

Executive Summary

Greenspire Shoppes
3201 W Centre Ave, Portage, Michigan, 49024
Rings: 1, 3, 5 mile radii

Geographic Coordinates:
Latitude: 42.19708
Longitude: -85.62790

	1 mile	3 miles	5 miles
Population			
2000 Population	3,963	34,932	66,794
2010 Population	3,733	36,704	72,053
2015 Population	3,830	37,187	73,087
2020 Population	3,966	38,286	75,201
2000-2010 Annual Rate	-0.60%	0.50%	0.76%
2010-2015 Annual Rate	0.49%	0.25%	0.27%
2015-2020 Annual Rate	0.70%	0.58%	0.57%
2015 Male Population	47.3%	47.7%	48.1%
2015 Female Population	52.7%	52.3%	51.9%
2015 Median Age	40.7	39.2	39.1

In the identified area, the current year population is 73,087. In 2010, the Census count in the area was 72,053. The rate of change since 2010 was 0.27% annually. The five-year projection for the population in the area is 75,201 representing a change of 0.57% annually from 2015 to 2020. Currently, the population is 48.1% male and 51.9% female.

Median Age

The median age in this area is 40.7, compared to U.S. median age of 37.9.

Race and Ethnicity

2015 White Alone	88.8%	85.2%	85.1%
2015 Black Alone	2.6%	4.6%	5.7%
2015 American Indian/Alaska Native Alone	0.4%	0.4%	0.4%
2015 Asian Alone	4.8%	5.6%	4.3%
2015 Pacific Islander Alone	0.1%	0.1%	0.0%
2015 Other Race	0.9%	1.0%	1.1%
2015 Two or More Races	2.5%	3.2%	3.3%
2015 Hispanic Origin (Any Race)	3.4%	3.7%	3.8%

Persons of Hispanic origin represent 3.8% 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 32.3 in the identified area, compared to 63.0 for the U.S. as a whole.

Households

2000 Households	1,694	13,387	27,412
2010 Households	1,746	14,602	30,237
2015 Total Households	1,822	14,937	30,872
2020 Total Households	1,902	15,418	31,791
2000-2010 Annual Rate	0.30%	0.87%	0.99%
2010-2015 Annual Rate	0.81%	0.43%	0.40%
2015-2020 Annual Rate	0.86%	0.64%	0.59%
2015 Average Household Size	2.10	2.48	2.36

The household count in this area has changed from 30,237 in 2010 to 30,872 in the current year, a change of 0.40% annually. The five-year projection of households is 31,791, a change of 0.59% annually from the current year total. Average household size is currently 2.36, compared to 2.37 in the year 2010. The number of families in the current year is 19,520 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	\$62,294	\$62,019	\$57,036
2020 Median Household Income	\$74,640	\$75,220	\$68,404
2015-2020 Annual Rate	3.68%	3.93%	3.70%
Average Household Income			
2015 Average Household Income	\$86,268	\$83,612	\$78,711
2020 Average Household Income	\$98,099	\$96,519	\$90,744
2015-2020 Annual Rate	2.60%	2.91%	2.89%
Per Capita Income			
2015 Per Capita Income	\$39,927	\$34,121	\$33,127
2020 Per Capita Income	\$45,796	\$39,482	\$38,199
2015-2020 Annual Rate	2.78%	2.96%	2.89%
Households by Income			

Current median household income is \$57,036 in the area, compared to \$53,217 for all U.S. households. Median household income is projected to be \$68,404 in five years, compared to \$60,683 for all U.S. households

Current average household income is \$78,711 in this area, compared to \$74,699 for all U.S. households. Average household income is projected to be \$90,744 in five years, compared to \$84,910 for all U.S. households

Current per capita income is \$33,127 in the area, compared to the U.S. per capita income of \$28,597. The per capita income is projected to be \$38,199 in five years, compared to \$32,501 for all U.S. households

Housing			
2000 Total Housing Units	1,756	13,829	28,746
2000 Owner Occupied Housing Units	1,043	9,397	19,310
2000 Renter Occupied Housing Units	651	3,990	8,102
2000 Vacant Housing Units	62	442	1,334
2010 Total Housing Units	1,871	15,404	32,307
2010 Owner Occupied Housing Units	1,100	10,361	21,203
2010 Renter Occupied Housing Units	646	4,241	9,034
2010 Vacant Housing Units	125	802	2,070
2015 Total Housing Units	1,969	15,771	33,119
2015 Owner Occupied Housing Units	1,089	10,351	21,171
2015 Renter Occupied Housing Units	733	4,586	9,701
2015 Vacant Housing Units	147	834	2,247
2020 Total Housing Units	2,061	16,157	33,939
2020 Owner Occupied Housing Units	1,121	10,674	21,814
2020 Renter Occupied Housing Units	781	4,744	9,977
2020 Vacant Housing Units	159	739	2,148

Currently, 63.9% of the 33,119 housing units in the area are owner occupied; 29.3%, renter occupied; and 6.8% 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 32,307 housing units in the area - 65.6% owner occupied, 28.0% renter occupied, and 6.4% vacant. The annual rate of change in housing units since 2010 is 1.11%. Median home value in the area is \$158,238, compared to a median home value of \$200,006 for the U.S. In five years, median value is projected to change by 4.07% annually to \$193,138.

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.