



# Executive Summary

30 Park Ave S, St Cloud, Minnesota, 56301  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 45.55274  
Longitude: -94.20920

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	6,208	53,369	85,599
2010 Population	6,376	57,959	97,378
2016 Population	6,584	60,462	102,432
2021 Population	6,717	62,883	106,718
2000-2010 Annual Rate	0.27%	0.83%	1.30%
2010-2016 Annual Rate	0.51%	0.68%	0.81%
2016-2021 Annual Rate	0.40%	0.79%	0.82%
2016 Male Population	47.9%	50.6%	50.3%
2016 Female Population	52.1%	49.4%	49.7%
2016 Median Age	36.3	30.4	31.6

In the identified area, the current year population is 102,432. In 2010, the Census count in the area was 97,378. The rate of change since 2010 was 0.81% annually. The five-year projection for the population in the area is 106,718 representing a change of 0.82% annually from 2016 to 2021. Currently, the population is 50.3% male and 49.7% female.

### Median Age

The median age in this area is 36.3, compared to U.S. median age of 38.0.

### Race and Ethnicity

2016 White Alone	74.1%	81.6%	84.3%
2016 Black Alone	17.1%	9.8%	7.8%
2016 American Indian/Alaska Native Alone	0.6%	0.6%	0.7%
2016 Asian Alone	3.4%	4.0%	3.4%
2016 Pacific Islander Alone	0.0%	0.0%	0.0%
2016 Other Race	1.7%	1.1%	1.1%
2016 Two or More Races	3.1%	2.8%	2.7%
2016 Hispanic Origin (Any Race)	3.8%	2.9%	3.0%

Persons of Hispanic origin represent 3.0% of the population in the identified area compared to 17.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 32.4 in the identified area, compared to 63.5 for the U.S. as a whole.

### Households

2000 Households	2,838	20,913	33,142
2010 Households	2,961	22,986	38,272
2016 Total Households	3,032	23,937	40,348
2021 Total Households	3,085	24,864	42,082
2000-2010 Annual Rate	0.43%	0.95%	1.45%
2010-2016 Annual Rate	0.38%	0.65%	0.85%
2016-2021 Annual Rate	0.35%	0.76%	0.85%
2016 Average Household Size	2.14	2.36	2.38

The household count in this area has changed from 38,272 in 2010 to 40,348 in the current year, a change of 0.85% annually. The five-year projection of households is 42,082, a change of 0.85% annually from the current year total. Average household size is currently 2.38, compared to 2.37 in the year 2010. The number of families in the current year is 22,292 in the specified area.

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

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



# Executive Summary

30 Park Ave S, St Cloud, Minnesota, 56301  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 45.55274  
Longitude: -94.20920

	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2016 Median Household Income	\$39,123	\$43,413	\$47,589
2021 Median Household Income	\$38,579	\$42,604	\$46,576
2016-2021 Annual Rate	-0.28%	-0.38%	-0.43%
<b>Average Household Income</b>			
2016 Average Household Income	\$50,530	\$62,123	\$64,784
2021 Average Household Income	\$52,113	\$66,451	\$69,609
2016-2021 Annual Rate	0.62%	1.36%	1.45%
<b>Per Capita Income</b>			
2016 Per Capita Income	\$23,513	\$25,126	\$26,193
2021 Per Capita Income	\$24,232	\$26,771	\$28,076
2016-2021 Annual Rate	0.60%	1.28%	1.40%

Current median household income is \$47,589 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$46,576 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$64,784 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$69,609 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$26,193 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$28,076 in five years, compared to \$32,025 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	2,945	21,484	34,038
2000 Owner Occupied Housing Units	1,638	11,948	19,290
2000 Renter Occupied Housing Units	1,199	8,965	13,852
2000 Vacant Housing Units	108	571	896
2010 Total Housing Units	3,242	24,634	40,852
2010 Owner Occupied Housing Units	1,506	12,596	21,669
2010 Renter Occupied Housing Units	1,455	10,390	16,603
2010 Vacant Housing Units	281	1,648	2,580
2016 Total Housing Units	3,359	25,761	43,025
2016 Owner Occupied Housing Units	1,528	12,933	22,487
2016 Renter Occupied Housing Units	1,504	11,003	17,861
2016 Vacant Housing Units	327	1,824	2,677
2021 Total Housing Units	3,433	26,791	44,875
2021 Owner Occupied Housing Units	1,567	13,461	23,482
2021 Renter Occupied Housing Units	1,519	11,403	18,601
2021 Vacant Housing Units	348	1,927	2,793

Currently, 52.3% of the 43,025 housing units in the area are owner occupied; 41.5%, renter occupied; and 6.2% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 40,852 housing units in the area - 53.0% owner occupied, 40.6% renter occupied, and 6.3% vacant. The annual rate of change in housing units since 2010 is 2.33%. Median home value in the area is \$154,040, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 2.28% annually to \$172,425.

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

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