

Executive Summary

Gull Run Retail Center NE
5990 Gull Rd, Comstock Twp, Michigan, 49048
Rings: 1, 3, 5 mile radii

Geographic Coordinates:
Latitude: 42.32778
Longitude: -85.51391

	1 mile	3 miles	5 miles
Population			
2000 Population	4,183	26,337	62,473
2010 Population	5,163	28,257	63,656
2015 Population	5,038	28,551	64,006
2020 Population	5,034	29,251	65,402
2000-2010 Annual Rate	2.13%	0.71%	0.19%
2010-2015 Annual Rate	-0.47%	0.20%	0.10%
2015-2020 Annual Rate	-0.02%	0.49%	0.43%
2015 Male Population	49.0%	48.3%	49.1%
2015 Female Population	51.0%	51.7%	50.9%
2015 Median Age	36.7	37.3	34.8

In the identified area, the current year population is 64,006. In 2010, the Census count in the area was 63,656. The rate of change since 2010 was 0.10% annually. The five-year projection for the population in the area is 65,402 representing a change of 0.43% annually from 2015 to 2020. Currently, the population is 49.1% male and 50.9% female.

Median Age

The median age in this area is 36.7, compared to U.S. median age of 37.9.

Race and Ethnicity

2015 White Alone	81.3%	75.9%	67.6%
2015 Black Alone	9.7%	15.3%	22.3%
2015 American Indian/Alaska Native Alone	0.2%	0.4%	0.5%
2015 Asian Alone	4.0%	1.9%	1.3%
2015 Pacific Islander Alone	0.1%	0.1%	0.1%
2015 Other Race	1.1%	1.9%	3.2%
2015 Two or More Races	3.5%	4.5%	5.0%
2015 Hispanic Origin (Any Race)	3.7%	4.9%	7.1%

Persons of Hispanic origin represent 7.1% of the population in the identified area compared to 17.6% 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 56.0 in the identified area, compared to 63.0 for the U.S. as a whole.

Households

2000 Households	1,841	10,440	24,049
2010 Households	2,362	11,593	25,190
2015 Total Households	2,318	11,790	25,494
2020 Total Households	2,317	12,095	26,084
2000-2010 Annual Rate	2.52%	1.05%	0.46%
2010-2015 Annual Rate	-0.36%	0.32%	0.23%
2015-2020 Annual Rate	-0.01%	0.51%	0.46%
2015 Average Household Size	2.17	2.39	2.46

The household count in this area has changed from 25,190 in 2010 to 25,494 in the current year, a change of 0.23% annually. The five-year projection of households is 26,084, a change of 0.46% annually from the current year total. Average household size is currently 2.46, compared to 2.47 in the year 2010. The number of families in the current year is 15,246 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 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

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Median Household Income			
2015 Median Household Income	\$50,792	\$43,907	\$38,032
2020 Median Household Income	\$58,732	\$51,059	\$44,030
2015-2020 Annual Rate	2.95%	3.06%	2.97%
Average Household Income			
2015 Average Household Income	\$66,196	\$56,016	\$51,543
2020 Average Household Income	\$77,812	\$64,313	\$59,508
2015-2020 Annual Rate	3.29%	2.80%	2.92%
Per Capita Income			
2015 Per Capita Income	\$30,072	\$23,223	\$20,658
2020 Per Capita Income	\$35,366	\$26,672	\$23,841
2015-2020 Annual Rate	3.30%	2.81%	2.91%
Households by Income			

Current median household income is \$38,032 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$44,030 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$51,543 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$59,508 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$20,658 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$23,841 in five years, compared to \$32,501 for all U.S. households

Housing			
2000 Total Housing Units	1,966	11,006	26,013
2000 Owner Occupied Housing Units	1,032	7,368	15,112
2000 Renter Occupied Housing Units	808	3,072	8,937
2000 Vacant Housing Units	126	566	1,964
2010 Total Housing Units	2,674	12,744	28,133
2010 Owner Occupied Housing Units	1,185	7,489	15,001
2010 Renter Occupied Housing Units	1,177	4,104	10,189
2010 Vacant Housing Units	312	1,151	2,943
2015 Total Housing Units	2,676	13,071	28,805
2015 Owner Occupied Housing Units	1,148	7,406	14,774
2015 Renter Occupied Housing Units	1,170	4,384	10,720
2015 Vacant Housing Units	358	1,281	3,311
2020 Total Housing Units	2,680	13,393	29,462
2020 Owner Occupied Housing Units	1,146	7,554	15,062
2020 Renter Occupied Housing Units	1,171	4,540	11,022
2020 Vacant Housing Units	363	1,298	3,378

Currently, 51.3% of the 28,805 housing units in the area are owner occupied; 37.2%, renter occupied; and 11.5% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 28,133 housing units in the area - 53.3% owner occupied, 36.2% renter occupied, and 10.5% vacant. The annual rate of change in housing units since 2010 is 1.05%. Median home value in the area is \$101,842, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 5.84% annually to \$135,266.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

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