



Executive Summary

Proposed Location
 100 S Wacker Dr, Chicago, Illinois, 60606
 Rings: 1, 3, 5 mile radii

Sample Report
 Latitude: 41.87998
 Longitude: -87.63702

	1 mile	3 miles	5 miles
Population			
2000 Population	26,374	300,641	811,131
2010 Population	49,610	330,257	793,494
2020 Population	70,321	379,284	855,355
2025 Population	78,785	396,579	872,967
2000-2010 Annual Rate	6.52%	0.94%	-0.22%
2010-2020 Annual Rate	3.46%	1.36%	0.74%
2020-2025 Annual Rate	2.30%	0.90%	0.41%
2020 Male Population	50.8%	49.3%	49.7%
2020 Female Population	49.2%	50.7%	50.3%
2020 Median Age	33.4	34.9	33.6

In the identified area, the current year population is 855,355. In 2010, the Census count in the area was 793,494. The rate of change since 2010 was 0.74% annually. The five-year projection for the population in the area is 872,967 representing a change of 0.41% annually from 2020 to 2025. Currently, the population is 49.7% male and 50.3% female.

Median Age

The median age in this area is 33.4, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	66.3%	58.7%	52.8%
2020 Black Alone	7.8%	13.0%	20.9%
2020 American Indian/Alaska Native Alone	0.2%	0.3%	0.4%
2020 Asian Alone	20.1%	16.9%	10.6%
2020 Pacific Islander Alone	0.0%	0.1%	0.0%
2020 Other Race	2.2%	7.9%	12.1%
2020 Two or More Races	3.3%	3.1%	3.1%
2020 Hispanic Origin (Any Race)	7.4%	17.5%	26.2%

Persons of Hispanic origin represent 26.2% of the population in the identified area compared to 18.8% 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 79.5 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	126	115	96
2000 Households	14,933	141,304	332,029
2010 Households	27,906	169,592	355,173
2020 Total Households	40,942	199,327	392,135
2025 Total Households	46,321	210,183	403,457
2000-2010 Annual Rate	6.45%	1.84%	0.68%
2010-2020 Annual Rate	3.81%	1.59%	0.97%
2020-2025 Annual Rate	2.50%	1.07%	0.57%
2020 Average Household Size	1.58	1.84	2.10

The household count in this area has changed from 355,173 in 2010 to 392,135 in the current year, a change of 0.97% annually. The five-year projection of households is 403,457, a change of 0.57% annually from the current year total. Average household size is currently 2.10, compared to 2.14 in the year 2010. The number of families in the current year is 161,468 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.



Executive Summary

Proposed Location
 100 S Wacker Dr, Chicago, Illinois, 60606
 Rings: 1, 3, 5 mile radii

Sample Report
 Latitude: 41.87998
 Longitude: -87.63702

	1 mile	3 miles	5 miles
Mortgage Income			
2020 Percent of Income for Mortgage	13.8%	19.3%	21.6%
Median Household Income			
2020 Median Household Income	\$116,676	\$93,053	\$75,745
2025 Median Household Income	\$128,042	\$103,871	\$84,538
2020-2025 Annual Rate	1.88%	2.22%	2.22%
Average Household Income			
2020 Average Household Income	\$157,453	\$135,122	\$117,094
2025 Average Household Income	\$174,324	\$150,276	\$130,594
2020-2025 Annual Rate	2.06%	2.15%	2.21%
Per Capita Income			
2020 Per Capita Income	\$92,191	\$71,051	\$53,844
2025 Per Capita Income	\$102,991	\$79,677	\$60,518
2020-2025 Annual Rate	2.24%	2.32%	2.36%

Current median household income is \$75,745 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$84,538 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$117,094 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$130,594 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$53,844 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$60,518 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	150	107	96
2000 Total Housing Units	17,162	159,130	371,020
2000 Owner Occupied Housing Units	6,690	50,441	109,742
2000 Renter Occupied Housing Units	8,243	90,864	222,287
2000 Vacant Housing Units	2,229	17,825	38,991
2010 Total Housing Units	34,914	198,154	411,333
2010 Owner Occupied Housing Units	13,144	69,574	134,327
2010 Renter Occupied Housing Units	14,762	100,018	220,846
2010 Vacant Housing Units	7,008	28,562	56,160
2020 Total Housing Units	43,971	214,732	431,706
2020 Owner Occupied Housing Units	15,019	73,772	139,575
2020 Renter Occupied Housing Units	25,923	125,554	252,561
2020 Vacant Housing Units	3,029	15,405	39,571
2025 Total Housing Units	49,000	225,450	444,101
2025 Owner Occupied Housing Units	15,466	74,902	141,327
2025 Renter Occupied Housing Units	30,855	135,281	262,131
2025 Vacant Housing Units	2,679	15,267	40,644

Currently, 32.3% of the 431,706 housing units in the area are owner occupied; 58.5%, renter occupied; and 9.2% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 411,333 housing units in the area - 32.7% owner occupied, 53.7% renter occupied, and 13.7% vacant. The annual rate of change in housing units since 2010 is 2.17%. Median home value in the area is \$391,143, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 1.79% annually to \$427,514.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.