

Senior Demographic Analysis

125 units

Description	Ramsey - The COR		
	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population 2014	2,151	20,252	58,182
Projected Population 2019	2,240	21,122	60,740
Growth Projection	4.1%	4.3%	4.4%
Total Family Households	551	5,500	15,204
Total Non-Family Households	251	1,450	5,880
Total Households	802	6,950	21,084
Population Aged 45-54	249	3,175	9,194
% of Total Population	12%	16%	16%
Male	130	1,632	4,681
Female	119	1,543	4,513
Population Aged 55-64	297	2,448	6,881
% of Total Population	14%	12%	12%
Male	146	1,201	3,424
Female	151	1,247	3,457
Population Aged 65-74	104	1,087	3,396
% of Total Population	5%	5%	6%
Male	49	582	1,650
Female	55	505	1,746
Population Aged 75-84	20	277	1,338
% of Total Population	1%	1%	2%
Male	10	130	577
Female	10	147	761
Population Aged 85+	4	77	698
% of Total Population	0%	0%	1%
Male	-	30	233
Female	4	47	465
Age Qualifying Population - 55+	425	3,889	12,313
Estimated Income Qualifying % of Age Group	35%	35%	35%
Estimated Age and Income Qualifying Population	149	1,361	4,310
Capture Rate	84%	9%	3%
Median Household Income	\$ 88,043	\$ 91,958	\$ 79,596
Per Capita Household Income	\$ 36,775	\$ 35,363	\$ 34,126
Population Earning Less than \$35k	69	686	3,911
% of Population 55+	20%	19%	21%

Senior Demographic Analysis

Description	Crystal - 130 Units		
	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population 2014	11,754	122,785	284,069
Projected Population 2019	12,368	129,100	298,483
Growth Projection	5.2%	5.1%	5.1%
Total Family Households	2,963	29,223	67,722
Total Non-Family Households	1,789	19,335	40,994
Total Households	4,752	48,558	108,716
Population Aged 45-54	1,713	16,295	38,467
% of Total Population	15%	13%	14%
Male	861	7,977	18,956
Female	852	8,318	19,511
Population Aged 55-64	1,377	13,054	31,679
% of Total Population	12%	11%	11%
Male	601	6,143	15,040
Female	776	6,911	16,639
Population Aged 65-74	712	6,846	16,152
% of Total Population	6%	6%	6%
Male	312	2,922	7,121
Female	400	3,924	9,031
Population Aged 75-84	519	4,933	9,972
% of Total Population	4%	4%	4%
Male	210	2,008	4,151
Female	309	2,925	5,821
Population Aged 85+	245	2,936	5,179
% of Total Population	2%	2%	2%
Male	98	908	1,693
Female	147	2,028	3,486
Age Qualifying Population - 55+	2,853	27,769	62,982
Estimated Income Qualifying % of Age Group	35%	35%	35%
Estimated Age and Income Qualifying Population	999	9,719	22,044
Capture Rate	17%	2%	1%
Median Household Income	\$ 65,404	\$ 57,494	\$ 60,491
Per Capita Household Income	\$ 31,802	\$ 28,302	\$ 29,726
Population Earning Less than \$35k	1,053	14,114	30,766
% of Population 55+	24%	23%	22%

Senior Demographic Analysis

Description	Coon Rapids - 165 Units		
	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population 2014	13,069	83,878	193,918
Projected Population 2019	13,638	87,654	202,755
Growth Projection	4.4%	4.5%	4.6%
Total Family Households	3,523	21,650	50,549
Total Non-Family Households	1,350	9,786	20,479
Total Households	4,873	31,436	71,028
Population Aged 45-54	2,025	13,308	31,349
% of Total Population	15%	16%	16%
Male	971	6,631	15,516
Female	1,054	6,677	15,833
Population Aged 55-64	1,731	9,386	23,300
% of Total Population	13%	11%	12%
Male	820	4,462	11,098
Female	911	4,924	12,202
Population Aged 65-74	992	4,880	11,480
% of Total Population	8%	6%	6%
Male	453	2,164	5,289
Female	539	2,716	6,191
Population Aged 75-84	431	2,619	5,428
% of Total Population	3%	3%	3%
Male	222	1,096	2,311
Female	209	1,523	3,117
Population Aged 85+	93	1,233	2,197
% of Total Population	1%	1%	1%
Male	27	356	660
Female	66	877	1,537
Age Qualifying Population - 55+	3,247	18,118	42,405
Estimated Income Qualifying % of Age Group	35%	35%	35%
Estimated Age and Income Qualifying Population	1,136	6,341	14,842
Capture Rate	15%	3%	1%
Median Household Income	\$ 68,756	\$ 74,269	\$ 77,478
Per Capita Household Income	\$ 30,426	\$ 33,719	\$ 33,786
Population Earning Less than \$35k	1,094	5,968	12,577
% of Population 55+	25%	22%	22%

Senior Demographic Analysis

Description	St. Anthony - 169 Units		
	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population 2014	17,322	97,231	303,783
Projected Population 2019	18,135	101,780	317,941
Growth Projection	4.7%	4.7%	4.7%
Total Family Households	4,222	22,840	63,308
Total Non-Family Households	3,615	18,116	58,304
Total Households	7,837	40,956	121,612
Population Aged 45-54	2,397	12,937	36,004
% of Total Population	14%	13%	12%
Male	1,141	6,492	18,365
Female	1,256	6,445	17,639
Population Aged 55-64	2,221	11,505	31,704
% of Total Population	13%	12%	10%
Male	1,015	5,584	15,433
Female	1,206	5,921	16,271
Population Aged 65-74	1,377	6,763	17,313
% of Total Population	8%	7%	6%
Male	598	3,095	7,891
Female	779	3,668	9,422
Population Aged 75-84	1,202	4,756	10,698
% of Total Population	7%	5%	4%
Male	448	1,948	4,512
Female	754	2,808	6,186
Population Aged 85+	710	2,856	5,876
% of Total Population	4%	3%	2%
Male	216	849	1,904
Female	494	2,007	3,972
Age Qualifying Population - 55+	5,510	25,880	65,591
Estimated Income Qualifying % of Age Group	35%	35%	35%
Estimated Age and Income Qualifying Population	1,929	9,058	22,957
Capture Rate	9%	2%	1%
Median Household Income	\$ 62,734	\$ 60,257	\$ 55,621
Per Capita Household Income	\$ 36,526	\$ 32,977	\$ 30,584
Population Earning Less than \$35k	2,097	11,522	39,574
% of Population 55+	32%	27%	22%

Senior Demographic Analysis

Description	Prior Lake - 170 Units		
	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population 2014	5,277	31,660	74,813
Projected Population 2019	5,592	33,521	79,189
Growth Projection	6.0%	5.9%	5.8%
Total Family Households	1,454	8,537	19,963
Total Non-Family Households	460	3,037	5,607
Total Households	1,914	11,574	25,570
Population Aged 45-54	972	4,931	12,089
% of Total Population	18%	16%	16%
Male	500	2,541	6,197
Female	472	2,390	5,892
Population Aged 55-64	722	3,577	7,323
% of Total Population	14%	11%	10%
Male	372	1,721	3,629
Female	350	1,856	3,694
Population Aged 65-74	361	1,861	3,374
% of Total Population	7%	6%	5%
Male	179	895	1,666
Female	182	966	1,708
Population Aged 75-84	137	751	1,209
% of Total Population	3%	2%	2%
Male	65	354	558
Female	72	397	651
Population Aged 85+	54	293	509
% of Total Population	1%	1%	1%
Male	21	96	156
Female	33	197	353
Age Qualifying Population - 55+	1,274	6,482	12,415
Estimated Income Qualifying % of Age Group	35%	35%	35%
Estimated Age and Income Qualifying Population	446	2,269	4,345
Capture Rate	38%	7%	4%
Median Household Income	\$ 91,500	\$ 102,841	\$ 106,758
Per Capita Household Income	\$ 39,181	\$ 43,740	\$ 42,182
Population Earning Less than \$35k	297	1,346	2,326
% of Population 55+	24%	20%	17%