



# 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
<b>Population</b>			
2000 Population	26,374	300,641	811,131
2010 Population	49,610	330,257	793,494
2018 Population	66,358	373,093	853,482
2023 Population	76,082	398,556	886,698
2000-2010 Annual Rate	6.52%	0.94%	-0.22%
2010-2018 Annual Rate	3.59%	1.49%	0.89%
2018-2023 Annual Rate	2.77%	1.33%	0.77%
2018 Male Population	50.8%	49.2%	49.6%
2018 Female Population	49.2%	50.8%	50.4%
2018 Median Age	32.9	34.3	33.2

In the identified area, the current year population is 853,482. In 2010, the Census count in the area was 793,494. The rate of change since 2010 was 0.89% annually. The five-year projection for the population in the area is 886,698 representing a change of 0.77% annually from 2018 to 2023. Currently, the population is 49.6% male and 50.4% female.

### Median Age

The median age in this area is 32.9, compared to U.S. median age of 38.3.

### Race and Ethnicity

2018 White Alone	67.6%	59.3%	53.1%
2018 Black Alone	8.0%	13.3%	21.3%
2018 American Indian/Alaska Native Alone	0.2%	0.3%	0.4%
2018 Asian Alone	18.8%	16.1%	9.9%
2018 Pacific Islander Alone	0.1%	0.1%	0.0%
2018 Other Race	2.2%	8.0%	12.1%
2018 Two or More Races	3.2%	3.0%	3.0%
2018 Hispanic Origin (Any Race)	7.4%	17.6%	26.4%

Persons of Hispanic origin represent 26.4% of the population in the identified area compared to 18.3% 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 79.4 in the identified area, compared to 64.3 for the U.S. as a whole.

### Households

2000 Households	14,933	141,304	332,029
2010 Households	27,906	169,592	355,173
2018 Total Households	38,440	194,612	387,951
2023 Total Households	44,505	209,219	405,830
2000-2010 Annual Rate	6.45%	1.84%	0.68%
2010-2018 Annual Rate	3.96%	1.68%	1.08%
2018-2023 Annual Rate	2.97%	1.46%	0.91%
2018 Average Household Size	1.58	1.85	2.12

The household count in this area has changed from 355,173 in 2010 to 387,951 in the current year, a change of 1.08% annually. The five-year projection of households is 405,830, a change of 0.91% annually from the current year total. Average household size is currently 2.12, compared to 2.14 in the year 2010. The number of families in the current year is 160,458 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 2018 and 2023. Esri converted Census 2000 data into 2010 geography.



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<b>Median Household Income</b>			
2018 Median Household Income	\$102,525	\$79,177	\$64,916
2023 Median Household Income	\$112,759	\$91,168	\$76,320
2018-2023 Annual Rate	1.92%	2.86%	3.29%
<b>Average Household Income</b>			
2018 Average Household Income	\$139,773	\$119,042	\$102,776
2023 Average Household Income	\$156,732	\$135,236	\$117,109
2018-2023 Annual Rate	2.32%	2.58%	2.65%
<b>Per Capita Income</b>			
2018 Per Capita Income	\$83,685	\$63,062	\$47,590
2023 Per Capita Income	\$94,091	\$71,889	\$54,442
2018-2023 Annual Rate	2.37%	2.65%	2.73%

Current median household income is \$64,916 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$76,320 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$102,776 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$117,109 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$47,590 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$54,442 in five years, compared to \$36,530 for all U.S. households

<b>Housing</b>			
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
2018 Total Housing Units	46,125	221,658	440,821
2018 Owner Occupied Housing Units	14,914	71,702	134,153
2018 Renter Occupied Housing Units	23,526	122,910	253,798
2018 Vacant Housing Units	7,685	27,046	52,870
2023 Total Housing Units	51,441	235,169	458,790
2023 Owner Occupied Housing Units	16,332	75,884	141,270
2023 Renter Occupied Housing Units	28,173	133,334	264,560
2023 Vacant Housing Units	6,936	25,950	52,960

Currently, 30.4% of the 440,821 housing units in the area are owner occupied; 57.6%, renter occupied; and 12.0% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% 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 3.12%. Median home value in the area is \$369,510, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 2.22% annually to \$412,459.

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

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.