



Market Profile

Decatur Industrial Park Phase III (AEPIN) Decatur, IN
 Drive Times: 20, 40, 60 minute radii

Latitude: 40.8109
 Longitude: -84.9446

	20 minute	40 minute	60 minute
Population Summary			
2000 Total Population	38,605	357,674	750,858
2010 Total Population	39,104	355,167	771,025
2017 Total Population	40,490	367,298	793,454
2017 Group Quarters	435	6,615	12,704
2022 Total Population	41,474	376,488	808,451
2017-2022 Annual Rate	0.48%	0.50%	0.38%
2017 Total Daytime Population	37,642	385,671	783,490
Workers	16,402	192,651	375,649
Residents	21,240	193,020	407,841
Household Summary			
2000 Households	13,863	138,489	286,695
2000 Average Household Size	2.75	2.54	2.57
2010 Households	14,228	138,187	298,872
2010 Average Household Size	2.72	2.52	2.54
2017 Households	14,718	143,066	307,995
2017 Average Household Size	2.72	2.52	2.53
2022 Households	15,067	146,767	313,991
2022 Average Household Size	2.72	2.52	2.53
2017-2022 Annual Rate	0.47%	0.51%	0.39%
2010 Families	10,371	90,453	204,136
2010 Average Family Size	3.25	3.13	3.07
2017 Families	10,596	92,043	207,345
2017 Average Family Size	3.27	3.14	3.09
2022 Families	10,786	93,669	209,965
2022 Average Family Size	3.28	3.15	3.09
2017-2022 Annual Rate	0.36%	0.35%	0.25%
Housing Unit Summary			
2000 Housing Units	14,571	149,494	307,422
Owner Occupied Housing Units	76.1%	66.1%	70.4%
Renter Occupied Housing Units	19.0%	26.5%	22.9%
Vacant Housing Units	4.9%	7.4%	6.7%
2010 Housing Units	15,387	154,103	329,498
Owner Occupied Housing Units	73.0%	62.0%	66.9%
Renter Occupied Housing Units	19.4%	27.7%	23.8%
Vacant Housing Units	7.5%	10.3%	9.3%
2017 Housing Units	15,819	159,270	339,288
Owner Occupied Housing Units	71.6%	59.5%	64.7%
Renter Occupied Housing Units	21.4%	30.3%	26.0%
Vacant Housing Units	7.0%	10.2%	9.2%
2022 Housing Units	16,167	163,571	347,187
Owner Occupied Housing Units	71.7%	59.4%	64.4%
Renter Occupied Housing Units	21.5%	30.4%	26.0%
Vacant Housing Units	6.8%	10.3%	9.6%
Median Household Income			
2017	\$51,295	\$45,639	\$51,097
2022	\$56,330	\$49,092	\$54,995
Median Home Value			
2017	\$134,412	\$105,696	\$121,845
2022	\$157,434	\$120,178	\$139,093
Per Capita Income			
2017	\$23,276	\$23,707	\$26,028
2022	\$26,918	\$26,656	\$29,508
Median Age			
2010	36.5	35.8	37.4
2017	37.2	37.0	38.5
2022	37.9	37.7	39.2

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: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.



Market Profile

Decatur Industrial Park Phase III (AEPIN) Decatur, IN
 Drive Times: 20, 40, 60 minute radii

Latitude: 40.8109
 Longitude: -84.9446

	20 minute	40 minute	60 minute
2017 Households by Income			
Household Income Base	14,718	143,066	307,994
<\$15,000	7.9%	11.9%	10.0%
\$15,000 - \$24,999	11.3%	11.8%	10.8%
\$25,000 - \$34,999	12.0%	13.1%	11.9%
\$35,000 - \$49,999	17.1%	17.1%	15.9%
\$50,000 - \$74,999	21.2%	19.6%	20.3%
\$75,000 - \$99,999	14.3%	12.0%	13.2%
\$100,000 - \$149,999	12.0%	10.1%	11.8%
\$150,000 - \$199,999	2.4%	2.6%	3.1%
\$200,000+	1.8%	2.0%	2.8%
Average Household Income	\$64,010	\$60,199	\$66,510
2022 Households by Income			
Household Income Base	15,067	146,767	313,990
<\$15,000	7.3%	12.0%	9.9%
\$15,000 - \$24,999	9.9%	11.2%	10.0%
\$25,000 - \$34,999	10.6%	12.0%	10.7%
\$35,000 - \$49,999	15.6%	15.6%	14.3%
\$50,000 - \$74,999	19.6%	17.7%	18.5%
\$75,000 - \$99,999	16.2%	13.8%	15.0%
\$100,000 - \$149,999	14.9%	12.3%	14.1%
\$150,000 - \$199,999	3.6%	3.2%	4.0%
\$200,000+	2.4%	2.4%	3.5%
Average Household Income	\$74,193	\$67,728	\$75,453
2017 Owner Occupied Housing Units by Value			
Total	11,329	94,835	219,659
<\$50,000	6.5%	11.5%	10.0%
\$50,000 - \$99,999	27.1%	35.7%	29.7%
\$100,000 - \$149,999	23.8%	24.5%	23.4%
\$150,000 - \$199,999	17.1%	12.2%	15.5%
\$200,000 - \$249,999	9.4%	5.8%	7.8%
\$250,000 - \$299,999	7.7%	3.9%	4.9%
\$300,000 - \$399,999	3.1%	3.1%	4.4%
\$400,000 - \$499,999	2.1%	1.4%	1.8%
\$500,000 - \$749,999	1.5%	1.1%	1.5%
\$750,000 - \$999,999	0.8%	0.4%	0.5%
\$1,000,000 +	0.8%	0.4%	0.4%
Average Home Value	\$170,633	\$137,353	\$154,736
2022 Owner Occupied Housing Units by Value			
Total	11,597	97,092	223,750
<\$50,000	4.3%	9.4%	8.0%
\$50,000 - \$99,999	21.3%	31.1%	25.1%
\$100,000 - \$149,999	21.9%	23.5%	21.7%
\$150,000 - \$199,999	17.0%	13.1%	16.1%
\$200,000 - \$249,999	10.9%	7.0%	8.9%
\$250,000 - \$299,999	8.9%	4.8%	6.0%
\$300,000 - \$399,999	5.1%	5.0%	6.6%
\$400,000 - \$499,999	4.0%	2.4%	3.0%
\$500,000 - \$749,999	3.6%	2.2%	3.0%
\$750,000 - \$999,999	1.9%	0.8%	1.1%
\$1,000,000 +	1.0%	0.6%	0.7%
Average Home Value	\$211,065	\$163,966	\$185,341

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: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.



Market Profile

Decatur Industrial Park Phase III (AEPIN) Decatur, IN
 Drive Times: 20, 40, 60 minute radii

Latitude: 40.8109
 Longitude: -84.9446

	20 minute	40 minute	60 minute
2010 Population by Age			
Total	39,102	355,166	771,028
0 - 4	8.1%	7.6%	7.1%
5 - 9	8.1%	7.4%	7.2%
10 - 14	7.9%	7.3%	7.3%
15 - 24	13.2%	13.9%	13.4%
25 - 34	11.0%	12.9%	12.1%
35 - 44	11.7%	12.2%	12.5%
45 - 54	14.0%	14.0%	14.6%
55 - 64	11.8%	11.6%	12.1%
65 - 74	6.9%	6.6%	7.1%
75 - 84	4.8%	4.4%	4.6%
85 +	2.6%	2.1%	2.0%
18 +	71.1%	73.2%	73.8%
2017 Population by Age			
Total	40,489	367,298	793,452
0 - 4	7.7%	7.1%	6.6%
5 - 9	7.6%	7.0%	6.8%
10 - 14	7.4%	6.9%	6.8%
15 - 24	12.6%	13.2%	12.8%
25 - 34	12.3%	13.4%	12.7%
35 - 44	10.9%	11.9%	12.0%
45 - 54	12.1%	12.2%	12.7%
55 - 64	12.9%	12.8%	13.4%
65 - 74	9.2%	8.8%	9.3%
75 - 84	4.5%	4.4%	4.6%
85 +	2.7%	2.3%	2.3%
18 +	73.2%	75.1%	75.8%
2022 Population by Age			
Total	41,476	376,491	808,451
0 - 4	7.6%	7.0%	6.5%
5 - 9	7.5%	6.9%	6.6%
10 - 14	7.5%	6.9%	6.9%
15 - 24	11.9%	12.6%	12.1%
25 - 34	12.0%	13.3%	12.6%
35 - 44	11.4%	12.2%	12.2%
45 - 54	11.0%	11.3%	11.7%
55 - 64	12.6%	12.4%	13.0%
65 - 74	10.5%	10.1%	10.7%
75 - 84	5.3%	5.1%	5.4%
85 +	2.6%	2.2%	2.2%
18 +	73.2%	75.2%	76.0%
2010 Population by Sex			
Males	19,324	173,229	378,802
Females	19,780	181,938	392,223
2017 Population by Sex			
Males	20,053	179,632	390,867
Females	20,437	187,667	402,587
2022 Population by Sex			
Males	20,607	184,745	399,570
Females	20,868	191,743	408,881

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.



Market Profile

Decatur Industrial Park Phase III (AEPIN) Decatur, IN
 Drive Times: 20, 40, 60 minute radii

Latitude: 40.8109
 Longitude: -84.9446

	20 minute	40 minute	60 minute
2010 Population by Race/Ethnicity			
Total	39,104	355,168	771,026
White Alone	97.0%	81.8%	88.1%
Black Alone	0.3%	10.6%	6.2%
American Indian Alone	0.3%	0.3%	0.3%
Asian Alone	0.3%	1.8%	1.5%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	1.2%	2.8%	1.8%
Two or More Races	0.9%	2.6%	2.0%
Hispanic Origin	3.7%	6.2%	4.2%
Diversity Index	12.7	39.9	28.3
2017 Population by Race/Ethnicity			
Total	40,489	367,299	793,453
White Alone	96.0%	79.4%	86.1%
Black Alone	0.5%	10.9%	6.5%
American Indian Alone	0.3%	0.3%	0.3%
Asian Alone	0.4%	2.7%	2.3%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	1.5%	3.4%	2.2%
Two or More Races	1.3%	3.2%	2.6%
Hispanic Origin	4.4%	7.4%	5.2%
Diversity Index	15.5	44.5	32.7
2022 Population by Race/Ethnicity			
Total	41,474	376,486	808,451
White Alone	95.3%	77.6%	84.4%
Black Alone	0.6%	11.1%	6.7%
American Indian Alone	0.3%	0.3%	0.3%
Asian Alone	0.6%	3.4%	3.0%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	1.6%	3.8%	2.5%
Two or More Races	1.5%	3.7%	3.0%
Hispanic Origin	4.9%	8.4%	6.0%
Diversity Index	17.7	48.0	36.3
2010 Population by Relationship and Household Type			
Total	39,104	355,167	771,025
In Households	98.9%	98.1%	98.4%
In Family Households	87.6%	81.9%	83.5%
Householder	26.4%	25.5%	26.5%
Spouse	21.8%	18.5%	20.3%
Child	36.3%	33.2%	32.5%
Other relative	1.5%	2.5%	2.2%
Nonrelative	1.5%	2.3%	2.1%
In Nonfamily Households	11.3%	16.2%	14.8%
In Group Quarters	1.1%	1.9%	1.6%
Institutionalized Population	1.0%	1.1%	1.0%
Noninstitutionalized Population	0.1%	0.7%	0.6%

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: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.



Market Profile

Decatur Industrial Park Phase III (AEPIN) Decatur, IN
 Drive Times: 20, 40, 60 minute radii

Latitude: 40.8109
 Longitude: -84.9446

	20 minute	40 minute	60 minute
2017 Population 25+ by Educational Attainment			
Total	26,195	241,644	531,169
Less than 9th Grade	5.1%	4.1%	3.1%
9th - 12th Grade, No Diploma	6.4%	7.9%	6.9%
High School Graduate	39.2%	31.3%	32.3%
GED/Alternative Credential	4.7%	4.5%	4.4%
Some College, No Degree	19.2%	21.6%	21.0%
Associate Degree	8.3%	9.6%	9.9%
Bachelor's Degree	11.0%	14.0%	14.4%
Graduate/Professional Degree	5.9%	7.1%	8.0%
2017 Population 15+ by Marital Status			
Total	31,291	290,123	632,800
Never Married	24.8%	32.4%	29.1%
Married	58.4%	48.5%	52.4%
Widowed	7.5%	6.5%	6.5%
Divorced	9.3%	12.7%	12.0%
2017 Civilian Population 16+ in Labor Force			
Civilian Employed	96.4%	94.8%	95.3%
Civilian Unemployed (Unemployment Rate)	3.6%	5.2%	4.7%
2017 Employed Population 16+ by Industry			
Total	19,377	175,951	389,304
Agriculture/Mining	3.5%	1.7%	2.0%
Construction	8.1%	5.6%	5.4%
Manufacturing	25.7%	22.2%	23.7%
Wholesale Trade	3.6%	2.9%	2.8%
Retail Trade	10.7%	11.4%	11.1%
Transportation/Utilities	3.9%	4.9%	4.6%
Information	1.5%	1.6%	1.5%
Finance/Insurance/Real Estate	5.0%	5.4%	5.0%
Services	35.2%	41.9%	41.4%
Public Administration	2.8%	2.3%	2.6%
2017 Employed Population 16+ by Occupation			
Total	19,376	175,955	389,302
White Collar	48.1%	51.8%	53.2%
Management/Business/Financial	10.9%	10.9%	11.8%
Professional	15.7%	17.9%	19.0%
Sales	8.2%	9.1%	9.3%
Administrative Support	13.4%	14.0%	13.2%
Services	14.4%	17.1%	16.0%
Blue Collar	37.5%	31.1%	30.9%
Farming/Forestry/Fishing	1.4%	0.8%	0.9%
Construction/Extraction	8.6%	5.1%	4.6%
Installation/Maintenance/Repair	4.6%	3.6%	3.7%
Production	14.4%	13.5%	13.4%
Transportation/Material Moving	8.3%	8.2%	8.2%
2010 Population By Urban/ Rural Status			
Total Population	39,104	355,167	771,025
Population Inside Urbanized Area	0.1%	60.5%	44.4%
Population Inside Urbanized Cluster	40.7%	13.8%	22.8%
Rural Population	59.1%	25.7%	32.8%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.



Market Profile

Decatur Industrial Park Phase III (AEPIN) Decatur, IN
 Drive Times: 20, 40, 60 minute radii

Latitude: 40.8109
 Longitude: -84.9446

	20 minute	40 minute	60 minute
2010 Households by Type			
Total	14,229	138,187	298,872
Households with 1 Person	23.9%	29.0%	26.6%
Households with 2+ People	76.1%	71.0%	73.4%
Family Households	72.9%	65.5%	68.3%
Husband-wife Families	60.3%	47.5%	52.5%
With Related Children	26.5%	20.5%	22.3%
Other Family (No Spouse Present)	12.6%	17.9%	15.8%
Other Family with Male Householder	4.0%	4.8%	4.6%
With Related Children	2.5%	3.0%	2.9%
Other Family with Female Householder	8.6%	13.1%	11.3%
With Related Children	5.7%	9.3%	7.8%
Nonfamily Households	3.2%	5.6%	5.1%
All Households with Children	35.0%	33.4%	33.5%
Multigenerational Households	2.6%	3.1%	2.8%
Unmarried Partner Households	4.8%	6.7%	6.3%
Male-female	4.4%	6.1%	5.8%
Same-sex	0.4%	0.6%	0.5%
2010 Households by Size			
Total	14,228	138,187	298,872
1 Person Household	23.9%	29.0%	26.6%
2 Person Household	34.5%	32.9%	34.6%
3 Person Household	14.9%	14.8%	15.1%
4 Person Household	13.3%	12.2%	12.9%
5 Person Household	7.2%	6.5%	6.6%
6 Person Household	2.9%	2.6%	2.6%
7 + Person Household	3.3%	1.9%	1.6%
2010 Households by Tenure and Mortgage Status			
Total	14,228	138,187	298,872
Owner Occupied	79.0%	69.1%	73.8%
Owned with a Mortgage/Loan	52.2%	48.2%	51.0%
Owned Free and Clear	26.8%	20.9%	22.7%
Renter Occupied	21.0%	30.9%	26.2%
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	15,387	154,103	329,498
Housing Units Inside Urbanized Area	0.2%	63.1%	45.4%
Housing Units Inside Urbanized Cluster	47.7%	14.6%	24.1%
Rural Housing Units	52.1%	22.4%	30.5%

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: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.



Market Profile

Decatur Industrial Park Phase III (AEPIN) Decatur, IN
 Drive Times: 20, 40, 60 minute radii

Latitude: 40.8109
 Longitude: -84.9446

	20 minute	40 minute	60 minute
Top 3 Tapestry Segments			
1.	Salt of the Earth (6B)	Traditional Living (12B)	Salt of the Earth (6B)
2.	Heartland Communities	Salt of the Earth (6B)	Traditional Living (12B)
3.	Traditional Living (12B)	Rustbelt Traditions (5D)	Heartland Communities
2017 Consumer Spending			
Apparel & Services: Total \$	\$24,156,714	\$226,870,169	\$535,459,129
Average Spent	\$1,641.30	\$1,585.77	\$1,738.53
Spending Potential Index	76	73	80
Education: Total \$	\$15,068,671	\$149,698,838	\$349,410,125
Average Spent	\$1,023.83	\$1,046.36	\$1,134.47
Spending Potential Index	70	72	78
Entertainment/Recreation: Total \$	\$37,705,543	\$339,528,272	\$809,497,483
Average Spent	\$2,561.87	\$2,373.23	\$2,628.28
Spending Potential Index	82	76	84
Food at Home: Total \$	\$61,646,143	\$562,328,501	\$1,326,079,424
Average Spent	\$4,188.49	\$3,930.55	\$4,305.52
Spending Potential Index	83	78	85
Food Away from Home: Total \$	\$38,404,977	\$357,846,224	\$844,378,844
Average Spent	\$2,609.39	\$2,501.27	\$2,741.53
Spending Potential Index	78	75	82
Health Care: Total \$	\$71,990,874	\$625,876,715	\$1,504,650,190
Average Spent	\$4,891.35	\$4,374.74	\$4,885.31
Spending Potential Index	87	78	87
HH Furnishings & Equipment: Total \$	\$23,370,574	\$211,951,472	\$504,519,962
Average Spent	\$1,587.89	\$1,481.49	\$1,638.08
Spending Potential Index	82	76	84
Personal Care Products & Services: Total \$	\$9,251,262	\$85,114,267	\$201,880,337
Average Spent	\$628.57	\$594.93	\$655.47
Spending Potential Index	79	75	82
Shelter: Total \$	\$177,602,657	\$1,698,791,934	\$3,977,115,111
Average Spent	\$12,067.04	\$11,874.18	\$12,912.92
Spending Potential Index	74	73	80
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$28,100,873	\$250,991,581	\$602,068,606
Average Spent	\$1,909.29	\$1,754.38	\$1,954.80
Spending Potential Index	82	75	83
Travel: Total \$	\$23,482,006	\$212,307,674	\$510,459,752
Average Spent	\$1,595.46	\$1,483.98	\$1,657.36
Spending Potential Index	77	72	80
Vehicle Maintenance & Repairs: Total \$	\$13,248,021	\$118,826,387	\$282,767,381
Average Spent	\$900.12	\$830.57	\$918.09
Spending Potential Index	84	77	86

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 2013 and 2014 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.