



**Proposed Location**  
**100 S Wacker Dr, Chicago, IL 60606-4006**  
**Ring: 1, 3, 5 Miles**

**Latitude: 41.8805**  
**Longitude: -87.63715**

	1 mile radius	3 miles radius	5 miles radius
<b>2010 Population</b>			
Total Population	45,534	343,403	865,089
Male Population	52.7%	49.7%	50.0%
Female Population	47.3%	50.3%	50.0%
Median Age	35.7	33.8	31.2
<b>2010 Income</b>			
Median HH Income	\$81,441	\$62,261	\$54,674
Per Capita Income	\$60,584	\$45,353	\$34,145
Average HH Income	\$108,629	\$93,651	\$80,598
<b>2010 Households</b>			
Total Households	24,338	164,537	359,150
Average Household Size	1.66	2.01	2.30
<b>2010 Housing</b>			
Owner Occupied Housing Units	43.8%	33.3%	30.6%
Renter Occupied Housing Units	43.8%	53.7%	56.8%
Vacant Housing Units	12.4%	12.9%	12.7%
<b>Population</b>			
1990 Population	14,913	283,900	799,029
2000 Population	26,162	300,862	816,002
2010 Population	45,534	343,403	865,089
2015 Population	50,151	353,272	875,185
1990-2000 Annual Rate	5.78%	0.58%	0.21%
2000-2010 Annual Rate	6.17%	1.44%	0.63%
2010-2015 Annual Rate	1.95%	0.57%	0.23%

In the identified market area, the current year population is 865,089. In 2000, the Census count in the market area was 816,002. The rate of change since 2000 was 0.63 percent annually. The five-year projection for the population in the market area is 875,185, representing a change of 0.23 percent annually from 2010 to 2015. Currently, the population is 50.0 percent male and 50.0 percent female.

<b>Households</b>			
1990 Households	7,751	122,195	310,180
2000 Households	14,855	141,561	334,355
2010 Households	24,338	164,537	359,150
2015 Households	26,808	170,130	364,685
1990-2000 Annual Rate	6.72%	1.48%	0.75%
2000-2010 Annual Rate	5.48%	1.64%	0.78%
2010-2015 Annual Rate	1.95%	0.67%	0.31%

The household count in this market area has changed from 334,355 in 2000 to 359,150 in the current year, a change of 0.78 percent annually. The five-year projection of households is 364,685, a change of 0.31 percent annually from the current year total. Average household size is currently 2.30, compared to 2.34 in the year 2000. The number of families in the current year is 164,294 in the market area.

**Housing**

Currently, 30.6 percent of the 411,184 housing units in the market area are owner occupied; 56.8 percent, renter occupied; and 12.7 percent are vacant. In 2000, there were 373,433 housing units - 29.6 percent owner occupied, 59.9 percent renter occupied and 10.5 percent vacant. The rate of change in housing units since 2000 is 1.05 percent. Median home value in the market area is \$273,098, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 3.23 percent annually to \$320,177. From 2000 to the current year, median home value changed by 3.51 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015. ESRI converted 1990 Census data into 2000 geography.

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<b>Median Household Income</b>			
1990 Median HH Income	\$42,908	\$27,382	\$24,231
2000 Median HH Income	\$65,379	\$46,110	\$40,518
2010 Median HH Income	\$81,441	\$62,261	\$54,674
2015 Median HH Income	\$100,632	\$76,838	\$66,148
1990-2000 Annual Rate	4.3%	5.35%	5.28%
2000-2010 Annual Rate	2.4%	3.3%	3.29%
2010-2015 Annual Rate	4.32%	4.3%	3.88%
<b>Per Capita Income</b>			
1990 Per Capita Income	\$31,250	\$21,104	\$15,192
2000 Per Capita Income	\$49,927	\$37,059	\$27,260
2010 Per Capita Income	\$60,584	\$45,353	\$34,145
2015 Per Capita Income	\$69,932	\$54,655	\$41,098
1990-2000 Annual Rate	4.8%	5.79%	6.02%
2000-2010 Annual Rate	2.11%	2.21%	2.46%
2010-2015 Annual Rate	2.91%	3.8%	3.78%
<b>Average Household Income</b>			
1990 Average Household Income	\$58,625	\$48,637	\$38,634
2000 Average Household Income	\$87,546	\$78,001	\$65,422
2010 Average HH Income	\$108,629	\$93,651	\$80,598
2015 Average HH Income	\$125,374	\$112,403	\$96,786
1990-2000 Annual Rate	4.09%	4.84%	5.41%
2000-2010 Annual Rate	2.36%	2%	2.28%
2010-2015 Annual Rate	2.91%	3.72%	3.73%

**Households by Income**

Current median household income is \$54,674 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$66,148 in five years. In 2000, median household income was \$40,518, compared to \$24,231 in 1990.

Current average household income is \$80,598 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$96,786 in five years. In 2000, average household income was \$65,422, compared to \$38,634 in 1990.

Current per capita income is \$34,145 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$41,098 in five years. In 2000, the per capita income was \$27,260, compared to \$15,192 in 1990.

**Population by Employment**

Currently, 84.7 percent of the civilian labor force in the identified market area is employed and 15.3 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 87.4 percent of the civilian labor force, and unemployment will be 12.6 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 64.2 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.0 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 70.7 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 15.0 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 14.3 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 39.4 percent of the market area population drove alone to work, and 3.2 percent worked at home. The average travel time to work in 2000 was 31.4 minutes in the market area, compared to the U.S. average of 25.5 minutes.

**Population by Education**

In 2010, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 21.7 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 17.9 percent were high school graduates only (29.6 percent in the U.S.)
- 4.4 percent had completed an Associate degree (7.7 percent in the U.S.)
- 24.3 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 18.1 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015. ESRI converted 1990 Census data into 2000 geography.