

## Executive Summary

Corner@Drake  
 5100 Century Ave, Oshtemo Twp, Michigan, 49006  
 Rings: 1, 3, 5 mile radii

Geographic Coordinates:  
 Latitude: 42.27185  
 Longitude: -85.65052

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	9,510	55,679	129,089
2010 Population	10,912	59,173	133,666
2015 Population	11,098	60,763	135,736
2020 Population	11,623	62,842	139,412
2000-2010 Annual Rate	1.38%	0.61%	0.35%
2010-2015 Annual Rate	0.32%	0.51%	0.29%
2015-2020 Annual Rate	0.93%	0.68%	0.54%
2015 Male Population	49.0%	49.2%	49.0%
2015 Female Population	51.0%	50.8%	51.0%
2015 Median Age	25.2	25.7	30.1

In the identified area, the current year population is 135,736. In 2010, the Census count in the area was 133,666. The rate of change since 2010 was 0.29% annually. The five-year projection for the population in the area is 139,412 representing a change of 0.54% annually from 2015 to 2020. Currently, the population is 49.0% male and 51.0% female.

**Median Age**

The median age in this area is 25.2, compared to U.S. median age of 37.9.

**Race and Ethnicity**

2015 White Alone	69.0%	78.2%	73.7%
2015 Black Alone	19.1%	12.0%	15.7%
2015 American Indian/Alaska Native Alone	0.5%	0.3%	0.4%
2015 Asian Alone	3.5%	3.9%	3.4%
2015 Pacific Islander Alone	0.0%	0.0%	0.1%
2015 Other Race	2.6%	1.7%	2.3%
2015 Two or More Races	5.3%	3.9%	4.4%
2015 Hispanic Origin (Any Race)	6.9%	4.9%	6.0%

Persons of Hispanic origin represent 6.0% 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 49.5 in the identified area, compared to 63.0 for the U.S. as a whole.

**Households**

2000 Households	4,666	22,134	51,382
2010 Households	5,429	24,484	54,643
2015 Total Households	5,553	25,355	55,834
2020 Total Households	5,831	26,350	57,483
2000-2010 Annual Rate	1.53%	1.01%	0.62%
2010-2015 Annual Rate	0.43%	0.67%	0.41%
2015-2020 Annual Rate	0.98%	0.77%	0.58%
2015 Average Household Size	1.96	2.15	2.30

The household count in this area has changed from 54,643 in 2010 to 55,834 in the current year, a change of 0.41% annually. The five-year projection of households is 57,483, a change of 0.58% annually from the current year total. Average household size is currently 2.30, compared to 2.31 in the year 2010. The number of families in the current year is 28,307 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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<b>Median Household Income</b>			
2015 Median Household Income	\$25,232	\$35,148	\$37,713
2020 Median Household Income	\$27,150	\$40,694	\$44,619
2015-2020 Annual Rate	1.48%	2.97%	3.42%
<b>Average Household Income</b>			
2015 Average Household Income	\$35,738	\$54,585	\$58,014
2020 Average Household Income	\$41,799	\$62,638	\$66,702
2015-2020 Annual Rate	3.18%	2.79%	2.83%
<b>Per Capita Income</b>			
2015 Per Capita Income	\$17,668	\$24,004	\$24,569
2020 Per Capita Income	\$20,682	\$27,434	\$28,199
2015-2020 Annual Rate	3.20%	2.71%	2.79%
<b>Households by Income</b>			

Current median household income is \$37,713 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$44,619 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$58,014 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$66,702 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$24,569 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$28,199 in five years, compared to \$32,501 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	5,081	23,358	54,742
2000 Owner Occupied Housing Units	1,384	10,871	28,155
2000 Renter Occupied Housing Units	3,282	11,262	23,227
2000 Vacant Housing Units	415	1,225	3,360
2010 Total Housing Units	6,199	26,709	59,966
2010 Owner Occupied Housing Units	1,395	11,187	28,671
2010 Renter Occupied Housing Units	4,034	13,297	25,972
2010 Vacant Housing Units	770	2,225	5,323
2015 Total Housing Units	6,088	27,421	61,335
2015 Owner Occupied Housing Units	1,345	11,075	28,349
2015 Renter Occupied Housing Units	4,208	14,279	27,485
2015 Vacant Housing Units	535	2,066	5,501
2020 Total Housing Units	6,301	28,251	62,903
2020 Owner Occupied Housing Units	1,453	11,467	29,135
2020 Renter Occupied Housing Units	4,379	14,883	28,348
2020 Vacant Housing Units	470	1,901	5,420

Currently, 46.2% of the 61,335 housing units in the area are owner occupied; 44.8%, renter occupied; and 9.0% 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 59,966 housing units in the area - 47.8% owner occupied, 43.3% renter occupied, and 8.9% vacant. The annual rate of change in housing units since 2010 is 1.01%. Median home value in the area is \$135,177, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 4.74% annually to \$170,372.

**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.

October 20, 2015