



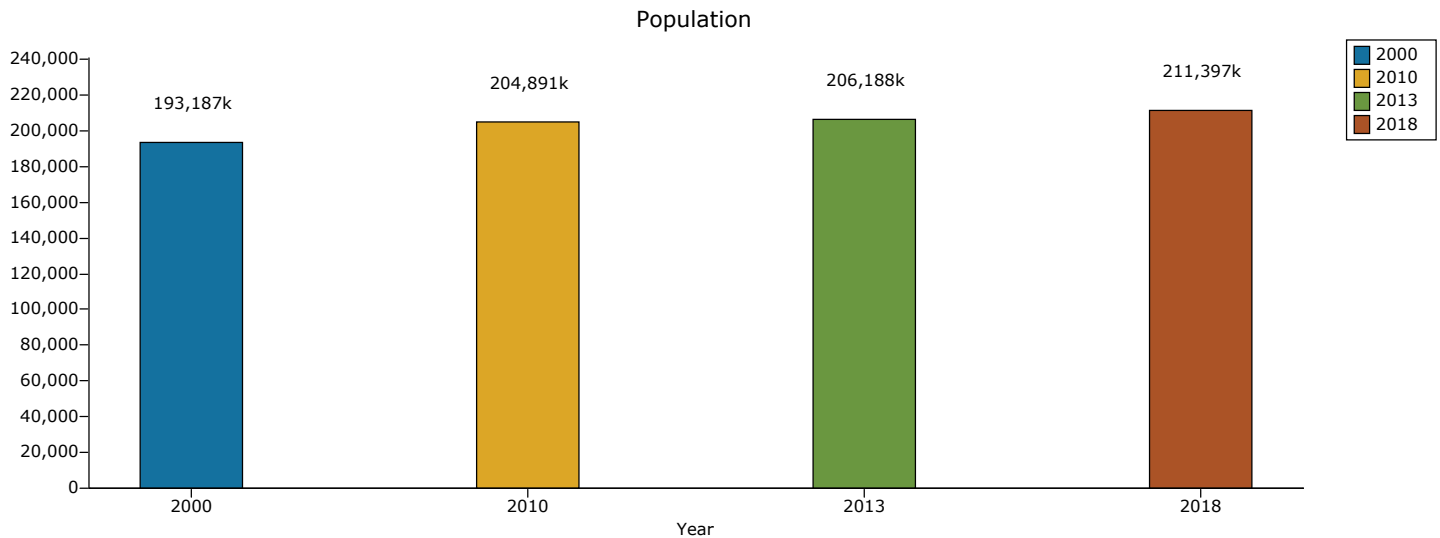
# Executive Summary with Charts

4003 Madison Ave  
Retail Condo  
Rings: 1, 3, 5 mile radii

Prepared by Clint Fultz  
Latitude: 39.70765  
Longitude: -86.141734

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	10,999	76,932	193,187
2010 Population	12,067	77,595	204,891
2013 Population	12,242	77,625	206,188
2018 Population	12,628	79,238	211,397
2000-2010 Annual Rate	0.93%	0.09%	0.59%
2010-2013 Annual Rate	0.44%	0.01%	0.19%
2013-2018 Annual Rate	0.62%	0.41%	0.50%
2013 Male Population	47.2%	49.0%	49.8%
2013 Female Population	52.8%	51.0%	50.2%
2013 Median Age	28.3	34.3	34.3

In the identified area, the current year population is 206,188. In 2010, the Census count in the area was 204,891. The rate of change since 2010 was 0.19% annually. The five-year projection for the population in the area is 211,397 representing a change of 0.50% annually from 2012 to 2017. Currently, the population is 49.8% male and 50.2% female.



## Median Age

The median age in this area is 34.3, compared to U.S. median age of 37.3.

## Race and Ethnicity

	1 mile	3 miles	5 miles
2013 White Alone	75.7%	81.9%	80.2%
2013 Black Alone	8.2%	6.4%	7.7%
2013 American Indian/Alaska Native Alone	0.4%	0.4%	0.3%
2013 Asian Alone	3.2%	1.7%	3.0%
2013 Pacific Islander Alone	0.1%	0.1%	0.1%
2013 Other Race	9.4%	6.7%	5.9%
2013 Two or More Races	3.1%	2.8%	2.8%
2013 Hispanic Origin (Any Race)	15.8%	11.3%	10.6%

Persons of Hispanic origin represent 10.6% of the population in the identified area compared to 16.9% 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 47.3 in the identified area, compared to 61.4 for the U.S. as a whole.

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

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

October 01, 2014



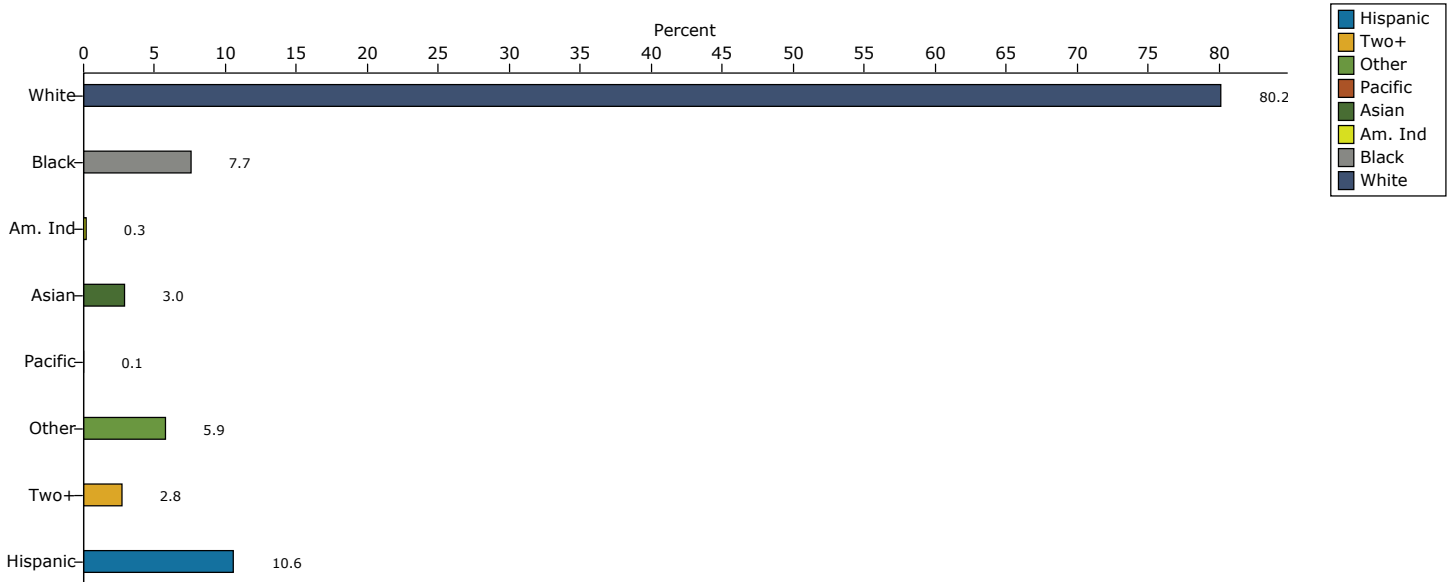
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1 mile 3 miles 5 miles

## Race and Ethnicity 2013

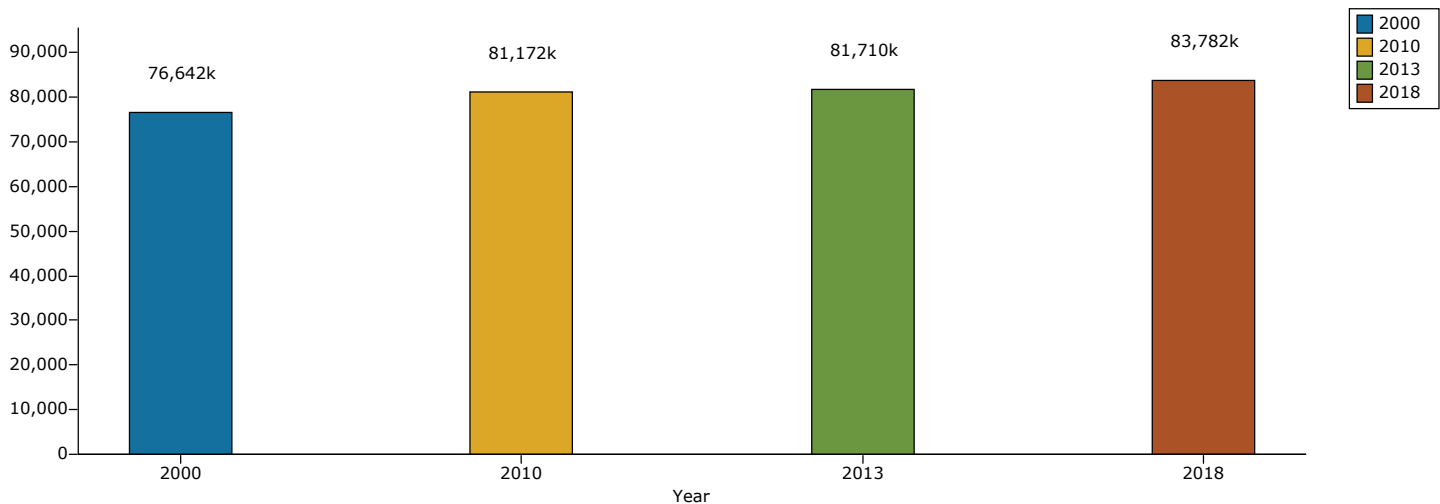


## Households

2000 Households	4,333	31,039	76,642
2010 Households	4,342	30,632	81,172
2013 Total Households	4,398	30,594	81,710
2018 Total Households	4,545	31,170	83,782
2000-2010 Annual Rate	0.02%	-0.13%	0.58%
2010-2013 Annual Rate	0.39%	-0.04%	0.20%
2013-2018 Annual Rate	0.66%	0.37%	0.50%
2013 Average Household Size	2.44	2.46	2.44

The household count in this area has changed from 81,172 in 2010 to 81,710 in the current year, a change of 0.20% annually. The five-year projection of households is 83,782, a change of 0.50% annually from the current year total. Average household size is currently 2.44, compared to 2.44 in the year 2010. The number of families in the current year is 47,947 in the specified area.

## Households



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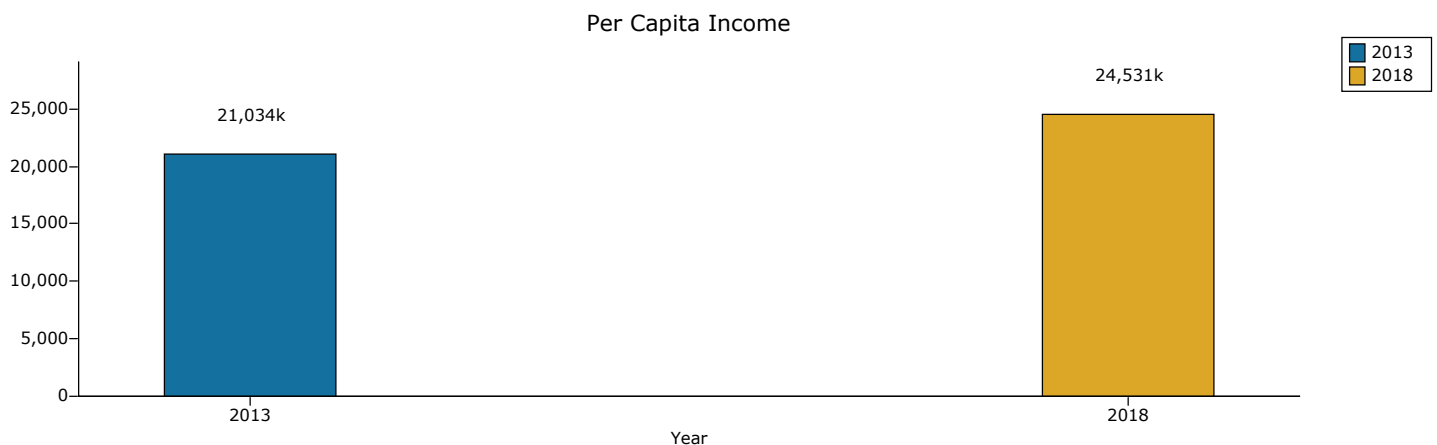
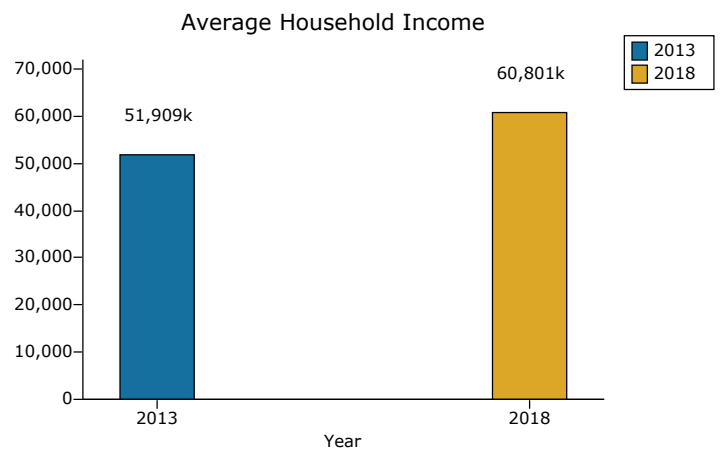
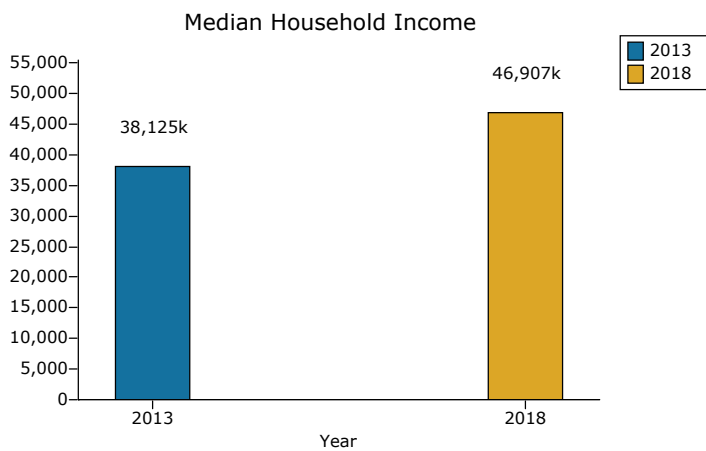
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<b>Median Household Income</b>			
2013 Median Household Income	\$31,214	\$36,414	\$38,125
2018 Median Household Income	\$36,151	\$42,524	\$46,907
2013-2018 Annual Rate	2.98%	3.15%	4.23%
<b>Average Household Income</b>			
2013 Average Household Income	\$42,332	\$48,568	\$51,909
2018 Average Household Income	\$49,638	\$56,906	\$60,801
2013-2018 Annual Rate	3.24%	3.22%	3.21%
<b>Per Capita Income</b>			
2013 Per Capita Income	\$17,464	\$19,701	\$21,034
2018 Per Capita Income	\$20,086	\$22,940	\$24,531
2013-2018 Annual Rate	2.84%	3.09%	3.12%
<b>Households by Income</b>			

Current median household income is \$38,125 in the area, compared to \$50,157 for all U.S. households. Median household income is projected to be \$46,907 in five years, compared to \$56,895 for all U.S. households

Current average household income is \$51,909 in this area, compared to \$68,162 for all U.S. households. Average household income is projected to be \$60,801 in five years, compared to \$77,137 for all U.S. households

Current per capita income is \$21,034 in the area, compared to the U.S. per capita income of \$26,409. The per capita income is projected to be \$24,531 in five years, compared to \$29,882 for all U.S. households



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<b>Housing</b>			
2000 Total Housing Units	4,709	33,766	84,924
2000 Owner Occupied Housing Units	2,082	18,852	45,022
2000 Owner Occupied Housing Units	2,251	12,187	31,620
2000 Vacant Housing Units	376	2,727	8,282
2010 Total Housing Units	4,922	34,684	93,498
2010 Owner Occupied Housing Units	1,840	16,749	44,522
2010 Renter Occupied Housing Units	2,502	13,883	36,650
2010 Vacant Housing Units	580	4,052	12,326
2013 Total Housing Units	5,047	34,909	94,069
2013 Owner Occupied Housing Units	1,772	16,220	43,405
2013 Renter Occupied Housing Units	2,626	14,374	38,305
2013 Vacant Housing Units	649	4,315	12,359
2018 Total Housing Units	5,134	35,373	95,656
2018 Owner Occupied Housing Units	1,837	16,686	44,789
2018 Renter Occupied Housing Units	2,707	14,485	38,993
2018 Vacant Housing Units	589	4,203	11,874

Currently, 46.1% of the 94,069 housing units in the area are owner occupied; 40.7%, renter occupied; and 13.1% are vacant. Currently, in the U.S., 56.5% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 11.4% are vacant. In 2010, there were 93,498 housing units in the area - 47.6% owner occupied, 39.2% renter occupied, and 13.2% vacant. The annual rate of change in housing units since 2010 is 0.27%. Median home value in the area is \$98,348, compared to a median home value of \$167,749 for the U.S. In five years, median value is projected to change by 4.17% annually to \$120,632.

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**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

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