



Demographic and Income Profile

1227 4th Ave S, Saint Cloud, Minnesota, 56301
Ring: 3 mile radius

Prepared by Esri
Latitude: 45.54636
Longitude: -94.15318

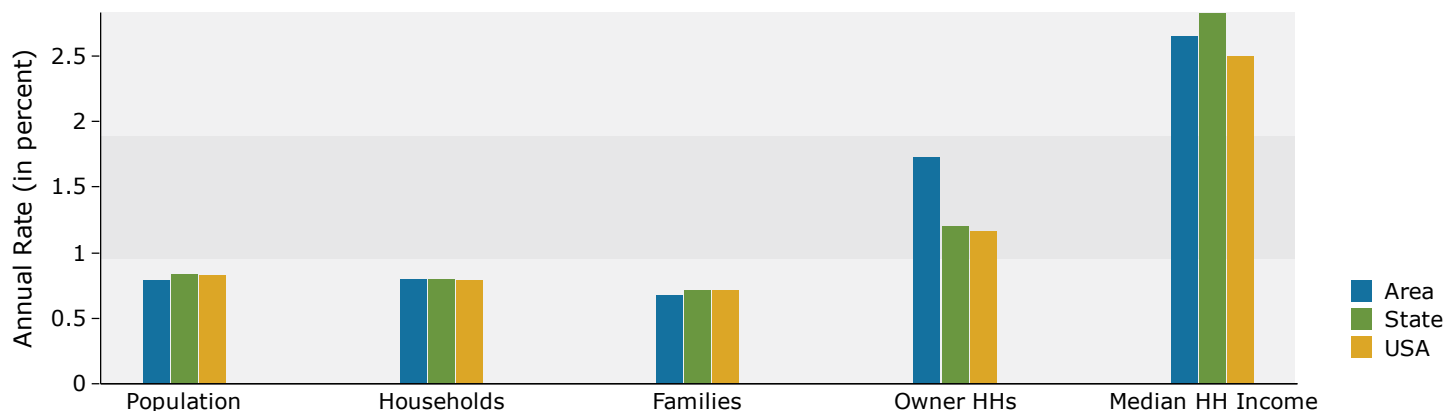
Summary	Census 2010	2018	2023				
Population	57,392	60,331	62,765				
Households	22,225	23,380	24,327				
Families	11,154	11,544	11,936				
Average Household Size	2.34	2.36	2.37				
Owner Occupied Housing Units	11,407	11,635	12,674				
Renter Occupied Housing Units	10,818	11,745	11,653				
Median Age	28.2	29.6	30.6				
Trends: 2018 - 2023 Annual Rate	Area	State	National				
Population	0.79%	0.84%	0.83%				
Households	0.80%	0.80%	0.79%				
Families	0.67%	0.71%	0.71%				
Owner HHs	1.73%	1.20%	1.16%				
Median Household Income	2.65%	2.83%	2.50%				
Households by Income	2018		2023				
	Number	Percent	Number	Percent			
	<\$15,000	3,990	17.1%	3,573	14.7%		
	\$15,000 - \$24,999	3,068	13.1%	2,851	11.7%		
	\$25,000 - \$34,999	2,721	11.6%	2,622	10.8%		
	\$35,000 - \$49,999	3,388	14.5%	3,437	14.1%		
	\$50,000 - \$74,999	3,734	16.0%	3,897	16.0%		
	\$75,000 - \$99,999	2,447	10.5%	2,741	11.3%		
	\$100,000 - \$149,999	2,367	10.1%	3,037	12.5%		
	\$150,000 - \$199,999	856	3.7%	1,091	4.5%		
\$200,000+	801	3.4%	1,068	4.4%			
Median Household Income	\$42,242		\$48,143				
Average Household Income	\$62,809		\$73,534				
Per Capita Income	\$25,157		\$29,263				
Population by Age	Census 2010		2018		2023		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	3,254	5.7%	3,205	5.3%	3,371	5.4%
	5 - 9	2,796	4.9%	2,958	4.9%	3,051	4.9%
	10 - 14	2,600	4.5%	2,737	4.5%	2,918	4.6%
	15 - 19	5,598	9.8%	5,154	8.5%	5,387	8.6%
	20 - 24	11,059	19.3%	10,732	17.8%	10,525	16.8%
	25 - 34	8,756	15.3%	9,934	16.5%	10,024	16.0%
	35 - 44	5,681	9.9%	6,021	10.0%	6,795	10.8%
	45 - 54	6,498	11.3%	6,062	10.0%	5,956	9.5%
	55 - 64	5,258	9.2%	6,022	10.0%	5,999	9.6%
	65 - 74	2,802	4.9%	4,082	6.8%	4,775	7.6%
	75 - 84	2,063	3.6%	2,251	3.7%	2,803	4.5%
	85+	1,028	1.8%	1,172	1.9%	1,163	1.9%
Race and Ethnicity	Census 2010		2018		2023		
	Number	Percent	Number	Percent	Number	Percent	
	White Alone	48,282	84.1%	45,761	75.9%	44,773	71.3%
	Black Alone	4,795	8.4%	9,451	15.7%	12,147	19.4%
	American Indian Alone	404	0.7%	430	0.7%	458	0.7%
	Asian Alone	1,965	3.4%	2,254	3.7%	2,489	4.0%
	Pacific Islander Alone	16	0.0%	32	0.1%	41	0.1%
	Some Other Race Alone	448	0.8%	556	0.9%	648	1.0%
	Two or More Races	1,482	2.6%	1,846	3.1%	2,209	3.5%
	Hispanic Origin (Any Race)	1,467	2.6%	1,833	3.0%	2,162	3.4%

Data Note: Income is expressed in current dollars.

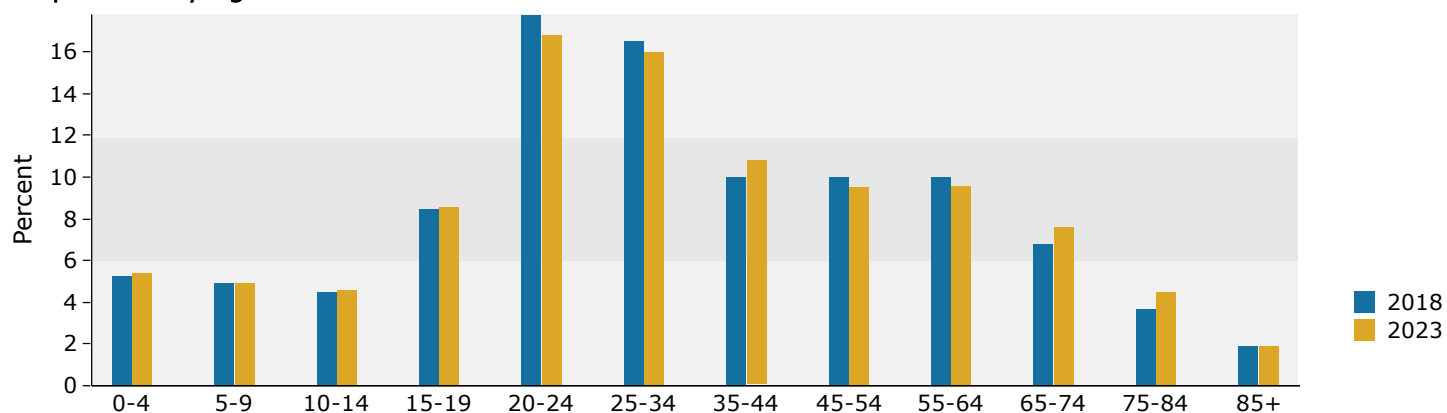
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

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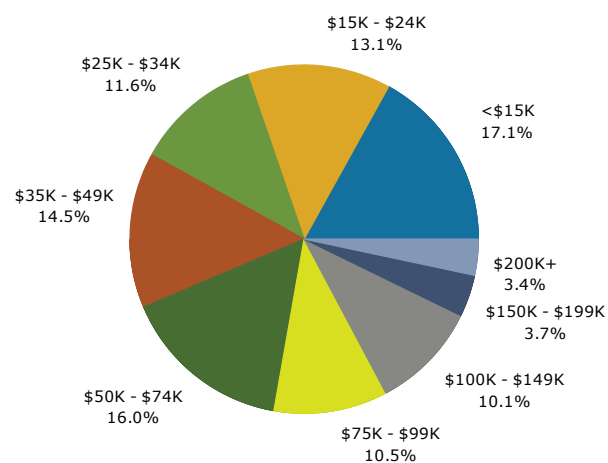
Trends 2018-2023



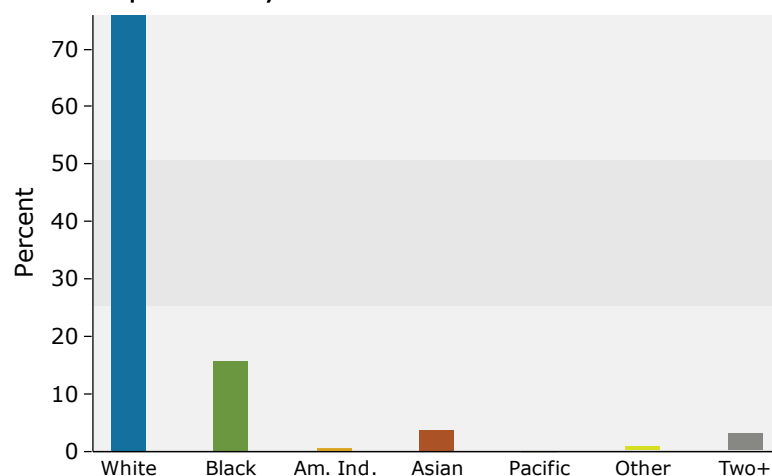
Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 3.0%



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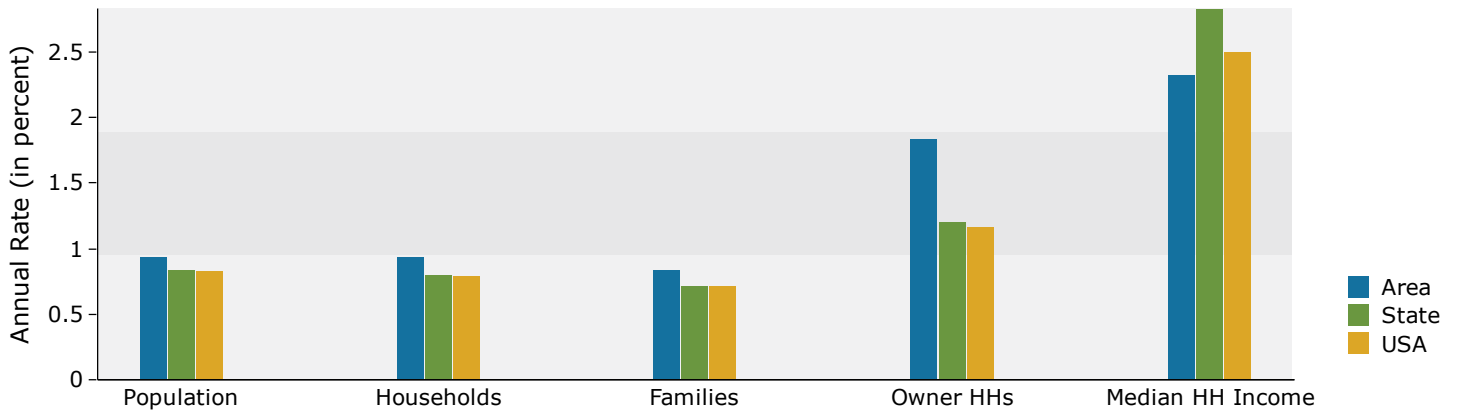
Summary	Census 2010	2018	2023				
Population	87,829	93,872	98,344				
Households	34,535	36,926	38,693				
Families	18,827	19,897	20,749				
Average Household Size	2.37	2.38	2.39				
Owner Occupied Housing Units	19,041	19,821	21,701				
Renter Occupied Housing Units	15,494	17,106	16,992				
Median Age	29.9	31.8	32.7				
Trends: 2018 - 2023 Annual Rate	Area	State	National				
Population	0.94%	0.84%	0.83%				
Households	0.94%	0.80%	0.79%				
Families	0.84%	0.71%	0.71%				
Owner HHs	1.83%	1.20%	1.16%				
Median Household Income	2.32%	2.83%	2.50%				
Households by Income	2018		2023				
	Number	Percent	Number	Percent			
	<\$15,000	5,146	13.9%	4,577	11.8%		
	\$15,000 - \$24,999	4,244	11.5%	3,897	10.1%		
	\$25,000 - \$34,999	3,939	10.7%	3,755	9.7%		
	\$35,000 - \$49,999	5,594	15.2%	5,590	14.5%		
	\$50,000 - \$74,999	6,415	17.4%	6,599	17.1%		
	\$75,000 - \$99,999	4,384	11.9%	4,855	12.6%		
	\$100,000 - \$149,999	4,415	12.0%	5,705	14.7%		
	\$150,000 - \$199,999	1,509	4.1%	1,979	5.1%		
\$200,000+	1,270	3.4%	1,728	4.5%			
Median Household Income	\$48,347		\$54,211				
Average Household Income	\$67,386		\$78,926				
Per Capita Income	\$27,218		\$31,721				
Population by Age	Census 2010		2018		2023		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	5,539	6.3%	5,548	5.9%	5,906	6.0%
	5 - 9	4,856	5.5%	5,181	5.5%	5,382	5.5%
	10 - 14	4,405	5.0%	4,818	5.1%	5,151	5.2%
	15 - 19	7,484	8.5%	7,024	7.5%	7,455	7.6%
	20 - 24	13,667	15.6%	12,987	13.8%	12,885	13.1%
	25 - 34	13,776	15.7%	15,867	16.9%	15,892	16.2%
	35 - 44	9,311	10.6%	10,315	11.0%	11,940	12.1%
	45 - 54	10,680	12.2%	9,817	10.5%	9,593	9.8%
	55 - 64	8,427	9.6%	9,960	10.6%	9,805	10.0%
	65 - 74	4,580	5.2%	6,740	7.2%	7,868	8.0%
	75 - 84	3,420	3.9%	3,698	3.9%	4,547	4.6%
	85+	1,684	1.9%	1,918	2.0%	1,922	2.0%
Race and Ethnicity	Census 2010		2018		2023		
	Number	Percent	Number	Percent	Number	Percent	
	White Alone	75,989	86.5%	74,684	79.6%	74,367	75.6%
	Black Alone	5,691	6.5%	11,607	12.4%	15,124	15.4%
	American Indian Alone	556	0.6%	607	0.6%	656	0.7%
	Asian Alone	2,785	3.2%	3,355	3.6%	3,820	3.9%
	Pacific Islander Alone	21	0.0%	41	0.0%	53	0.1%
	Some Other Race Alone	735	0.8%	934	1.0%	1,103	1.1%
	Two or More Races	2,052	2.3%	2,645	2.8%	3,223	3.3%
	Hispanic Origin (Any Race)	2,135	2.4%	2,762	2.9%	3,330	3.4%

Data Note: Income is expressed in current dollars.

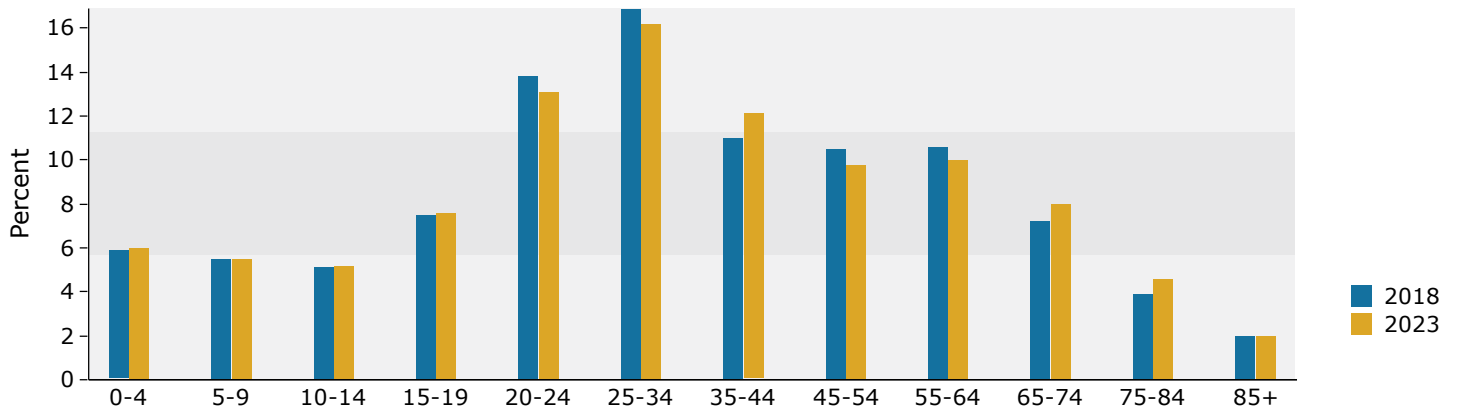
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

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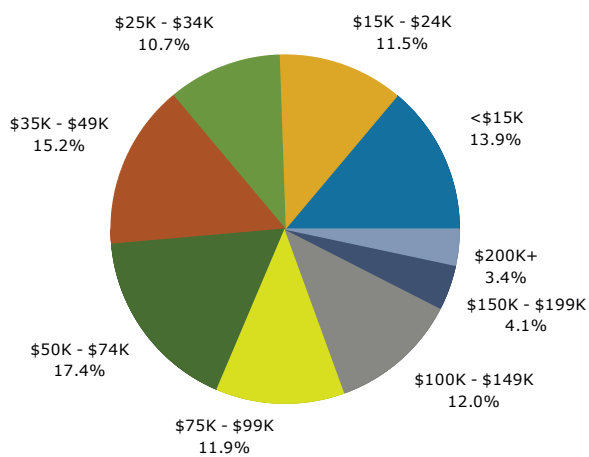
Trends 2018-2023



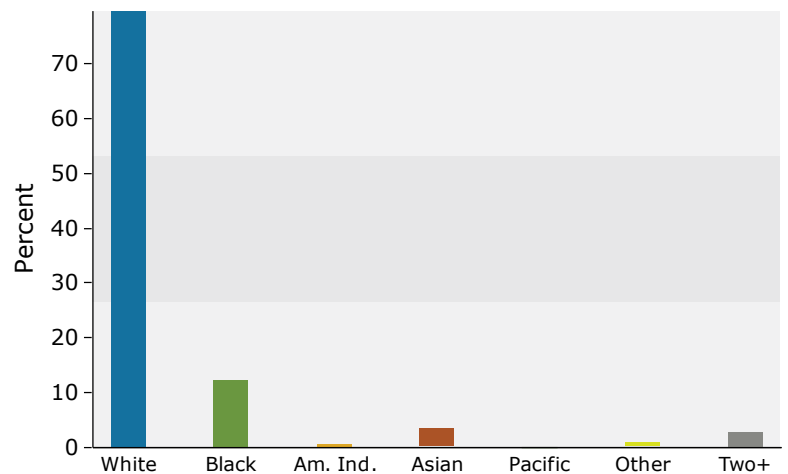
Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 2.9%



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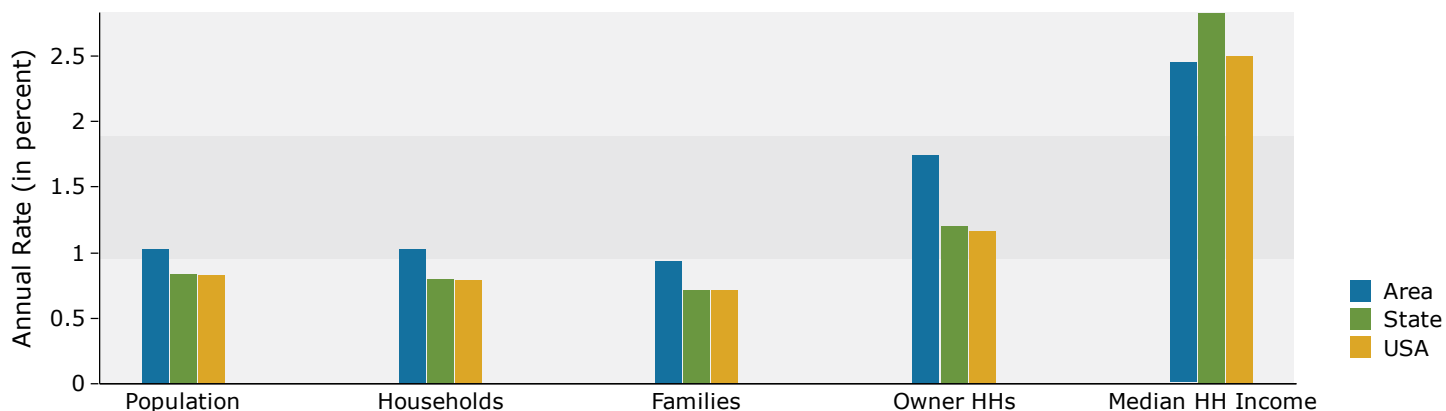
Summary	Census 2010	2018	2023				
Population	124,497	134,168	141,151				
Households	47,378	51,104	53,765				
Families	28,194	30,090	31,524				
Average Household Size	2.45	2.47	2.48				
Owner Occupied Housing Units	29,316	30,728	33,514				
Renter Occupied Housing Units	18,062	20,377	20,251				
Median Age	31.0	32.8	33.5				
Trends: 2018 - 2023 Annual Rate	Area	State	National				
Population	1.02%	0.84%	0.83%				
Households	1.02%	0.80%	0.79%				
Families	0.94%	0.71%	0.71%				
Owner HHs	1.75%	1.20%	1.16%				
Median Household Income	2.45%	2.83%	2.50%				
Households by Income	2018		2023				
	Number	Percent	Number	Percent			
	<\$15,000	5,827	11.4%	5,161	9.6%		
	\$15,000 - \$24,999	5,183	10.1%	4,726	8.8%		
	\$25,000 - \$34,999	4,891	9.6%	4,617	8.6%		
	\$35,000 - \$49,999	7,291	14.3%	7,191	13.4%		
	\$50,000 - \$74,999	9,105	17.8%	9,199	17.1%		
	\$75,000 - \$99,999	6,779	13.3%	7,328	13.6%		
	\$100,000 - \$149,999	7,211	14.1%	9,134	17.0%		
	\$150,000 - \$199,999	2,712	5.3%	3,542	6.6%		
	\$200,000+	2,096	4.1%	2,858	5.3%		
	Median Household Income	\$54,738		\$61,772			
Average Household Income	\$74,583		\$87,122				
Per Capita Income	\$29,148		\$33,891				
Population by Age	Census 2010		2018		2023		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	8,196	6.6%	8,267	6.2%	8,830	6.3%
	5 - 9	7,582	6.1%	7,954	5.9%	8,271	5.9%
	10 - 14	7,006	5.6%	7,690	5.7%	8,137	5.8%
	15 - 19	10,379	8.3%	10,099	7.5%	10,756	7.6%
	20 - 24	16,829	13.5%	16,326	12.2%	16,251	11.5%
	25 - 34	18,802	15.1%	21,124	15.7%	21,370	15.1%
	35 - 44	14,142	11.4%	15,638	11.7%	17,927	12.7%
	45 - 54	15,946	12.8%	14,912	11.1%	14,551	10.3%
	55 - 64	12,226	9.8%	14,726	11.0%	14,550	10.3%
	65 - 74	6,507	5.2%	9,706	7.2%	11,486	8.1%
	75 - 84	4,639	3.7%	5,143	3.8%	6,391	4.5%
	85+	2,243	1.8%	2,582	1.9%	2,631	1.9%
	Race and Ethnicity	Census 2010		2018		2023	
Number		Percent	Number	Percent	Number	Percent	
White Alone		110,827	89.0%	111,842	83.4%	112,984	80.0%
Black Alone		6,028	4.8%	12,551	9.4%	16,540	11.7%
American Indian Alone		646	0.5%	723	0.5%	794	0.6%
Asian Alone		3,374	2.7%	4,222	3.1%	4,904	3.5%
Pacific Islander Alone		35	0.0%	65	0.0%	82	0.1%
Some Other Race Alone		1,062	0.9%	1,419	1.1%	1,710	1.2%
Two or More Races		2,525	2.0%	3,347	2.5%	4,137	2.9%
Hispanic Origin (Any Race)		2,870	2.3%	3,858	2.9%	4,725	3.3%

Data Note: Income is expressed in current dollars.

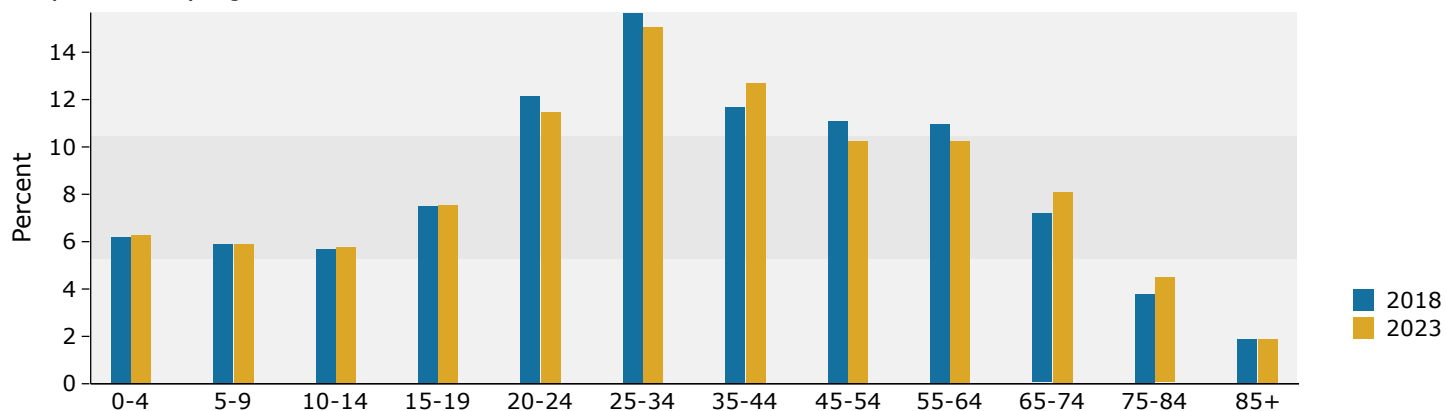
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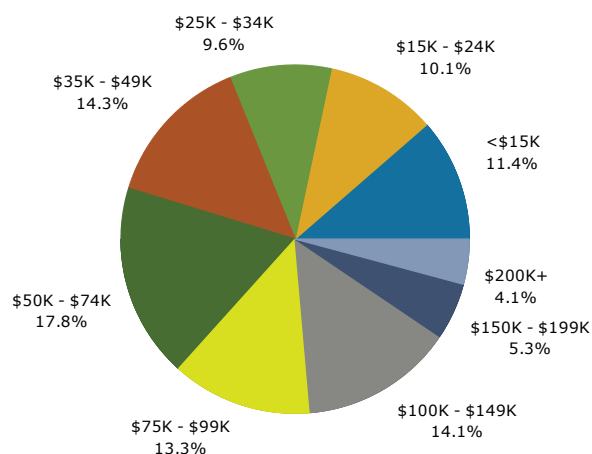
Trends 2018-2023



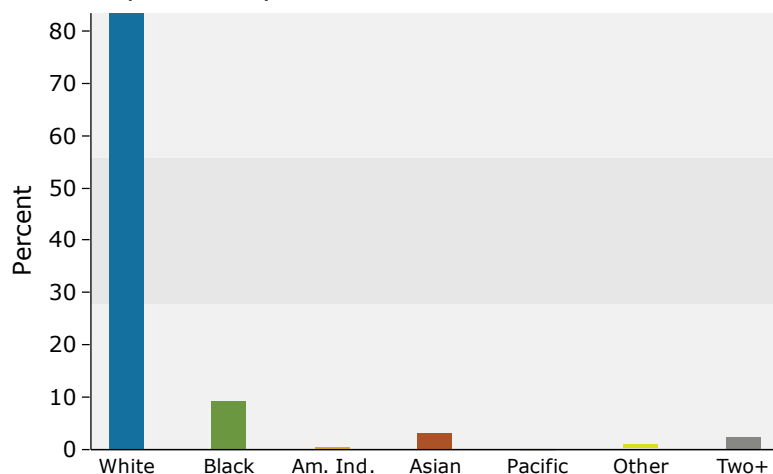
Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 2.9%