



Community Profile

145 25th Ave S, Saint Cloud, Minnesota, 56301
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 45.55008
Longitude: -94.18834

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	10,899	63,237	95,460
2020 Total Population	11,662	65,897	101,992
2020 Group Quarters	210	3,668	5,046
2022 Total Population	11,726	66,720	103,312
2022 Group Quarters	210	3,668	5,046
2027 Total Population	11,861	67,505	104,763
2022-2027 Annual Rate	0.23%	0.23%	0.28%
2022 Total Daytime Population	14,505	87,831	124,242
Workers	9,368	56,924	75,634
Residents	5,137	30,907	48,608
Household Summary			
2010 Households	4,452	25,000	37,494
2010 Average Household Size	2.40	2.34	2.37
2020 Total Households	4,581	25,979	40,863
2020 Average Household Size	2.50	2.40	2.37
2022 Households	4,605	26,217	41,369
2022 Average Household Size	2.50	2.41	2.38
2027 Households	4,651	26,546	42,028
2027 Average Household Size	2.51	2.40	2.37
2022-2027 Annual Rate	0.20%	0.25%	0.32%
2010 Families	2,489	12,802	20,623
2010 Average Family Size	3.04	2.94	2.96
2022 Families	2,493	13,176	22,463
2022 Average Family Size	3.19	3.04	2.96
2027 Families	2,515	13,415	22,899
2027 Average Family Size	3.17	3.02	2.94
2022-2027 Annual Rate	0.18%	0.36%	0.39%
Housing Unit Summary			
2000 Housing Units	4,330	24,652	33,262
Owner Occupied Housing Units	65.8%	53.7%	56.3%
Renter Occupied Housing Units	32.4%	43.6%	41.0%
Vacant Housing Units	1.8%	2.8%	2.6%
2010 Housing Units	4,810	26,904	40,101
Owner Occupied Housing Units	52.7%	49.1%	52.2%
Renter Occupied Housing Units	39.9%	43.9%	41.3%
Vacant Housing Units	7.4%	7.1%	6.5%
2020 Housing Units	4,794	27,718	43,156
Vacant Housing Units	4.4%	6.3%	5.3%
2022 Housing Units	4,911	28,173	43,966
Owner Occupied Housing Units	52.0%	48.9%	52.2%
Renter Occupied Housing Units	41.8%	44.1%	41.9%
Vacant Housing Units	6.2%	6.9%	5.9%
2027 Housing Units	4,958	28,627	44,796
Owner Occupied Housing Units	52.8%	50.5%	53.8%
Renter Occupied Housing Units	41.0%	42.2%	40.0%
Vacant Housing Units	6.2%	7.3%	6.2%
Median Household Income			
2022	\$54,004	\$54,105	\$58,338
2027	\$67,000	\$63,539	\$68,757
Median Home Value			
2022	\$136,577	\$193,920	\$209,324
2027	\$229,464	\$294,908	\$290,954
Per Capita Income			
2022	\$29,181	\$29,937	\$31,961
2027	\$33,835	\$35,010	\$37,216
Median Age			
2010	31.5	29.2	30.2
2022	33.5	32.6	33.4
2027	34.3	33.6	34.1

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

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

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2022 Households by Income			
Household Income Base	4,605	26,217	41,369
<\$15,000	7.4%	11.7%	9.9%
\$15,000 - \$24,999	10.6%	8.9%	8.2%
\$25,000 - \$34,999	10.3%	11.0%	9.8%
\$35,000 - \$49,999	17.7%	13.8%	13.6%
\$50,000 - \$74,999	17.6%	19.9%	19.8%
\$75,000 - \$99,999	15.2%	13.5%	14.2%
\$100,000 - \$149,999	11.9%	11.8%	13.9%
\$150,000 - \$199,999	7.0%	6.0%	7.2%
\$200,000+	2.2%	3.4%	3.5%
Average Household Income	\$73,776	\$74,805	\$79,234
2027 Households by Income			
Household Income Base	4,651	26,546	42,028
<\$15,000	6.3%	9.3%	7.9%
\$15,000 - \$24,999	8.3%	7.1%	6.5%
\$25,000 - \$34,999	9.8%	10.6%	9.0%
\$35,000 - \$49,999	14.1%	12.4%	12.5%
\$50,000 - \$74,999	15.4%	16.7%	17.4%
\$75,000 - \$99,999	18.8%	15.6%	15.2%
\$100,000 - \$149,999	16.0%	16.1%	17.4%
\$150,000 - \$199,999	9.0%	8.1%	10.0%
\$200,000+	2.4%	4.0%	4.1%
Average Household Income	\$85,622	\$87,496	\$92,194
2022 Owner Occupied Housing Units by Value			
Total	2,554	13,772	22,929
<\$50,000	14.6%	8.7%	8.2%
\$50,000 - \$99,999	15.3%	7.6%	5.1%
\$100,000 - \$149,999	27.6%	18.5%	13.8%
\$150,000 - \$199,999	13.0%	17.3%	18.9%
\$200,000 - \$249,999	11.0%	15.8%	21.9%
\$250,000 - \$299,999	6.9%	9.0%	10.7%
\$300,000 - \$399,999	6.9%	14.0%	12.8%
\$400,000 - \$499,999	1.4%	4.2%	3.8%
\$500,000 - \$749,999	1.3%	3.0%	2.9%
\$750,000 - \$999,999	0.5%	1.1%	1.0%
\$1,000,000 - \$1,499,999	1.4%	0.5%	0.7%
\$1,500,000 - \$1,999,999	0.0%	0.1%	0.1%
\$2,000,000 +	0.3%	0.2%	0.1%
Average Home Value	\$183,056	\$230,047	\$238,424
2027 Owner Occupied Housing Units by Value			
Total	2,620	14,458	24,110
<\$50,000	15.1%	6.5%	5.6%
\$50,000 - \$99,999	4.5%	1.9%	1.3%
\$100,000 - \$149,999	4.4%	1.5%	1.2%
\$150,000 - \$199,999	14.7%	8.5%	7.2%
\$200,000 - \$249,999	19.2%	17.5%	20.0%
\$250,000 - \$299,999	12.7%	15.7%	18.0%
\$300,000 - \$399,999	15.0%	30.0%	27.9%
\$400,000 - \$499,999	5.1%	9.2%	9.1%
\$500,000 - \$749,999	2.9%	5.6%	6.0%
\$750,000 - \$999,999	1.2%	2.1%	2.0%
\$1,000,000 - \$1,499,999	4.1%	1.1%	1.4%
\$1,500,000 - \$1,999,999	0.1%	0.1%	0.1%
\$2,000,000 +	0.9%	0.3%	0.3%
Average Home Value	\$294,170	\$325,704	\$330,349

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

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

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2010 Population by Age			
Total	10,897	63,237	95,463
0 - 4	7.3%	5.8%	6.5%
5 - 9	5.9%	5.0%	5.7%
10 - 14	6.1%	4.6%	5.1%
15 - 24	18.2%	27.0%	23.1%
25 - 34	17.9%	15.0%	16.0%
35 - 44	12.3%	9.9%	10.7%
45 - 54	12.8%	11.9%	12.0%
55 - 64	10.3%	9.8%	9.5%
65 - 74	4.6%	5.3%	5.2%
75 - 84	3.4%	4.0%	4.0%
85 +	1.2%	1.7%	2.1%
18 +	77.0%	81.5%	79.4%
2022 Population by Age			
Total	11,726	66,720	103,314
0 - 4	6.7%	5.4%	6.0%
5 - 9	6.3%	5.1%	5.7%
10 - 14	5.6%	4.7%	5.3%
15 - 24	14.0%	21.5%	18.8%
25 - 34	20.6%	17.1%	16.7%
35 - 44	14.4%	11.0%	12.4%
45 - 54	10.4%	9.9%	10.2%
55 - 64	9.9%	10.6%	10.6%
65 - 74	7.4%	8.0%	7.8%
75 - 84	3.2%	4.7%	4.4%
85 +	1.4%	2.0%	2.1%
18 +	78.4%	81.8%	79.6%
2027 Population by Age			
Total	11,860	67,505	104,765
0 - 4	6.8%	5.5%	6.1%
5 - 9	6.2%	5.0%	5.7%
10 - 14	5.9%	4.8%	5.4%
15 - 24	14.3%	21.3%	18.9%
25 - 34	18.0%	15.3%	15.1%
35 - 44	16.0%	12.4%	13.4%
45 - 54	10.8%	9.8%	10.2%
55 - 64	9.1%	9.7%	9.5%
65 - 74	7.8%	8.4%	8.2%
75 - 84	3.8%	5.7%	5.3%
85 +	1.3%	2.1%	2.2%
18 +	78.0%	81.5%	79.4%
2010 Population by Sex			
Males	5,480	32,360	48,152
Females	5,419	30,877	47,308
2022 Population by Sex			
Males	5,919	33,808	51,840
Females	5,807	32,912	51,472
2027 Population by Sex			
Males	5,956	34,109	52,421
Females	5,905	33,396	52,342

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

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2010 Population by Race/Ethnicity			
Total	10,899	63,238	95,461
White Alone	82.4%	84.6%	86.9%
Black Alone	10.4%	7.7%	6.1%
American Indian Alone	0.5%	0.6%	0.6%
Asian Alone	3.1%	3.6%	3.2%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	0.9%	1.0%	0.9%
Two or More Races	2.7%	2.5%	2.3%
Hispanic Origin	2.6%	2.7%	2.5%
Diversity Index	34.3	31.4	27.6
2020 Population by Race/Ethnicity			
Total	11,662	65,897	101,992
White Alone	61.9%	67.3%	72.7%
Black Alone	26.8%	20.8%	15.9%
American Indian Alone	0.7%	0.7%	0.7%
Asian Alone	2.7%	3.3%	3.1%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	1.9%	2.1%	2.0%
Two or More Races	6.0%	5.6%	5.6%
Hispanic Origin	4.1%	4.5%	4.3%
Diversity Index	57.7	54.2	48.9
2022 Population by Race/Ethnicity			
Total	11,726	66,718	103,311
White Alone	60.5%	66.3%	71.9%
Black Alone	28.0%	21.6%	16.4%
American Indian Alone	0.7%	0.8%	0.7%
Asian Alone	2.7%	3.3%	3.1%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	1.9%	2.2%	2.1%
Two or More Races	6.2%	5.8%	5.7%
Hispanic Origin	4.2%	4.6%	4.4%
Diversity Index	58.7	55.2	49.8
2027 Population by Race/Ethnicity			
Total	11,860	67,506	104,762
White Alone	57.0%	63.8%	69.7%
Black Alone	30.7%	23.3%	17.8%
American Indian Alone	0.7%	0.8%	0.7%
Asian Alone	2.6%	3.3%	3.1%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	2.0%	2.4%	2.3%
Two or More Races	6.9%	6.4%	6.4%
Hispanic Origin	4.3%	4.7%	4.6%
Diversity Index	61.0	57.5	52.3
2010 Population by Relationship and Household Type			
Total	10,899	63,237	95,461
In Households	98.2%	92.3%	93.2%
In Family Households	72.5%	62.0%	66.4%
Householder	22.9%	20.4%	21.6%
Spouse	15.5%	14.4%	15.7%
Child	27.6%	22.3%	24.5%
Other relative	3.3%	2.4%	2.2%
Nonrelative	3.1%	2.5%	2.5%
In Nonfamily Households	25.6%	30.3%	26.7%
In Group Quarters	1.8%	7.7%	6.8%
Institutionalized Population	0.1%	1.6%	2.2%
Noninstitutionalized Population	1.7%	6.1%	4.6%

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.

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2022 Population 25+ by Educational Attainment			
Total	7,905	42,280	66,287
Less than 9th Grade	7.4%	4.7%	3.8%
9th - 12th Grade, No Diploma	3.6%	4.3%	3.7%
High School Graduate	24.1%	22.9%	22.3%
GED/Alternative Credential	3.1%	3.5%	3.2%
Some College, No Degree	19.8%	20.3%	20.7%
Associate Degree	12.5%	13.2%	14.2%
Bachelor's Degree	19.2%	20.5%	21.9%
Graduate/Professional Degree	10.3%	10.4%	10.1%
2022 Population 15+ by Marital Status			
Total	9,541	56,606	85,691
Never Married	38.6%	45.6%	41.7%
Married	44.5%	38.8%	42.5%
Widowed	3.3%	4.3%	4.8%
Divorced	13.6%	11.3%	11.1%
2022 Civilian Population 16+ in Labor Force			
Civilian Population 16+	7,000	37,765	56,747
Population 16+ Employed	95.2%	96.4%	96.9%
Population 16+ Unemployment rate	4.8%	3.6%	3.1%
Population 16-24 Employed	18.3%	27.9%	24.7%
Population 16-24 Unemployment rate	10.2%	5.6%	5.1%
Population 25-54 Employed	66.8%	54.3%	58.3%
Population 25-54 Unemployment rate	2.9%	3.1%	2.6%
Population 55-64 Employed	11.5%	12.8%	12.8%
Population 55-64 Unemployment rate	6.0%	1.5%	1.5%
Population 65+ Employed	3.4%	5.0%	4.2%
Population 65+ Unemployment rate	7.3%	2.8%	2.5%
2022 Employed Population 16+ by Industry			
Total	6,663	36,401	55,010
Agriculture/Mining	0.1%	0.3%	0.4%
Construction	3.8%	3.0%	3.9%
Manufacturing	16.2%	12.6%	11.8%
Wholesale Trade	2.3%	2.3%	2.4%
Retail Trade	15.7%	16.8%	15.5%
Transportation/Utilities	7.1%	5.6%	5.9%
Information	1.3%	1.4%	1.3%
Finance/Insurance/Real Estate	5.6%	6.1%	6.5%
Services	45.6%	49.5%	49.3%
Public Administration	2.4%	2.4%	3.0%
2022 Employed Population 16+ by Occupation			
Total	6,662	36,404	55,009
White Collar	52.7%	54.7%	57.0%
Management/Business/Financial	9.6%	11.2%	12.3%
Professional	20.4%	20.3%	22.2%
Sales	8.7%	11.2%	10.7%
Administrative Support	13.9%	12.0%	11.8%
Services	16.6%	19.6%	18.1%
Blue Collar	30.7%	25.7%	24.9%
Farming/Forestry/Fishing	0.0%	0.2%	0.2%
Construction/Extraction	2.1%	2.3%	2.7%
Installation/Maintenance/Repair	0.8%	2.4%	2.4%
Production	12.2%	9.8%	9.2%
Transportation/Material Moving	15.6%	11.0%	10.4%

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2010 Households by Type			
Total	4,452	25,000	37,494
Households with 1 Person	30.9%	32.6%	30.7%
Households with 2+ People	69.1%	67.4%	69.3%
Family Households	55.9%	51.2%	55.0%
Husband-wife Families	37.8%	36.2%	39.9%
With Related Children	16.2%	14.1%	16.9%
Other Family (No Spouse Present)	18.1%	15.0%	15.1%
Other Family with Male Householder	5.5%	4.6%	4.6%
With Related Children	3.0%	2.4%	2.7%
Other Family with Female Householder	12.6%	10.4%	10.5%
With Related Children	8.1%	6.9%	7.2%
Nonfamily Households	13.2%	16.2%	14.3%
All Households with Children	27.9%	23.8%	27.3%
Multigenerational Households	1.7%	1.4%	1.5%
Unmarried Partner Households	9.9%	8.3%	8.5%
Male-female	9.4%	7.8%	8.0%
Same-sex	0.5%	0.5%	0.5%
2010 Households by Size			
Total	4,451	25,000	37,493
1 Person Household	30.9%	32.6%	30.7%
2 Person Household	34.0%	34.2%	34.2%
3 Person Household	15.2%	14.2%	15.0%
4 Person Household	11.0%	11.6%	12.4%
5 Person Household	5.2%	4.4%	4.8%
6 Person Household	2.1%	1.8%	1.8%
7 + Person Household	1.5%	1.2%	1.0%
2010 Households by Tenure and Mortgage Status			
Total	4,452	25,001	37,494
Owner Occupied	56.9%	52.8%	55.8%
Owned with a Mortgage/Loan	41.8%	37.0%	40.3%
Owned Free and Clear	15.0%	15.8%	15.5%
Renter Occupied	43.1%	47.2%	44.2%
2022 Affordability, Mortgage and Wealth			
Housing Affordability Index	176	123	122
Percent of Income for Mortgage	13.3%	18.9%	18.9%
Wealth Index	52	57	59
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	4,810	26,904	40,101
Housing Units Inside Urbanized Area	100.0%	98.5%	97.1%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	1.5%	2.9%
2010 Population By Urban/ Rural Status			
Total Population	10,899	63,237	95,460
Population Inside Urbanized Area	100.0%	98.5%	96.8%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	1.5%	3.2%

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.

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Top 3 Tapestry Segments			
1.	Traditional Living (12B)	Old and Newcomers (8F)	Bright Young Professionals (8C)
2.	Young and Restless (11B)	Set to Impress (11D)	Old and Newcomers (8F)
3.	Bright Young Professionals (8C)	Rustbelt Traditions (5D)	Workday Drive (4A)
2022 Consumer Spending			
Apparel & Services: Total \$	\$8,290,042	\$47,169,651	\$78,198,300
Average Spent	\$1,800.23	\$1,799.20	\$1,890.26
Spending Potential Index	75	75	78
Education: Total \$	\$6,011,363	\$37,495,299	\$61,063,474
Average Spent	\$1,305.40	\$1,430.19	\$1,476.07
Spending Potential Index	67	73	75
Entertainment/Recreation: Total \$	\$12,038,689	\$69,324,158	\$115,347,355
Average Spent	\$2,614.26	\$2,644.24	\$2,788.26
Spending Potential Index	71	72	76
Food at Home: Total \$	\$20,763,229	\$118,557,482	\$196,442,092
Average Spent	\$4,508.84	\$4,522.16	\$4,748.53
Spending Potential Index	73	73	77
Food Away from Home: Total \$	\$14,574,845	\$83,884,318	\$139,526,277
Average Spent	\$3,165.00	\$3,199.62	\$3,372.73
Spending Potential Index	73	74	78
Health Care: Total \$	\$23,391,536	\$133,766,253	\$222,625,095
Average Spent	\$5,079.60	\$5,102.27	\$5,381.45
Spending Potential Index	72	72	76
HH Furnishings & Equipment: Total \$	\$8,375,023	\$48,156,545	\$80,951,156
Average Spent	\$1,818.68	\$1,836.84	\$1,956.81
Spending Potential Index	71	72	76
Personal Care Products & Services: Total \$	\$3,431,899	\$19,687,606	\$32,751,491
Average Spent	\$745.25	\$750.95	\$791.69
Spending Potential Index	73	74	78
Shelter: Total \$	\$74,622,226	\$434,939,866	\$722,116,849
Average Spent	\$16,204.61	\$16,589.99	\$17,455.51
Spending Potential Index	71	72	76
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$8,377,030	\$49,826,019	\$85,050,671
Average Spent	\$1,819.12	\$1,900.52	\$2,055.90
Spending Potential Index	67	70	76
Travel: Total \$	\$8,891,617	\$51,827,292	\$87,689,694
Average Spent	\$1,930.86	\$1,976.86	\$2,119.70
Spending Potential Index	67	69	74
Vehicle Maintenance & Repairs: Total \$	\$4,367,891	\$24,984,021	\$41,519,042
Average Spent	\$948.51	\$952.97	\$1,003.63
Spending Potential Index	75	76	80

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

Source: Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

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

January 31, 2023