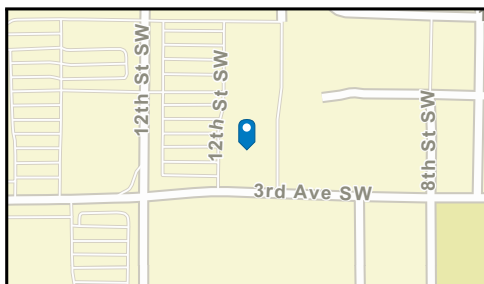
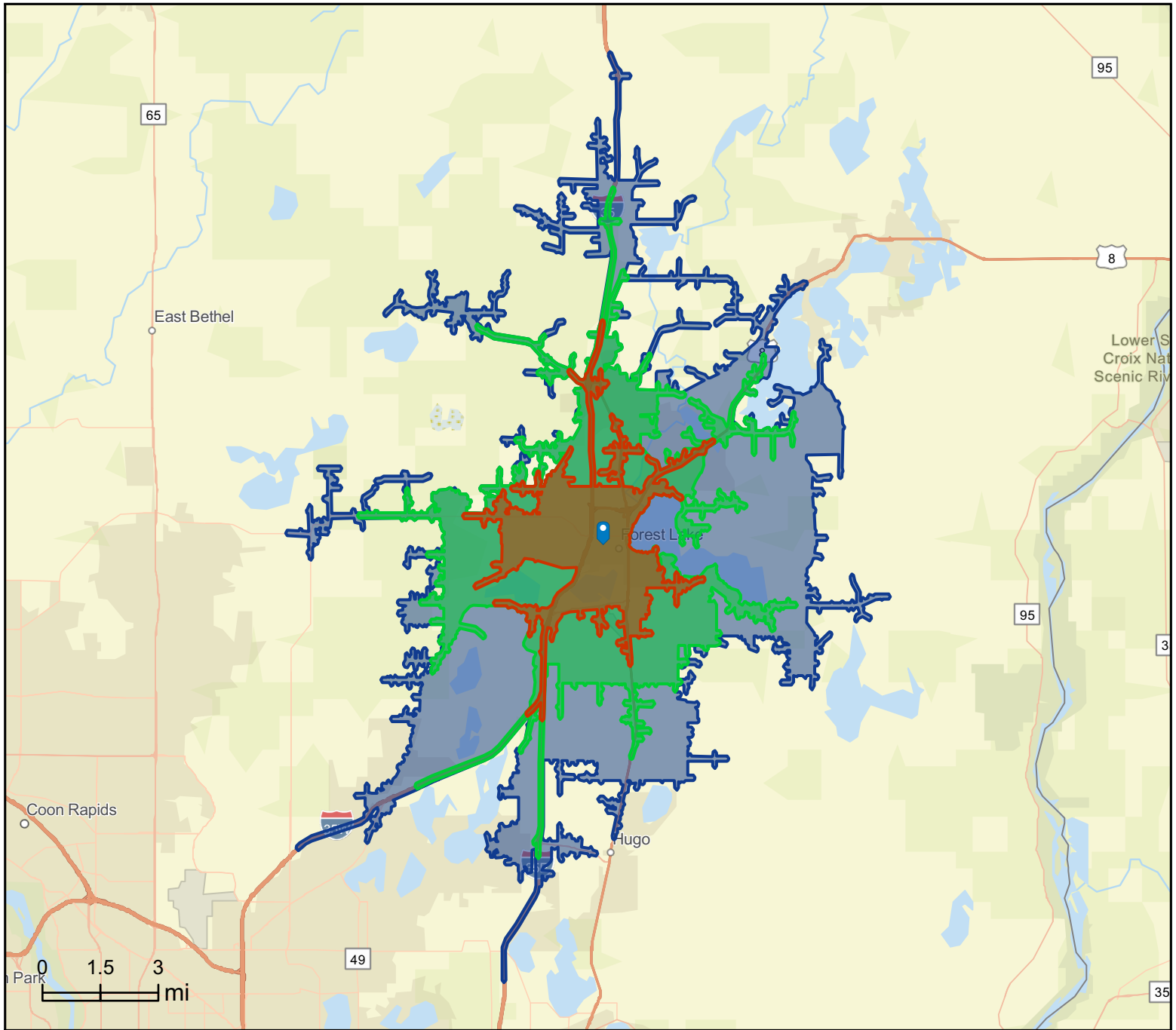


Site Map

Westlake Center
289 12th St SW, Forest Lake, Minnesota, 55025
Drive time: 7, 10, 13 minute radii

Prepared by Esri
Latitude: 45.27634
Longitude: -92.99701



Community Profile

Westlake Center
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	7 minutes	10 minutes	13 minutes
Population Summary			
2010 Total Population	10,943	22,553	36,888
2020 Total Population	12,336	25,098	39,673
2020 Group Quarters	129	147	655
2024 Total Population	12,521	25,518	41,365
2024 Group Quarters	116	134	588
2029 Total Population	12,942	26,276	42,917
2024-2029 Annual Rate	0.66%	0.59%	0.74%
2024 Total Daytime Population	14,021	25,429	38,734
Workers	8,576	13,960	20,124
Residents	5,445	11,469	18,610
Household Summary			
2010 Households	4,363	8,513	13,156
2010 Average Household Size	2.48	2.63	2.69
2020 Total Households	5,096	9,806	14,962
2020 Average Household Size	2.40	2.54	2.61
2024 Households	5,265	10,117	15,792
2024 Average Household Size	2.36	2.51	2.58
2029 Households	5,496	10,523	16,524
2029 Average Household Size	2.33	2.48	2.56
2024-2029 Annual Rate	0.86%	0.79%	0.91%
2010 Families	2,932	6,199	9,837
2010 Average Family Size	2.98	3.06	3.08
2024 Families	3,220	6,866	11,294
2024 Average Family Size	2.89	2.96	3.00
2029 Families	3,361	7,128	11,822
2029 Average Family Size	2.85	2.93	2.97
2024-2029 Annual Rate	0.86%	0.75%	0.92%
Housing Unit Summary			
2000 Housing Units	3,788	6,628	10,538
Owner Occupied Housing Units	65.8%	76.6%	82.3%
Renter Occupied Housing Units	30.6%	20.0%	14.8%
Vacant Housing Units	3.6%	3.3%	2.9%
2010 Housing Units	4,693	9,049	13,917
Owner Occupied Housing Units	61.0%	73.1%	78.0%
Renter Occupied Housing Units	32.0%	21.0%	16.5%
Vacant Housing Units	7.0%	5.9%	5.5%
2020 Housing Units	5,367	10,281	15,628
Owner Occupied Housing Units	57.0%	69.7%	76.1%
Renter Occupied Housing Units	37.9%	25.6%	19.7%
Vacant Housing Units	4.7%	4.4%	4.2%
2024 Housing Units	5,528	10,583	16,463
Owner Occupied Housing Units	56.0%	69.3%	76.2%
Renter Occupied Housing Units	39.2%	26.3%	19.7%
Vacant Housing Units	4.8%	4.4%	4.1%
2029 Housing Units	5,760	11,008	17,236
Owner Occupied Housing Units	57.4%	70.2%	77.0%
Renter Occupied Housing Units	38.0%	25.4%	18.8%
Vacant Housing Units	4.6%	4.4%	4.1%

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

August 14, 2024

Community Profile

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2024 Households by Income			
Household Income Base	5,265	10,117	15,790
<\$15,000	7.2%	5.3%	4.4%
\$15,000 - \$24,999	2.5%	2.3%	2.3%
\$25,000 - \$34,999	8.0%	6.4%	5.4%
\$35,000 - \$49,999	11.1%	10.0%	8.6%
\$50,000 - \$74,999	17.1%	14.6%	13.5%
\$75,000 - \$99,999	15.0%	14.3%	13.8%
\$100,000 - \$149,999	21.2%	23.6%	23.9%
\$150,000 - \$199,999	9.4%	13.1%	14.4%
\$200,000+	8.5%	10.4%	13.8%
Average Household Income	\$104,460	\$115,948	\$128,666
2029 Households by Income			
Household Income Base	5,496	10,523	16,522
<\$15,000	6.5%	4.8%	3.9%
\$15,000 - \$24,999	1.9%	1.7%	1.8%
\$25,000 - \$34,999	6.7%	5.2%	4.3%
\$35,000 - \$49,999	9.0%	7.9%	6.6%
\$50,000 - \$74,999	15.4%	12.8%	11.5%
\$75,000 - \$99,999	15.3%	13.9%	13.0%
\$100,000 - \$149,999	23.1%	24.7%	24.4%
\$150,000 - \$199,999	11.9%	16.3%	17.6%
\$200,000+	10.2%	12.8%	16.9%
Average Household Income	\$118,822	\$132,563	\$147,407
2024 Owner Occupied Housing Units by Value			
Total	3,096	7,335	12,551
<\$50,000	5.4%	3.8%	3.7%
\$50,000 - \$99,999	1.0%	0.4%	0.4%
\$100,000 - \$149,999	1.3%	0.6%	0.5%
\$150,000 - \$199,999	3.8%	2.6%	2.0%
\$200,000 - \$249,999	8.6%	6.4%	5.2%
\$250,000 - \$299,999	7.9%	9.2%	9.0%
\$300,000 - \$399,999	20.6%	25.3%	26.7%
\$400,000 - \$499,999	17.2%	22.8%	21.4%
\$500,000 - \$749,999	21.9%	20.7%	24.0%
\$750,000 - \$999,999	11.0%	7.2%	6.3%
\$1,000,000 - \$1,499,999	1.1%	0.5%	0.4%
\$1,500,000 - \$1,999,999	0.1%	0.0%	0.0%
\$2,000,000 +	0.1%	0.3%	0.3%
Average Home Value	\$451,890	\$444,851	\$449,112
2029 Owner Occupied Housing Units by Value			
Total	3,309	7,725	13,280
<\$50,000	4.1%	2.9%	2.6%
\$50,000 - \$99,999	0.5%	0.2%	0.2%
\$100,000 - \$149,999	1.0%	0.4%	0.3%
\$150,000 - \$199,999	0.9%	0.7%	0.5%
\$200,000 - \$249,999	3.8%	2.9%	2.3%
\$250,000 - \$299,999	5.1%	5.9%	5.8%
\$300,000 - \$399,999	17.3%	23.0%	24.2%
\$400,000 - \$499,999	21.5%	27.1%	25.2%
\$500,000 - \$749,999	28.5%	26.2%	29.9%
\$750,000 - \$999,999	15.4%	9.5%	8.0%
\$1,000,000 - \$1,499,999	1.6%	0.7%	0.5%
\$1,500,000 - \$1,999,999	0.1%	0.1%	0.0%
\$2,000,000 +	0.1%	0.4%	0.3%
Average Home Value	\$522,008	\$494,307	\$493,526

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

August 14, 2024

Community Profile

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Median Household Income			
2024	\$80,365	\$93,691	\$102,703
2029	\$90,431	\$104,818	\$113,108
Median Home Value			
2024	\$408,083	\$407,002	\$411,496
2029	\$480,407	\$451,648	\$455,705
Per Capita Income			
2024	\$43,388	\$45,612	\$48,665
2029	\$49,884	\$52,682	\$56,103
Median Age			
2010	35.9	36.9	37.6
2020	37.4	39.1	39.9
2024	37.8	39.6	40.5
2029	38.8	40.4	41.3
2020 Population by Age			
Total	12,336	25,098	39,673
0 - 4	5.7%	5.6%	5.6%
5 - 9	6.7%	6.7%	6.5%
10 - 14	6.9%	7.5%	7.3%
15 - 24	13.1%	12.4%	12.1%
25 - 34	14.3%	12.1%	11.6%
35 - 44	12.9%	13.2%	13.5%
45 - 54	12.1%	13.0%	13.3%
55 - 64	12.5%	13.5%	14.5%
65 - 74	9.2%	9.6%	9.8%
75 - 84	4.8%	4.8%	4.5%
85 +	1.9%	1.6%	1.4%
18 +	76.4%	75.7%	76.0%
2024 Population by Age			
Total	12,522	25,518	41,366
0 - 4	5.8%	5.6%	5.6%
5 - 9	5.8%	6.1%	6.3%
10 - 14	6.3%	6.8%	6.8%
15 - 24	13.2%	13.0%	12.5%
25 - 34	14.8%	12.3%	11.3%
35 - 44	13.8%	13.6%	14.1%
45 - 54	11.7%	12.5%	12.8%
55 - 64	11.6%	13.0%	13.6%
65 - 74	9.5%	10.0%	10.4%
75 - 84	5.5%	5.4%	5.2%
85 +	1.9%	1.8%	1.5%
18 +	78.0%	77.2%	77.1%
2029 Population by Age			
Total	12,943	26,275	42,918
0 - 4	5.8%	5.6%	5.5%
5 - 9	5.4%	5.6%	5.8%
10 - 14	5.7%	6.2%	6.4%
15 - 24	12.7%	12.3%	11.9%
25 - 34	14.7%	13.0%	12.2%
35 - 44	14.2%	13.4%	13.4%
45 - 54	12.0%	12.7%	13.2%
55 - 64	11.0%	12.2%	12.4%
65 - 74	10.0%	10.8%	11.2%
75 - 84	6.3%	6.3%	6.2%
85 +	2.2%	2.0%	1.8%
18 +	79.1%	78.7%	78.3%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

August 14, 2024

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	7 minutes	10 minutes	13 minutes
2020 Population by Sex			
Males	6,018	12,391	19,952
Females	6,318	12,707	19,721
2024 Population by Sex			
Males	6,189	12,787	21,058
Females	6,332	12,731	20,307
2029 Population by Sex			
Males	6,354	13,074	21,656
Females	6,588	13,202	21,261
2010 Population by Race/Ethnicity			
Total	10,943	22,552	36,888
White Alone	94.2%	94.8%	93.6%
Black Alone	1.2%	0.9%	1.9%
American Indian Alone	0.5%	0.4%	0.6%
Asian Alone	1.6%	1.7%	1.8%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	0.6%	0.5%	0.5%
Two or More Races	2.0%	1.6%	1.5%
Hispanic Origin	2.3%	2.1%	2.1%
Diversity Index	15.2	13.9	15.8
2020 Population by Race/Ethnicity			
Total	12,336	25,098	39,673
White Alone	87.1%	88.6%	88.7%
Black Alone	2.1%	1.5%	1.7%
American Indian Alone	0.6%	0.5%	0.5%
Asian Alone	2.7%	2.6%	2.6%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	1.3%	1.1%	1.1%
Two or More Races	6.3%	5.6%	5.4%
Hispanic Origin	4.2%	3.5%	3.3%
Diversity Index	29.9	26.4	26.0
2024 Population by Race/Ethnicity			
Total	12,520	25,518	41,365
White Alone	85.7%	87.3%	87.3%
Black Alone	2.3%	1.7%	1.8%
American Indian Alone	0.7%	0.5%	0.5%
Asian Alone	3.2%	3.2%	3.3%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	1.4%	1.3%	1.2%
Two or More Races	6.7%	6.0%	5.9%
Hispanic Origin	4.7%	3.9%	3.7%
Diversity Index	32.6	29.0	28.8
2029 Population by Race/Ethnicity			
Total	12,943	26,275	42,917
White Alone	84.6%	86.3%	86.1%
Black Alone	2.4%	1.8%	1.9%
American Indian Alone	0.7%	0.5%	0.5%
Asian Alone	3.6%	3.6%	3.9%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	1.6%	1.3%	1.3%
Two or More Races	7.2%	6.5%	6.4%
Hispanic Origin	5.1%	4.3%	4.0%
Diversity Index	34.8	31.1	31.1

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

August 14, 2024

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	7 minutes	10 minutes	13 minutes
2020 Population by Relationship and Household Type			
Total	12,336	25,098	39,673
In Households	99.0%	99.4%	98.3%
Householder	41.0%	38.8%	37.5%
Opposite-Sex Spouse	17.5%	20.1%	21.1%
Same-Sex Spouse	0.1%	0.1%	0.1%
Opposite-Sex Unmarried Partner	4.1%	3.2%	2.9%
Same-Sex Unmarried Partner	0.1%	0.1%	0.1%
Biological Child	27.1%	28.7%	28.6%
Adopted Child	0.6%	0.6%	0.6%
Stepchild	1.4%	1.4%	1.3%
Grandchild	1.2%	1.2%	1.3%
Brother or Sister	0.7%	0.7%	0.6%
Parent	0.9%	0.8%	0.7%
Parent-in-law	0.2%	0.2%	0.2%
Son-in-law or Daughter-in-law	0.2%	0.3%	0.3%
Other Relatives	0.9%	0.8%	0.8%
Foster Child	0.0%	0.0%	0.0%
Other Nonrelatives	2.9%	2.4%	2.2%
In Group Quarters	1.0%	0.6%	1.7%
Institutionalized	0.6%	0.3%	1.4%
Noninstitutionalized	0.4%	0.3%	0.2%
2024 Population 25+ by Educational Attainment			
Total	8,617	17,495	28,501
Less than 9th Grade	1.0%	0.7%	0.7%
9th - 12th Grade, No Diploma	5.7%	4.0%	3.2%
High School Graduate	26.4%	23.7%	22.7%
GED/Alternative Credential	3.3%	2.8%	3.4%
Some College, No Degree	18.4%	20.3%	19.6%
Associate Degree	12.2%	13.6%	13.6%
Bachelor's Degree	25.3%	24.7%	25.6%
Graduate/Professional Degree	7.8%	10.3%	11.1%
2024 Population 15+ by Marital Status			
Total	10,273	20,805	33,662
Never Married	33.3%	31.6%	29.7%
Married	51.0%	55.7%	58.2%
Widowed	5.5%	4.8%	4.5%
Divorced	10.2%	7.9%	7.6%
2024 Civilian Population 16+ in Labor Force			
Civilian Population 16+	7,519	14,813	23,770
Population 16+ Employed	95.6%	96.3%	96.3%
Population 16+ Unemployment rate	4.4%	3.7%	3.7%
Population 16-24 Employed	16.2%	14.4%	13.2%
Population 16-24 Unemployment rate	10.2%	10.7%	11.9%
Population 25-54 Employed	65.4%	63.5%	62.5%
Population 25-54 Unemployment rate	1.8%	1.6%	1.7%
Population 55-64 Employed	13.3%	16.8%	18.4%
Population 55-64 Unemployment rate	10.5%	5.9%	4.1%
Population 65+ Employed	5.0%	5.3%	5.8%
Population 65+ Unemployment rate	0.0%	0.0%	3.0%

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2024 Employed Population 16+ by Industry			
Total	7,187	14,263	22,894
Agriculture/Mining	1.9%	1.5%	1.1%
Construction	8.8%	9.7%	10.0%
Manufacturing	15.4%	14.6%	15.4%
Wholesale Trade	1.5%	1.7%	1.7%
Retail Trade	11.2%	11.8%	11.0%
Transportation/Utilities	5.2%	5.0%	5.7%
Information	0.8%	0.9%	1.0%
Finance/Insurance/Real Estate	7.6%	6.5%	6.9%
Services	45.1%	45.1%	43.7%
Public Administration	2.6%	3.3%	3.5%
2024 Employed Population 16+ by Occupation			
Total	7,187	14,263	22,895
White Collar	62.0%	59.8%	61.8%
Management/Business/Financial	18.9%	17.6%	19.9%
Professional	24.7%	24.4%	24.2%
Sales	7.0%	6.8%	6.9%
Administrative Support	11.4%	10.9%	10.7%
Services	12.7%	15.8%	14.9%
Blue Collar	25.3%	24.4%	23.3%
Farming/Forestry/Fishing	0.1%	0.1%	0.1%
Construction/Extraction	6.1%	6.4%	6.4%
Installation/Maintenance/Repair	3.5%	3.2%	2.9%
Production	10.4%	8.5%	7.6%
Transportation/Material Moving	5.2%	6.2%	6.3%
2020 Households by Type			
Total	5,096	9,806	14,962
Married Couple Households	43.3%	52.2%	56.6%
With Own Children <18	16.8%	20.7%	22.3%
Without Own Children <18	26.5%	31.5%	34.3%
Cohabiting Couple Households	10.5%	8.7%	8.1%
With Own Children <18	3.6%	3.3%	3.0%
Without Own Children <18	6.9%	5.5%	5.1%
Male Householder, No Spouse/Partner	19.8%	16.7%	15.8%
Living Alone	13.8%	11.5%	10.7%
65 Years and over	3.5%	3.5%	3.3%
With Own Children <18	1.9%	1.6%	1.6%
Without Own Children <18, With Relatives	2.6%	2.4%	2.4%
No Relatives Present	1.6%	1.2%	1.1%
Female Householder, No Spouse/Partner	26.4%	22.4%	19.5%
Living Alone	15.2%	12.9%	11.2%
65 Years and over	7.3%	7.0%	6.0%
With Own Children <18	5.8%	4.7%	3.8%
Without Own Children <18, With Relatives	4.6%	4.1%	3.9%
No Relatives Present	0.9%	0.7%	0.6%
2020 Households by Size			
Total	5,096	9,806	14,962
1 Person Household	29.0%	24.5%	21.9%
2 Person Household	35.3%	35.7%	36.3%
3 Person Household	14.6%	15.3%	15.6%
4 Person Household	12.6%	14.5%	15.7%
5 Person Household	5.6%	6.6%	6.7%
6 Person Household	2.0%	2.3%	2.4%
7 + Person Household	0.9%	1.2%	1.4%

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	7 minutes	10 minutes	13 minutes
2020 Households by Tenure and Mortgage Status			
Total	5,096	9,806	14,962
Owner Occupied	60.0%	73.1%	79.4%
Owned with a Mortgage/Loan	45.4%	55.5%	60.2%
Owned Free and Clear	14.6%	17.7%	19.3%
Renter Occupied	40.0%	26.9%	20.6%
2024 Affordability, Mortgage and Wealth			
Housing Affordability Index	76	89	96
Percent of Income for Mortgage	31.8%	27.2%	25.1%
Wealth Index	84	103	122
2020 Housing Units By Urban/ Rural Status			
Total	5,367	10,281	15,628
Urban Housing Units	92.0%	77.6%	68.7%
Rural Housing Units	8.0%	22.4%	31.3%
2020 Population By Urban/ Rural Status			
Total	12,336	25,098	39,673
Urban Population	90.1%	75.6%	66.8%
Rural Population	9.9%	24.4%	33.2%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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	7 minutes	10 minutes	13 minutes
Top 3 Tapestry Segments			
1.	Middleburg (4C)	Workday Drive (4A)	Workday Drive (4A)
2.	Workday Drive (4A)	Green Acres (6A)	Green Acres (6A)
3.	Metro Fusion (11C)	Middleburg (4C)	Middleburg (4C)
2024 Consumer Spending			
Apparel & Services: Total \$	\$11,953,103	\$24,703,593	\$42,055,937
Average Spent	\$2,270.29	\$2,441.79	\$2,663.12
Spending Potential Index	95	103	112
Education: Total \$	\$8,353,404	\$17,950,984	\$31,614,411
Average Spent	\$1,586.59	\$1,774.34	\$2,001.93
Spending Potential Index	92	103	116
Entertainment/Recreation: Total \$	\$19,867,811	\$42,585,107	\$73,706,333
Average Spent	\$3,773.56	\$4,209.26	\$4,667.32
Spending Potential Index	92	103	114
Food at Home: Total \$	\$35,786,163	\$74,116,327	\$126,637,873
Average Spent	\$6,796.99	\$7,325.92	\$8,019.12
Spending Potential Index	93	100	110
Food Away from Home: Total \$	\$19,553,662	\$41,014,035	\$70,316,417
Average Spent	\$3,713.90	\$4,053.97	\$4,452.66
Spending Potential Index	95	104	114
Health Care: Total \$	\$37,354,220	\$79,891,414	\$137,867,749
Average Spent	\$7,094.82	\$7,896.75	\$8,730.23
Spending Potential Index	92	103	114
HH Furnishings & Equipment: Total \$	\$15,582,864	\$33,219,431	\$57,246,987
Average Spent	\$2,959.71	\$3,283.53	\$3,625.06
Spending Potential Index	94	104	115
Personal Care Products & Services: Total \$	\$4,912,036	\$10,213,744	\$17,514,903
Average Spent	\$932.96	\$1,009.56	\$1,109.10
Spending Potential Index	94	101	111
Shelter: Total \$	\$129,782,328	\$270,968,585	\$465,632,959
Average Spent	\$24,650.01	\$26,783.49	\$29,485.37
Spending Potential Index	92	100	111
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$16,989,595	\$37,609,029	\$65,665,202
Average Spent	\$3,226.89	\$3,717.41	\$4,158.13
Spending Potential Index	92	106	119
Travel: Total \$	\$14,576,020	\$31,500,444	\$54,871,808
Average Spent	\$2,768.47	\$3,113.62	\$3,474.66
Spending Potential Index	91	103	115
Vehicle Maintenance & Repairs: Total \$	\$7,395,275	\$15,425,996	\$26,305,330
Average Spent	\$1,404.61	\$1,524.76	\$1,665.74
Spending Potential Index	95	103	112

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

August 14, 2024