



Executive Summary

1175 S Clinton St, Grand Ledge, Michigan, 48837
Rings: 1, 3, 5 mile radii

Prepared by Matthew Wisniewski, CCIM

Latitude: 42.73659
Longitude: -84.73959

	1 mile	3 miles	5 miles
Population			
2000 Population	3,325	13,650	24,956
2010 Population	3,703	15,231	27,642
2018 Population	3,768	16,103	28,944
2023 Population	3,832	16,638	29,802
2000-2010 Annual Rate	1.08%	1.10%	1.03%
2010-2018 Annual Rate	0.21%	0.68%	0.56%
2018-2023 Annual Rate	0.34%	0.66%	0.59%
2018 Male Population	46.7%	48.2%	47.8%
2018 Female Population	53.4%	51.8%	52.2%
2018 Median Age	45.9	42.7	43.2

In the identified area, the current year population is 28,944. In 2010, the Census count in the area was 27,642. The rate of change since 2010 was 0.56% annually. The five-year projection for the population in the area is 29,802 representing a change of 0.59% annually from 2018 to 2023. Currently, the population is 47.8% male and 52.2% female.

Median Age

The median age in this area is 45.9, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	93.9%	92.0%	87.9%
2018 Black Alone	1.1%	1.8%	4.6%
2018 American Indian/Alaska Native Alone	0.6%	0.6%	0.6%
2018 Asian Alone	1.2%	2.0%	2.9%
2018 Pacific Islander Alone	0.0%	0.1%	0.0%
2018 Other Race	1.0%	1.0%	1.3%
2018 Two or More Races	2.3%	2.6%	2.7%
2018 Hispanic Origin (Any Race)	4.4%	4.6%	5.0%

Persons of Hispanic origin represent 5.0% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 29.9 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	1,424	5,376	10,227
2010 Households	1,614	6,127	11,794
2018 Total Households	1,642	6,502	12,404
2023 Total Households	1,667	6,732	12,794
2000-2010 Annual Rate	1.26%	1.32%	1.44%
2010-2018 Annual Rate	0.21%	0.72%	0.61%
2018-2023 Annual Rate	0.30%	0.70%	0.62%
2018 Average Household Size	2.28	2.46	2.32

The household count in this area has changed from 11,794 in 2010 to 12,404 in the current year, a change of 0.61% annually. The five-year projection of households is 12,794, a change of 0.62% annually from the current year total. Average household size is currently 2.32, compared to 2.33 in the year 2010. The number of families in the current year is 7,750 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 2018 and 2023. Esri converted Census 2000 data into 2010 geography.



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Median Household Income			
2018 Median Household Income	\$57,051	\$68,748	\$66,730
2023 Median Household Income	\$66,279	\$79,026	\$77,300
2018-2023 Annual Rate	3.04%	2.83%	2.98%
Average Household Income			
2018 Average Household Income	\$72,954	\$80,982	\$79,302
2023 Average Household Income	\$87,309	\$94,855	\$93,212
2018-2023 Annual Rate	3.66%	3.21%	3.29%
Per Capita Income			
2018 Per Capita Income	\$31,990	\$32,835	\$34,251
2023 Per Capita Income	\$38,177	\$38,511	\$40,285
2018-2023 Annual Rate	3.60%	3.24%	3.30%

Current median household income is \$66,730 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$77,300 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$79,302 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$93,212 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$34,251 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$40,285 in five years, compared to \$36,530 for all U.S. households

Housing			
2000 Total Housing Units	1,508	5,597	10,714
2000 Owner Occupied Housing Units	979	4,118	7,188
2000 Renter Occupied Housing Units	444	1,258	3,039
2000 Vacant Housing Units	85	221	487
2010 Total Housing Units	1,708	6,567	12,659
2010 Owner Occupied Housing Units	1,057	4,681	8,072
2010 Renter Occupied Housing Units	557	1,446	3,722
2010 Vacant Housing Units	94	440	865
2018 Total Housing Units	1,743	6,843	13,207
2018 Owner Occupied Housing Units	1,005	4,691	8,094
2018 Renter Occupied Housing Units	636	1,812	4,310
2018 Vacant Housing Units	101	341	803
2023 Total Housing Units	1,770	7,071	13,604
2023 Owner Occupied Housing Units	1,033	4,908	8,446
2023 Renter Occupied Housing Units	634	1,824	4,348
2023 Vacant Housing Units	103	339	810

Currently, 61.3% of the 13,207 housing units in the area are owner occupied; 32.6%, renter occupied; and 6.1% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 12,659 housing units in the area - 63.8% owner occupied, 29.4% renter occupied, and 6.8% vacant. The annual rate of change in housing units since 2010 is 1.90%. Median home value in the area is \$182,162, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 2.37% annually to \$204,804.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.