



# Market Profile

Airport Business Center North (AEPIN) Fort Wayne, IN  
 Drive Times: 20, 40, 60 minute radii

Latitude: 41.0058  
 Longitude: -85.1971

	20 minute	40 minute	60 minute
<b>Population Summary</b>			
2000 Total Population	198,325	492,792	848,023
2010 Total Population	202,334	519,112	871,138
2017 Total Population	212,942	541,649	896,248
2017 Group Quarters	3,888	10,131	21,415
2022 Total Population	220,248	557,339	913,009
2017-2022 Annual Rate	0.68%	0.57%	0.37%
2017 Total Daytime Population	238,452	545,805	891,094
Workers	124,934	268,891	424,295
Residents	113,518	276,914	466,799
<b>Household Summary</b>			
2000 Households	78,345	188,982	323,399
2000 Average Household Size	2.49	2.56	2.56
2010 Households	78,983	200,563	335,660
2010 Average Household Size	2.51	2.54	2.53
2017 Households	83,006	209,399	345,670
2017 Average Household Size	2.52	2.54	2.53
2022 Households	85,857	215,545	352,248
2022 Average Household Size	2.52	2.54	2.53
2017-2022 Annual Rate	0.68%	0.58%	0.38%
2010 Families	50,871	135,332	229,085
2010 Average Family Size	3.13	3.09	3.06
2017 Families	52,637	139,282	232,621
2017 Average Family Size	3.15	3.11	3.07
2022 Families	54,054	142,419	235,527
2022 Average Family Size	3.16	3.11	3.08
2017-2022 Annual Rate	0.53%	0.45%	0.25%
<b>Housing Unit Summary</b>			
2000 Housing Units	86,087	202,880	352,515
Owner Occupied Housing Units	61.4%	68.9%	69.2%
Renter Occupied Housing Units	29.6%	24.3%	22.5%
Vacant Housing Units	9.0%	6.9%	8.3%
2010 Housing Units	89,706	220,671	378,990
Owner Occupied Housing Units	57.6%	65.8%	65.2%
Renter Occupied Housing Units	30.5%	25.1%	23.4%
Vacant Housing Units	12.0%	9.1%	11.4%
2017 Housing Units	93,871	229,418	390,915
Owner Occupied Housing Units	55.3%	63.8%	63.0%
Renter Occupied Housing Units	33.1%	27.5%	25.4%
Vacant Housing Units	11.6%	8.7%	11.6%
2022 Housing Units	97,095	236,465	400,272
Owner Occupied Housing Units	55.3%	63.7%	62.7%
Renter Occupied Housing Units	33.1%	27.4%	25.3%
Vacant Housing Units	11.6%	8.8%	12.0%
<b>Median Household Income</b>			
2017	\$44,547	\$51,529	\$50,293
2022	\$47,390	\$55,335	\$54,079
<b>Median Home Value</b>			
2017	\$108,184	\$125,550	\$121,405
2022	\$123,011	\$141,821	\$140,580
<b>Per Capita Income</b>			
2017	\$25,225	\$26,498	\$25,373
2022	\$28,045	\$29,822	\$28,886
<b>Median Age</b>			
2010	34.7	36.4	37.4
2017	36.1	37.6	38.6
2022	36.9	38.4	39.4

**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.



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<b>2017 Households by Income</b>			
Household Income Base	83,006	209,399	345,670
<\$15,000	13.4%	9.9%	9.9%
\$15,000 - \$24,999	11.9%	10.5%	11.3%
\$25,000 - \$34,999	13.7%	11.7%	12.0%
\$35,000 - \$49,999	15.6%	16.0%	16.4%
\$50,000 - \$74,999	18.0%	20.1%	20.6%
\$75,000 - \$99,999	10.7%	13.3%	13.1%
\$100,000 - \$149,999	10.0%	12.1%	11.2%
\$150,000 - \$199,999	3.2%	3.3%	3.0%
\$200,000+	3.5%	3.1%	2.6%
Average Household Income	\$64,094	\$67,845	\$65,030
<b>2022 Households by Income</b>			
Household Income Base	85,857	215,545	352,248
<\$15,000	13.6%	9.9%	9.7%
\$15,000 - \$24,999	11.4%	9.8%	10.3%
\$25,000 - \$34,999	12.6%	10.6%	10.8%
\$35,000 - \$49,999	14.3%	14.5%	14.9%
\$50,000 - \$74,999	16.1%	17.9%	18.8%
\$75,000 - \$99,999	12.4%	15.2%	14.9%
\$100,000 - \$149,999	11.9%	14.5%	13.6%
\$150,000 - \$199,999	3.7%	4.1%	3.8%
\$200,000+	3.9%	3.6%	3.2%
Average Household Income	\$71,370	\$76,435	\$74,141
<b>2017 Owner Occupied Housing Units by Value</b>			
Total	51,933	146,408	246,251
<\$50,000	14.8%	9.1%	10.6%
\$50,000 - \$99,999	31.8%	28.3%	29.6%
\$100,000 - \$149,999	21.2%	24.6%	23.1%
\$150,000 - \$199,999	12.4%	15.7%	15.5%
\$200,000 - \$249,999	6.2%	7.8%	7.6%
\$250,000 - \$299,999	4.3%	5.2%	4.7%
\$300,000 - \$399,999	4.2%	4.7%	4.2%
\$400,000 - \$499,999	1.9%	1.9%	2.0%
\$500,000 - \$749,999	2.0%	1.6%	1.8%
\$750,000 - \$999,999	0.6%	0.6%	0.6%
\$1,000,000 +	0.6%	0.5%	0.5%
Average Home Value	\$150,578	\$159,792	\$156,498
<b>2022 Owner Occupied Housing Units by Value</b>			
Total	53,693	150,630	250,818
<\$50,000	12.7%	7.3%	8.1%
\$50,000 - \$99,999	28.3%	23.9%	24.6%
\$100,000 - \$149,999	19.5%	22.5%	21.2%
\$150,000 - \$199,999	12.8%	16.1%	16.3%
\$200,000 - \$249,999	6.9%	8.7%	8.8%
\$250,000 - \$299,999	5.1%	6.2%	5.7%
\$300,000 - \$399,999	6.1%	7.0%	6.4%
\$400,000 - \$499,999	2.8%	3.1%	3.5%
\$500,000 - \$749,999	3.6%	3.2%	3.5%
\$750,000 - \$999,999	1.2%	1.2%	1.2%
\$1,000,000 +	1.0%	0.8%	0.7%
Average Home Value	\$179,798	\$192,033	\$190,181

**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.



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<b>2010 Population by Age</b>			
Total	202,333	519,113	871,140
0 - 4	7.7%	7.2%	6.9%
5 - 9	7.7%	7.3%	7.1%
10 - 14	7.5%	7.4%	7.2%
15 - 24	14.0%	13.8%	13.8%
25 - 34	13.5%	12.6%	12.0%
35 - 44	12.8%	12.7%	12.5%
45 - 54	14.4%	14.5%	14.6%
55 - 64	11.4%	11.8%	12.2%
65 - 74	5.9%	6.6%	7.2%
75 - 84	3.7%	4.2%	4.5%
85 +	1.5%	1.9%	2.0%
18 +	72.6%	73.6%	74.3%
<b>2017 Population by Age</b>			
Total	212,943	541,650	896,250
0 - 4	7.2%	6.7%	6.5%
5 - 9	7.2%	6.9%	6.6%
10 - 14	7.1%	6.9%	6.7%
15 - 24	13.5%	13.2%	13.3%
25 - 34	13.7%	13.1%	12.6%
35 - 44	12.6%	12.3%	12.0%
45 - 54	12.6%	12.7%	12.7%
55 - 64	12.7%	13.1%	13.4%
65 - 74	8.2%	8.9%	9.5%
75 - 84	3.7%	4.2%	4.6%
85 +	1.7%	2.1%	2.2%
18 +	74.5%	75.6%	76.3%
<b>2022 Population by Age</b>			
Total	220,250	557,341	913,009
0 - 4	7.1%	6.6%	6.4%
5 - 9	7.0%	6.7%	6.5%
10 - 14	7.0%	6.9%	6.8%
15 - 24	13.0%	12.6%	12.6%
25 - 34	13.5%	13.0%	12.3%
35 - 44	12.7%	12.5%	12.2%
45 - 54	11.8%	11.8%	11.8%
55 - 64	12.3%	12.7%	13.0%
65 - 74	9.6%	10.2%	10.8%
75 - 84	4.4%	5.0%	5.5%
85 +	1.6%	2.0%	2.2%
18 +	74.8%	75.8%	76.4%
<b>2010 Population by Sex</b>			
Males	98,981	254,018	427,453
Females	103,353	265,094	443,685
<b>2017 Population by Sex</b>			
Males	104,373	265,618	441,011
Females	108,570	276,031	455,238
<b>2022 Population by Sex</b>			
Males	108,252	274,212	450,728
Females	111,996	283,127	462,281

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



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<b>2010 Population by Race/Ethnicity</b>			
Total	202,334	519,112	871,138
White Alone	72.1%	84.9%	88.5%
Black Alone	16.7%	8.1%	5.6%
American Indian Alone	0.4%	0.3%	0.3%
Asian Alone	3.0%	2.0%	1.4%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	4.3%	2.2%	2.1%
Two or More Races	3.4%	2.4%	2.0%
Hispanic Origin	8.8%	5.2%	4.9%
Diversity Index	53.9	34.4	28.7
<b>2017 Population by Race/Ethnicity</b>			
Total	212,943	541,649	896,248
White Alone	69.3%	82.6%	86.5%
Black Alone	16.6%	8.4%	5.9%
American Indian Alone	0.4%	0.4%	0.4%
Asian Alone	4.4%	3.0%	2.1%
Pacific Islander Alone	0.1%	0.1%	0.0%
Some Other Race Alone	5.0%	2.7%	2.6%
Two or More Races	4.1%	2.9%	2.5%
Hispanic Origin	10.3%	6.3%	6.0%
Diversity Index	58.4	39.2	33.2
<b>2022 Population by Race/Ethnicity</b>			
Total	220,248	557,339	913,011
White Alone	67.0%	80.6%	84.8%
Black Alone	16.5%	8.5%	6.1%
American Indian Alone	0.4%	0.4%	0.4%
Asian Alone	5.6%	4.0%	2.8%
Pacific Islander Alone	0.1%	0.1%	0.0%
Some Other Race Alone	5.6%	3.1%	2.9%
Two or More Races	4.7%	3.4%	2.9%
Hispanic Origin	11.6%	7.2%	6.8%
Diversity Index	61.9	43.0	36.8
<b>2010 Population by Relationship and Household Type</b>			
Total	202,334	519,112	871,138
In Households	98.1%	98.0%	97.5%
In Family Households	81.1%	82.8%	82.7%
Householder	25.1%	26.1%	26.3%
Spouse	17.1%	19.7%	20.1%
Child	33.5%	32.6%	31.8%
Other relative	2.9%	2.3%	2.3%
Nonrelative	2.5%	2.2%	2.3%
In Nonfamily Households	17.0%	15.3%	14.8%
In Group Quarters	1.9%	2.0%	2.5%
Institutionalized Population	1.0%	1.1%	1.1%
Noninstitutionalized Population	1.0%	0.9%	1.3%

**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.



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<b>2017 Population 25+ by Educational Attainment</b>			
Total	138,483	359,193	599,784
Less than 9th Grade	4.3%	3.2%	3.4%
9th - 12th Grade, No Diploma	8.4%	6.9%	7.6%
High School Graduate	27.0%	28.8%	31.9%
GED/Alternative Credential	4.6%	4.3%	4.8%
Some College, No Degree	21.9%	21.9%	20.9%
Associate Degree	9.4%	9.6%	9.3%
Bachelor's Degree	15.9%	16.3%	14.3%
Graduate/Professional Degree	8.5%	8.9%	7.8%
<b>2017 Population 15+ by Marital Status</b>			
Total	167,264	430,729	718,660
Never Married	35.8%	30.9%	29.4%
Married	45.1%	51.0%	52.0%
Widowed	5.5%	6.0%	6.3%
Divorced	13.6%	12.2%	12.3%
<b>2017 Civilian Population 16+ in Labor Force</b>			
Civilian Employed	94.0%	95.5%	95.4%
Civilian Unemployed (Unemployment Rate)	6.0%	4.5%	4.6%
<b>2017 Employed Population 16+ by Industry</b>			
Total	100,617	267,741	433,410
Agriculture/Mining	0.7%	1.3%	1.9%
Construction	5.1%	5.4%	5.1%
Manufacturing	19.8%	21.8%	24.8%
Wholesale Trade	3.2%	3.1%	2.7%
Retail Trade	11.6%	11.3%	11.1%
Transportation/Utilities	4.7%	4.6%	4.4%
Information	1.7%	1.7%	1.5%
Finance/Insurance/Real Estate	5.7%	5.6%	4.9%
Services	45.4%	42.8%	41.1%
Public Administration	2.1%	2.5%	2.5%
<b>2017 Employed Population 16+ by Occupation</b>			
Total	100,613	267,742	433,413
White Collar	54.0%	55.6%	53.0%
Management/Business/Financial	10.6%	12.5%	11.8%
Professional	20.0%	20.0%	18.4%
Sales	9.8%	9.6%	9.6%
Administrative Support	13.5%	13.6%	13.1%
Services	18.2%	16.1%	15.9%
Blue Collar	27.9%	28.3%	31.0%
Farming/Forestry/Fishing	0.4%	0.5%	0.9%
Construction/Extraction	4.4%	4.5%	4.4%
Installation/Maintenance/Repair	3.3%	3.4%	3.6%
Production	12.2%	12.1%	13.9%
Transportation/Material Moving	7.6%	7.7%	8.2%
<b>2010 Population By Urban/ Rural Status</b>			
Total Population	202,334	519,112	871,138
Population Inside Urbanized Area	85.5%	60.4%	36.0%
Population Inside Urbanized Cluster	1.8%	14.0%	28.4%
Rural Population	12.7%	25.6%	35.6%

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



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<b>2010 Households by Type</b>			
Total	78,983	200,563	335,660
Households with 1 Person	29.4%	27.0%	26.5%
Households with 2+ People	70.6%	73.0%	73.5%
Family Households	64.4%	67.5%	68.2%
Husband-wife Families	43.8%	50.9%	52.2%
With Related Children	19.8%	22.3%	21.9%
Other Family (No Spouse Present)	20.6%	16.6%	16.1%
Other Family with Male Householder	5.1%	4.6%	4.7%
With Related Children	3.2%	2.9%	3.0%
Other Family with Female Householder	15.5%	12.0%	11.3%
With Related Children	11.2%	8.4%	7.9%
Nonfamily Households	6.2%	5.5%	5.2%
All Households with Children	34.8%	34.2%	33.3%
Multigenerational Households	3.4%	2.9%	3.0%
Unmarried Partner Households	7.3%	6.5%	6.5%
Male-female	6.6%	5.9%	6.0%
Same-sex	0.7%	0.6%	0.5%
<b>2010 Households by Size</b>			
Total	78,983	200,562	335,659
1 Person Household	29.4%	27.0%	26.5%
2 Person Household	31.7%	33.8%	34.9%
3 Person Household	15.2%	15.2%	15.1%
4 Person Household	12.6%	13.2%	12.9%
5 Person Household	6.8%	6.7%	6.5%
6 Person Household	2.7%	2.5%	2.5%
7 + Person Household	1.6%	1.6%	1.6%
<b>2010 Households by Tenure and Mortgage Status</b>			
Total	78,983	200,563	335,660
Owner Occupied	65.4%	72.4%	73.6%
Owned with a Mortgage/Loan	46.9%	52.1%	51.1%
Owned Free and Clear	18.5%	20.2%	22.5%
Renter Occupied	34.6%	27.6%	26.4%
<b>2010 Housing Units By Urban/ Rural Status</b>			
Total Housing Units	89,706	220,671	378,990
Housing Units Inside Urbanized Area	86.8%	62.0%	36.1%
Housing Units Inside Urbanized Cluster	1.7%	14.4%	29.4%
Rural Housing Units	11.4%	23.6%	34.4%

**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.



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<b>Top 3 Tapestry Segments</b>			
<b>1.</b>	Traditional Living (12B)	Salt of the Earth (6B)	Salt of the Earth (6B)
<b>2.</b>	Hardscrabble Road (8G)	Traditional Living (12B)	Heartland Communities
<b>3.</b>	Salt of the Earth (6B)	Rustbelt Traditions (5D)	Traditional Living (12B)
<b>2017 Consumer Spending</b>			
Apparel & Services: Total \$	\$142,278,613	\$375,290,825	\$586,914,474
Average Spent	\$1,714.08	\$1,792.23	\$1,697.90
Spending Potential Index	79	83	79
Education: Total \$	\$95,140,648	\$248,832,672	\$379,427,036
Average Spent	\$1,146.19	\$1,188.32	\$1,097.66
Spending Potential Index	79	82	75
Entertainment/Recreation: Total \$	\$208,162,436	\$557,480,078	\$890,403,271
Average Spent	\$2,507.80	\$2,662.29	\$2,575.88
Spending Potential Index	80	85	83
Food at Home: Total \$	\$345,737,181	\$913,037,996	\$1,460,943,661
Average Spent	\$4,165.21	\$4,360.28	\$4,226.41
Spending Potential Index	83	87	84
Food Away from Home: Total \$	\$223,011,862	\$589,092,949	\$927,166,138
Average Spent	\$2,686.70	\$2,813.26	\$2,682.23
Spending Potential Index	81	84	80
Health Care: Total \$	\$376,653,063	\$1,022,309,541	\$1,660,480,268
Average Spent	\$4,537.66	\$4,882.11	\$4,803.66
Spending Potential Index	81	87	86
HH Furnishings & Equipment: Total \$	\$130,540,054	\$349,027,216	\$554,173,495
Average Spent	\$1,572.66	\$1,666.80	\$1,603.19
Spending Potential Index	81	86	82
Personal Care Products & Services: Total \$	\$52,696,116	\$140,432,026	\$221,457,628
Average Spent	\$634.85	\$670.64	\$640.66
Spending Potential Index	80	84	80
Shelter: Total \$	\$1,064,637,779	\$2,792,388,334	\$4,353,830,686
Average Spent	\$12,826.03	\$13,335.25	\$12,595.34
Spending Potential Index	79	82	78
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$153,694,181	\$414,460,469	\$661,933,991
Average Spent	\$1,851.60	\$1,979.29	\$1,914.93
Spending Potential Index	79	85	82
Travel: Total \$	\$130,864,891	\$354,783,657	\$558,319,655
Average Spent	\$1,576.57	\$1,694.29	\$1,615.18
Spending Potential Index	76	82	78
Vehicle Maintenance & Repairs: Total \$	\$72,620,261	\$194,116,957	\$311,475,017
Average Spent	\$874.88	\$927.02	\$901.08
Spending Potential Index	82	86	84

**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.