Demographic Detail Report

4333 Edgewood Rd NE, Cedar Rapids, IA 52411

Building Type: **Land**	Total Available:	**1,960,200 SF**	
Class: **-**	% Leased:	**0%**	
RBA: **-**	Rent/SF/Yr:	**-**	
Typical Floor: **-**			

Edgewood Point Master Plan - Concept

Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	5,565		42,434		128,551	
2023 Estimate	5,528		42,285		127,086	
2010 Census	5,243		40,905		117,247	
Growth 2023 - 2028	0.67%		0.35%		1.15%	
Growth 2010 - 2023	5.44%		3.37%		8.39%	
2023 Population by Age	**5,528**		**42,285**		**127,086**	
Age 0 - 4	270	4.88%	2,479	5.86%	7,485	5.89%
Age 5 - 9	277	5.01%	2,537	6.00%	7,748	6.10%
Age 10 - 14	320	5.79%	2,636	6.23%	8,120	6.39%
Age 15 - 19	361	6.53%	2,638	6.24%	8,156	6.42%
Age 20 - 24	365	6.60%	2,595	6.14%	7,981	6.28%
Age 25 - 29	334	6.04%	2,654	6.28%	8,101	6.37%
Age 30 - 34	288	5.21%	2,740	6.48%	8,354	6.57%
Age 35 - 39	268	4.85%	2,814	6.65%	8,677	6.83%
Age 40 - 44	279	5.05%	2,739	6.48%	8,616	6.78%
Age 45 - 49	298	5.39%	2,489	5.89%	7,868	6.19%
Age 50 - 54	349	6.31%	2,503	5.92%	7,749	6.10%
Age 55 - 59	406	7.34%	2,671	6.32%	7,977	6.28%
Age 60 - 64	433	7.83%	2,751	6.51%	7,950	6.26%
Age 65 - 69	403	7.29%	2,511	5.94%	7,074	5.57%
Age 70 - 74	342	6.19%	2,116	5.00%	5,851	4.60%
Age 75 - 79	241	4.36%	1,493	3.53%	4,062	3.20%
Age 80 - 84	152	2.75%	949	2.24%	2,569	2.02%
Age 85+	142	2.57%	970	2.29%	2,748	2.16%
Age 65+	1,280	23.15%	8,039	19.01%	22,304	17.55%
Median Age	**45.00**		**40.10**		**39.40**	
Average Age	**43.00**		**40.30**		**39.60**	

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Radius	**1 Mile**		**3 Mile**		**5 Mile**	
2023 Population By Race	**5,528**		**42,285**		**127,086**	
White	4,991	90.29%	36,493	86.30%	106,702	83.96%
Black	189	3.42%	2,816	6.66%	10,918	8.59%
Am. Indian & Alaskan	13	0.24%	102	0.24%	357	0.28%
Asian	179	3.24%	1,372	3.24%	4,331	3.41%
Hawaiian & Pacific Island	3	0.05%	105	0.25%	301	0.24%
Other	153	2.77%	1,398	3.31%	4,478	3.52%
Population by Hispanic Origin	**5,528**		**42,285**		**127,086**	
Non-Hispanic Origin	5,318	96.20%	40,563	95.93%	121,524	95.62%
Hispanic Origin	209	3.78%	1,723	4.07%	5,562	4.38%
2023 Median Age, Male	**43.50**		**39.50**		**38.70**	
2023 Average Age, Male	**42.10**		**39.60**		**38.90**	
2023 Median Age, Female	**46.30**		**40.70**		**40.00**	
2023 Average Age, Female	**43.90**		**41.00**		**40.40**	
2023 Population by Occupation Classification	**4,589**		**34,113**		**102,109**	
Civilian Employed	2,995	65.26%	22,887	67.09%	67,691	66.29%
Civilian Unemployed	99	2.16%	882	2.59%	2,662	2.61%
Civilian Non-Labor Force	1,495	32.58%	10,338	30.31%	31,731	31.08%
Armed Forces	0	0.00%	6	0.02%	25	0.02%
Households by Marital Status						
Married	1,370		8,714		24,291	
Married No Children	812		5,283		13,826	
Married w/Children	558		3,431		10,464	
2023 Population by Education	**4,178**		**31,220**		**93,167**	
Some High School, No Diploma	216	5.17%	1,635	5.24%	5,670	6.09%
High School Grad (Incl Equivalency)	689	16.49%	7,105	22.76%	22,442	24.09%
Some College, No Degree	1,032	24.70%	9,629	30.84%	29,336	31.49%
Associate Degree	244	5.84%	1,821	5.83%	5,571	5.98%
Bachelor Degree	1,391	33.29%	7,783	24.93%	21,384	22.95%
Advanced Degree	606	14.50%	3,247	10.40%	8,764	9.41%

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Radius	**1 Mile**		**3 Mile**		**5 Mile**	
2023 Population by Occupation	**5,620**		**42,918**		**126,604**	
Real Estate & Finance	263	4.68%	1,674	3.90%	5,240	4.14%
Professional & Management	1,778	31.64%	11,372	26.50%	32,800	25.91%
Public Administration	34	0.60%	358	0.83%	1,550	1.22%
Education & Health	714	12.70%	5,417	12.62%	15,245	12.04%
Services	496	8.83%	3,893	9.07%	11,167	8.82%
Information	98	1.74%	466	1.09%	1,662	1.31%
Sales	656	11.67%	4,967	11.57%	15,242	12.04%
Transportation	1	0.02%	145	0.34%	500	0.39%
Retail	288	5.12%	2,487	5.79%	7,718	6.10%
Wholesale	79	1.41%	577	1.34%	1,607	1.27%
Manufacturing	420	7.47%	3,556	8.29%	11,300	8.93%
Production	321	5.71%	3,581	8.34%	10,196	8.05%
Construction	94	1.67%	1,523	3.55%	4,706	3.72%
Utilities	237	4.22%	1,784	4.16%	4,349	3.44%
Agriculture & Mining	51	0.91%	135	0.31%	427	0.34%
Farming, Fishing, Forestry	0	0.00%	52	0.12%	204	0.16%
Other Services	90	1.60%	931	2.17%	2,691	2.13%
2023 Worker Travel Time to Job	**2,857**		**22,176**		**65,161**	
<30 Minutes	2,494	87.29%	19,309	87.07%	55,999	85.94%
30-60 Minutes	327	11.45%	2,390	10.78%	7,520	11.54%
60+ Minutes	36	1.26%	477	2.15%	1,642	2.52%
2010 Households by HH Size	**2,096**		**17,394**		**48,802**	
1-Person Households	504	24.05%	5,343	30.72%	15,609	31.98%
2-Person Households	811	38.69%	6,354	36.53%	16,642	34.10%
3-Person Households	285	13.60%	2,466	14.18%	6,982	14.31%
4-Person Households	303	14.46%	1,972	11.34%	5,749	11.78%
5-Person Households	135	6.44%	828	4.76%	2,480	5.08%
6-Person Households	42	2.00%	291	1.67%	887	1.82%
7 or more Person Households	16	0.76%	140	0.80%	453	0.93%
2023 Average Household Size	**2.50**		**2.30**		**2.30**	
Households						
2028 Projection	2,222		17,997		53,573	
2023 Estimate	2,207		17,943		52,961	
2010 Census	2,094		17,394		48,802	
Growth 2023 - 2028	0.68%		0.30%		1.16%	
Growth 2010 - 2023	5.40%		3.16%		8.52%	

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Radius	**1 Mile**		**3 Mile**		**5 Mile**
2023 Households by HH Income	**2,206**		**17,944**		**52,961**
<$25,000	165	7.48%	2,150	11.98%	9,358	17.67%
$25,000 - $50,000	354	16.05%	4,111	22.91%	11,618	21.94%
$50,000 - $75,000	348	15.78%	3,661	20.40%	10,045	18.97%
$75,000 - $100,000	432	19.58%	2,837	15.81%	7,213	13.62%
$100,000 - $125,000	216	9.79%	1,790	9.98%	5,318	10.04%
$125,000 - $150,000	181	8.20%	1,029	5.73%	3,245	6.13%
$150,000 - $200,000	287	13.01%	1,167	6.50%	3,418	6.45%
$200,000+	223	10.11%	1,199	6.68%	2,746	5.18%
2023 Avg Household Income	**$110,683**		**$88,119**		**$81,656**
2023 Med Household Income	**$88,657**		**$67,539**		**$62,448**
2023 Occupied Housing	**2,207**		**17,942**		**52,961**
Owner Occupied	2,038	92.34%	12,780	71.23%	36,596	69.10%
Renter Occupied	169	7.66%	5,162	28.77%	16,365	30.90%
2010 Housing Units	**2,114**		**18,883**		**57,176**
1 Unit	1,755	83.02%	13,353	70.71%	41,222	72.10%
2 - 4 Units	217	10.26%	1,574	8.34%	4,144	7.25%
5 - 19 Units	85	4.02%	2,687	14.23%	7,258	12.69%
20+ Units	57	2.70%	1,269	6.72%	4,552	7.96%
2023 Housing Value	**2,038**		**12,781**		**36,597**
<$100,000	206	10.11%	1,871	14.64%	6,636	18.13%
$100,000 - $200,000	835	40.97%	6,494	50.81%	17,687	48.33%
$200,000 - $300,000	563	27.63%	2,359	18.46%	7,253	19.82%
$300,000 - $400,000	193	9.47%	834	6.53%	2,550	6.97%
$400,000 - $500,000	112	5.50%	539	4.22%	1,196	3.27%
$500,000 - $1,000,000	124	6.08%	586	4.58%	1,030	2.81%
$1,000,000+	5	0.25%	98	0.77%	245	0.67%
2023 Median Home Value	**$197,364**		**$169,594**		**$165,938**
2023 Housing Units by Yr Built	**2,335**		**19,691**		**58,577**
Built 2010+	99	4.24%	1,167	5.93%	6,147	10.49%
Built 2000 - 2010	251	10.75%	1,680	8.53%	5,412	9.24%
Built 1990 - 1999	689	29.51%	3,299	16.75%	7,641	13.04%
Built 1980 - 1989	425	18.20%	2,030	10.31%	3,995	6.82%
Built 1970 - 1979	609	26.08%	4,013	20.38%	8,579	14.65%
Built 1960 - 1969	215	9.21%	3,063	15.56%	7,469	12.75%
Built 1950 - 1959	26	1.11%	2,501	12.70%	6,632	11.32%
Built <1949	21	0.90%	1,938	9.84%	12,702	21.68%
2023 Median Year Built	**1986**		**1975**		**1972**