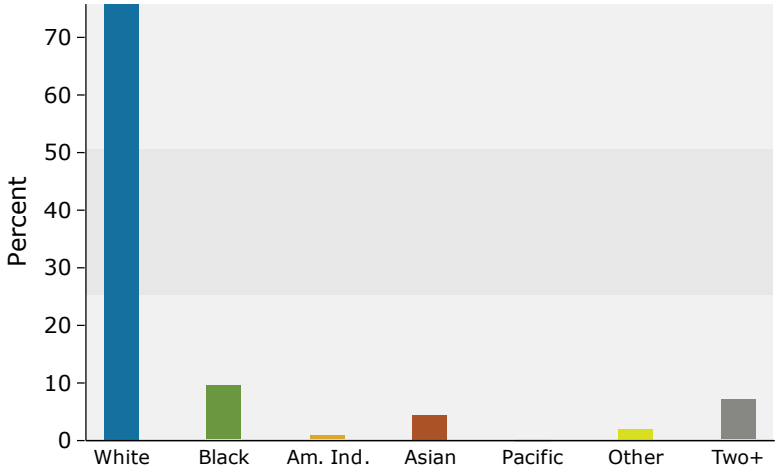
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin:5.5%

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

Riverdale Crossing
12900 Riverdale Dr NW, Coon Rapids, Minnesota, 55448
Ring: 3 mile radius

Prepared by HJ Development
Latitude: 45.20480
Longitude: -93.36149

Summary	Census 2010	Census 2020	2023	2028
Population	67,427	69,945	70,547	70,966
Households	25,550	27,183	27,452	27,726
Families	17,948	-	18,600	18,716
Average Household Size	2.61	2.55	2.54	2.53
Owner Occupied Housing Units	19,050	-	20,033	20,562
Renter Occupied Housing Units	6,499	-	7,419	7,165
Median Age	36.8	-	38.8	39.7

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.12%	0.34%	0.30%
Households	0.20%	0.44%	0.49%
Families	0.12%	0.38%	0.44%
Owner HHs	0.52%	0.62%	0.66%
Median Household Income	2.41%	2.48%	2.57%

	2023		2028	
Households by Income	Number	Percent	Number	Percent
<$15,000	1,339	4.9%	1,216	4.4%
$15,000 - $24,999	1,296	4.7%	940	3.4%
$25,000 - $34,999	1,583	5.8%	1,336	4.8%
$35,000 - $49,999	2,728	9.9%	2,318	8.4%
$50,000 - $74,999	4,993	18.2%	4,730	17.1%
$75,000 - $99,999	4,209	15.3%	4,047	14.6%
$100,000 - $149,999	5,511	20.1%	5,896	21.3%
$150,000 - $199,999	3,321	12.1%	4,323	15.6%
$200,000+	2,471	9.0%	2,917	10.5%
Median Household Income	$83,822		$94,404	
Average Household Income	$110,290		$124,972	
Per Capita Income	$42,527		$48,382	

	Census 2010		2023		2028	
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,424	6.6%	4,071	5.8%	4,142	5.8%
5 - 9	4,466	6.6%	4,336	6.1%	4,206	5.9%
10 - 14	4,812	7.1%	4,528	6.4%	4,493	6.3%
15 - 19	5,077	7.5%	4,081	5.8%	4,113	5.8%
20 - 24	4,088	6.1%	3,694	5.2%	3,382	4.8%
25 - 34	9,256	13.7%	10,566	15.0%	9,696	13.7%
35 - 44	9,276	13.8%	9,920	14.1%	10,911	15.4%
45 - 54	11,412	16.9%	8,575	12.2%	8,408	11.8%
55 - 64	7,527	11.2%	9,670	13.7%	8,652	12.2%
65 - 74	4,028	6.0%	6,817	9.7%	7,537	10.6%
75 - 84	2,143	3.2%	3,162	4.5%	4,034	5.7%
85+	919	1.4%	1,127	1.6%	1,393	2.0%

	Census 2010		Census 2020		2023		2028	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	59,604	88.4%	55,088	78.8%	54,857	77.8%	53,709	75.7%
Black Alone	3,012	4.5%	5,425	7.8%	5,716	8.1%	6,376	9.0%
American Indian Alone	431	0.6%	473	0.7%	490	0.7%	509	0.7%
Asian Alone	1,852	2.7%	3,283	4.7%	3,456	4.9%	3,800	5.4%
Pacific Islander Alone	21	0.0%	16	0.0%	18	0.0%	21	0.0%
Some Other Race Alone	708	1.1%	1,213	1.7%	1,301	1.8%	1,470	2.1%
Two or More Races	1,799	2.7%	4,447	6.4%	4,709	6.7%	5,082	7.2%
Hispanic Origin (Any Race)	1,957	2.9%	2,847	4.1%	3,092	4.4%	3,438	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.

July 29, 2023

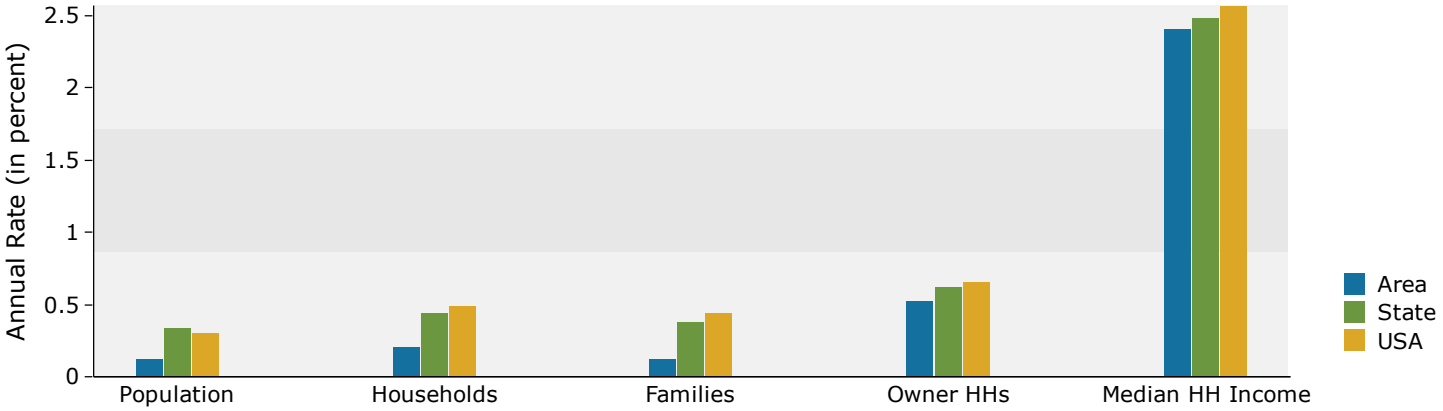
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Demographic and Income Profile

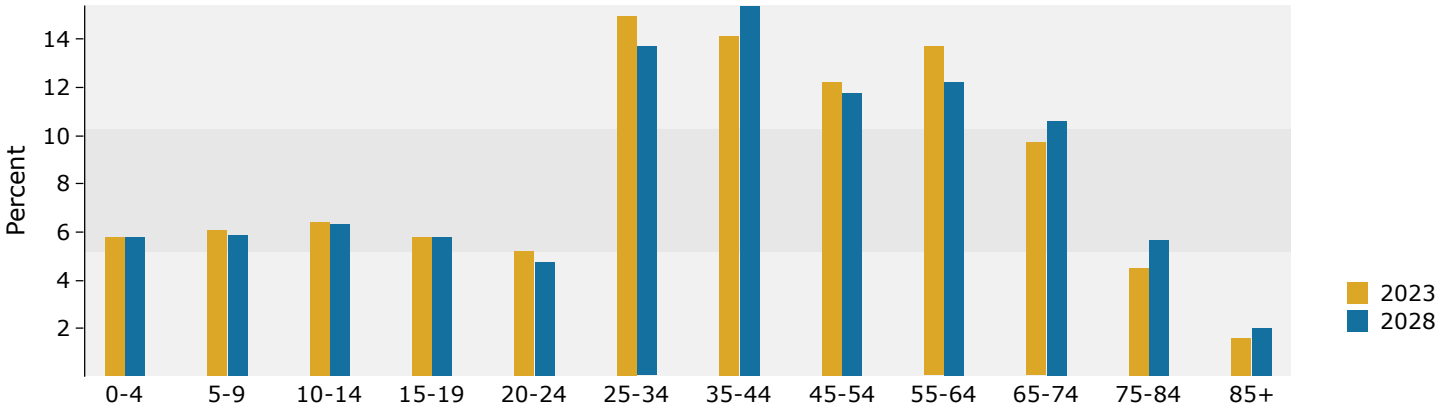
Riverdale Crossing
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Ring: 3 mile radius

Prepared by HJ Development
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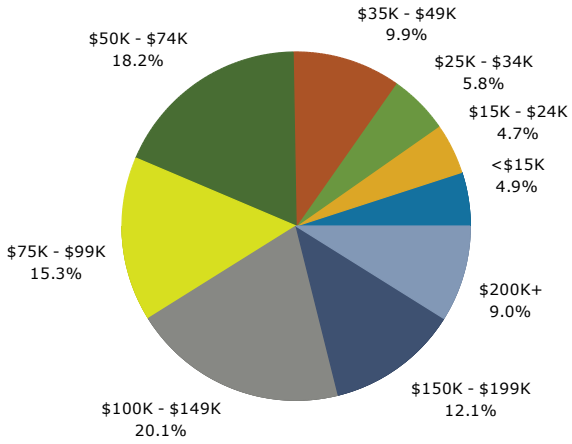
Trends 2023-2028



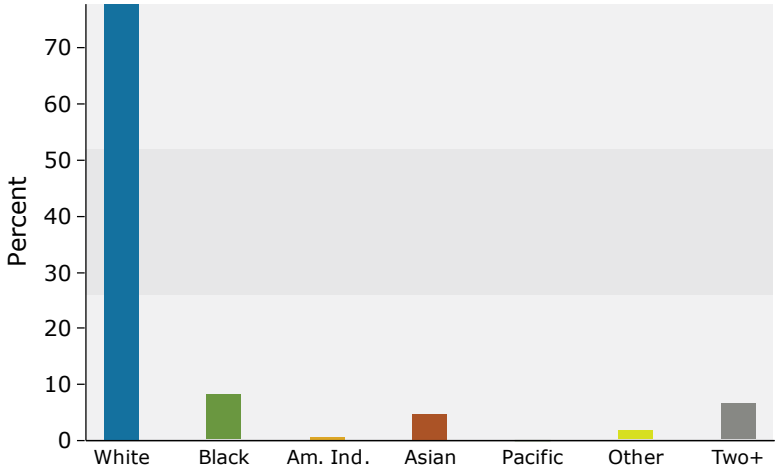
Population by Age



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

Riverdale Crossing
12900 Riverdale Dr NW, Coon Rapids, Minnesota, 55448
Ring: 5 mile radius

Prepared by HJ Development
Latitude: 45.20480
Longitude: -93.36149

Summary	Census 2010	Census 2020	2023	2028
Population	143,794	154,175	156,262	157,672
Households	52,050	56,547	57,420	58,133
Families	38,292	-	41,138	41,536
Average Household Size	2.74	2.70	2.70	2.69
Owner Occupied Housing Units	42,063	-	45,896	47,056
Renter Occupied Housing Units	9,987	-	11,524	11,077
Median Age	36.3	-	38.5	39.3

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.18%	0.34%	0.30%
Households	0.25%	0.44%	0.49%
Families	0.19%	0.38%	0.44%
Owner HHs	0.50%	0.62%	0.66%
Median Household Income	2.28%	2.48%	2.57%

	2023		2028	
Households by Income	Number	Percent	Number	Percent
<$15,000	2,385	4.2%	2,138	3.7%
$15,000 - $24,999	2,132	3.7%	1,521	2.6%
$25,000 - $34,999	2,980	5.2%	2,492	4.3%
$35,000 - $49,999	5,015	8.7%	4,167	7.2%
$50,000 - $74,999	9,534	16.6%	8,902	15.3%
$75,000 - $99,999	8,556	14.9%	8,157	14.0%
$100,000 - $149,999	12,317	21.5%	12,906	22.2%
$150,000 - $199,999	7,870	13.7%	9,883	17.0%
$200,000+	6,630	11.5%	7,965	13.7%
Median Household Income	$93,161		$104,298	
Average Household Income	$121,074		$137,346	
Per Capita Income	$44,777		$50,964	

	Census 2010		2023		2028	
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	9,795	6.8%	9,237	5.9%	9,448	6.0%
5 - 9	10,376	7.2%	10,107	6.5%	9,817	6.2%
10 - 14	11,036	7.7%	10,712	6.9%	10,531	6.7%
15 - 19	10,946	7.6%	9,557	6.1%	9,458	6.0%
20 - 24	8,150	5.7%	8,100	5.2%	7,407	4.7%
25 - 34	18,966	13.2%	22,472	14.4%	21,332	13.5%
35 - 44	21,144	14.7%	22,027	14.1%	23,916	15.2%
45 - 54	24,407	17.0%	20,051	12.8%	19,375	12.3%
55 - 64	15,735	10.9%	21,075	13.5%	19,337	12.3%
65 - 74	7,802	5.4%	14,522	9.3%	16,051	10.2%
75 - 84	3,843	2.7%	6,303	4.0%	8,435	5.3%
85+	1,595	1.1%	2,097	1.3%	2,563	1.6%

	Census 2010		Census 2020		2023		2028	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	126,662	88.1%	120,442	78.1%	120,461	77.1%	118,120	74.9%
Black Alone	6,390	4.4%	12,249	7.9%	13,061	8.4%	14,711	9.3%
American Indian Alone	820	0.6%	863	0.6%	897	0.6%	940	0.6%
Asian Alone	4,835	3.4%	8,192	5.3%	8,621	5.5%	9,432	6.0%
Pacific Islander Alone	40	0.0%	33	0.0%	37	0.0%	45	0.0%
Some Other Race Alone	1,360	0.9%	2,562	1.7%	2,753	1.8%	3,123	2.0%
Two or More Races	3,687	2.6%	9,834	6.4%	10,431	6.7%	11,300	7.2%
Hispanic Origin (Any Race)	4,040	2.8%	6,071	3.9%	6,599	4.2%	7,336	4.7%

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 29, 2023

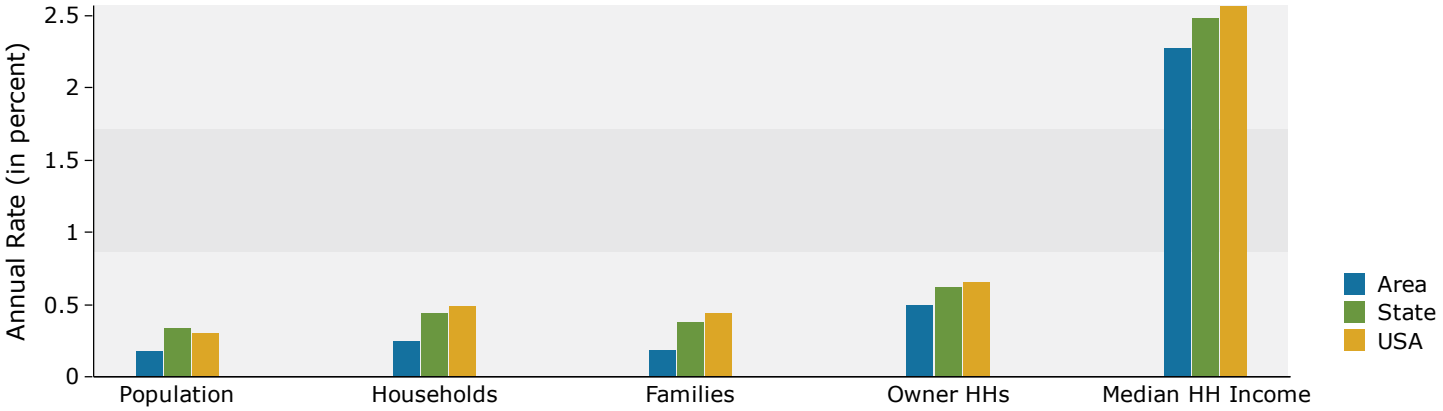
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Demographic and Income Profile

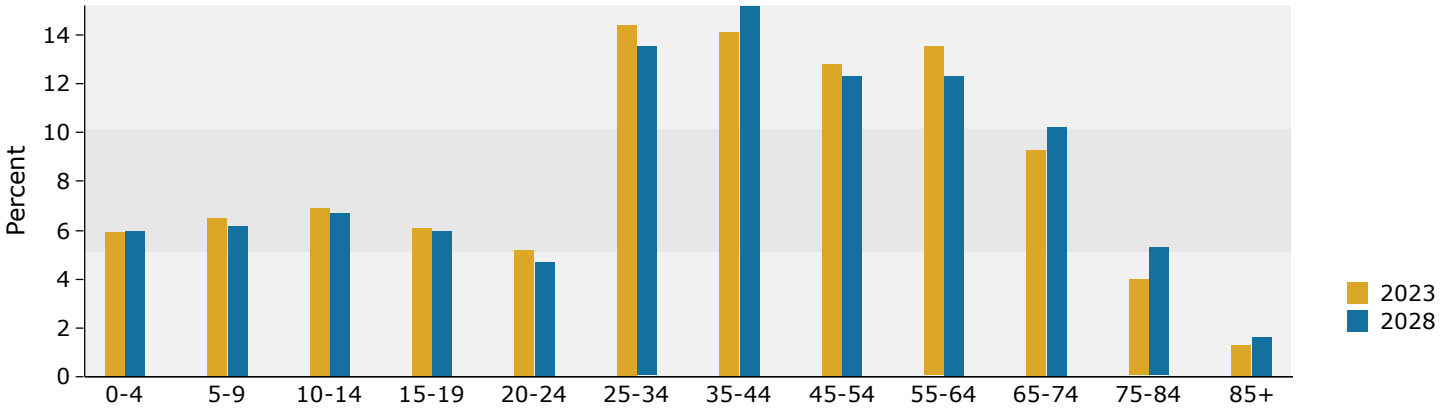
Riverdale Crossing
12900 Riverdale Dr NW, Coon Rapids, Minnesota, 55448
Ring: 5 mile radius

Prepared by HJ Development
Latitude: 45.20480
Longitude: -93.36149

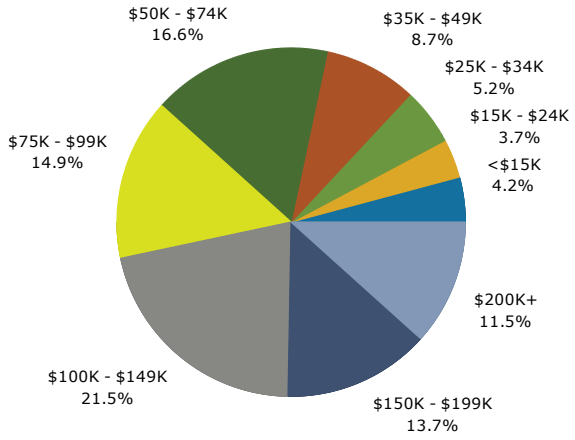
Trends 2023-2028



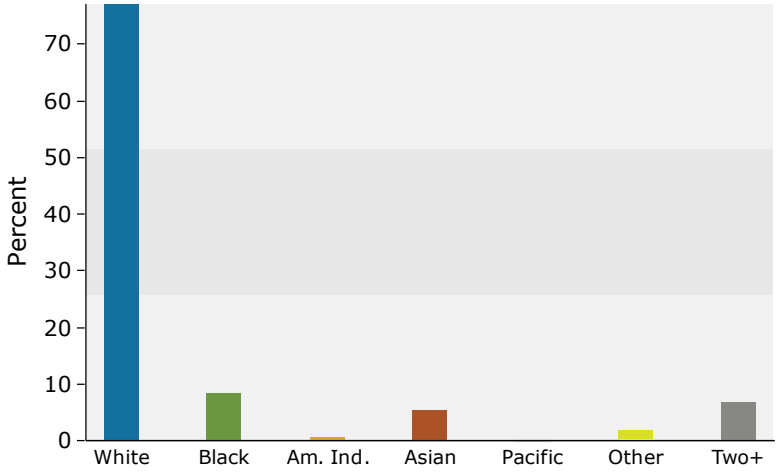
Population by Age



2023 Household Income



2023 Population by Race



2023 Percent Hispanic Origin:4.2%

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

Riverdale Crossing
12900 Riverdale Dr NW, Coon Rapids, Minnesota, 55448
Rings: 1, 3, 5 mile radii

Prepared by HJ Development
Latitude: 45.20480
Longitude: -93.36149

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	7,435	67,427	143,794
2020 Total Population	7,666	69,945	154,175
2020 Group Quarters	123	755	1,444
2023 Total Population	8,044	70,547	156,262
2023 Group Quarters	124	756	1,445
2028 Total Population	8,094	70,966	157,672
2023-2028 Annual Rate	0.12%	0.12%	0.18%
2023 Total Daytime Population	10,595	66,822	130,972
Workers	6,811	32,775	58,520
Residents	3,784	34,047	72,452
Household Summary			
2010 Households	2,882	25,550	52,050
2010 Average Household Size	2.52	2.61	2.74
2020 Total Households	3,057	27,183	56,547
2020 Average Household Size	2.47	2.55	2.70
2023 Households	3,209	27,452	57,420
2023 Average Household Size	2.47	2.54	2.70
2028 Households	3,244	27,726	58,133
2028 Average Household Size	2.46	2.53	2.69
2023-2028 Annual Rate	0.22%	0.20%	0.25%
2010 Families	1,899	17,948	38,292
2010 Average Family Size	3.06	3.09	3.18
2023 Families	2,035	18,600	41,138
2023 Average Family Size	3.07	3.07	3.17
2028 Families	2,049	18,716	41,536
2028 Average Family Size	3.05	3.06	3.16
2023-2028 Annual Rate	0.14%	0.12%	0.19%
Housing Unit Summary			
2000 Housing Units	2,956	24,428	46,353
Owner Occupied Housing Units	73.2%	74.9%	81.3%
Renter Occupied Housing Units	25.3%	23.8%	17.5%
Vacant Housing Units	1.5%	1.3%	1.1%
2010 Housing Units	3,022	26,700	54,032
Owner Occupied Housing Units	69.7%	71.3%	77.8%
Renter Occupied Housing Units	25.7%	24.3%	18.5%
Vacant Housing Units	4.6%	4.3%	3.7%
2020 Housing Units	3,127	27,955	57,964
Vacant Housing Units	2.2%	2.8%	2.4%
2023 Housing Units	3,278	28,342	59,025
Owner Occupied Housing Units	66.4%	70.7%	77.8%
Renter Occupied Housing Units	31.5%	26.2%	19.5%
Vacant Housing Units	2.1%	3.1%	2.7%
2028 Housing Units	3,313	28,660	59,832
Owner Occupied Housing Units	68.3%	71.7%	78.6%
Renter Occupied Housing Units	29.6%	25.0%	18.5%
Vacant Housing Units	2.1%	3.3%	2.8%
Median Household Income			
2023	$78,104	$83,822	$93,161
2028	$86,329	$94,404	$104,298
Median Home Value			
2023	$301,316	$330,308	$338,909
2028	$409,178	$367,332	$371,646
Per Capita Income			
2023	$39,551	$42,527	$44,777
2028	$45,123	$48,382	$50,964
Median Age			
2010	36.0	36.8	36.3
2023	37.9	38.8	38.5
2028	38.6	39.7	39.3

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

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

July 29, 2023

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Market Profile

Riverdale Crossing
12900 Riverdale Dr NW, Coon Rapids, Minnesota, 55448
Rings: 1, 3, 5 mile radii

Prepared by HJ Development
Latitude: 45.20480
Longitude: -93.36149

	1 mile	3 miles	5 miles
2023 Households by Income			
Household Income Base	3,208	27,450	57,418
<$15,000	3.8%	4.9%	4.2%
$15,000 - $24,999	5.0%	4.7%	3.7%
$25,000 - $34,999	7.2%	5.8%	5.2%
$35,000 - $49,999	9.9%	9.9%	8.7%
$50,000 - $74,999	21.4%	18.2%	16.6%
$75,000 - $99,999	16.6%	15.3%	14.9%
$100,000 - $149,999	19.1%	20.1%	21.5%
$150,000 - $199,999	11.6%	12.1%	13.7%
$200,000+	5.4%	9.0%	11.5%
Average Household Income	$99,678	$110,290	$121,074
2028 Households by Income			
Household Income Base	3,243	27,724	58,131
<$15,000	3.4%	4.4%	3.7%
$15,000 - $24,999	3.4%	3.4%	2.6%
$25,000 - $34,999	5.8%	4.8%	4.3%
$35,000 - $49,999	8.1%	8.4%	7.2%
$50,000 - $74,999	20.7%	17.1%	15.3%
$75,000 - $99,999	16.2%	14.6%	14.0%
$100,000 - $149,999	20.5%	21.3%	22.2%
$150,000 - $199,999	15.3%	15.6%	17.0%
$200,000+	6.5%	10.5%	13.7%
Average Household Income	$113,488	$124,972	$137,346
2023 Owner Occupied Housing Units by Value			
Total	2,175	20,031	45,894
<$50,000	5.0%	2.0%	3.4%
$50,000 - $99,999	0.0%	0.2%	0.2%
$100,000 - $149,999	1.1%	0.8%	1.0%
$150,000 - $199,999	4.3%	3.6%	3.1%
$200,000 - $249,999	13.6%	10.5%	9.4%
$250,000 - $299,999	25.8%	22.4%	19.4%
$300,000 - $399,999	17.5%	35.0%	34.9%
$400,000 - $499,999	20.4%	14.0%	17.4%
$500,000 - $749,999	11.4%	9.6%	9.3%
$750,000 - $999,999	0.8%	1.2%	1.2%
$1,000,000 - $1,499,999	0.1%	0.7%	0.6%
$1,500,000 - $1,999,999	0.0%	0.0%	0.0%
$2,000,000 +	0.1%	0.1%	0.1%
Average Home Value	$346,197	$360,142	$361,543
2028 Owner Occupied Housing Units by Value			
Total	2,261	20,560	47,054
<$50,000	0.3%	0.2%	0.6%
$50,000 - $99,999	0.0%	0.0%	0.0%
$100,000 - $149,999	0.0%	0.0%	0.0%
$150,000 - $199,999	0.1%	0.1%	0.2%
$200,000 - $249,999	4.7%	3.9%	4.0%
$250,000 - $299,999	17.9%	16.1%	15.0%
$300,000 - $399,999	23.9%	44.1%	42.1%
$400,000 - $499,999	34.5%	21.1%	24.6%
$500,000 - $749,999	17.6%	12.6%	11.7%
$750,000 - $999,999	0.9%	1.3%	1.3%
$1,000,000 - $1,499,999	0.1%	0.5%	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	$419,239	$400,474	$400,166

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.

July 29, 2023

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Market Profile

Riverdale Crossing
12900 Riverdale Dr NW, Coon Rapids, Minnesota, 55448
Rings: 1, 3, 5 mile radii

Prepared by HJ Development
Latitude: 45.20480
Longitude: -93.36149

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	7,433	67,427	143,791
0 - 4	7.2%	6.6%	6.8%
5 - 9	6.2%	6.6%	7.2%
10 - 14	6.5%	7.1%	7.7%
15 - 24	13.5%	13.6%	13.3%
25 - 34	15.4%	13.7%	13.2%
35 - 44	13.9%	13.8%	14.7%
45 - 54	16.5%	16.9%	17.0%
55 - 64	10.7%	11.2%	10.9%
65 - 74	5.6%	6.0%	5.4%
75 - 84	3.4%	3.2%	2.7%
85 +	1.1%	1.4%	1.1%
18 +	76.0%	74.9%	73.3%
2023 Population by Age			
Total	8,045	70,547	156,260
0 - 4	6.1%	5.8%	5.9%
5 - 9	6.3%	6.1%	6.5%
10 - 14	6.4%	6.4%	6.9%
15 - 24	10.8%	11.0%	11.3%
25 - 34	15.9%	15.0%	14.4%
35 - 44	14.3%	14.1%	14.1%
45 - 54	11.6%	12.2%	12.8%
55 - 64	13.4%	13.7%	13.5%
65 - 74	9.3%	9.7%	9.3%
75 - 84	4.4%	4.5%	4.0%
85 +	1.6%	1.6%	1.3%
18 +	78.2%	78.1%	76.9%
2028 Population by Age			
Total	8,095	70,967	157,670
0 - 4	6.3%	5.8%	6.0%
5 - 9	6.0%	5.9%	6.2%
10 - 14	6.3%	6.3%	6.7%
15 - 24	11.0%	10.6%	10.7%
25 - 34	14.5%	13.7%	13.5%
35 - 44	15.5%	15.4%	15.2%
45 - 54	11.1%	11.8%	12.3%
55 - 64	11.8%	12.2%	12.3%
65 - 74	10.2%	10.6%	10.2%
75 - 84	5.4%	5.7%	5.3%
85 +	1.8%	2.0%	1.6%
18 +	77.9%	78.3%	77.3%
2010 Population by Sex			
Males	3,639	33,408	71,255
Females	3,796	34,019	72,539
2023 Population by Sex			
Males	3,953	35,081	77,514
Females	4,091	35,466	78,748
2028 Population by Sex			
Males	3,975	35,258	78,077
Females	4,119	35,709	79,595

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

July 29, 2023

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Market Profile

Riverdale Crossing
12900 Riverdale Dr NW, Coon Rapids, Minnesota, 55448
Rings: 1, 3, 5 mile radii

Prepared by HJ Development
Latitude: 45.20480
Longitude: -93.36149

	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	7,437	67,427	143,794
White Alone	86.9%	88.4%	88.1%
Black Alone	4.7%	4.5%	4.4%
American Indian Alone	0.8%	0.6%	0.6%
Asian Alone	2.9%	2.7%	3.4%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	1.8%	1.1%	0.9%
Two or More Races	2.8%	2.7%	2.6%
Hispanic Origin	3.8%	2.9%	2.8%
Diversity Index	29.6	25.9	26.3
2020 Population by Race/Ethnicity			
Total	7,666	69,945	154,175
White Alone	76.6%	78.8%	78.1%
Black Alone	9.2%	7.8%	7.9%
American Indian Alone	1.0%	0.7%	0.6%
Asian Alone	4.2%	4.7%	5.3%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	2.1%	1.7%	1.7%
Two or More Races	6.9%	6.4%	6.4%
Hispanic Origin	5.2%	4.1%	3.9%
Diversity Index	45.7	41.7	42.3
2023 Population by Race/Ethnicity			
Total	8,045	70,547	156,261
White Alone	75.8%	77.8%	77.1%
Black Alone	9.5%	8.1%	8.4%
American Indian Alone	1.0%	0.7%	0.6%
Asian Alone	4.4%	4.9%	5.5%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	2.1%	1.8%	1.8%
Two or More Races	7.2%	6.7%	6.7%
Hispanic Origin	5.5%	4.4%	4.2%
Diversity Index	46.9	43.3	44.0
2028 Population by Race/Ethnicity			
Total	8,094	70,967	157,671
White Alone	73.9%	75.7%	74.9%
Black Alone	10.2%	9.0%	9.3%
American Indian Alone	1.0%	0.7%	0.6%
Asian Alone	4.8%	5.4%	6.0%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	2.4%	2.1%	2.0%
Two or More Races	7.7%	7.2%	7.2%
Hispanic Origin	6.0%	4.8%	4.7%
Diversity Index	49.8	46.5	47.2
2010 Population by Relationship and Household Type			
Total	7,435	67,427	143,794
In Households	97.8%	98.9%	99.3%
In Family Households	80.8%	84.5%	86.9%
Householder	25.4%	26.4%	26.7%
Spouse	18.4%	20.3%	21.1%
Child	31.4%	32.8%	34.2%
Other relative	2.9%	2.8%	2.7%
Nonrelative	2.6%	2.4%	2.3%
In Nonfamily Households	17.0%	14.4%	12.4%
In Group Quarters	2.2%	1.1%	0.7%
Institutionalized Population	1.9%	0.8%	0.5%
Noninstitutionalized Population	0.3%	0.4%	0.3%

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.

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Rings: 1, 3, 5 mile radii

Prepared by HJ Development
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Longitude: -93.36149

	1 mile	3 miles	5 miles
2023 Population 25+ by Educational Attainment			
Total	5,669	49,836	108,549
Less than 9th Grade	1.1%	1.1%	1.5%
9th - 12th Grade, No Diploma	2.9%	2.4%	2.2%
High School Graduate	24.5%	23.6%	22.5%
GED/Alternative Credential	4.8%	4.3%	3.6%
Some College, No Degree	22.9%	22.6%	21.8%
Associate Degree	13.1%	14.8%	14.9%
Bachelor's Degree	22.0%	22.2%	23.4%
Graduate/Professional Degree	8.7%	8.9%	10.1%
2023 Population 15+ by Marital Status			
Total	6,534	57,612	126,205
Never Married	31.2%	30.5%	30.4%
Married	54.1%	53.1%	54.4%
Widowed	4.9%	5.9%	5.2%
Divorced	9.7%	10.4%	9.9%
2023 Civilian Population 16+ in Labor Force			
Civilian Population 16+	4,453	38,954	88,890
Population 16+ Employed	97.0%	95.0%	95.7%
Population 16+ Unemployment rate	2.9%	5.0%	4.3%
Population 16-24 Employed	12.7%	12.4%	12.5%
Population 16-24 Unemployment rate	4.7%	7.8%	7.5%
Population 25-54 Employed	65.5%	65.4%	65.3%
Population 25-54 Unemployment rate	2.3%	4.5%	3.5%
Population 55-64 Employed	17.5%	17.3%	17.4%
Population 55-64 Unemployment rate	4.5%	4.3%	4.1%
Population 65+ Employed	4.3%	4.9%	4.8%
Population 65+ Unemployment rate	0.5%	7.2%	6.6%
2023 Employed Population 16+ by Industry			
Total	4,321	37,002	85,095
Agriculture/Mining	0.2%	0.5%	0.5%
Construction	5.2%	6.5%	7.0%
Manufacturing	14.5%	15.5%	15.9%
Wholesale Trade	2.3%	1.6%	1.8%
Retail Trade	12.7%	12.5%	12.3%
Transportation/Utilities	5.7%	6.3%	5.6%
Information	1.0%	0.9%	0.9%
Finance/Insurance/Real Estate	6.5%	7.4%	7.9%
Services	48.4%	44.8%	44.2%
Public Administration	3.6%	4.0%	4.1%
2023 Employed Population 16+ by Occupation			
Total	4,321	37,000	85,094
White Collar	60.4%	62.9%	64.3%
Management/Business/Financial	12.3%	17.8%	19.3%
Professional	26.8%	25.1%	24.6%
Sales	8.0%	9.3%	9.5%
Administrative Support	13.2%	10.6%	10.9%
Services	15.1%	14.5%	13.9%
Blue Collar	24.5%	22.6%	21.8%
Farming/Forestry/Fishing	0.0%	0.1%	0.1%
Construction/Extraction	3.0%	4.3%	4.3%
Installation/Maintenance/Repair	2.7%	3.1%	3.2%
Production	9.7%	7.6%	7.6%
Transportation/Material Moving	9.1%	7.5%	6.6%

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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Rings: 1, 3, 5 mile radii

Prepared by HJ Development
Latitude: 45.20480
Longitude: -93.36149

	1 mile	3 miles	5 miles
2010 Households by Type			
Total	2,882	25,550	52,049
Households with 1 Person	25.6%	23.2%	20.4%
Households with 2+ People	74.4%	76.8%	79.6%
Family Households	65.9%	70.2%	73.6%
Husband-wife Families	47.4%	53.9%	58.2%
With Related Children	20.7%	24.4%	28.2%
Other Family (No Spouse Present)	18.5%	16.3%	15.3%
Other Family with Male Householder	4.6%	4.8%	4.6%
With Related Children	2.8%	2.9%	2.8%
Other Family with Female Householder	13.9%	11.6%	10.7%
With Related Children	9.5%	7.8%	7.2%
Nonfamily Households	8.5%	6.5%	6.0%
All Households with Children	33.7%	35.6%	38.7%
Multigenerational Households	3.1%	3.1%	3.1%
Unmarried Partner Households	8.4%	7.4%	6.9%
Male-female	7.8%	6.9%	6.4%
Same-sex	0.6%	0.5%	0.5%
2010 Households by Size			
Total	2,881	25,549	52,049
1 Person Household	25.7%	23.2%	20.4%
2 Person Household	34.5%	33.4%	32.6%
3 Person Household	15.9%	17.1%	17.8%
4 Person Household	13.7%	15.8%	17.6%
5 Person Household	6.8%	6.8%	7.5%
6 Person Household	2.2%	2.3%	2.6%
7 + Person Household	1.2%	1.4%	1.5%
2010 Households by Tenure and Mortgage Status			
Total	2,881	25,549	52,050
Owner Occupied	73.1%	74.6%	80.8%
Owned with a Mortgage/Loan	60.3%	61.8%	68.1%
Owned Free and Clear	12.8%	12.7%	12.7%
Renter Occupied	26.9%	25.4%	19.2%
2023 Affordability, Mortgage and Wealth			
Housing Affordability Index	103	101	109
Percent of Income for Mortgage	23.2%	23.7%	21.9%
Wealth Index	80	101	119
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	3,022	26,700	54,032
Housing Units Inside Urbanized Area	100.0%	99.5%	98.8%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.5%	1.2%
2010 Population By Urban/ Rural Status			
Total Population	7,435	67,427	143,794
Population Inside Urbanized Area	100.0%	99.4%	98.6%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.6%	1.4%

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.

July 29, 2023

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Market Profile

Riverdale Crossing
12900 Riverdale Dr NW, Coon Rapids, Minnesota, 55448
Rings: 1, 3, 5 mile radii

Prepared by HJ Development
Latitude: 45.20480
Longitude: -93.36149

	1 mile	3 miles	5 miles
Top 3 Tapestry Segments			
1.	Bright Young Professionals (8C)	Home Improvement (4B)	Workday Drive (4A)
2.	Home Improvement (4B)	Workday Drive (4A)	Home Improvement (4B)
3.	Rustbelt Traditions (5D)	Parks and Rec (5C)	Parks and Rec (5C)
2023 Consumer Spending			
Apparel & Services: Total $	$6,615,510	$61,362,294	$140,508,241
Average Spent	$2,061.55	$2,235.26	$2,447.03
Spending Potential Index	94	102	111
Education: Total $	$5,147,341	$50,811,315	$116,882,516
Average Spent	$1,604.03	$1,850.91	$2,035.57
Spending Potential Index	89	103	114
Entertainment/Recreation: Total $	$11,255,626	$106,561,154	$244,508,017
Average Spent	$3,507.52	$3,881.73	$4,258.24
Spending Potential Index	93	103	113
Food at Home: Total $	$19,986,223	$187,023,832	$426,342,462
Average Spent	$6,228.18	$6,812.76	$7,424.98
Spending Potential Index	92	100	109
Food Away from Home: Total $	$11,317,826	$104,524,862	$239,696,528
Average Spent	$3,526.90	$3,807.55	$4,174.44
Spending Potential Index	95	102	112
Health Care: Total $	$21,880,262	$206,749,158	$471,672,255
Average Spent	$6,818.41	$7,531.30	$8,214.42
Spending Potential Index	93	102	112
HH Furnishings & Equipment: Total $	$8,931,142	$83,867,745	$192,476,850
Average Spent	$2,783.15	$3,055.07	$3,352.09
Spending Potential Index	94	103	113
Personal Care Products & Services: Total $	$2,928,516	$27,295,042	$62,392,737
Average Spent	$912.59	$994.28	$1,086.60
Spending Potential Index	95	104	114
Shelter: Total $	$74,151,466	$696,024,473	$1,591,799,090
Average Spent	$23,107.34	$25,354.24	$27,722.03
Spending Potential Index	93	102	112
Support Payments/Cash Contributions/Gifts in Kind: Total $	$9,478,037	$91,530,056	$210,056,966
Average Spent	$2,953.58	$3,334.19	$3,658.25
Spending Potential Index	94	107	117
Travel: Total $	$6,829,495	$64,757,710	$149,367,006
Average Spent	$2,128.23	$2,358.94	$2,601.31
Spending Potential Index	95	105	116
Vehicle Maintenance & Repairs: Total $	$4,001,305	$36,919,571	$84,242,647
Average Spent	$1,246.90	$1,344.88	$1,467.13
Spending Potential Index	95	103	112

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.

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Business Summary

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Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses:	387	1,939	3,374
Total Employees:	7,339	33,332	56,108
Total Residential Population:	8,044	70,547	156,262
Employee/Residential Population Ratio (per 100 Residents)	91	47	36

	Businesses		Employees		Businesses		Employees		Businesses		Employees	
by SIC Codes	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**	**Number**	**Percent**
Agriculture & Mining	4	1.0%	46	0.6%	33	1.7%	403	1.2%	66	2.0%	587	1.0%
Construction	14	3.6%	279	3.8%	115	5.9%	891	2.7%	270	8.0%	2,353	4.2%
Manufacturing	8	2.1%	970	13.2%	61	3.1%	3,184	9.6%	155	4.6%	5,339	9.5%
Transportation	7	1.8%	61	0.8%	36	1.9%	669	2.0%	66	2.0%	1,491	2.7%
Communication	3	0.8%	21	0.3%	11	0.6%	70	0.2%	23	0.7%	168	0.3%
Utility	0	0.0%	0	0.0%	2	0.1%	4	0.0%	5	0.1%	111	0.2%
Wholesale Trade	2	0.5%	10	0.1%	39	2.0%	738	2.2%	93	2.8%	1,620	2.9%
Retail Trade Summary	149	38.5%	4,032	54.9%	454	23.4%	9,059	27.2%	696	20.6%	12,157	21.7%
Home Improvement	4	1.0%	356	4.9%	20	1.0%	633	1.9%	44	1.3%	754	1.3%
General Merchandise Stores	8	2.1%	839	11.4%	18	0.9%	1,466	4.4%	24	0.7%	1,485	2.6%
Food Stores	10	2.6%	271	3.7%	43	2.2%	1,045	3.1%	67	2.0%	1,444	2.6%
Auto Dealers & Gas Stations	12	3.1%	270	3.7%	43	2.2%	604	1.8%	86	2.5%	1,080	1.9%
Apparel & Accessory Stores	15	3.9%	218	3.0%	23	1.2%	241	0.7%	30	0.9%	259	0.5%
Furniture & Home Furnishings	11	2.8%	157	2.1%	31	1.6%	261	0.8%	47	1.4%	364	0.6%
Eating & Drinking Places	48	12.4%	1,326	18.1%	144	7.4%	3,152	9.5%	219	6.5%	4,351	7.8%
Miscellaneous Retail	40	10.3%	595	8.1%	130	6.7%	1,657	5.0%	179	5.3%	2,420	4.3%
Finance, Insurance, Real Estate Summary	49	12.7%	411	5.6%	239	12.3%	2,147	6.4%	361	10.7%	3,069	5.5%
Banks, Savings & Lending Institutions	17	4.4%	140	1.9%	59	3.0%	480	1.4%	75	2.2%	603	1.1%
Securities Brokers	3	0.8%	11	0.1%	28	1.4%	128	0.4%	39	1.2%	196	0.3%
Insurance Carriers & Agents	8	2.1%	42	0.6%	52	2.7%	556	1.7%	81	2.4%	699	1.2%
Real Estate, Holding, Other Investment Offices	22	5.7%	218	3.0%	101	5.2%	983	2.9%	166	4.9%	1,572	2.8%
Services Summary	123	31.8%	1,303	17.8%	779	40.2%	12,445	37.3%	1,308	38.8%	24,342	43.4%
Hotels & Lodging	2	0.5%	14	0.2%	7	0.4%	27	0.1%	9	0.3%	47	0.1%
Automotive Services	7	1.8%	37	0.5%	43	2.2%	192	0.6%	77	2.3%	326	0.6%
Movies & Amusements	5	1.3%	28	0.4%	63	3.2%	1,043	3.1%	108	3.2%	2,289	4.1%
Health Services	20	5.2%	303	4.1%	169	8.7%	4,437	13.3%	239	7.1%	9,681	17.3%
Legal Services	6	1.6%	68	0.9%	40	2.1%	233	0.7%	54	1.6%	355	0.6%
Education Institutions & Libraries	4	1.0%	169	2.3%	45	2.3%	2,546	7.6%	85	2.5%	5,008	8.9%
Other Services	78	20.2%	685	9.3%	413	21.3%	3,966	11.9%	735	21.8%	6,635	11.8%
Government	3	0.8%	192	2.6%	45	2.3%	3,669	11.0%	76	2.3%	4,773	8.5%
Unclassified Establishments	26	6.7%	14	0.2%	125	6.4%	53	0.2%	255	7.6%	97	0.2%
Totals	387	100.0%	7,339	100.0%	1,939	100.0%	33,332	100.0%	3,374	100.0%	56,108	100.0%

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	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	1	0.3%	11	0.1%	5	0.3%	190	0.6%	12	0.4%	224	0.4%
Mining	0	0.0%	0	0.0%	0	0.0%	0	0.0%	1	0.0%	4	0.0%
Utilities	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Construction	15	3.9%	298	4.1%	121	6.2%	1,005	3.0%	285	8.4%	2,511	4.5%
Manufacturing	10	2.6%	994	13.5%	62	3.2%	2,537	7.6%	160	4.7%	4,712	8.4%
Wholesale Trade	2	0.5%	10	0.1%	38	2.0%	735	2.2%	90	2.7%	1,580	2.8%
Retail Trade	99	25.6%	2,683	36.6%	302	15.6%	5,778	17.3%	464	13.8%	7,644	13.6%
Motor Vehicle & Parts Dealers	11	2.8%	265	3.6%	34	1.8%	534	1.6%	74	2.2%	986	1.8%
Furniture & Home Furnishings Stores	8	2.1%	54	0.7%	21	1.1%	104	0.3%	28	0.8%	173	0.3%
Electronics & Appliance Stores	3	0.8%	104	1.4%	6	0.3%	120	0.4%	11	0.3%	136	0.2%
Building Material & Garden Equipment & Supplies Dealers	4	1.0%	356	4.9%	20	1.0%	633	1.9%	44	1.3%	754	1.3%
Food & Beverage Stores	7	1.8%	253	3.4%	45	2.3%	1,028	3.1%	70	2.1%	1,437	2.6%
Health & Personal Care Stores	17	4.4%	199	2.7%	47	2.4%	446	1.3%	61	1.8%	576	1.0%
Gasoline Stations & Fuel Dealers	1	0.3%	5	0.1%	10	0.5%	71	0.2%	13	0.4%	101	0.2%
Clothing, Clothing Accessories, Shoe and Jewelry Stores	16	4.1%	233	3.2%	28	1.4%	265	0.8%	35	1.0%	283	0.5%
Sporting Goods, Hobby, Book, & Music Stores	20	5.2%	359	4.9%	60	3.1%	862	2.6%	89	2.6%	1,438	2.6%
General Merchandise Stores	11	2.8%	855	11.7%	31	1.6%	1,716	5.1%	40	1.2%	1,759	3.1%
Transportation & Warehousing	5	1.3%	60	0.8%	25	1.3%	616	1.8%	51	1.5%	1,405	2.5%
Information	4	1.0%	34	0.5%	30	1.5%	961	2.9%	52	1.5%	1,288	2.3%
Finance & Insurance	27	7.0%	193	2.6%	139	7.2%	1,165	3.5%	197	5.8%	1,503	2.7%
Central Bank/Credit Intermediation & Related Activities	17	4.4%	140	1.9%	57	2.9%	471	1.4%	74	2.2%	596	1.1%
Securities & Commodity Contracts	3	0.8%	11	0.1%	29	1.5%	137	0.4%	42	1.2%	207	0.4%
Funds, Trusts & Other Financial Vehicles	8	2.1%	42	0.6%	53	2.7%	557	1.7%	82	2.4%	700	1.2%
Real Estate, Rental & Leasing	21	5.4%	210	2.9%	107	5.5%	1,008	3.0%	176	5.2%	1,626	2.9%
Professional, Scientific & Tech Services	27	7.0%	195	2.7%	167	8.6%	1,085	3.3%	292	8.7%	1,974	3.5%
Legal Services	9	2.3%	78	1.1%	47	2.4%	259	0.8%	65	1.9%	397	0.7%
Management of Companies & Enterprises	1	0.3%	2	0.0%	1	0.1%	2	0.0%	1	0.0%	3	0.0%
Administrative, Support & Waste Management Services	5	1.3%	12	0.2%	52	2.7%	293	0.9%	114	3.4%	796	1.4%
Educational Services	5	1.3%	167	2.3%	60	3.1%	2,619	7.9%	108	3.2%	5,139	9.2%
Health Care & Social Assistance	28	7.2%	441	6.0%	239	12.3%	6,048	18.1%	355	10.5%	11,886	21.2%
Arts, Entertainment & Recreation	4	1.0%	22	0.3%	47	2.4%	940	2.8%	84	2.5%	2,084	3.7%
Accommodation & Food Services	49	12.7%	1,340	18.3%	152	7.8%	3,215	9.6%	229	6.8%	4,438	7.9%
Accommodation	2	0.5%	14	0.2%	7	0.4%	27	0.1%	9	0.3%	47	0.1%
Food Services & Drinking Places	48	12.4%	1,326	18.1%	145	7.5%	3,188	9.6%	220	6.5%	4,391	7.8%
Other Services (except Public Administration)	55	14.2%	464	6.3%	225	11.6%	1,413	4.2%	372	11.0%	2,420	4.3%
Automotive Repair & Maintenance	6	1.6%	34	0.5%	35	1.8%	156	0.5%	64	1.9%	274	0.5%
Public Administration	3	0.8%	192	2.6%	45	2.3%	3,669	11.0%	76	2.3%	4,773	8.5%
Unclassified Establishments	26	6.7%	14	0.2%	125	6.4%	53	0.2%	255	7.6%	97	0.2%
Total	387	100.0%	7,339	100.0%	1,939	100.0%	33,332	100.0%	3,374	100.0%	56,108	100.0%

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