Expanded Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups

ACADIA REALTY TRUST

Lat/Lon: 41.4733/-87.312

1932 E 81st Ave Merrillville, IN 46410	5 mi radius		10 mi radius		15 mi radius	
Population						
Estimated Population (2023)	99,177		367,365		687,058	
Projected Population (2028)	101,729		379,062		697,204	
Census Population (2020)	96,903		361,212		680,403	
Census Population (2010)	93,099		354,207		671,828	
Projected Annual Growth (2023 to 2028)	2,552	0.5%	11,697	0.6%	10,146	0.3%
Historical Annual Growth (2020 to 2023)	2,275	0.8%	6,153	0.6%	6,655	0.3%
Historical Annual Growth (2010 to 2020)	3,804	1.4%	7,005	0.7%	8,575	0.4%
Estimated Population Density (2023)	1,263	psm	1,170	psm	972	psm
Trade Area Size	78.5	sq mi	314.1	sq mi	706.8	sq mi
Households						
Estimated Households (2023)	39,375		147,346		270,758	
Projected Households (2028)	40,285		151,289		274,304	
Census Households (2020)	38,121		142,659		264,631	
Census Households (2010)	35,661		135,295		253,314	
Estimated Households with Children (2023)	11,513	29.2%	43,644	29.6%	82,247	30.4%
Estimated Average Household Size (2023)	2.47		2.47		2.51	
Average Household Income						
Estimated Average Household Income (2023)	$96,789		$99,031		$101,016	
Projected Average Household Income (2028)	$101,927		$104,202		$107,885	
Estimated Average Family Income (2023)	$107,184		$118,039		$118,201	
Median Household Income						
Estimated Median Household Income (2023)	$76,290		$77,907		$77,743	
Projected Median Household Income (2028)	$76,730		$78,900		$78,750	
Estimated Median Family Income (2023)	$90,709		$94,374		$93,726	
Per Capita Income						
Estimated Per Capita Income (2023)	$38,653		$39,818		$39,901	
Projected Per Capita Income (2028)	$40,583		$41,684		$42,537	
Estimated Per Capita Income 5 Year Growth	$1,930	5.0%	$1,865	4.7%	$2,636	6.6%
Estimated Average Household Net Worth (2023)	$357,690		$396,989		$409,015	
Daytime Demos (2023)						
Total Businesses	5,753		15,710		27,684	
Total Employees	48,542		125,496		235,955	
Company Headquarter Businesses	167	2.9%	415	2.6%	765	2.8%
Company Headquarter Employees	6,686	13.8%	17,272	13.8%	30,563	13.0%
Employee Population per Business	8.4		8.0		8.5	
Residential Population per Business	17.2		23.4		24.8	

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1932 E 81st Ave Merrillville, IN 46410	5 mi radius		10 mi radius		15 mi radius	
Race & Ethnicity						
White (2023)	55,680	56.1%	225,017	61.3%	417,036	60.7%
Black or African American (2023)	29,362	29.6%	91,854	25.0%	160,040	23.3%
American Indian or Alaska Native (2023)	433	0.4%	1,376	0.4%	3,082	0.4%
Asian (2023)	1,942	2.0%	6,411	1.7%	13,669	2.0%
Hawaiian or Pacific Islander (2023)	31	-	90	-	192	-
Other Race (2023)	3,979	4.0%	13,998	3.8%	38,212	5.6%
Two or More Races (2023)	7,750	7.8%	28,619	7.8%	54,826	8.0%
Not Hispanic or Latino Population (2023)	83,390	84.1%	310,873	84.6%	564,872	82.2%
Hispanic or Latino Population (2023)	15,787	15.9%	56,493	15.4%	122,186	17.8%
Not Hispanic or Latino Population (2028)	85,441	84.0%	320,835	84.6%	574,556	82.4%
Hispanic or Latino Population (2028)	16,288	16.0%	58,227	15.4%	122,647	17.6%
Not Hispanic or Latino Population (2020)	83,221	85.9%	311,572	86.3%	563,083	82.8%
Hispanic or Latino Population (2020)	13,682	14.1%	49,640	13.7%	117,321	17.2%
Not Hispanic or Latino Population (2010)	82,707	88.8%	316,322	89.3%	576,873	85.9%
Hispanic or Latino Population (2010)	10,392	11.2%	37,885	10.7%	94,955	14.1%
Projected Hispanic Annual Growth (2023 to 2028)	501	0.6%	1,734	0.6%	461	-
Historic Hispanic Annual Growth (2010 to 2023)	5,395	4.0%	18,608	3.8%	27,231	2.2%
Age Distribution (2023)						
Age Under 5	5,158	5.2%	18,898	5.1%	35,297	5.1%
Age 5 to 9 Years	5,731	5.8%	21,266	5.8%	40,143	5.8%
Age 10 to 14 Years	6,265	6.3%	23,182	6.3%	43,477	6.3%
Age 15 to 19 Years	6,092	6.1%	22,815	6.2%	43,741	6.4%
Age 20 to 24 Years	6,246	6.3%	22,749	6.2%	44,498	6.5%
Age 25 to 29 Years	6,461	6.5%	22,096	6.0%	42,507	6.2%
Age 30 to 34 Years	6,802	6.9%	23,372	6.4%	44,244	6.4%
Age 35 to 39 Years	6,529	6.6%	23,863	6.5%	45,197	6.6%
Age 40 to 44 Years	6,531	6.6%	24,636	6.7%	46,846	6.8%
Age 45 to 49 Years	5,898	5.9%	22,758	6.2%	43,105	6.3%
Age 50 to 54 Years	5,981	6.0%	23,866	6.5%	44,576	6.5%
Age 55 to 59 Years	6,457	6.5%	24,262	6.6%	44,844	6.5%
Age 60 to 64 Years	6,794	6.9%	25,664	7.0%	46,878	6.8%
Age 65 to 74 Years	10,861	11.0%	41,525	11.3%	74,303	10.8%
Age 75 to 84 Years	5,183	5.2%	19,402	5.3%	34,590	5.0%
Age 85 Years or Over	2,187	2.2%	7,011	1.9%	12,811	1.9%
Median Age	39.6		40.4		39.7	
Gender Age Distribution (2023)						
Female Population	51,206	51.6%	189,188	51.5%	352,937	51.4%
Age 0 to 19 Years	11,285	22.0%	41,677	22.0%	78,897	22.4%
Age 20 to 64 Years	29,467	57.5%	109,030	57.6%	205,654	58.3%
Age 65 Years or Over	10,454	20.4%	38,481	20.3%	68,386	19.4%
Female Median Age	41.7		42.0		41.1	
Male Population	47,971	48.4%	178,177	48.5%	334,121	48.6%
Age 0 to 19 Years	11,962	24.9%	44,484	25.0%	83,761	25.1%
Age 20 to 64 Years	28,232	58.9%	104,236	58.5%	197,041	59.0%
Age 65 Years or Over	7,777	16.2%	29,457	16.5%	53,319	16.0%
Male Median Age	37.4		38.7		38.3	

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1932 E 81st Ave Merrillville, IN 46410	5 mi radius		10 mi radius		15 mi radius	
Household Income Distribution (2023)						
HH Income $200,000 or More	2,395	6.1%	11,281	7.7%	22,038	8.1%
HH Income $150,000 to $199,999	3,457	8.8%	13,042	8.9%	23,082	8.5%
HH Income $100,000 to $149,999	7,631	19.4%	26,948	18.3%	50,132	18.5%
HH Income $75,000 to $99,999	5,885	14.9%	19,760	13.4%	35,745	13.2%
HH Income $50,000 to $74,999	6,453	16.4%	24,344	16.5%	44,675	16.5%
HH Income $35,000 to $49,999	4,157	10.6%	15,831	10.7%	29,137	10.8%
HH Income $25,000 to $34,999	3,370	8.6%	13,150	8.9%	22,890	8.5%
HH Income $15,000 to $24,999	2,836	7.2%	9,322	6.3%	18,026	6.7%
HH Income Under $15,000	3,192	8.1%	13,667	9.3%	25,033	9.2%
HH Income $35,000 or More	29,978	76.1%	111,206	75.5%	204,809	75.6%
HH Income $75,000 or More	19,368	49.2%	71,031	48.2%	130,997	48.4%
Housing (2023)						
Total Housing Units	42,585		161,469		294,990	
Housing Units Occupied	39,375	92.5%	147,346	91.3%	270,757	91.8%
Housing Units Owner-Occupied	27,396	69.6%	103,626	70.3%	188,500	69.6%
Housing Units, Renter-Occupied	11,980	30.4%	43,720	29.7%	82,258	30.4%
Housing Units, Vacant	3,209	8.2%	14,123	9.6%	24,232	8.9%
Marital Status (2023)						
Never Married	28,825	35.1%	104,074	34.2%	201,726	35.5%
Currently Married	33,208	40.5%	130,864	43.0%	243,575	42.9%
Separated	3,855	4.7%	11,817	3.9%	21,115	3.7%
Widowed	6,060	7.4%	20,310	6.7%	36,770	6.5%
Divorced	10,075	12.3%	36,954	12.2%	64,956	11.4%
Household Type (2023)						
Population Family	81,709	82.4%	304,069	82.8%	570,713	83.1%
Population Non-Family	15,582	15.7%	59,872	16.3%	109,098	15.9%
Population Group Quarters	1,886	1.9%	3,424	0.9%	7,247	1.1%
Family Households	25,959	65.9%	96,795	65.7%	179,231	66.2%
Non-Family Households	13,416	34.1%	50,551	34.3%	91,526	33.8%
Married Couple with Children	6,962	21.0%	26,886	20.5%	50,592	20.8%
Average Family Household Size	3.1		3.1		3.2	
Household Size (2023)						
1 Person Households	11,603	29.5%	44,161	30.0%	79,686	29.4%
2 Person Households	12,858	32.7%	50,170	34.0%	90,420	33.4%
3 Person Households	5,952	15.1%	20,976	14.2%	39,585	14.6%
4 Person Households	4,839	12.3%	17,583	11.9%	33,064	12.2%
5 Person Households	2,516	6.4%	8,917	6.1%	17,162	6.3%
6 or More Person Households	1,607	4.1%	5,539	3.8%	10,840	4.0%
Household Vehicles (2023)						
Households with 0 Vehicles Available	2,876	7.3%	10,969	7.4%	20,120	7.4%
Households with 1 Vehicles Available	14,568	37.0%	51,974	35.3%	96,716	35.7%
Households with 2 or More Vehicles Available	21,932	55.7%	84,403	57.3%	153,921	56.8%
Total Vehicles Available	69,130		263,733		482,538	
Average Vehicles Per Household	1.8		1.8		1.8	

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1932 E 81st Ave **Merrillville, IN 46410**	**5 mi radius**		**10 mi radius**		**15 mi radius**	
Labor Force (2023)						
Estimated Labor Population Age 16 Years or Over	80,699		299,037		558,725	
Estimated Civilian Employed	46,649	57.8%	173,632	58.1%	328,819	58.9%
Estimated Civilian Unemployed	3,131	3.9%	10,947	3.7%	19,145	3.4%
Estimated in Armed Forces	60	-	184	-	308	-
Estimated Not in Labor Force	30,859	38.2%	114,274	38.2%	210,454	37.7%
Unemployment Rate	3.9%		3.7%		3.4%	
Occupation (2023)						
Occupation: Population Age 16 Years or Over	46,649		173,632		328,815	
Management, Business, Financial Operations	6,263	13.4%	24,733	14.2%	47,102	14.3%
Professional, Related	9,614	20.6%	36,060	20.8%	69,662	21.2%
Service	7,656	16.4%	28,903	16.6%	55,350	16.8%
Sales, Office	10,094	21.6%	36,430	21.0%	66,949	20.4%
Farming, Fishing, Forestry	134	0.3%	372	0.2%	786	0.2%
Construct, Extraction, Maintenance	4,749	10.2%	17,768	10.2%	32,049	9.7%
Production, Transport Material Moving	8,138	17.4%	29,366	16.9%	56,917	17.3%
White Collar Workers	25,971	55.7%	97,223	56.0%	183,712	55.9%
Blue Collar Workers	20,677	44.3%	76,409	44.0%	145,102	44.1%
Consumer Expenditure (2023)						
Total Household Expenditure	$2.7 B		$10.23 B		$19.06 B	
Total Non-Retail Expenditure	$1.42 B	52.7%	$5.41 B	52.8%	$10.07 B	52.8%
Total Retail Expenditure	$1.27 B	47.3%	$4.83 B	47.2%	$8.99 B	47.2%
Apparel	$95.25 M	3.5%	$361.63 M	3.5%	$674.29 M	3.5%
Contributions	$88.23 M	3.3%	$339.32 M	3.3%	$632.3 M	3.3%
Education	$80.92 M	3.0%	$313.06 M	3.1%	$585.65 M	3.1%
Entertainment	$153.35 M	5.7%	$583.3 M	5.7%	$1.09 B	5.7%
Food and Beverages	$397.46 M	14.7%	$1.5 B	14.7%	$2.8 B	14.7%
Furnishings and Equipment	$95.31 M	3.5%	$362.26 M	3.5%	$674.5 M	3.5%
Gifts	$65.59 M	2.4%	$253.63 M	2.5%	$473.72 M	2.5%
Health Care	$228.71 M	8.5%	$864.3 M	8.4%	$1.61 B	8.4%
Household Operations	$106.21 M	3.9%	$404.4 M	4.0%	$753.3 M	4.0%
Miscellaneous Expenses	$51.21 M	1.9%	$194.5 M	1.9%	$362.15 M	1.9%
Personal Care	$36.33 M	1.3%	$137.63 M	1.3%	$256.29 M	1.3%
Personal Insurance	$19.19 M	0.7%	$73.48 M	0.7%	$136.83 M	0.7%
Reading	$5.91 M	0.2%	$22.48 M	0.2%	$41.82 M	0.2%
Shelter	$566.87 M	21.0%	$2.15 B	21.0%	$4.01 B	21.0%
Tobacco	$16.05 M	0.6%	$59.93 M	0.6%	$111.48 M	0.6%
Transportation	$492.5 M	18.3%	$1.86 B	18.2%	$3.47 B	18.2%
Utilities	$198.41 M	7.4%	$747.29 M	7.3%	$1.39 B	7.3%
Educational Attainment (2023)						
Adult Population Age 25 Years or Over	69,685		258,455		479,902	
Elementary (Grade Level 0 to 8)	2,056	3.0%	7,523	2.9%	16,563	3.5%
Some High School (Grade Level 9 to 11)	3,220	4.6%	12,972	5.0%	24,377	5.1%
High School Graduate	24,417	35.0%	91,874	35.5%	166,200	34.6%
Some College	15,614	22.4%	57,307	22.2%	102,930	21.4%
Associate Degree Only	6,138	8.8%	22,396	8.7%	41,303	8.6%
Bachelor Degree Only	12,111	17.4%	43,620	16.9%	83,027	17.3%
Graduate Degree	6,129	8.8%	22,763	8.8%	45,502	9.5%

Expanded Profile

2010-2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups

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1932 E 81st Ave **Merrillville, IN 46410**	**5 mi radius**		**10 mi radius**		**15 mi radius**	
Units In Structure (2023)						
1 Detached Unit	26,456	74.2%	106,439	78.7%	194,114	76.6%
1 Attached Unit	4,596	12.9%	12,572	9.3%	20,077	7.9%
2 to 4 Units	1,871	5.2%	6,787	5.0%	15,574	6.1%
5 to 9 Units	1,392	3.9%	5,220	3.9%	11,160	4.4%
10 to 19 Units	2,814	7.9%	7,759	5.7%	12,785	5.0%
20 to 49 Units	619	1.7%	2,739	2.0%	4,823	1.9%
50 or More Units	1,212	3.4%	3,408	2.5%	6,900	2.7%
Mobile Home or Trailer	415	1.2%	2,421	1.8%	5,315	2.1%
Other Structure	-	-	1	-	9	-
Homes Built By Year (2023)						
Homes Built 2010 or later	3,247	9.1%	11,567	8.5%	20,462	8.1%
Homes Built 2000 to 2009	6,070	17.0%	19,417	14.4%	32,478	12.8%
Homes Built 1990 to 1999	4,715	13.2%	15,742	11.6%	27,589	10.9%
Homes Built 1980 to 1989	2,496	7.0%	10,844	8.0%	20,227	8.0%
Homes Built 1970 to 1979	6,542	18.3%	23,544	17.4%	44,488	17.6%
Homes Built 1960 to 1969	5,361	15.0%	19,289	14.3%	32,496	12.8%
Homes Built 1950 to 1959	4,696	13.2%	20,421	15.1%	39,498	15.6%
Homes Built Before 1949	6,248	17.5%	26,522	19.6%	53,519	21.1%
Home Values (2023)						
Home Values $1,000,000 or More	67	0.2%	498	0.5%	1,320	0.7%
Home Values $500,000 to $999,999	789	2.9%	5,113	4.9%	9,263	4.9%
Home Values $400,000 to $499,999	810	3.0%	5,673	5.5%	10,428	5.5%
Home Values $300,000 to $399,999	3,128	11.4%	15,343	14.8%	28,531	15.1%
Home Values $200,000 to $299,999	8,979	32.8%	30,638	29.6%	53,646	28.5%
Home Values $150,000 to $199,999	5,840	21.3%	17,419	16.8%	31,445	16.7%
Home Values $100,000 to $149,999	4,456	16.3%	14,223	13.7%	26,211	13.9%
Home Values $70,000 to $99,999	1,510	5.5%	5,991	5.8%	11,347	6.0%
Home Values $50,000 to $69,999	718	2.6%	2,933	2.8%	5,596	3.0%
Home Values $25,000 to $49,999	466	1.7%	2,640	2.5%	4,582	2.4%
Home Values Under $25,000	633	2.3%	3,157	3.0%	6,131	3.3%
Owner-Occupied Median Home Value	$199,448		$216,316		$215,202	
Renter-Occupied Median Rent	$873		$850		$861	
Transportation To Work (2023)						
Drive to Work Alone	37,548	80.5%	138,495	79.8%	255,483	77.7%
Drive to Work in Carpool	2,553	5.5%	10,464	6.0%	21,797	6.6%
Travel to Work by Public Transportation	389	0.8%	1,704	1.0%	4,351	1.3%
Drive to Work on Motorcycle	2	-	57	-	119	-
Walk or Bicycle to Work	553	1.2%	2,326	1.3%	5,747	1.7%
Other Means	833	1.8%	2,546	1.5%	4,027	1.2%
Work at Home	4,770	10.2%	18,040	10.4%	37,290	11.3%
Travel Time (2023)						
Travel to Work in 14 Minutes or Less	8,916	19.1%	31,775	18.3%	66,958	20.4%
Travel to Work in 15 to 29 Minutes	15,590	33.4%	59,749	34.4%	104,724	31.8%
Travel to Work in 30 to 59 Minutes	12,934	27.7%	47,642	27.4%	89,883	27.3%
Travel to Work in 60 Minutes or More	4,439	9.5%	16,426	9.5%	29,960	9.1%
Average Minutes Travel to Work	24.9		24.8		24.4	