

City of Minneapolis – Community Planning & Economic Development

Market Profile – 46th Street West & Bryant Avenue South

(1-mile radius from intersection)

Demographic Profile

	2000	2010	Projected to 2015	Annual Rate of Change
Population	17,136	17,144	17,305	0.1%
Households	7,122	7,320	7,428	0.3%
Average Household Size	2.39	2.32	2.31	-0.2%
Median Age	36.5	40.2	41.1	0.8%
Children (0-19)	24.4%	25.0%	24.7%	0.1%
Seniors (65+)	8.2%	9.5%	11.8%	2.9%
Population Density (per sq mi)	5,456	5,458	5,509	0.1%
Middle Income Households (\$50k-\$75k)	1,525	1,384	1,275	-1.1%
Middle Income Households / sq mile	486	441	406	-1.1%
Middle and Upper Income Households (>\$50k)	4,860	5,830	6,467	2.2%
Middle and Upper Income Households / sq mile	1,547	1,856	2,059	2.2%
Median Household Income	\$70,229	\$89,550	\$105,372	3.3%
Average Household Income	\$90,632	\$112,709	\$129,282	2.8%
Household Per Capita Income	\$38,547	\$48,561	\$56,026	3.0%
Total Housing Units (2000, 2009, 2014)	7,249	7,602	7,754	0.5%
Owner Occupied Housing Units	77.8%	74.8%	74.1%	-0.3%
Renter Occupied Housing Units	20.5%	21.5%	21.7%	0.4%
Vacant Housing Units	1.7%	3.7%	4.2%	10.5%

Real Estate

Median Home Value, 2009	\$240,551
Median Home Value, 2000	\$181,394
Annual Rate of Change, Median Home Value	3.6%
Single-family Units, 2000	76.7%
Multi-family Units, 2000	23.3%

Transit

Average Daily Traffic Volume	10,700
Households <u>without</u> access to a vehicle (2000)	5.5%
Total Number of Bus Lines (number high frequency)	6 (1)

Spending Potential Index

Average amount spent by area households compared to national average (national average = 100)

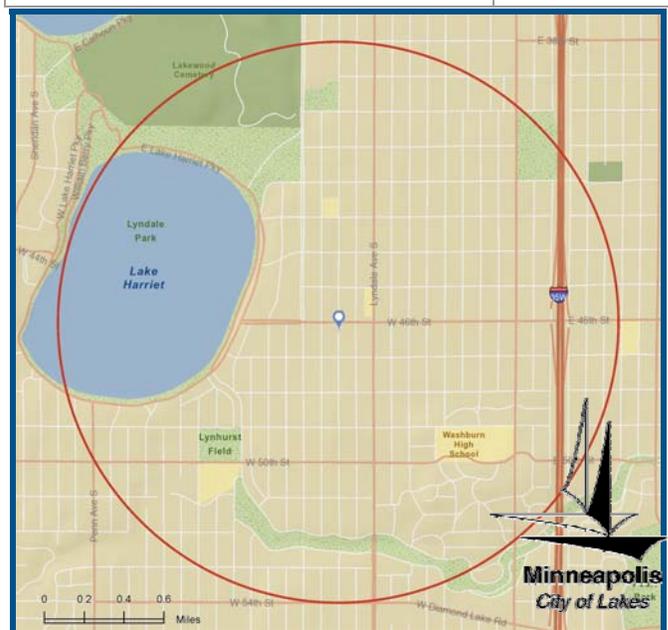
Apparel and Services	114
Computers and Accessories	165
Education	172
Entertainment/Recreation	166
Food at Home	154
Food Away from Home	159
Health Care	151
Household Furnishing and Equipment	146
Investment	177
Retail Goods	152
Shelter	169
TV/Video/Sound Equipment	155
Travel	176
Vehicle Maintenance and Repairs	159

Education (ages 25 and older)

No High School Diploma	3.2%
High School Diploma or Some College	23.8%
Associate Degree	5.6%
Bachelor's Degree	37.4%
Graduate or Professional Degree	30%

Daytime Population

Employees, all industries	2,919
Businesses, all industries	505



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Marketplace Profile

These numbers are ESTIMATES, based on general assumptions, including a national assumption that a certain percentage of dollars are spent at online retailers.

	Retail Potential (area residents' spending, regardless of location)	Retail Sales* (spending at stores within area, regardless of shopper's residence)	Leakage / (Surplus)**	Number of Businesses (in area)
4413 - Auto Parts, Accessories and Tire Stores	\$2,832,549	\$0	100.0	0
4421- Furniture Stores	\$5,681,042	\$0	100.0	0
4422 - Home Furnishings Stores	\$3,594,460	\$1,008,008	56.2	3
443 - Electronics and Appliance Stores	\$10,123,578	\$509,400	90.4	2
4441 - Building Material and Supplies Dealers	\$10,895,252	\$1,103,372	81.6	3
4442 - Lawn/Garden Equipment and Supplies Stores	\$1,784,391	\$921,401	31.9	1
4451 - Grocery Stores	\$44,154,148	\$12,502,158	55.9	3
4452 - Specialty Food Stores	\$1,528,837	\$218,575	75.0	2
4453 - Beer, Wine and Liquor Stores	\$4,166,716	\$2,272,912	29.4	1
446 - Health and Personal Care Stores	\$8,437,534	\$333,345	92.4	1
447 - Gasoline Stations	\$39,153,057	\$21,410,610	29.3	5
4481 - Clothing Stores	\$9,696,112	\$642,230	87.6	1
4482 - Shoe Stores	\$979,153	\$0	100.0	0
4483 - Jewelry, Luggage and Leather Goods Stores	\$1,122,575	\$353,472	52.1	2
4511 - Sporting Goods/Hobby/Musical Instrument Stores	\$2,121,373	\$520,333	60.6	7
4512 - Book, Periodical and Music Stores	\$1,669,205	\$716,074	40.0	2
4521 - Department Stores Excluding Leased Depts.	\$21,095,919	\$0	100.0	0
4529 - Other General Merchandise Stores	\$14,862,780	\$5,629,045	45.1	1
4531 - Florists	\$708,610	\$122,533	70.5	2
4532 - Office Supplies, Stationery and Gift Stores	\$776,146	\$1,482,684	.31.3	5
4533 - Used Merchandise Stores	\$179,818	\$69,508	44.2	2
4539 - Other Miscellaneous Store Retailers	\$3,789,734	\$1,859,342	34.2	12
7221 - Full-Service Restaurants	\$28,741,418	\$9,863,459	48.9	13
7222 - Limited-Service Eating Places	\$14,019,860	\$11,295,841	10.8	10
7223 - Special Food Services	\$3,726,041	\$238,796	88.0	1
7224 - Drinking Places - Alcoholic Beverages	\$1,238,934	\$1,515,020	(10.0)	1

* When retail sales are positive, but there are zero businesses in the area, the sales figures can be attributed to other area businesses that have a different primary classification.

** The leakage/surplus figures represent the difference between retail potential and retail sales. When the number is negative it is "surplus" and provides evidence that businesses sell more than area residents are likely spending, (i.e. shoppers come from outside the area). When the number is positive it is "leakage" and is evidence that residents spend more than local businesses sell (i.e. residents leave the area to spend their money).

