

**LOVELL'S OF LAKE FOREST**  
**915 SOUTH WAUKEGAN ROAD | LAKE FOREST, ILLINOIS**



**A. RICK SCARDINO**  
Director Retail Brokerage  
773.355.3040  
rscardino@lee-associates.com

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SECTION I

EXECUTIVE SUMMARY

**THE PROPERTY:** 915 South Waukegan Road, Lake Forest, Illinois  
 NEC of South Waukegan Road & West Gloucester Crossing

**BUILDING SIZE:**

Basement.....	4,420 SF
First Floor Area.....	5,320 SF
Second Floor Area.....	4,501 SF
Third Floor.....	2,093 SF
Mechanical Room, Hot Water, Heater Room, & Electric Room.....	1,151 SF
<u>Outdoor Coolers.....</u>	<u>320 SF</u>
Total Area	17,805 SF
 Second Floor Balcony.....	 767 SF

Note: Areas are taken to outside edge of walls.

**LAND SIZE:** +/- 47,705 SF

**PARKS:** 60 on site with shared parking arrangement with contiguous neighbors

**ZONED:** B-1 Neighborhood Business District

**TAXES:** \$64,047.44 (2012)

**HIGHEST AND BEST USE:** Designed as a full service, high end, restaurant with banquet room. Could be converted to a smaller restaurant footprint with second floor office space, full building conversions for office, medical, funeral home or other special use considering a prestigious address, high end design and quality finishes.

**WEBSITE:** [www.lovellsoflakeforest.com](http://www.lovellsoflakeforest.com)

**PRICE:** Subject to Offer



## Introduction

This magnificent three story restaurant is coming to the market for the first time. Chef Jay Lovell desires to relocate to a smaller facility, thus making this incredible facility available for an operator/team looking to locate in the crown jewel of the North Shore, Lake Forest. This +/- 17,812 SF restaurant sits on 1.095 acres of improved property on Waukegan Road in West Lake Forest within walking distance of the Metra Station. For the restaurant or company in search of an exceptional image!



## Property Highlights

- Designed and constructed by highly acclaimed architect and designers Mark Knauer, Knauer Incorporated ([www.knauerinc.com](http://www.knauerinc.com)), and Rick Swanson of R.M. Swanson Architects ([www.rmswanson.com](http://www.rmswanson.com))
- Restaurant facility offers a tremendous opportunity for both on premise catering **and** off premise catering which has not been fully explored under present ownership.
- Building lends itself to conversion to many European style restaurants, a top tier Steak House, Seafood or upscale Breakfast House.



## DESCRIPTION OF IMPROVEMENTS

NUMBER OF STORIES:	Three
GROSS BUILDING AREA:	12,254 +/- SF (above grade only) 17,812 +/- SF (includes finished basement)
AGE:	Built 1999
ARCHITECTURAL STYLE:	Colonial-style, multi-story, restaurant and banquet facility.
FOOTING & FOUNDATION:	Reinforced concrete.
SEATING:	<p><u>Lower Level Captains Quarters</u>  Wine Cellar: 12  Lounge: 26  Bar: 7</p> <p><u>Main Level</u>  Bar: 23  Dining Rooms  West Wing: 28  Fireplace Room: 28  East Wing: 24  Conservatory: 40</p> <p><u>Second Floor</u>  Bar: 7  Dining Rooms: 120  (Can accommodate two Separate Parties of 60 each)</p> <p style="text-align: center;">Total: 315</p> <p>All Fresco Patio: 44  (Main Floor)</p>



## DESCRIPTION OF IMPROVEMENTS

<b>BASEMENT:</b>	The subject has a full, finished basement.
<b>EXTERIOR WALLS:</b>	Stone and drivit over concrete block backup.
<b>ROOF:</b>	The subject has a flat roof in its center and a sloping roof on its sides. The flat section consists of a rubber membrane covering on 2" rigid insulation on metal decking supported by steel "I" beams. The sloping section has a cedar shake covering on ¾" exterior grade sheathing.
<b>INTERIOR SUPPORT SYSTEM:</b>	Load-bearing walls and interior steel columns.
<b>H.V.A.C. SYSTEM:</b>	The subject is separately zoned and fully heated and air conditioned.
<b>SPRINKLER SYSTEM:</b>	100% automatic wet-head type.
<b>ELECTRIC:</b>	1,200 ampere, 3 phase, 4 wire.
<b>WASHROOM FACILITIES:</b>	There is one set of patron washrooms in the lower level and on the second floor (handicap accessible). In addition, there is a set of employee washrooms in the lower level and a full executive bath on the third floor.
<b>SHIPPING &amp; RECEIVING:</b>	Made through two doors on the southern end of the building.





## DESCRIPTION OF IMPROVEMENTS

## MISCELLANEOUS EQUIPMENT:

The subject has the typical furniture, fixtures and equipment (F, F & E) associated with a sitdown-style, full-service restaurant. Separate FF+E List as part of Offering Memorandum provided upon request. However, this is considered personal property and is not included in this sale, but subject to offer. There are two A.O. Smith commercial hot water boilers with 300 gallon capacities and 776 gallon per hour recovery rates.

## FUNCTIONAL UTILITY:

The subject has good functional utility as a large, upscale, multi-story, restaurant and banquet facility.

## CONDITION:

Excellent.



## DESCRIPTION OF IMPROVEMENTS

## COMMENTS:

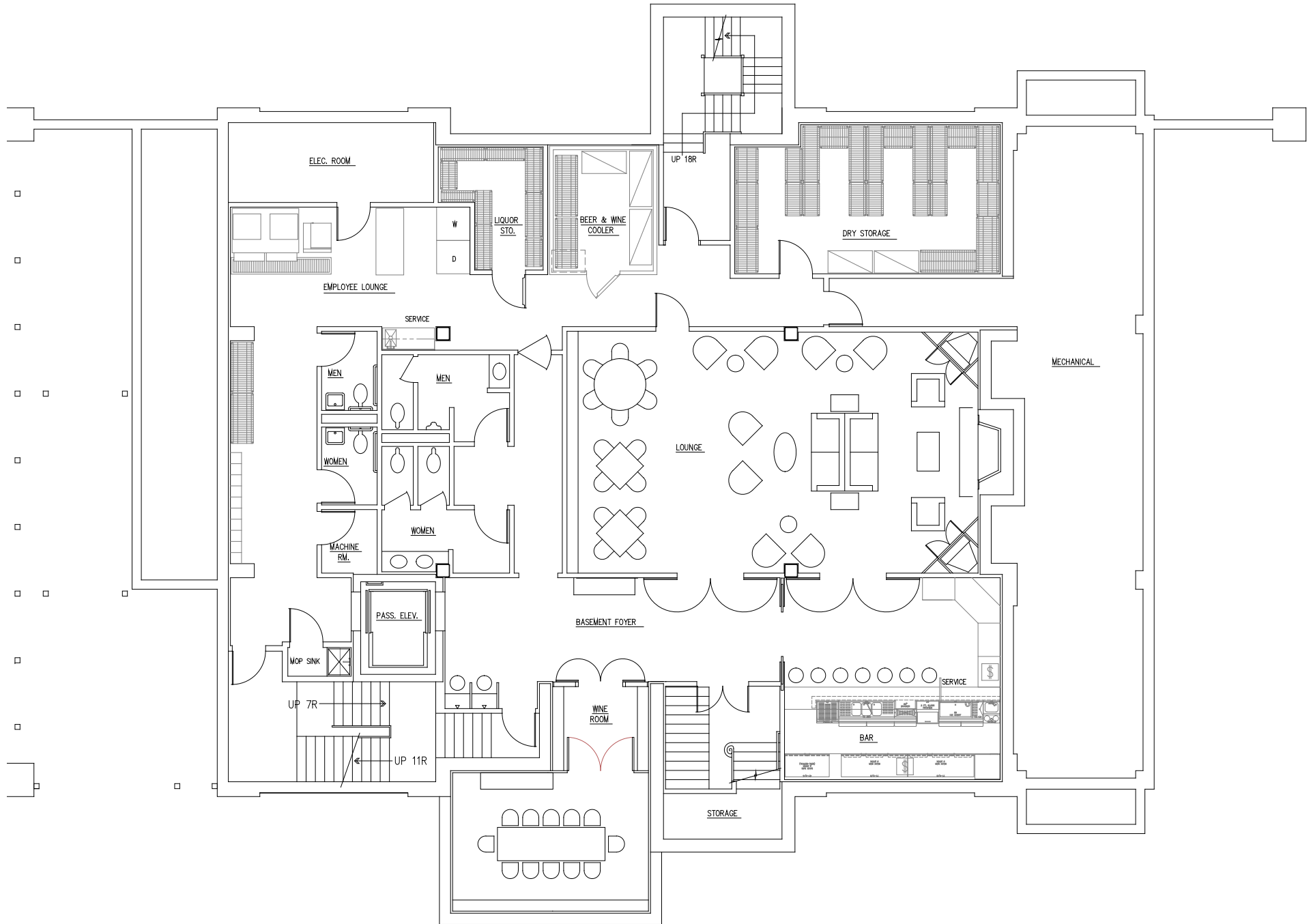
The subject has a single, hydraulic, combination passenger/freight elevator with a 2,500-pound capacity. There is one gas fireplace in each of the lower level, first floor and second floor. There is an exterior balcony on the second floor over the first floor conservatory dining room which has an iron railing and slate flooring. There are three walk-in coolers and one walk-in freezer on the first floor. These coolers and freezer are prefabricated construction and are technically located outside of the subject improvement though they are accessed through doors at the southern end of the building. As such, they are considered personal property. There are two sump pumps located in the basement - each with battery backup.

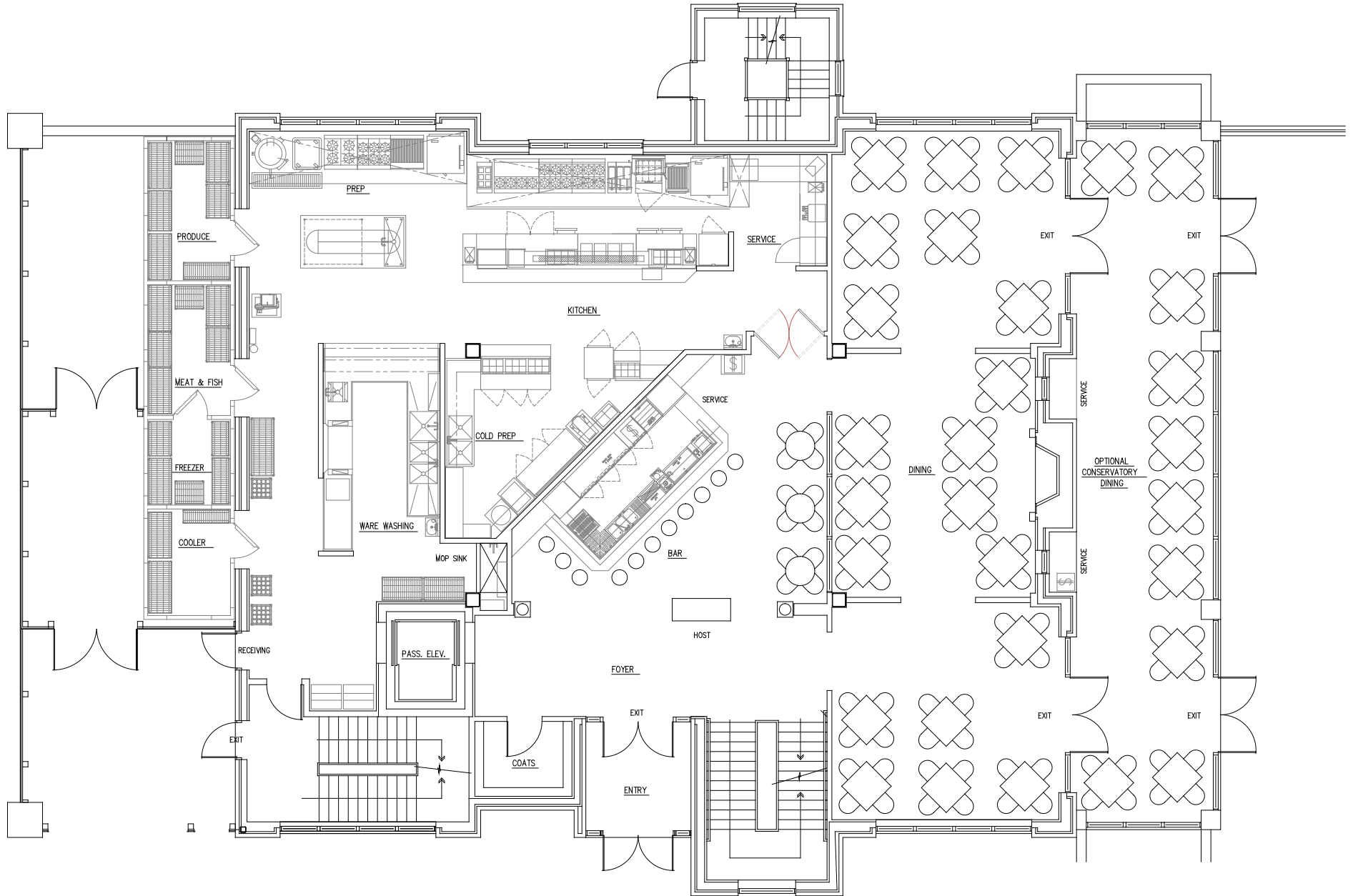
Overall, the finishes in the subject are exceptionally high quality with such features as a substantial amount of hardwood trim and wall covering, slate flooring and marble flooring. This, coupled with the generally high ceiling clearances and attention to detail, give the subject an upscale appearance.

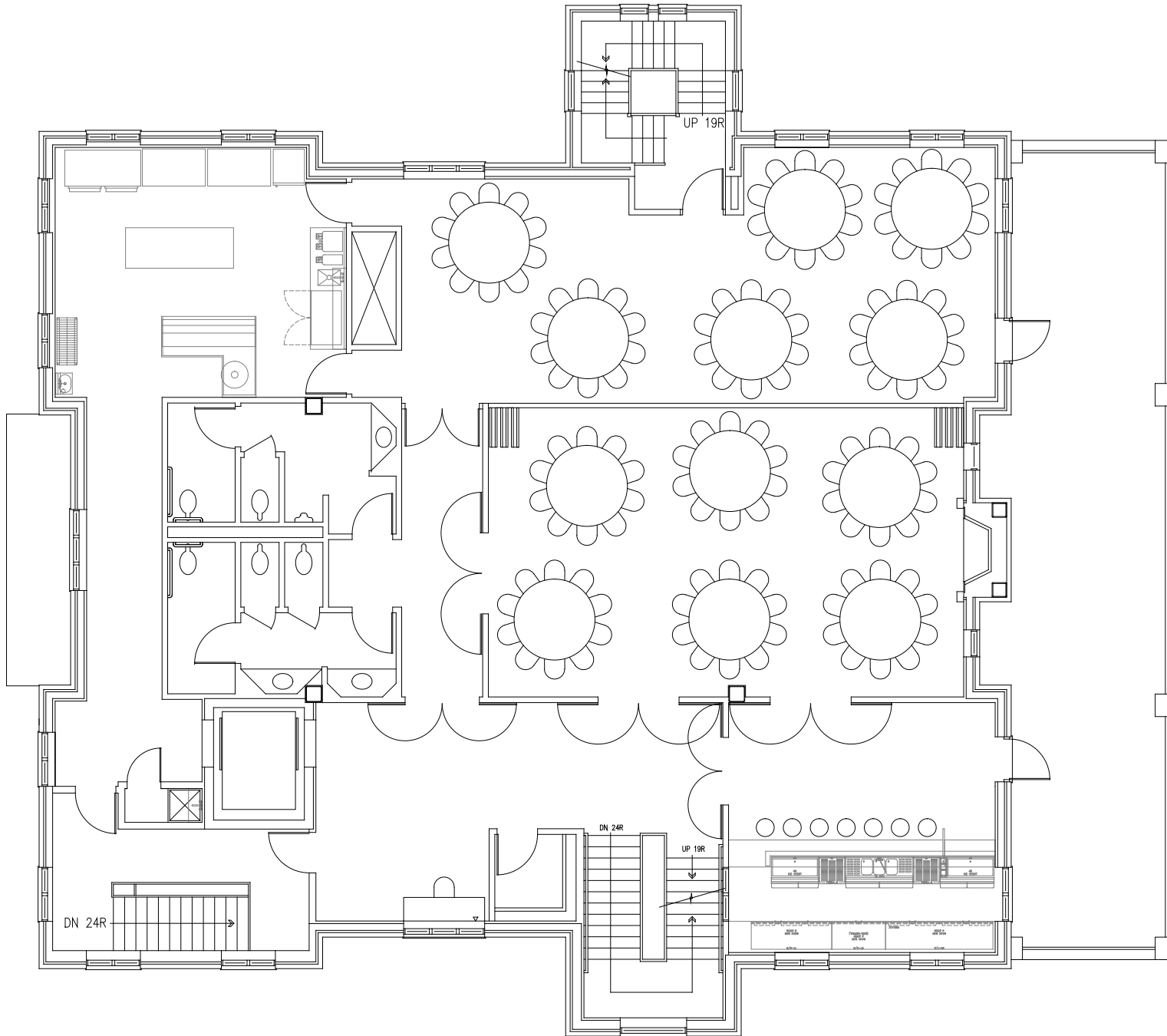
Typically, basement area is not included in the gross building area. However, in the subject's case, since the basement is fully finished at a level of quality commensurate with the remainder of the building and fully functions as part of the subjects primary usable space as much as the other levels, it is judged more accurate to include the basement area in the overall square footage.

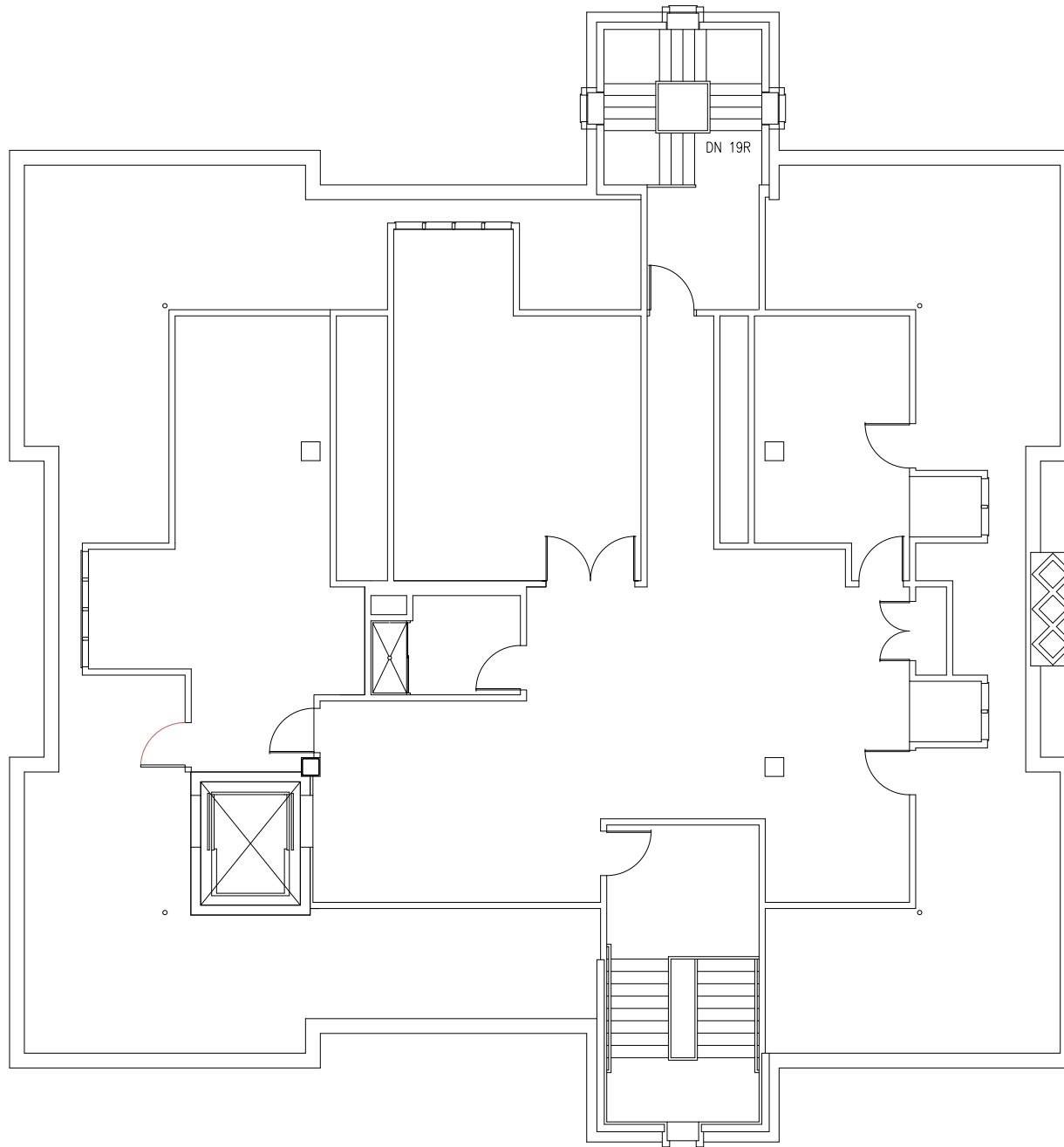


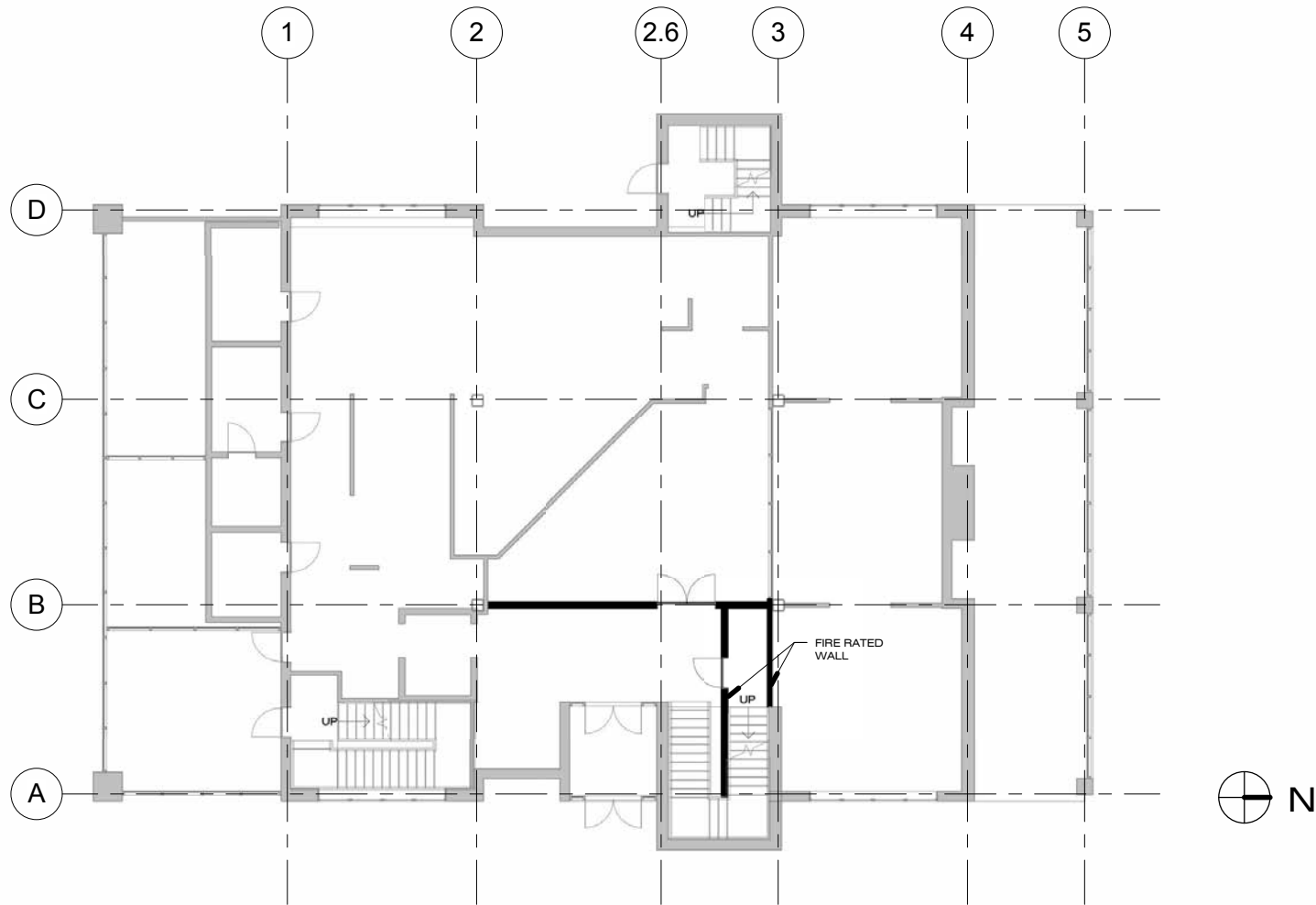
SECTION II  
SITE PLAN











LOVELL'S LAKE FOREST INN

LEVEL 1 LOBBY ALTERATIONS

02/28/14

SKJN Architekten Corp.  
WWW.SKJN.COM  
877.373.3972

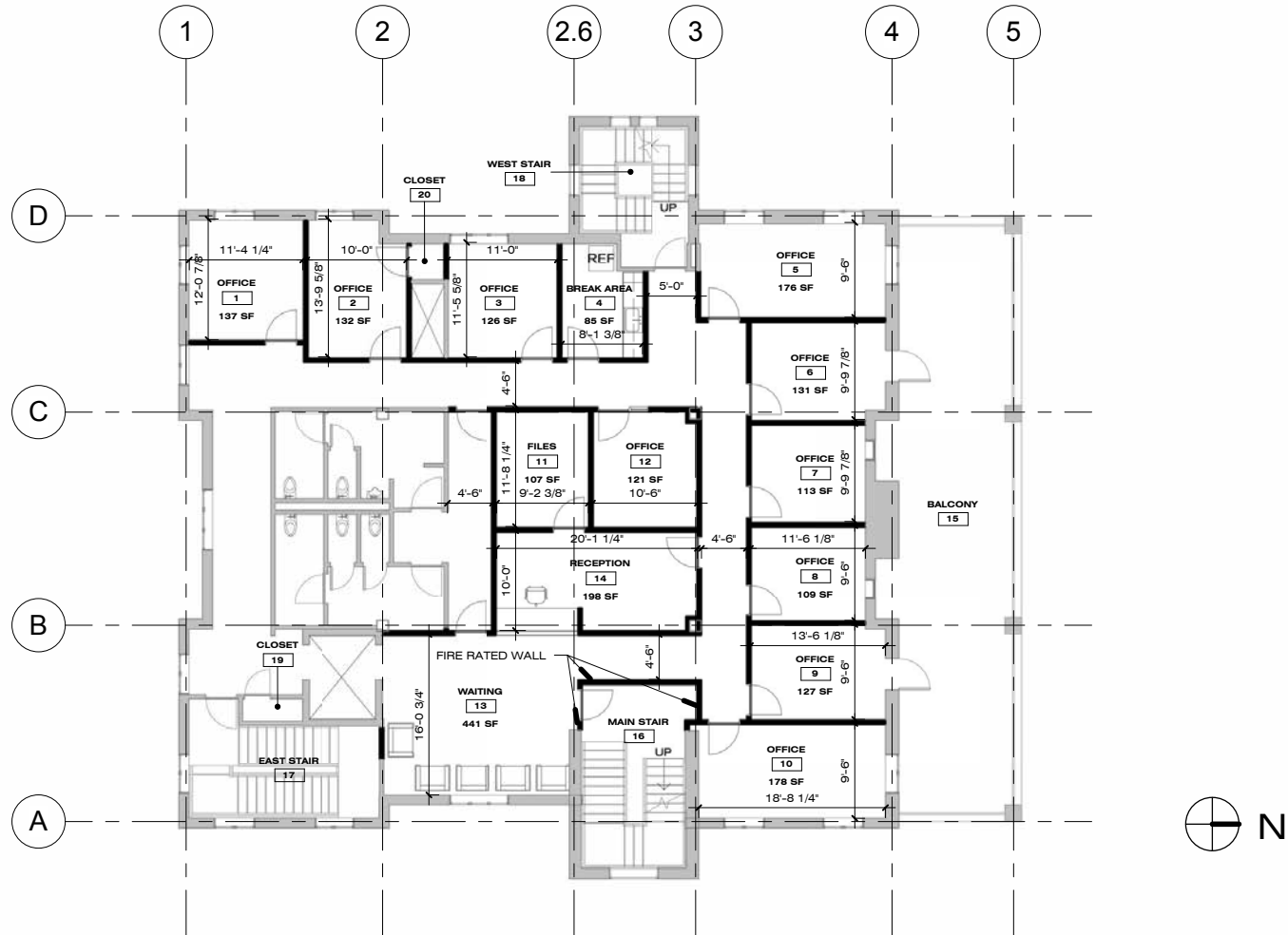
WAUKEGAN RD, LAKE FOREST, ILLINOIS

3/32" = 1'-0"

SD-1







LOVELL'S LAKE FOREST INN

LEVEL 2 PROSPECTIVE OFFICES

02/27/14

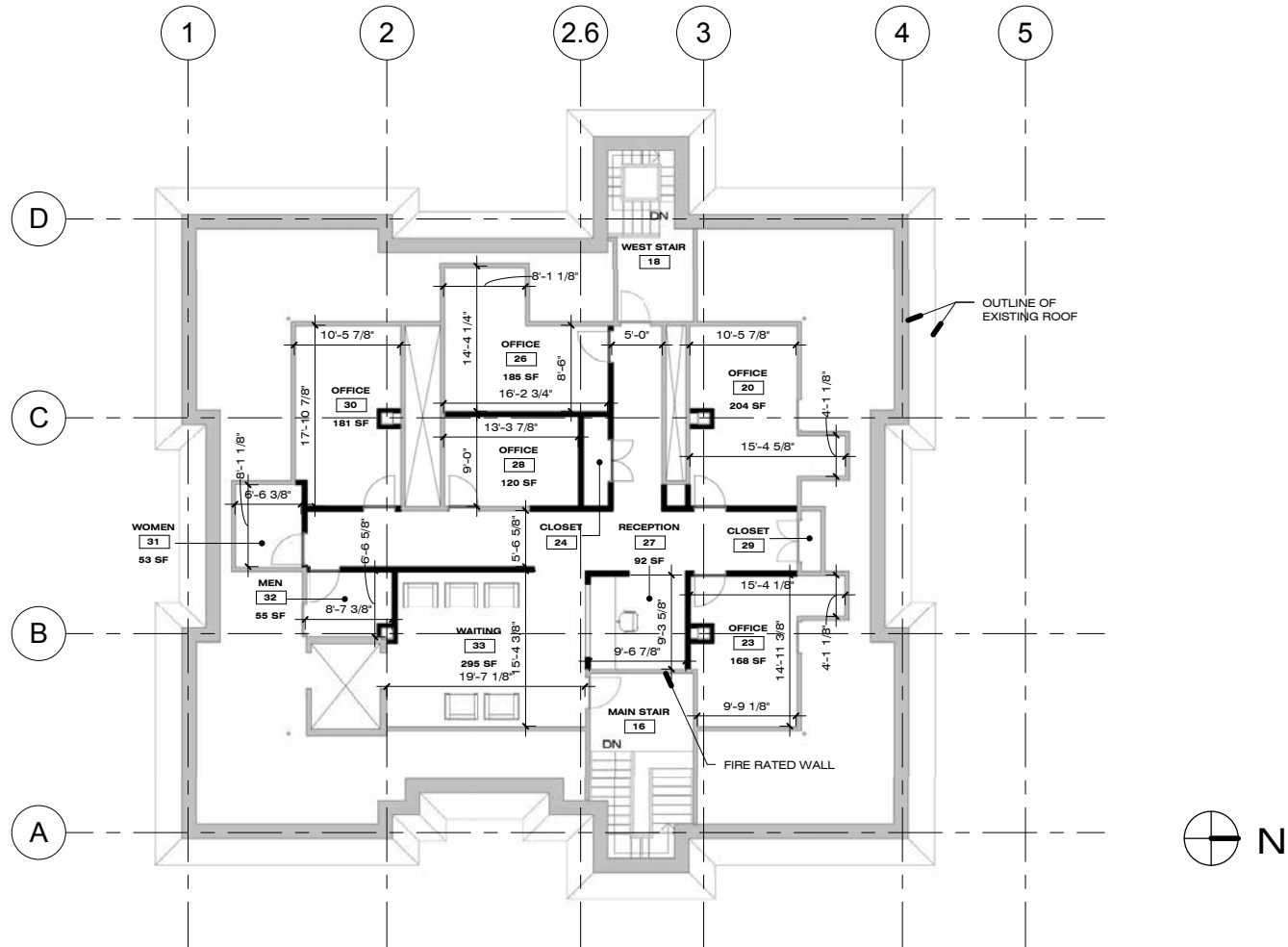
SKJN Architekten Corp.  
WWW.SKJN.COM  
877.373.3972

WAUKEGAN RD, LAKE FOREST, ILLINOIS

3/32" = 1'-0"

SD-2





LOVELL'S LAKE FOREST INN

LEVEL 3 PROSPECTIVE OFFICES

02/28/14

SKJN Architekten Corp.  
WWW.SKJN.COM  
877.373.3972

WAUKEGAN RD, LAKE FOREST, ILLINOIS

3/32" = 1'-0"

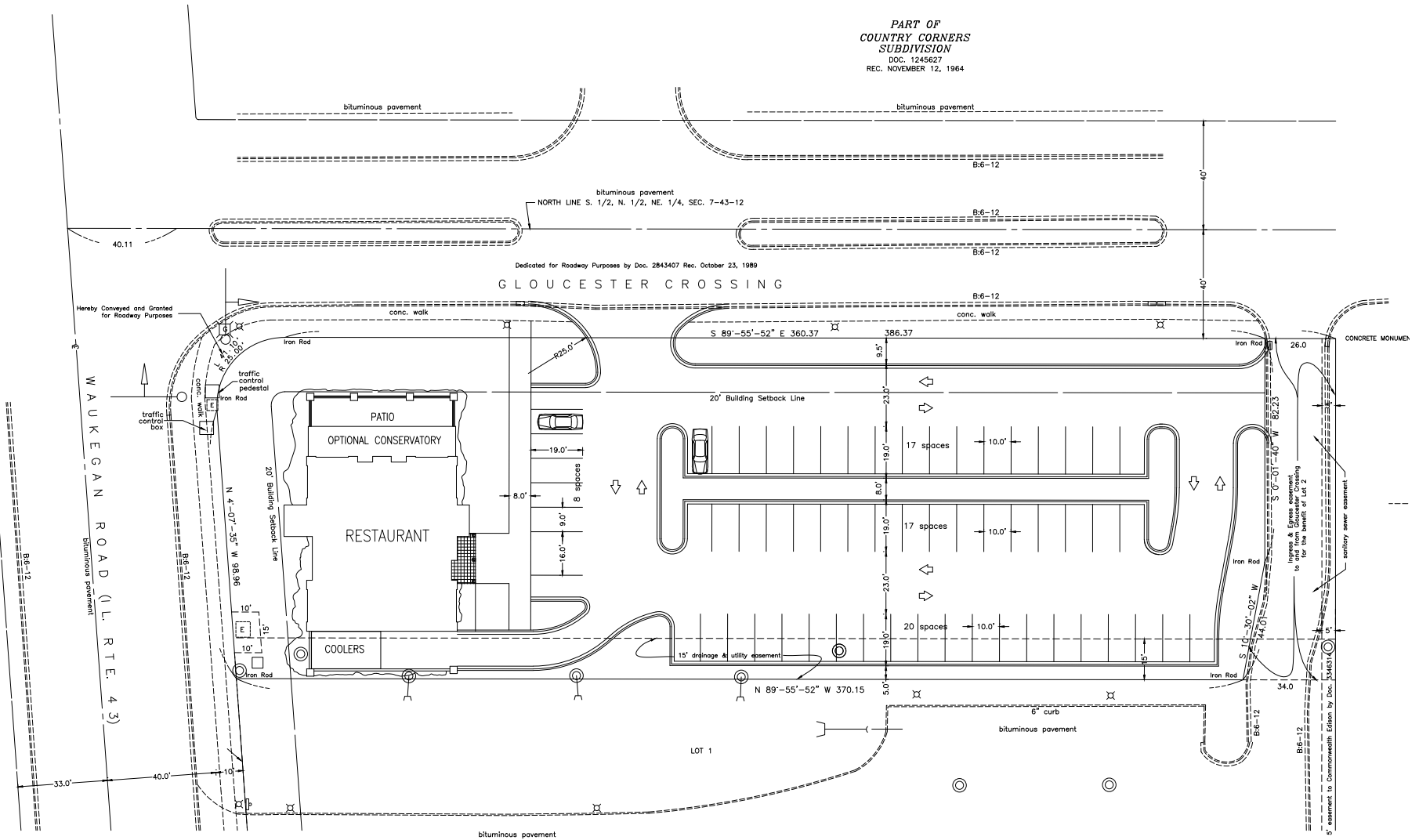
SD-3



SECTION III  
SURVEY

LOT 2, IN NORTHERN TRUST WEST LAKE FOREST SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 43 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 24TH, 1997 AS DOCUMENT 3999892, IN LAKE COUNTY, ILLINOIS.

PART OF  
COUNTRY CORNERS  
SUBDIVISION  
DOC. 1245627  
REC. NOVEMBER 12, 1964



SECTION IV

CITY OF LAKE FOREST

## CITY OF LAKE FOREST GENERAL INFORMATION

In 1861, its founding motto was established: "Naturae et Scientiae Amor" ("Love of Science and Nature"). Lake Forest, Illinois is known for its creative culture and the energetic spirit of its founders and residents. Successful business people, entrepreneurs, actors, writers, architects, educators and shopkeepers have made Lake Forest their home town. A vibrant community of thoughtful planners, Lake Forest is about living, learning, thinking and giving. Sitting high on a bluff overlooking Lake Michigan to the east, Lake Forest encompasses 19 square miles and has a population of just under 20,000. Native open spaces, ravines, trees and park-like settings provide a safe and tranquil environment. The natural beauty of the area during all four seasons is embraced by all generations. New residents are drawn here and families choose to stay here because of its diverse neighborhoods, quaint business districts, the vitality of the community, access to railroad transportation, beautiful streetscapes, unique homes, religious institutions, outstanding public school system and state-of-the art, top-rated hospital. Market Square (known as America's first shopping center), the beach, the parks, the library and acres of native open lands are just a few of the special places where residents come together.



## CITY OF LAKE FOREST GENERAL INFORMATION

Residents acknowledge and appreciate the abundant history of Lake Forest. Multiple generations still reside in town and contribute to the notable and culturally rich fabric of the community and its "small town" atmosphere. Many local shops and institutions have been in operation for over 100 years. Lake Forest is a community of philanthropically-minded families and individuals. Local institutions, including churches, schools, garden clubs, historic preservation, conservation, arts and cultural groups, would not exist if it were not for the generosity of Lake Forest residents. Scores of non-profit organizations have been established to fulfill missions involving a wide variety of causes benefiting the community. The humanities are thriving in Lake Forest through professional and community theater organizations, art, music and literary events. From unique shops in the historic downtown to several national and multi-national corporations off of bustling I-94, Lake Forest is home to several of Chicagoland's most popular retailers and a wide assortment of four-star and casual dining establishments. Railroad transportation on two separate lines is available for easy commuting to Chicago and beyond. The community enjoys easy access to major interstate highways, O'Hare International Airport and nearby executive airports. Residents call Lake Forest their "home base." In an age when society is constantly balancing technology and customary practice, the things that matter (Family, Education, Tradition, Philanthropy), a rare sense of true community and strong values, define Lake Forest.



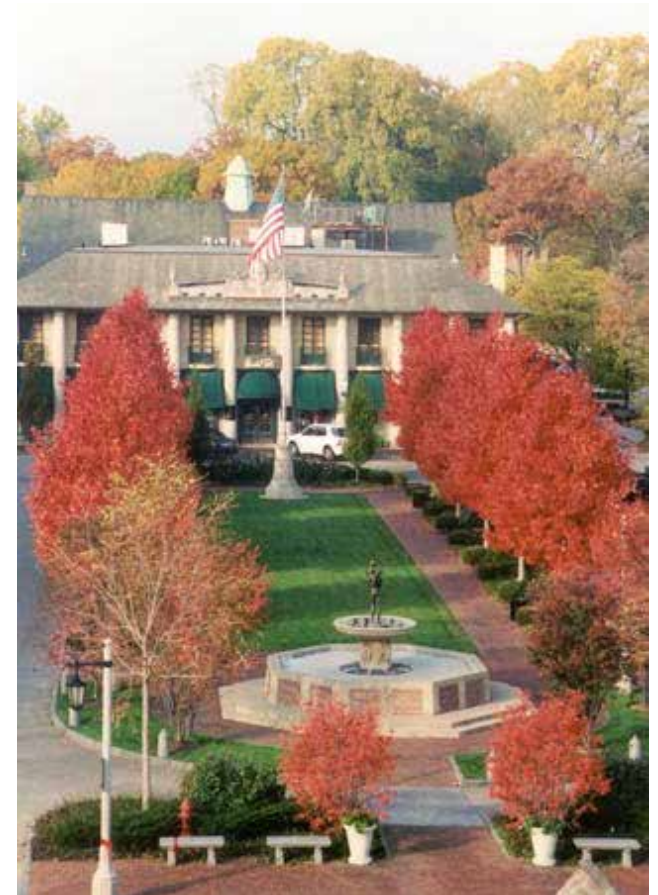
## CITY OF LAKE FOREST GENERAL INFORMATION

**CITY SERVICES**

**City Hall (220 E. Deerpath)** was built in 1898 and served as the Office of the City Manager, Mayor and City Council as well as the Fire Station, Police Station and Library. As the population in Lake Forest grew, these departments moved into separate facilities. When the Fire Department outgrew City Hall, the present-day Market House restaurant was built as the Fire Station. City Hall additionally serves as home to the Office of Economic Development, LFTV, meetings of Boards and Commissions, and Administrative Hearings. Resident services include: birth and death certificates, Compost Center permits, landscape licensing, leaf bag stickers, liquor licensing, parking tokens, raffle licensing, solicitor permits, Special Event applications, FOIA requests and voter registration.

**The Municipal Services Building (800 N. Field Drive)**, built in 2009, received LEED Gold Certification as a sustainable site and for utilizing efficient energy resources, water, materials and resources. The building houses the departments of Community Development, Building Maintenance, Engineering, Finance, Parks & Forestry and Public Works. Resident services available there are: animal licensing, building permits and construction inspections, compost center permits, recycling, community sign board applications, parking permits, real estate transfer tax transactions, sewer inspections, tree removal permits, vehicle stickers, water service and billing.

**Lake Forest Cemetery (520 Spruce Avenue)** was platted in 1857, even before Lake Forest was incorporated. Positioned on 23 acres on top of a bluff overlooking Lake Michigan, it is a peaceful, tranquil and beautiful setting.





## CITY OF LAKE FOREST GENERAL INFORMATION

### CITY SERVICES

The Public Safety Building (255 W. Deerpath) houses the Police and Fire Departments, with the Fire Department also occupying a second station at 1111 S. Telegraph Road. These departments also offer programs to educate residents and businesses in life and property safety. Additional resident services offered: block party, garage sale and burn permits, as well as special event tent applications.

The Compost/Recycling Center is located on the south side of Rte.60 just west of Waukegan Road and east of the railroad viaduct. Recyclables, yard waste and most other unwanted items for disposal are accepted. The City of Lake Forest diverts approximately 37% of its waste by keeping recyclable materials out of landfills.

### LIBRARY

Sitting on top of a small hill at 360 E. Deerpath, the Library was given to the City by residents and was dedicated in 1931. The Library welcomes all ages and houses an impressive collection of books, DVDs, online resources as well as other information and services.



## CITY OF LAKE FOREST GENERAL INFORMATION

**YOUTH**

In the CROYA Student Union adjacent to the Recreation Center at 400 Hastings Road, the Committee Representing Our Young Adults is an organization serving the youth of Lake Forest and Lake Bluff. All programs are conceived and planned by the kids, and range from social activities to personal development, peer training and leadership, retreats and community service projects.

**DICKINSON HALL**

Nestled on the Grove Cultural Campus at 100 Old Mill Road, Dickinson Hall serves as the hub of activity for adults aged 50+ offering a variety of programs, classes, special interest groups, social opportunities and trips. Additional support services are designed to help older adults maintain their independence, including transportation.

**PARKS AND RECREATION**

Recreation Center (400 Hastings Road) Originally located in the building just west of the former Marshall Field Building in Market Square, the Rec Center houses the administrative offices, a gym, racquetball/squash courts,

Kinderhaven Preschool Academy, dance studios, classrooms, Fitness Center and a game room. The Rec offers programs in early childhood education, athletics, racquet sports, arts, sport leagues and dance classes. Kinderhaven Preschool Academy is a developmental preschool for children ages 2.5 to 5.5, licensed by the State of Illinois. Kinderhaven's approach has been influenced by the preschools of Reggio Emilia and is supported by short and long-term projects that are inspired by the children's interests.



## CITY OF LAKE FOREST GENERAL INFORMATION

**CITY SERVICES**

**Fitness Center** offers personal trainers, a complete line of state-of-the-art cardiovascular equipment with Cardio Theatre, free weights, exclusive locker rooms, towel service, child care service and group exercise classes.

**Deerpath Golf Course (500 W. Deerpath)** is one of the oldest and finest 18-hole public courses in the Midwest, featuring a grass tee driving range, chipping and putting green, private and group lessons, Pro Shop and the Sandwedge Grill.

**Stirling Hall Arts Center (60 E. Old Mill Road)** on the Grove Cultural Campus (formerly the Grove School and renovated in 2001) is a multi-media art center with a ceramics studio (including kilns) and classes for adults and children.

**Forest Park Beach** is located at the east end of Deerpath. One of Lake Forest's natural and most beautiful landmarks, the beach occupies over 20 acres and offers sheltered pavilions, grills, fishing pier, sand volleyball, boat launching ramp (with storage) and walking paths.

**Public Parks**, old and new, of all sizes are located throughout Lake Forest. The City maintains two community parks, eleven neighborhood parks, an outdoor ice skating rink, nature preserve, bike trails, playgrounds, pavilions, sports fields and walking trails.

**Wildlife Discovery Center (1401 Middlefork Drive)**, with its home at Elawa Farm, is dedicated to global conservation. It houses a public viewing area of a vast and unique collection of live reptile and amphibian species, outdoor raptor exhibits, a venomous reptile exhibit, educational programs, nature hikes, bird and wildlife watching as well as conservation education classes.



## CITY OF LAKE FOREST GENERAL INFORMATION

**ELAWA FARM**

Adjacent to the ecologically significant Middlefork Savanna at 1401 Middlefork Drive, Elawa Farm is one of the last remaining and intact examples of estate farm architecture in the Midwest. Elawa offers environmentally-rich programming and events provided by the Gardeners, Chef, Bee Keepers and more.

**GORTON CENTER**

A distinguished building on the northeast corner of Illinois and McKinley Roads at 400 E. Illinois Road, Gorton Center is a privately funded community house occupying a 1901 completely-restored school building. Since 1972, Gorton has been the gathering place in the heart of the community where people connect, converse, learn, listen, play and perform.

**RAGDALE**

In 1998, the Historical Society opened its first museum at 361 East Westminster, a former coach house and Masonic Lodge. The Lake Forest-Lake Bluff Historical Society was formed in 1972 by over 100 charter members to preserve the history of Lake Forest and Lake Bluff. With a robust collection dating back to 1860, the Historical Society is the place to research and discover the people, places and events from Lake Forest's past.



SECTION V  
SITE DATA

## PHYSICAL ATTRIBUTES

<b>DIMENSIONS:</b>	98.96' x 41.10' x 360.37' x 82.23' x 44.01' x 370.15' (per the survey by Robert Caldwell dated March 25, 1997)
<b>SIZE:</b>	47,705 +/- square feet.
<b>BLDG./LAND RATIO:</b>	26% (above grade area only) 37% (including basement area)
<b>LOT COVERAGE RATIO:</b>	11% (based on first floor area only)
<b>SHAPE:</b>	Although technically irregular, the subject site is roughly rectangular.
<b>TOPOGRAPHY:</b>	Generally level.
<b>DRAINAGE:</b>	Appears adequate.
<b>ACCESS:</b>	Access is available from Gloucester Crossing or from an ingress and egress easement over the adjacent parcel to the east at the rear of the site which, too, provides access to Gloucester Crossing. Gloucester Crossing intersects Waukegan Road at a signaled intersection. There is no direct access available to Waukegan Road. Overall, the access is judged good.
<b>ADVERSE INFLUENCES:</b>	None noted.



## PHYSICAL ATTRIBUTES

### PARKING (ON-SITE):

There are 60 on-site parking spaces. Based on the size of the improvements, on-site parking is judged tight. However, it was indicated by the owner that he had an agreement with the adjacent Northern Trust Bank to use their parking lot after hours. In addition, there is plenty of parking in a commuter lot across the road for use by valets.



### HUD FLOOD HAZARD AREA:

The subject site is not in a flood plain per the Flood Insurance Rate Map published by the Federal Emergency Management Agency Community-Panel Number 17097C0276 effective date: September 3, 1997.



### CENSUS TRACT NUMBER:

8646

### UTILITIES:

All are available and connected to the site.

## ECONOMIC FACTORS

### VALUE RANGE OF NEIGHBORHOOD:

Most residential properties in the area range between \$500,000 and \$2,000,000.

### MARKET COMPETITION:

Average



**LEGAL / GOVERNMENTAL**

**RESTRICTIONS OR EASEMENTS:** None known other than the typical street and utility easements. The subject benefits from an ingress and egress easement over the adjacent parcel to the east.

**DEED RESTRICTIONS:** Financial Institution.

**MUNICIPAL SERVICES:** All are available such as police and fire protection.



**LOCATIONAL**

**ORIENTATION:** The subject site is situated on the southeast corner of Waukegan Road and Gloucester Crossing.

**AREA LAND USE PATTERNS:** The subject is situated in a small commercial district in the vicinity of the Metra commuter train station with residential uses situated on the side streets in the surrounding area.

**COMPATIBILITY WITH AREA:** Good

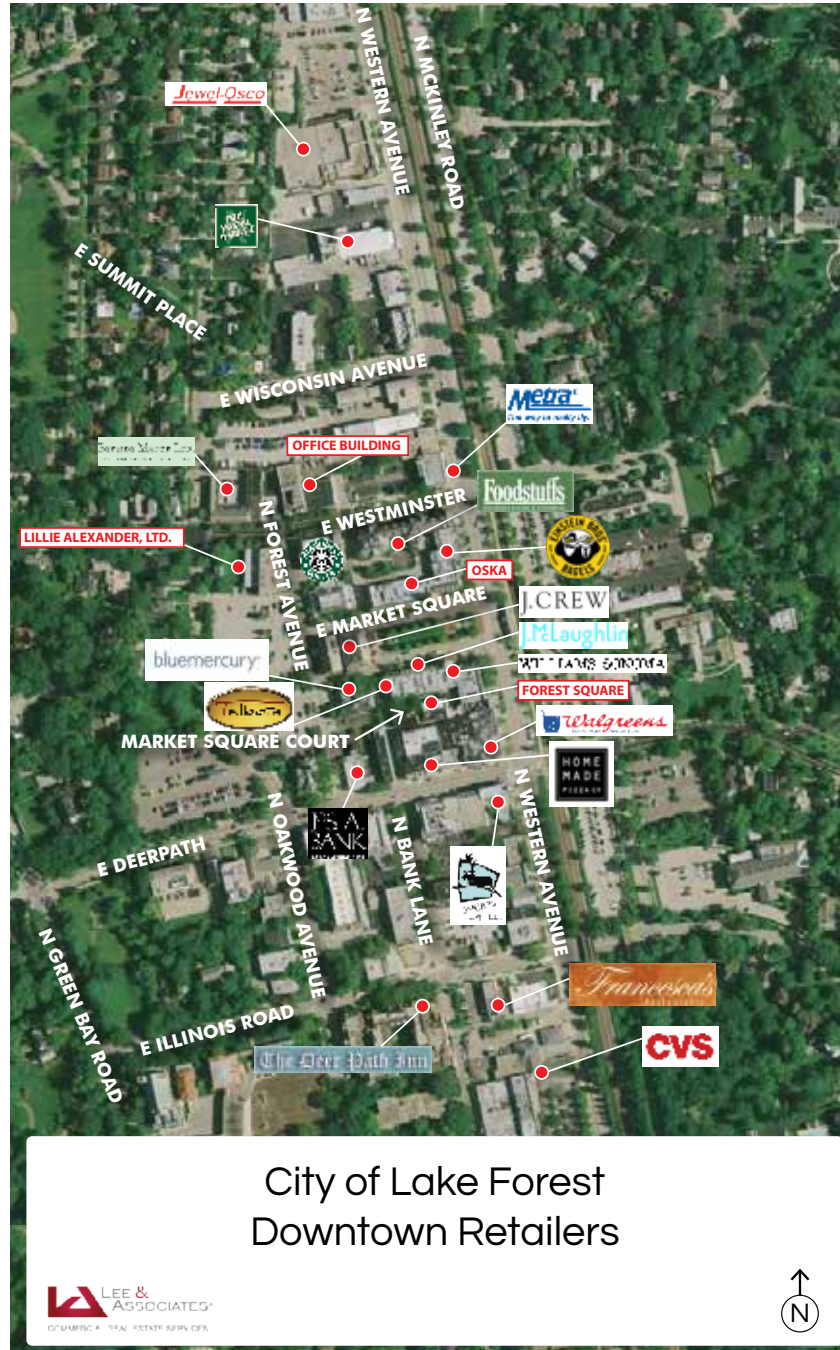
**TRANSPORTATION FACILITIES:** Waukegan Road (State Route 43) and U.S. 41 are the primary north and south arteries while State Routes 60 and 22 are the main east and west routes. Sheridan Road is a secondary north and south artery. RTA bus routes are situated along most of the primary arteries while the nearest commuter rail stations, with service to downtown Chicago, is located immediately west of the subject. Access to the interstate highway system is within four miles of the subject. Overall, the transportation facilities are judged above average.

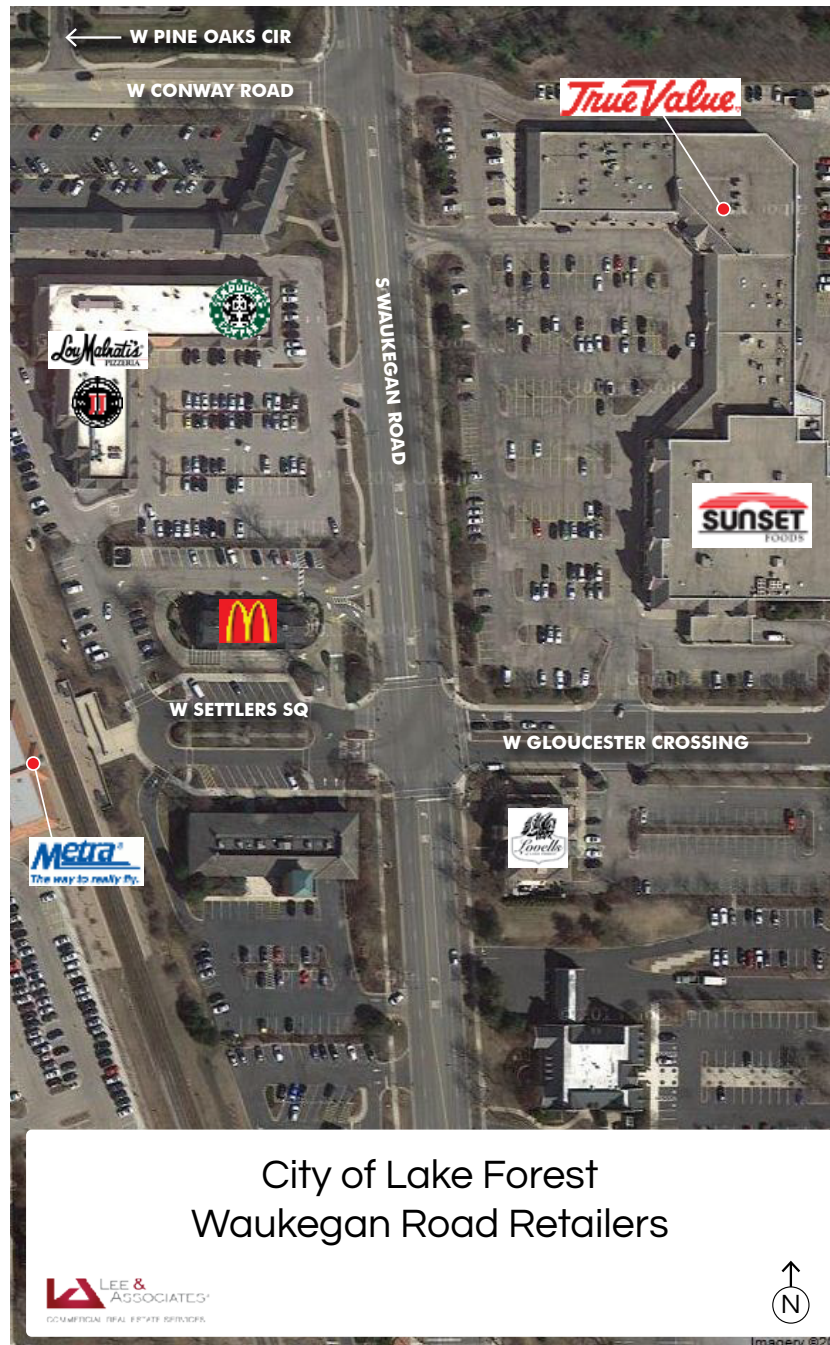




SECTION VI  
AERIAL





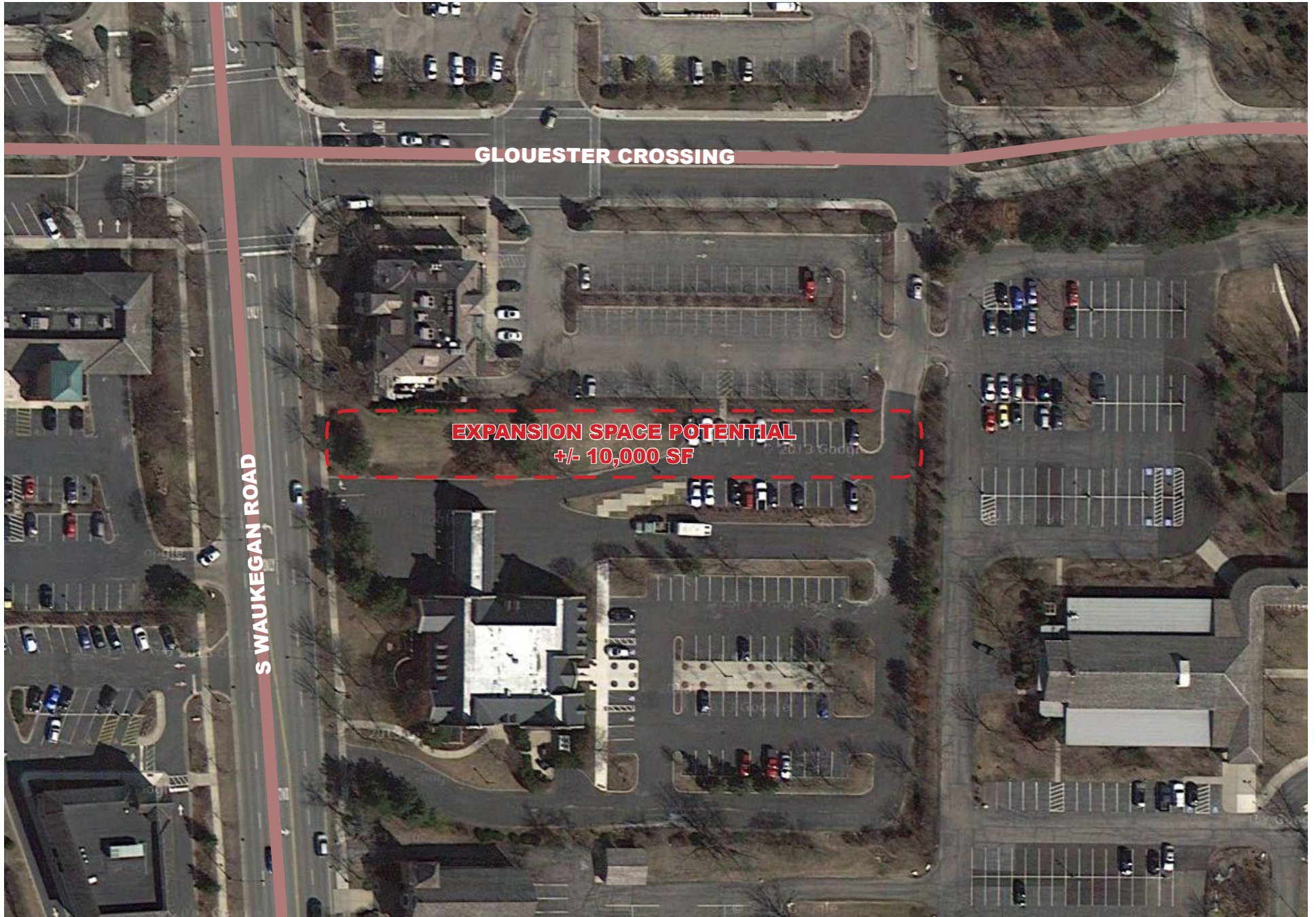


City of Lake Forest  
Waukegan Road Retailers



Imagery ©2011





SECTION VII  
DEMOGRAPHICS

**COMPLETE PROFILE**

2000-2010 Census, 2013 Estimates with 2018 Projections

Calculated using Proportional Block Groups



Lat/Lon: 42.2234|-87.8723

RFULL9

915 S Waukegan Rd Lake Forest, IL	1 Mile	3 Miles	5 Miles
<b>Population</b>			
Estimated Population (2013)	3,056	30,193	102,155
Projected Population (2018)	3,115	30,754	104,103
Census Population (2010)	3,031	29,962	101,361
Census Population (2000)	3,155	31,086	99,804
Projected Annual Growth (2013-2018)	59 0.4%	562 0.4%	1,948 0.4%
Historical Annual Growth (2010-2013)	24 0.3%	231 0.3%	793 0.3%
Historical Annual Growth (2000-2010)	-124 -0.4%	-1,124 -0.4%	1,558 0.2%
Estimated Population Density (2013)	973 psm	1,068 psm	1,301 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi
<b>Households</b>			
Estimated Households (2013)	1,040	10,488	37,671
Projected Households (2018)	1,065	10,736	38,563
Census Households (2010)	1,031	10,400	37,352
Census Households (2000)	980	10,012	34,668
Projected Annual Growth (2013-2018)	25 0.5%	249 0.5%	892 0.5%
Historical Annual Change (2000-2013)	60 0.5%	475 0.4%	3,004 0.7%
<b>Average Household Income</b>			
Estimated Average Household Income (2013)	\$316,967	\$229,415	\$168,936
Projected Average Household Income (2018)	\$331,699	\$240,176	\$176,856
Census Average Household Income (2010)	\$307,905	\$221,761	\$163,805
Census Average Household Income (2000)	\$282,928	\$197,966	\$148,757
Projected Annual Change (2013-2018)	\$14,732 0.9%	\$10,762 0.9%	\$7,920 0.9%
Historical Annual Change (2000-2013)	\$34,039 0.9%	\$31,449 1.2%	\$20,179 1.0%
<b>Median Household Income</b>			
Estimated Median Household Income (2013)	\$203,261	\$151,321	\$124,149
Projected Median Household Income (2018)	\$230,204	\$164,852	\$135,432
Census Median Household Income (2010)	\$160,830	\$127,474	\$108,535
Census Median Household Income (2000)	\$206,452	\$137,338	\$107,634
Projected Annual Change (2013-2018)	\$26,943 2.7%	\$13,531 1.8%	\$11,283 1.8%
Historical Annual Change (2000-2013)	-\$3,190 -0.1%	\$13,983 0.8%	\$16,515 1.2%
<b>Per Capita Income</b>			
Estimated Per Capita Income (2013)	\$108,113	\$79,815	\$62,414
Projected Per Capita Income (2018)	\$113,618	\$83,942	\$65,608
Census Per Capita Income (2010)	\$104,736	\$76,973	\$60,363
Census Per Capita Income (2000)	\$88,747	\$64,115	\$51,588
Projected Annual Change (2013-2018)	\$5,505 1.0%	\$4,127 1.0%	\$3,193 1.0%
Historical Annual Change (2000-2013)	\$19,367 1.7%	\$15,700 1.9%	\$10,826 1.6%
Estimated Average Household Net Worth (2013)	\$1,303,173	\$1,168,893	\$1,053,688

**COMPLETE PROFILE**

2000-2010 Census, 2013 Estimates with 2018 Projections

Calculated using Proportional Block Groups



Lat/Lon: 42.2234|-87.8723

RFULL9

915 S Waukegan Rd Lake Forest, IL	1 Mile	3 Miles	5 Miles
<b>Race and Ethnicity</b>			
Total Population (2013)	3,056	30,193	102,155
White (2013)	2,797 91.5%	27,446 90.9%	88,933 87.1%
Black or African American (2013)	32 1.0%	445 1.5%	1,589 1.6%
American Indian or Alaska Native (2013)	4 0.1%	34 0.1%	147 0.1%
Asian (2013)	165 5.4%	1,549 5.1%	7,278 7.1%
Hawaiian or Pacific Islander (2013)	- -	4 -	22 -
Other Race (2013)	17 0.6%	301 1.0%	2,613 2.6%
Two or More Races (2013)	40 1.3%	413 1.4%	1,572 1.5%
<b>Population &lt; 18 (2013)</b>			
White	848 27.7%	7,686 25.5%	25,820 25.3%
Black or African American	765 90.3%	6,858 89.2%	21,605 83.7%
American Indian or Alaska Native	14 1.6%	126 1.6%	446 1.7%
Asian	1 0.1%	12 0.2%	51 0.2%
Hawaiian and Pacific Islander	36 4.3%	358 4.7%	1,949 7.5%
Other Race	- -	1 -	9 -
Other Race	32 3.7%	331 4.3%	1,760 6.8%
<b>Hispanic Population &lt; 18 (2013)</b>			
Hispanic Population < 18 (2013)	28 0.9%	434 1.4%	2,685 2.6%
<b>Not Hispanic or Latino Population (2013)</b>			
Not Hispanic White	2,981 97.5%	28,954 95.9%	94,210 92.2%
Not Hispanic Black or African American	2,743 92.0%	26,597 91.9%	84,157 89.3%
Not Hispanic American Indian or Alaska Native	28 0.9%	418 1.4%	1,501 1.6%
Not Hispanic Asian	4 0.1%	23 0.1%	69 0.1%
Not Hispanic Hawaiian or Pacific Islander	165 5.5%	1,541 5.3%	7,219 7.7%
Not Hispanic Other Race	- -	4 -	20 -
Not Hispanic Two or More Races	4 0.1%	28 0.1%	80 0.1%
Not Hispanic Two or More Races	37 1.3%	343 1.2%	1,164 1.2%
<b>Hispanic or Latino Population (2013)</b>			
Hispanic White	75 2.5%	1,239 4.1%	7,944 7.8%
Hispanic Black or African American	54 71.4%	850 68.6%	4,775 60.1%
Hispanic American Indian or Alaska Native	4 5.8%	27 2.2%	88 1.1%
Hispanic Asian	- -	11 0.9%	78 1.0%
Hispanic Hawaiian or Pacific Islander	1 1.0%	8 0.6%	59 0.7%
Hispanic Other Race	- -	- -	2 -
Hispanic Two or More Races	14 18.1%	273 22.0%	2,534 31.9%
Hispanic Two or More Races	3 3.6%	70 5.7%	409 5.1%
<b>Not Hispanic or Latino Population (2010)</b>			
Not Hispanic or Latino Population (2010)	2,964 97.8%	28,819 96.2%	93,879 92.6%
Hispanic or Latino Population (2010)	67 2.2%	1,143 3.8%	7,483 7.4%
Not Hispanic or Latino Population (2000)	3,100 98.3%	29,262 94.1%	93,643 93.8%
Hispanic or Latino Population (2000)	55 1.7%	1,824 5.9%	6,161 6.2%
Not Hispanic or Latino Population (2018)	3,017 96.9%	29,246 95.1%	94,937 91.2%
Hispanic or Latino Population (2018)	98 3.1%	1,508 4.9%	9,165 8.8%
Projected Annual Growth (2013-2018)	23 6.2%	269 4.3%	1,221 3.1%
Historical Annual Growth (2000-2010)	12 2.2%	-681 -3.7%	1,322 2.1%



**COMPLETE PROFILE**

2000-2010 Census, 2013 Estimates with 2018 Projections  
Calculated using Proportional Block Groups



Lat/Lon: 42.2234/-87.8723

RFULL9

915 S Waukegan Rd Lake Forest, IL			
	1 Mile	3 Miles	5 Miles
<b>Total Age Distribution (2013)</b>			
Total Population	3,056	30,193	102,155
Age Under 5 Years	116 3.8%	1,298 4.3%	5,167 5.1%
Age 5 to 9 Years	227 7.4%	2,086 6.9%	7,162 7.0%
Age 10 to 14 Years	290 9.5%	2,526 8.4%	8,014 7.8%
Age 15 to 19 Years	268 8.8%	2,548 8.4%	7,769 7.6%
Age 20 to 24 Years	97 3.2%	1,599 5.3%	4,859 4.8%
Age 25 to 29 Years	64 2.1%	727 2.4%	3,318 3.2%
Age 30 to 34 Years	53 1.7%	712 2.4%	3,630 3.6%
Age 35 to 39 Years	82 2.7%	1,138 3.8%	5,160 5.1%
Age 40 to 44 Years	184 6.0%	1,911 6.3%	7,095 6.9%
Age 45 to 49 Years	287 9.4%	2,430 8.0%	8,167 8.0%
Age 50 to 54 Years	324 10.6%	2,717 9.0%	8,780 8.6%
Age 55 to 59 Years	319 10.4%	2,627 8.7%	8,206 8.0%
Age 60 to 64 Years	282 9.2%	2,301 7.6%	6,971 6.8%
Age 65 to 69 Years	170 5.6%	1,716 5.7%	5,144 5.0%
Age 70 to 74 Years	118 3.9%	1,202 4.0%	3,685 3.6%
Age 75 to 79 Years	69 2.3%	851 2.8%	2,958 2.9%
Age 80 to 84 Years	56 1.8%	832 2.8%	2,805 2.7%
Age 85 Years or Over	48 1.6%	972 3.2%	3,265 3.2%
Median Age	46.6	44.5	43.4
Age 19 Years or Less	901 29.5%	8,458 28.0%	28,112 27.5%
Age 20 to 64 Years	1,692 55.4%	16,162 53.5%	56,186 55.0%
Age 65 Years or Over	462 15.1%	5,573 18.5%	17,857 17.5%
<b>Female Age Distribution (2013)</b>			
Female Population	1,562 51.1%	15,428 51.1%	52,620 51.5%
Age Under 5 Years	65 4.1%	633 4.1%	2,538 4.8%
Age 5 to 9 Years	114 7.3%	1,015 6.6%	3,529 6.7%
Age 10 to 14 Years	142 9.1%	1,218 7.9%	3,904 7.4%
Age 15 to 19 Years	132 8.5%	1,249 8.1%	3,800 7.2%
Age 20 to 24 Years	50 3.2%	781 5.1%	2,378 4.5%
Age 25 to 29 Years	27 1.7%	336 2.2%	1,587 3.0%
Age 30 to 34 Years	28 1.8%	368 2.4%	1,893 3.6%
Age 35 to 39 Years	51 3.3%	626 4.1%	2,711 5.2%
Age 40 to 44 Years	103 6.6%	1,035 6.7%	3,720 7.1%
Age 45 to 49 Years	151 9.7%	1,290 8.4%	4,322 8.2%
Age 50 to 54 Years	171 11.0%	1,418 9.2%	4,576 8.7%
Age 55 to 59 Years	165 10.6%	1,330 8.6%	4,164 7.9%
Age 60 to 64 Years	137 8.8%	1,160 7.5%	3,559 6.8%
Age 65 to 69 Years	78 5.0%	850 5.5%	2,659 5.1%
Age 70 to 74 Years	49 3.1%	578 3.7%	1,947 3.7%
Age 75 to 79 Years	36 2.3%	439 2.8%	1,628 3.1%
Age 80 to 84 Years	31 2.0%	496 3.2%	1,682 3.2%
Age 85 Years or Over	31 2.0%	607 3.9%	2,021 3.8%
Female Median Age	46.4	45.1	44.4
Age 19 Years or Less	453 29.0%	4,114 26.7%	13,772 26.2%
Age 20 to 64 Years	883 56.6%	8,345 54.1%	28,911 54.9%
Age 65 Years or Over	225 14.4%	2,969 19.2%	9,937 18.9%

**COMPLETE PROFILE**

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Lat/Lon: 42.2234/-87.8723

RFULL9

915 S Waukegan Rd Lake Forest, IL			
	1 Mile	3 Miles	5 Miles
<b>Male Age Distribution (2013)</b>			
Male Population	1,494 48.9%	14,765 48.9%	49,535 48.5%
Age Under 5 Years	51 3.4%	665 4.5%	2,629 5.3%
Age 5 to 9 Years	113 7.5%	1,071 7.3%	3,633 7.3%
Age 10 to 14 Years	148 9.9%	1,308 8.9%	4,109 8.3%
Age 15 to 19 Years	136 9.1%	1,299 8.8%	3,968 8.0%
Age 20 to 24 Years	48 3.2%	818 5.5%	2,481 5.0%
Age 25 to 29 Years	37 2.5%	391 2.6%	1,731 3.5%
Age 30 to 34 Years	25 1.7%	344 2.3%	1,737 3.5%
Age 35 to 39 Years	31 2.1%	512 3.5%	2,449 4.9%
Age 40 to 44 Years	81 5.4%	876 5.9%	3,374 6.8%
Age 45 to 49 Years	136 9.1%	1,139 7.7%	3,844 7.8%
Age 50 to 54 Years	153 10.2%	1,298 8.8%	4,204 8.5%
Age 55 to 59 Years	153 10.3%	1,297 8.8%	4,042 8.2%
Age 60 to 64 Years	146 9.7%	1,141 7.7%	3,413 6.9%
Age 65 to 69 Years	92 6.2%	866 5.9%	2,485 5.0%
Age 70 to 74 Years	70 4.7%	624 4.2%	1,738 3.5%
Age 75 to 79 Years	33 2.2%	413 2.8%	1,330 2.7%
Age 80 to 84 Years	25 1.7%	336 2.3%	1,124 2.3%
Age 85 Years or Over	17 1.1%	365 2.5%	1,244 2.5%
Male Median Age	46.9	43.9	42.3
Age 19 Years or Less	448 30.0%	4,343 29.4%	14,340 28.9%
Age 20 to 64 Years	809 54.2%	7,817 52.9%	27,275 55.1%
Age 65 Years or Over	237 15.9%	2,604 17.6%	7,920 16.0%
<b>Males per 100 Females (2013)</b>			
Overall Comparison	96	96	94
Age Under 5 Years	79 44.3%	105 51.3%	104 50.9%
Age 5 to 9 Years	99 49.7%	106 51.3%	103 50.7%
Age 10 to 14 Years	104 51.1%	107 51.8%	105 51.3%
Age 15 to 19 Years	102 50.6%	104 51.0%	104 51.1%
Age 20 to 24 Years	96 48.9%	105 51.2%	104 51.1%
Age 25 to 29 Years	134 57.4%	116 53.7%	109 52.2%
Age 30 to 34 Years	89 47.1%	94 48.3%	92 47.8%
Age 35 to 39 Years	62 38.1%	82 45.0%	90 47.5%
Age 40 to 44 Years	78 43.8%	85 45.8%	91 47.6%
Age 45 to 49 Years	90 47.4%	88 46.9%	89 47.1%
Age 50 to 54 Years	89 47.1%	92 47.8%	92 47.9%
Age 55 to 59 Years	93 48.1%	97 49.4%	97 49.3%
Age 60 to 64 Years	107 51.6%	98 49.6%	96 49.0%
Age 65 to 69 Years	117 54.0%	102 50.5%	93 48.3%
Age 70 to 74 Years	143 58.9%	108 51.9%	89 47.2%
Age 75 to 79 Years	92 47.9%	94 48.5%	82 45.0%
Age 80 to 84 Years	81 44.9%	68 40.4%	67 40.1%
Age 85 Years or Over	55 35.5%	60 37.6%	62 38.1%
Age 19 Years or Less	99 49.7%	106 51.4%	104 51.0%
Age 20 to 39 Years	90 47.4%	98 49.5%	98 49.5%
Age 40 to 64 Years	92 47.9%	92 48.0%	93 48.1%
Age 65 Years or Over	105 51.3%	88 46.7%	80 44.4%





**COMPLETE PROFILE**

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Lat/Lon: 42.2234|-87.8723

RFULL9

915 S Waukegan Rd Lake Forest, IL	1 Mile	3 Miles	5 Miles
<b>Household Type (2013)</b>			
Total Households	1,040	10,488	37,671
Households with Children	413 39.8%	3,832 36.5%	13,572 36.0%
Average Household Size	2.9	2.7	2.6
Household Density per Square Mile	331	371	480
Population Family	2,820 92.3%	25,599 84.8%	85,794 84.0%
Population Non-Family	223 7.3%	3,041 10.1%	13,330 13.0%
Population Group Quarters	12 0.4%	1,553 5.1%	3,031 3.0%
<b>Family Households</b>			
Married Couple Households	831 92.3%	7,595 91.0%	24,306 87.5%
Other Family Households	69 7.7%	752 9.0%	3,476 12.5%
Family Households with Children	413 45.9%	3,825 45.8%	13,535 48.7%
Married Couple with Children	374 90.6%	3,405 89.0%	11,472 84.8%
Other Family Households with Children	39 9.4%	420 11.0%	2,063 15.2%
Family Households No Children	487 54.1%	4,521 54.2%	14,247 51.3%
Married Couple No Children	457 93.8%	4,190 92.7%	12,834 90.1%
Other Family Households No Children	30 6.2%	331 7.3%	1,413 9.9%
<b>Non-Family Households</b>			
Non-Family Households with Children	140 13.5%	2,142 20.4%	9,889 26.3%
Non-Family Households No Children	1 0.4%	7 0.3%	37 0.4%
Lone Person No Children	-	-	-
2 or More Persons No Children	140 99.6%	2,135 99.7%	9,853 99.6%
Household Lone Male	-	-	-
Household Lone Female	-	-	-
Average Family Household Size	3.1	3.1	3.1
Average Family Income	\$347,690	\$261,497	\$198,250
Median Family Income	\$231,413	\$185,309	\$157,200
Average Non-Family Household Size	1.6	1.4	1.3
<b>Marital Status (2013)</b>			
Population Age 15 Years or Over	2,422	24,283	81,811
Never Married	602 24.8%	6,083 25.0%	21,173 25.9%
Currently Married	1,664 68.7%	16,038 66.0%	52,659 64.4%
Previously Married	157 6.5%	2,162 8.9%	7,979 9.8%
Separated	15 0.4%	223 10.3%	1,003 12.6%
Widowed	29 18.4%	327 15.1%	1,576 19.8%
Divorced	113 72.2%	1,612 74.6%	5,400 67.7%
<b>Educational Attainment (2013)</b>			
Adult Population Age 25 Years or Over	2,057	20,136	69,184
Elementary (Grade Level 0 to 8)	4 0.2%	199 1.0%	1,647 2.4%
Some High School (Grade Level 9 to 11)	7 0.3%	285 1.4%	1,360 2.0%
High School Graduate	106 5.2%	1,986 9.9%	8,709 12.6%
Some College	232 11.3%	3,134 15.6%	11,420 16.5%
Associate Degree Only	80 3.9%	735 3.6%	3,099 4.5%
Bachelor Degree Only	918 44.6%	7,740 38.4%	23,020 33.3%
Graduate Degree	711 34.5%	6,057 30.1%	19,930 28.8%
Any College (Some College or Higher)	1,940 94.3%	17,666 87.7%	57,468 83.1%
College Degree + (Bachelor Degree or Higher)	1,628 79.2%	13,797 68.5%	42,950 62.1%

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2000-2010 Census, 2013 Estimates with 2018 Projections

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Lat/Lon: 42.2234|-87.8723

RFULL9

915 S Waukegan Rd Lake Forest, IL	1 Mile	3 Miles	5 Miles
<b>Housing</b>			
Total Housing Units (2013)	1,104	11,309	40,510
Total Housing Units (2010)	1,096	11,236	40,253
Historical Annual Growth (2010-2013)	8 0.2%	73 0.2%	256 0.2%
Housing Units Occupied (2013)	1,040 94.2%	10,488 92.7%	37,671 93.0%
Housing Units Owner-Occupied	977 94.0%	9,183 87.6%	29,878 79.3%
Housing Units Renter-Occupied	63 6.0%	1,305 12.4%	7,794 20.7%
Housing Units Vacant (2013)	64 6.2%	821 7.8%	2,838 7.5%
<b>Household Size (2013)</b>			
Total Households	1,040	10,488	37,671
1 Person Households	126 12.1%	1,904 18.2%	8,728 23.2%
2 Person Households	380 36.5%	3,891 37.1%	12,786 33.9%
3 Person Households	184 17.7%	1,550 14.8%	5,667 15.0%
4 Person Households	203 19.5%	1,902 18.1%	6,433 17.1%
5 Person Households	104 10.0%	890 8.5%	2,902 7.7%
6 Person Households	33 3.1%	259 2.5%	796 2.1%
7 or More Person Households	10 1.0%	92 0.9%	360 1.0%
<b>Household Income Distribution (2013)</b>			
HH Income \$200,000 or More	526 50.6%	4,204 40.1%	11,686 31.0%
HH Income \$150,000 to \$199,999	95 9.2%	738 7.0%	2,753 7.3%
HH Income \$125,000 to \$149,999	62 6.0%	588 5.6%	2,201 5.8%
HH Income \$100,000 to \$124,999	93 9.0%	1,051 10.0%	3,738 9.9%
HH Income \$75,000 to \$99,999	101 9.7%	1,023 9.8%	4,349 11.5%
HH Income \$50,000 to \$74,999	79 7.6%	968 9.2%	4,405 11.7%
HH Income \$35,000 to \$49,999	43 4.1%	661 6.3%	3,294 8.7%
HH Income \$25,000 to \$34,999	18 1.7%	556 5.3%	2,026 5.4%
HH Income \$15,000 to \$24,999	20 1.9%	401 3.8%	1,713 4.5%
HH Income \$10,000 to \$14,999	-	98 0.9%	603 1.6%
HH Income Under \$10,000	1 0.1%	199 1.9%	903 2.4%
<b>Household Vehicles (2013)</b>			
Households 0 Vehicles Available	13 1.3%	361 3.4%	1,609 4.3%
Households 1 Vehicle Available	133 12.8%	2,211 21.1%	9,785 26.0%
Households 2 Vehicles Available	542 52.1%	5,313 50.7%	18,821 50.0%
Households 3 or More Vehicles Available	351 33.8%	2,603 24.8%	7,457 19.8%
Total Vehicles Available	2,420	21,574	72,377
Average Vehicles per Household	2.3	2.1	1.9
Owner-Occupied Household Vehicles	2,317 95.8%	19,893 92.2%	61,474 84.9%
Average Vehicles per Owner-Occupied Household	2.4	2.2	2.1
Renter-Occupied Household Vehicles	102 4.2%	1,680 7.8%	10,903 15.1%
Average Vehicles per Renter-Occupied Household	1.6	1.3	1.4
<b>Travel Time (2010)</b>			
Worker Base Age 16 years or Over	1,238	12,237	45,249
Travel to Work in 14 Minutes or Less	294 23.7%	2,849 23.3%	11,323 25.0%
Travel to Work in 15 to 29 Minutes	258 20.9%	3,298 26.9%	13,061 28.9%
Travel to Work in 30 to 59 Minutes	362 29.2%	2,980 24.4%	11,154 24.7%
Travel to Work in 60 Minutes or More	146 11.8%	1,615 13.2%	5,278 11.7%
Work at Home	178 14.4%	1,496 12.2%	4,433 9.8%
Average Minutes Travel to Work	25.8	23.7	22.8



**COMPLETE PROFILE**

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Lat/Lon: 42.2234/-87.8723

RFULL9

915 S Waukegan Rd Lake Forest, IL	1 Mile	3 Miles	5 Miles
<b>Transportation To Work (2010)</b>			
Worker Base Age 16 years or Over	1,238	12,237	45,249
Drive to Work Alone	883 71.4%	8,473 69.2%	32,397 71.6%
Drive to Work in Carpool	68 5.5%	757 6.2%	2,652 5.9%
Travel to Work by Public Transportation	79 6.4%	1,001 8.2%	3,842 8.5%
Drive to Work on Motorcycle	-	-	-
Bicycle to Work	7 0.5%	61 0.5%	309 0.7%
Walk to Work	14 1.2%	344 2.8%	1,199 2.7%
Other Means	9 0.7%	105 0.9%	417 0.9%
Work at Home	178 14.4%	1,496 12.2%	4,433 9.8%
<b>Daytime Demographics (2013)</b>			
Total Businesses	168	2,156	8,105
Total Employees	1,286	38,101	146,969
Company Headquarter Businesses	3 1.8%	47 2.2%	166 2.0%
Company Headquarter Employees	144 11.2%	15,247 40.0%	55,706 37.9%
Employee Population per Business	7.6 to 1	17.7 to 1	18.1 to 1
Residential Population per Business	18.2 to 1	14.0 to 1	12.6 to 1
Adj. Daytime Demographics Age 16 Years or Over	2,329	48,463	178,572
<b>Labor Force</b>			
Labor Population Age 16 Years or Over (2013)	2,357	23,712	80,047
Labor Force Total Males (2013)	1,151 48.8%	11,450 48.3%	38,323 47.9%
Male Civilian Employed	770 66.9%	7,859 68.6%	27,058 70.6%
Male Civilian Unemployed	36 3.1%	500 4.4%	1,698 4.4%
Males in Armed Forces	1 0.1%	37 0.3%	256 0.7%
Males Not in Labor Force	344 29.9%	3,054 26.7%	9,311 24.3%
Labor Force Total Females (2013)	1,206 51.2%	12,262 51.7%	41,724 52.1%
Female Civilian Employed	543 45.1%	5,449 44.4%	21,090 50.5%
Female Civilian Unemployed	20 1.7%	484 3.9%	1,551 3.7%
Females in Armed Forces	-	5	39 0.1%
Females Not in Labor Force	642 53.3%	6,324 51.6%	19,043 45.6%
Unemployment Rate	2.4%	4.2%	4.1%
Labor Force Growth (2010-2013)	51 4.0%	925 7.5%	2,292 5.0%
Male Labor Force Growth (2010-2013)	17 2.2%	554 7.6%	1,516 5.9%
Female Labor Force Growth (2010-2013)	34 6.7%	371 7.3%	776 3.8%
<b>Occupation (2010)</b>			
Occupation Population Age 16 Years or Over	1,262	12,384	45,856
Occupation Total Males	753 59.6%	7,305 59.0%	25,542 55.7%
Occupation Total Females	509 40.4%	5,078 41.0%	20,314 44.3%
Management, Business, Financial Operations	434 34.4%	3,934 31.8%	12,115 26.4%
Professional, Related	278 22.0%	3,063 24.7%	13,048 28.5%
Service	79 6.2%	1,204 9.7%	5,265 11.5%
Sales, Office	406 32.2%	3,250 26.2%	11,655 25.4%
Farming, Fishing, Forestry	-	9 0.1%	27 0.1%
Construction, Extraction, Maintenance	30 2.4%	359 2.9%	1,458 3.2%
Production, Transport, Material Moving	36 2.8%	565 4.6%	2,289 5.0%
White Collar Workers	88.5%	82.7%	80.3%
Blue Collar Workers	11.5%	17.3%	19.7%

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RFULL9

915 S Waukegan Rd Lake Forest, IL	1 Mile	3 Miles	5 Miles
<b>Units In Structure (2010)</b>			
Total Units	1,031	10,400	37,352
1 Detached Unit	915 88.8%	8,576 82.5%	25,807 69.1%
1 Attached Unit	81 7.8%	552 5.3%	3,571 9.6%
2 Units	7 0.7%	135 1.3%	965 2.6%
3 to 4 Units	2 0.2%	96 0.9%	1,168 3.1%
5 to 9 Units	7 0.6%	76 0.7%	780 2.1%
10 to 19 Units	7 0.7%	166 1.6%	1,169 3.1%
20 to 49 Units	3 0.3%	297 2.9%	1,816 4.9%
50 or More Units	8 0.8%	456 4.4%	1,945 5.2%
Mobile Home or Trailer	1 0.1%	46 0.4%	131 0.3%
Other Structure	-	-	-
<b>Homes Built By Year (2010)</b>			
Homes Built 2005 or later	19 1.9%	432 4.2%	2,022 5.4%
Homes Built 2000 to 2004	60 5.8%	660 6.3%	2,820 7.5%
Homes Built 1990 to 1999	198 19.2%	1,387 13.3%	5,145 13.8%
Homes Built 1980 to 1989	254 24.6%	1,449 13.9%	4,661 12.5%
Homes Built 1970 to 1979	149 14.4%	1,525 14.7%	5,693 15.2%
Homes Built 1960 to 1969	138 13.4%	1,817 17.5%	5,361 14.4%
Homes Built 1950 to 1959	74 7.1%	1,448 13.9%	5,229 14.0%
Homes Built 1940 to 1949	32 3.2%	402 3.9%	1,563 4.2%
Homes Built Before 1939	107 10.4%	1,281 12.3%	4,860 13.0%
Median Age of Homes	39.2 yrs	43.2 yrs	42.5 yrs
<b>Home Values (2010)</b>			
Owner Specified Housing Units	969	9,104	29,618
Home Values \$1,000,000 or More	358 36.9%	2,064 22.7%	3,840 13.0%
Home Values \$750,000 to \$999,999	187 19.3%	1,236 13.6%	2,931 9.9%
Home Values \$500,000 to \$749,999	117 12.1%	2,042 22.4%	6,208 21.0%
Home Values \$400,000 to \$499,999	23 2.3%	546 6.0%	3,010 10.2%
Home Values \$300,000 to \$399,999	68 7.1%	794 8.7%	4,035 13.6%
Home Values \$250,000 to \$299,999	28 2.9%	360 4.0%	1,689 5.7%
Home Values \$200,000 to \$249,999	35 3.6%	405 4.4%	1,865 6.3%
Home Values \$175,000 to \$199,999	19 2.0%	210 2.3%	936 3.2%
Home Values \$150,000 to \$174,999	27 2.8%	332 3.6%	1,222 4.1%
Home Values \$125,000 to \$149,999	19 2.0%	197 2.2%	701 2.4%
Home Values \$100,000 to \$124,999	27 2.8%	235 2.6%	891 3.0%
Home Values \$90,000 to \$99,999	9 0.9%	110 1.2%	311 1.1%
Home Values \$80,000 to \$89,999	9 0.9%	95 1.0%	338 1.1%
Home Values \$70,000 to \$79,999	8 0.8%	96 1.1%	287 1.0%
Home Values \$60,000 to \$69,999	7 0.7%	81 0.9%	280 0.9%
Home Values \$50,000 to \$59,999	6 0.6%	62 0.7%	219 0.7%
Home Values \$35,000 to \$49,999	6 0.6%	71 0.8%	265 0.9%
Home Values \$25,000 to \$34,999	4 0.4%	46 0.5%	166 0.6%
Home Values \$10,000 to \$24,999	8 0.8%	68 0.7%	250 0.8%
Home Values Under \$10,000	3 0.3%	54 0.6%	176 0.6%
Owner-Occupied Median Home Value	\$842,753	\$648,938	\$508,321
Renter-Occupied Median Rent	\$1,876	\$1,468	\$1,321



**COMPLETE PROFILE**

2000-2010 Census, 2013 Estimates with 2018 Projections

Calculated using Proportional Block Groups



Lat/Lon: 42.2234|-87.8723

RFULL9

**915 S Waukegan Rd**

**Lake Forest, IL**

**Total Annual Consumer Expenditure (2013)**

	1 Mile	3 Miles	5 Miles
Total Household Expenditure	\$188 M	\$1.41 B	\$3.93 B
Total Non-Retail Expenditure	\$109 M	\$814 M	\$2.27 B
Total Retail Expenditure	\$79.1 M	\$595 M	\$1.66 B
Apparel	\$9.17 M	\$68.5 M	\$190 M
Contributions	\$9.44 M	\$68.3 M	\$182 M
Education	\$5.79 M	\$42.0 M	\$113 M
Entertainment	\$10.7 M	\$80.1 M	\$222 M
Food and Beverages	\$26.7 M	\$202 M	\$570 M
Furnishings and Equipment	\$8.84 M	\$65.7 M	\$182 M
Gifts	\$6.05 M	\$44.2 M	\$120 M
Health Care	\$10.2 M	\$78.1 M	\$221 M
Household Operations	\$7.95 M	\$58.1 M	\$158 M
Miscellaneous Expenses	\$2.90 M	\$22.1 M	\$62.2 M
Personal Care	\$2.65 M	\$20.0 M	\$55.9 M
Personal Insurance	\$2.36 M	\$17.2 M	\$46.6 M
Reading	\$621 K	\$4.65 M	\$13.0 M
Shelter	\$37.3 M	\$279 M	\$775 M
Tobacco	\$906 K	\$7.19 M	\$21.0 M
Transportation	\$34.8 M	\$263 M	\$741 M
Utilities	\$11.6 M	\$88.7 M	\$252 M

**Monthly Household Consumer Expenditure (2013)**

	1 Mile	3 Miles	5 Miles
Total Household Expenditure	\$15,066	\$11,196	\$8,683
Total Non-Retail Expenditure	\$8,725 57.9%	\$6,470 57.8%	\$5,012 57.7%
Total Retail Expenditures	\$6,341 42.1%	\$4,726 42.2%	\$3,671 42.3%
Apparel	\$735 4.9%	\$544 4.9%	\$421 4.9%
Contributions	\$756 5.0%	\$543 4.8%	\$403 4.6%
Education	\$464 3.1%	\$334 3.0%	\$250 2.9%
Entertainment	\$860 5.7%	\$637 5.7%	\$492 5.7%
Food and Beverages	\$2,140 14.2%	\$1,608 14.4%	\$1,261 14.5%
Furnishings and Equipment	\$708 4.7%	\$522 4.7%	\$402 4.6%
Gifts	\$485 3.2%	\$351 3.1%	\$265 3.1%
Health Care	\$816 5.4%	\$621 5.5%	\$490 5.6%
Household Operations	\$637 4.2%	\$462 4.1%	\$350 4.0%
Miscellaneous Expenses	\$232 1.5%	\$175 1.6%	\$137 1.6%
Personal Care	\$212 1.4%	\$159 1.4%	\$124 1.4%
Personal Insurance	\$189 1.3%	\$137 1.2%	\$103 1.2%
Reading	\$50 0.3%	\$37 0.3%	\$29 0.3%
Shelter	\$2,991 19.9%	\$2,216 19.8%	\$1,713 19.7%
Tobacco	\$73 0.5%	\$57 0.5%	\$46 0.5%
Transportation	\$2,789 18.5%	\$2,088 18.7%	\$1,639 18.9%
Utilities	\$929 6.2%	\$705 6.3%	\$557 6.4%



**915 S Waukegan Rd  
Lake Forest, IL**

October 2013

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**COMPLETE PROFILE**

2000-2010 Census, 2013 Estimates with 2018 Projections  
 Calculated using Proportional Block Groups



Lat/Lon: 42.2234/-87.8723

RFULL9

915 S Waukegan Rd Lake Forest, IL	5 Miles	7.5 Miles	10 Miles
<b>Population</b>			
Estimated Population (2013)	102,155	290,875	532,851
Projected Population (2018)	104,103	296,381	543,363
Census Population (2010)	101,361	288,631	528,595
Census Population (2000)	99,804	288,040	526,591
Projected Annual Growth (2013-2018)	1,948 0.4%	5,505 0.4%	10,512 0.4%
Historical Annual Growth (2010-2013)	793 0.3%	2,244 0.3%	4,256 0.3%
Historical Annual Growth (2000-2010)	1,558 0.2%	591 -	2,004 -
Estimated Population Density (2013)	1,301 psm	1,647 psm	1,697 psm
Trade Area Size	78.5 sq mi	176.6 sq mi	314.0 sq mi
<b>Households</b>			
Estimated Households (2013)	37,671	102,256	189,454
Projected Households (2018)	38,563	104,566	193,576
Census Households (2010)	37,352	101,382	187,817
Census Households (2000)	34,668	97,658	182,122
Projected Annual Growth (2013-2018)	892 0.5%	2,310 0.5%	4,122 0.4%
Historical Annual Change (2000-2013)	3,004 0.7%	4,599 0.4%	7,332 0.3%
<b>Average Household Income</b>			
Estimated Average Household Income (2013)	\$168,936	\$134,211	\$120,033
Projected Average Household Income (2018)	\$176,856	\$140,103	\$124,859
Census Average Household Income (2010)	\$163,805	\$130,653	\$116,943
Census Average Household Income (2000)	\$148,757	\$119,561	\$105,829
Projected Annual Change (2013-2018)	\$7,920 0.9%	\$5,891 0.9%	\$4,826 0.8%
Historical Annual Change (2000-2013)	\$20,179 1.0%	\$14,650 0.9%	\$14,204 1.0%
<b>Median Household Income</b>			
Estimated Median Household Income (2013)	\$124,149	\$103,921	\$93,196
Projected Median Household Income (2018)	\$135,432	\$112,936	\$100,940
Census Median Household Income (2010)	\$108,535	\$93,428	\$85,517
Census Median Household Income (2000)	\$107,634	\$89,647	\$81,522
Projected Annual Change (2013-2018)	\$11,283 1.8%	\$9,015 1.7%	\$7,744 1.7%
Historical Annual Change (2000-2013)	\$16,515 1.2%	\$14,274 1.2%	\$11,674 1.1%
<b>Per Capita Income</b>			
Estimated Per Capita Income (2013)	\$62,414	\$47,657	\$43,008
Projected Per Capita Income (2018)	\$65,608	\$49,907	\$44,809
Census Per Capita Income (2010)	\$60,363	\$45,892	\$41,551
Census Per Capita Income (2000)	\$51,588	\$40,382	\$36,508
Projected Annual Change (2013-2018)	\$3,193 1.0%	\$2,250 0.9%	\$1,800 0.8%
Historical Annual Change (2000-2013)	\$10,826 1.6%	\$7,275 1.4%	\$6,500 1.4%
Estimated Average Household Net Worth (2013)	\$1,053,688	\$915,691	\$829,816

**COMPLETE PROFILE**

2000-2010 Census, 2013 Estimates with 2018 Projections  
 Calculated using Proportional Block Groups



Lat/Lon: 42.2234/-87.8723

RFULL9

915 S Waukegan Rd Lake Forest, IL	5 Miles	7.5 Miles	10 Miles
<b>Race and Ethnicity</b>			
Total Population (2013)	102,155	290,875	532,851
White (2013)	88,933 87.1%	231,790 79.7%	402,779 75.6%
Black or African American (2013)	1,589 1.6%	11,227 3.9%	25,817 4.8%
American Indian or Alaska Native (2013)	147 0.1%	899 0.3%	1,975 0.4%
Asian (2013)	7,278 7.1%	25,868 8.9%	47,616 8.9%
Hawaiian or Pacific Islander (2013)	22 -	106 -	198 -
Other Race (2013)	2,613 2.6%	15,114 5.2%	42,952 8.1%
Two or More Races (2013)	1,572 1.5%	5,872 2.0%	11,514 2.2%
Population < 18 (2013)	25,820 25.3%	70,318 24.2%	132,095 24.8%
White	21,605 83.7%	52,767 75.0%	91,699 69.4%
Black or African American	446 1.7%	2,656 3.8%	7,111 5.4%
American Indian or Alaska Native	51 0.2%	296 0.4%	697 0.5%
Asian	1,949 7.5%	6,619 9.4%	11,755 8.9%
Hawaiian and Pacific Islander	9 -	21 -	44 -
Other Race	1,760 6.8%	7,959 11.3%	20,788 15.7%
Hispanic Population < 18 (2013)	2,685 2.6%	12,975 4.5%	35,360 6.6%
Not Hispanic or Latino Population (2013)	94,210 92.2%	252,315 86.7%	432,161 81.1%
Not Hispanic White	84,157 89.3%	211,484 83.8%	353,067 81.7%
Not Hispanic Black or African American	1,501 1.6%	10,666 4.2%	24,037 5.6%
Not Hispanic American Indian or Alaska Native	69 0.1%	302 0.1%	532 0.1%
Not Hispanic Asian	7,219 7.7%	25,634 10.2%	47,048 10.9%
Not Hispanic Hawaiian or Pacific Islander	20 -	87 -	157 -
Not Hispanic Other Race	80 0.1%	214 0.1%	493 0.1%
Not Hispanic Two or More Races	1,164 1.2%	3,927 1.6%	6,828 1.6%
Hispanic or Latino Population (2013)	7,944 7.8%	38,560 13.3%	100,690 18.9%
Hispanic White	4,775 60.1%	20,306 52.7%	49,713 49.4%
Hispanic Black or African American	88 1.1%	562 1.5%	1,780 1.8%
Hispanic American Indian or Alaska Native	78 1.0%	597 1.5%	1,443 1.4%
Hispanic Asian	59 0.7%	233 0.6%	568 0.6%
Hispanic Hawaiian or Pacific Islander	2 -	18 -	42 -
Hispanic Other Race	2,534 31.9%	14,900 38.6%	42,459 42.2%
Hispanic Two or More Races	409 5.1%	1,944 5.0%	4,685 4.7%
Not Hispanic or Latino Population (2010)	93,879 92.6%	252,046 87.3%	432,867 81.9%
Hispanic or Latino Population (2010)	7,483 7.4%	36,585 12.7%	95,728 18.1%
Not Hispanic or Latino Population (2000)	93,643 93.8%	261,149 90.7%	452,033 85.8%
Hispanic or Latino Population (2000)	6,161 6.2%	26,891 9.3%	74,558 14.2%
Not Hispanic or Latino Population (2018)	94,937 91.2%	252,675 85.3%	429,750 79.1%
Hispanic or Latino Population (2018)	9,165 8.8%	43,706 14.7%	113,613 20.9%
Projected Annual Growth (2013-2018)	1,221 3.1%	5,145 2.7%	12,923 2.6%
Historical Annual Growth (2000-2010)	1,322 2.1%	9,694 3.6%	21,171 2.8%



**COMPLETE PROFILE**

2000-2010 Census, 2013 Estimates with 2018 Projections

Calculated using Proportional Block Groups



Lat/Lon: 42.2234/-87.8723

RFULL9

915 S Waukegan Rd Lake Forest, IL	5 Miles	7.5 Miles	10 Miles
<b>Total Age Distribution (2013)</b>			
Total Population	102,155	290,875	532,851
Age Under 5 Years	5,167 5.1%	15,845 5.4%	32,210 6.0%
Age 5 to 9 Years	7,162 7.0%	19,158 6.6%	36,208 6.8%
Age 10 to 14 Years	8,014 7.8%	20,912 7.2%	38,158 7.2%
Age 15 to 19 Years	7,769 7.6%	24,244 8.3%	40,662 7.6%
Age 20 to 24 Years	4,859 4.8%	20,367 7.0%	34,014 6.4%
Age 25 to 29 Years	3,318 3.2%	14,200 4.9%	29,324 5.5%
Age 30 to 34 Years	3,630 3.6%	13,688 4.7%	28,967 5.4%
Age 35 to 39 Years	5,160 5.1%	15,866 5.5%	31,214 5.9%
Age 40 to 44 Years	7,095 6.9%	19,422 6.7%	36,064 6.8%
Age 45 to 49 Years	8,167 8.0%	21,998 7.6%	39,833 7.5%
Age 50 to 54 Years	8,780 8.6%	23,483 8.1%	42,118 7.9%
Age 55 to 59 Years	8,206 8.0%	21,652 7.4%	38,203 7.2%
Age 60 to 64 Years	6,971 6.8%	17,771 6.1%	32,056 6.0%
Age 65 to 69 Years	5,144 5.0%	12,517 4.3%	22,624 4.2%
Age 70 to 74 Years	3,685 3.6%	9,120 3.1%	16,494 3.1%
Age 75 to 79 Years	2,958 2.9%	7,104 2.4%	12,431 2.3%
Age 80 to 84 Years	2,805 2.7%	6,263 2.2%	10,641 2.0%
Age 85 Years or Over	3,265 3.2%	7,267 2.5%	11,629 2.2%
Median Age	43.4	40.5	39.5
Age 19 Years or Less	28,112 27.5%	80,158 27.6%	147,238 27.6%
Age 20 to 64 Years	56,186 55.0%	168,446 57.9%	311,794 58.5%
Age 65 Years or Over	17,857 17.5%	42,271 14.5%	73,818 13.9%
<b>Female Age Distribution (2013)</b>			
Female Population	52,620 51.5%	145,200 49.9%	267,643 50.2%
Age Under 5 Years	2,538 4.8%	7,756 5.3%	15,836 5.9%
Age 5 to 9 Years	3,529 6.7%	9,385 6.5%	17,773 6.6%
Age 10 to 14 Years	3,904 7.4%	10,227 7.0%	18,649 7.0%
Age 15 to 19 Years	3,800 7.2%	10,793 7.4%	18,732 7.0%
Age 20 to 24 Years	2,378 4.5%	8,042 5.5%	14,570 5.4%
Age 25 to 29 Years	1,587 3.0%	6,337 4.4%	13,707 5.1%
Age 30 to 34 Years	1,893 3.6%	6,809 4.7%	14,280 5.3%
Age 35 to 39 Years	2,711 5.2%	8,186 5.6%	15,866 5.9%
Age 40 to 44 Years	3,720 7.1%	9,984 6.9%	18,427 6.9%
Age 45 to 49 Years	4,322 8.2%	11,533 7.9%	20,605 7.7%
Age 50 to 54 Years	4,576 8.7%	12,220 8.4%	21,710 8.1%
Age 55 to 59 Years	4,164 7.9%	11,036 7.6%	19,511 7.3%
Age 60 to 64 Years	3,559 6.8%	9,117 6.3%	16,515 6.2%
Age 65 to 69 Years	2,659 5.1%	6,546 4.5%	11,892 4.4%
Age 70 to 74 Years	1,947 3.7%	4,895 3.4%	8,989 3.4%
Age 75 to 79 Years	1,628 3.1%	3,995 2.8%	6,889 2.6%
Age 80 to 84 Years	1,682 3.2%	3,716 2.6%	6,234 2.3%
Age 85 Years or Over	2,021 3.8%	4,623 3.2%	7,458 2.8%
Female Median Age	44.4	42.1	40.8
Age 19 Years or Less	13,772 26.2%	38,161 26.3%	70,990 26.5%
Age 20 to 64 Years	28,911 54.9%	83,265 57.3%	155,192 58.0%
Age 65 Years or Over	9,937 18.9%	23,773 16.4%	41,462 15.5%

**COMPLETE PROFILE**

2000-2010 Census, 2013 Estimates with 2018 Projections

Calculated using Proportional Block Groups



Lat/Lon: 42.2234/-87.8723

RFULL9

915 S Waukegan Rd Lake Forest, IL	5 Miles	7.5 Miles	10 Miles
<b>Male Age Distribution (2013)</b>			
Male Population	49,535 48.5%	145,676 50.1%	265,208 49.8%
Age Under 5 Years	2,629 5.3%	8,088 5.6%	16,374 6.2%
Age 5 to 9 Years	3,633 7.3%	9,773 6.7%	18,435 7.0%
Age 10 to 14 Years	4,109 8.3%	10,685 7.3%	19,509 7.4%
Age 15 to 19 Years	3,968 8.0%	13,450 9.2%	21,930 8.3%
Age 20 to 24 Years	2,481 5.0%	12,325 8.5%	19,445 7.3%
Age 25 to 29 Years	1,731 3.5%	7,862 5.4%	15,617 5.9%
Age 30 to 34 Years	1,737 3.5%	6,878 4.7%	14,687 5.5%
Age 35 to 39 Years	2,449 4.9%	7,680 5.3%	15,348 5.8%
Age 40 to 44 Years	3,374 6.8%	9,438 6.5%	17,637 6.7%
Age 45 to 49 Years	3,844 7.8%	10,466 7.2%	19,228 7.3%
Age 50 to 54 Years	4,204 8.5%	11,263 7.7%	20,408 7.7%
Age 55 to 59 Years	4,042 8.2%	10,616 7.3%	18,692 7.0%
Age 60 to 64 Years	3,413 6.9%	8,654 5.9%	15,541 5.9%
Age 65 to 69 Years	2,485 5.0%	5,971 4.1%	10,732 4.0%
Age 70 to 74 Years	1,738 3.5%	4,225 2.9%	7,504 2.8%
Age 75 to 79 Years	1,330 2.7%	3,109 2.1%	5,542 2.1%
Age 80 to 84 Years	1,124 2.3%	2,547 1.7%	4,407 1.7%
Age 85 Years or Over	1,244 2.5%	2,644 1.8%	4,171 1.6%
Male Median Age	42.3	38.8	38.1
Age 19 Years or Less	14,340 28.9%	41,997 28.8%	76,249 28.8%
Age 20 to 64 Years	27,275 55.1%	85,181 58.5%	156,602 59.0%
Age 65 Years or Over	7,920 16.0%	18,498 12.7%	32,357 12.2%
<b>Males per 100 Females (2013)</b>			
Overall Comparison	94	100	99
Age Under 5 Years	104 50.9%	104 51.0%	103 50.8%
Age 5 to 9 Years	103 50.7%	104 51.0%	104 50.9%
Age 10 to 14 Years	105 51.3%	104 51.1%	105 51.1%
Age 15 to 19 Years	104 51.1%	125 55.5%	117 53.9%
Age 20 to 24 Years	104 51.1%	153 60.5%	133 57.2%
Age 25 to 29 Years	109 52.2%	124 55.4%	114 53.3%
Age 30 to 34 Years	92 47.8%	101 50.3%	103 50.7%
Age 35 to 39 Years	90 47.5%	94 48.4%	97 49.2%
Age 40 to 44 Years	91 47.6%	95 48.6%	96 48.9%
Age 45 to 49 Years	89 47.1%	91 47.6%	93 48.3%
Age 50 to 54 Years	92 47.9%	92 48.0%	94 48.5%
Age 55 to 59 Years	97 49.3%	96 49.0%	96 48.9%
Age 60 to 64 Years	96 49.0%	95 48.7%	94 48.5%
Age 65 to 69 Years	93 48.3%	91 47.7%	90 47.4%
Age 70 to 74 Years	89 47.2%	86 46.3%	83 45.5%
Age 75 to 79 Years	82 45.0%	78 43.8%	80 44.6%
Age 80 to 84 Years	67 40.1%	69 40.7%	71 41.4%
Age 85 Years or Over	62 38.1%	57 36.4%	56 35.9%
Age 19 Years or Less	104 51.0%	110 52.4%	107 51.8%
Age 20 to 39 Years	98 49.5%	118 54.2%	111 52.7%
Age 40 to 64 Years	93 48.1%	94 48.3%	95 48.6%
Age 65 Years or Over	80 44.4%	78 43.8%	78 43.8%



**COMPLETE PROFILE**

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Lat/Lon: 42.2234/-87.8723

RFULL9

915 S Waukegan Rd Lake Forest, IL	5 Miles	7.5 Miles	10 Miles
<b>Household Type (2013)</b>			
Total Households	37,671	102,256	189,454
Households with Children	13,572 36.0%	37,663 36.8%	69,984 36.9%
Average Household Size	2.6	2.7	2.7
Household Density per Square Mile	480	579	603
Population Family	85,794 84.0%	235,481 81.0%	439,625 82.5%
Population Non-Family	13,330 13.0%	38,024 13.1%	73,608 13.8%
Population Group Quarters	3,031 3.0%	17,370 6.0%	19,619 3.7%
<b>Family Households</b>			
Married Couple Households	24,306 87.5%	63,421 84.8%	113,312 82.6%
Other Family Households	3,476 12.5%	11,356 15.2%	23,930 17.4%
Family Households with Children	13,535 48.7%	37,526 50.2%	69,675 50.8%
Married Couple with Children	11,472 84.8%	30,929 82.4%	55,498 79.7%
Other Family Households with Children	2,063 15.2%	6,598 17.6%	14,177 20.3%
Family Households No Children	14,247 51.3%	37,251 49.8%	67,567 49.2%
Married Couple No Children	12,834 90.1%	32,493 87.2%	57,813 85.6%
Other Family Households No Children	1,413 9.9%	4,758 12.8%	9,753 14.4%
<b>Non-Family Households</b>			
Non-Family Households with Children	9,889 26.3%	27,479 26.9%	52,212 27.6%
Non-Family Households No Children	37 0.4%	136 0.5%	309 0.6%
Lone Person No Children	-	-	-
2 or More Persons No Children	9,853 99.6%	27,343 99.5%	51,903 99.4%
Household Lone Male	-	-	-
Household Lone Female	-	-	-
Average Family Household Size	3.1	3.1	3.2
Average Family Income	\$198,250	\$156,643	\$140,518
Median Family Income	\$157,200	\$128,322	\$114,170
Average Non-Family Household Size	1.3	1.4	1.4
<b>Marital Status (2013)</b>			
Population Age 15 Years or Over	81,811	234,961	426,275
Never Married	21,173 25.9%	70,304 29.9%	133,361 31.3%
Currently Married	52,659 64.4%	141,537 60.2%	250,186 58.7%
Previously Married	7,979 9.8%	23,120 9.8%	42,729 10.0%
Separated	1,003 12.6%	3,392 14.7%	6,818 16.0%
Widowed	1,576 19.8%	6,061 26.2%	11,456 26.8%
Divorced	5,400 67.7%	13,667 59.1%	24,455 57.2%
<b>Educational Attainment (2013)</b>			
Adult Population Age 25 Years or Over	69,184	190,350	351,598
Elementary (Grade Level 0 to 8)	1,647 2.4%	7,309 3.8%	20,317 5.8%
Some High School (Grade Level 9 to 11)	1,360 2.0%	6,760 3.6%	16,652 4.7%
High School Graduate	8,709 12.6%	30,669 16.1%	65,776 18.7%
Some College	11,420 16.5%	33,095 17.4%	60,521 17.2%
Associate Degree Only	3,099 4.5%	9,370 4.9%	18,093 5.1%
Bachelor Degree Only	23,020 33.3%	59,149 31.1%	101,133 28.8%
Graduate Degree	19,930 28.8%	43,999 23.1%	69,106 19.7%
Any College (Some College or Higher)	57,468 83.1%	145,613 76.5%	248,853 70.8%
College Degree + (Bachelor Degree or Higher)	42,950 62.1%	103,148 54.2%	170,239 48.4%

**COMPLETE PROFILE**

2000-2010 Census, 2013 Estimates with 2018 Projections  
Calculated using Proportional Block Groups



Lat/Lon: 42.2234/-87.8723

RFULL9

915 S Waukegan Rd Lake Forest, IL	5 Miles	7.5 Miles	10 Miles
<b>Housing</b>			
Total Housing Units (2013)	40,510	108,769	201,272
Total Housing Units (2010)	40,253	108,339	200,858
Historical Annual Growth (2010-2013)	256 0.2%	430 0.1%	414 0.1%
Housing Units Occupied (2013)	37,671 93.0%	102,256 94.0%	189,454 94.1%
Housing Units Owner-Occupied	29,878 79.3%	80,168 78.4%	142,737 75.3%
Housing Units Renter-Occupied	7,794 20.7%	22,088 21.6%	46,717 24.7%
Housing Units Vacant (2013)	2,838 7.5%	6,513 6.4%	11,819 6.2%
<b>Household Size (2013)</b>			
Total Households	37,671	102,256	189,454
1 Person Households	8,728 23.2%	23,736 23.2%	44,387 23.4%
2 Person Households	12,786 33.9%	32,938 32.2%	59,622 31.5%
3 Person Households	5,667 15.0%	16,610 16.2%	30,959 16.3%
4 Person Households	6,433 17.1%	17,350 17.0%	31,024 16.4%
5 Person Households	2,902 7.7%	7,786 7.6%	14,774 7.8%
6 Person Households	796 2.1%	2,445 2.4%	5,204 2.7%
7 or More Person Households	360 1.0%	1,392 1.4%	3,485 1.8%
<b>Household Income Distribution (2013)</b>			
HH Income \$200,000 or More	11,686 31.0%	23,389 22.9%	35,900 18.9%
HH Income \$150,000 to \$199,999	2,753 7.3%	6,566 6.4%	10,747 5.7%
HH Income \$125,000 to \$149,999	2,201 5.8%	5,863 5.7%	10,113 5.3%
HH Income \$100,000 to \$124,999	3,738 9.9%	10,196 10.0%	18,577 9.8%
HH Income \$75,000 to \$99,999	4,349 11.5%	12,916 12.6%	23,710 12.5%
HH Income \$50,000 to \$74,999	4,405 11.7%	14,071 13.8%	28,700 15.1%
HH Income \$35,000 to \$49,999	3,294 8.7%	11,587 11.3%	23,569 12.4%
HH Income \$25,000 to \$34,999	2,026 5.4%	6,621 6.5%	14,285 7.5%
HH Income \$15,000 to \$24,999	1,713 4.5%	5,519 5.4%	12,228 6.5%
HH Income \$10,000 to \$14,999	603 1.6%	2,132 2.1%	4,516 2.4%
HH Income Under \$10,000	903 2.4%	3,397 3.3%	7,108 3.8%
<b>Household Vehicles (2013)</b>			
Households 0 Vehicles Available	1,609 4.3%	4,369 4.3%	9,097 4.8%
Households 1 Vehicle Available	9,785 26.0%	29,100 28.5%	57,476 30.3%
Households 2 Vehicles Available	18,821 50.0%	49,107 48.0%	87,290 46.1%
Households 3 or More Vehicles Available	7,457 19.8%	19,680 19.2%	35,591 18.8%
Total Vehicles Available	72,377	193,655	352,489
Average Vehicles per Household	1.9	1.9	1.9
Owner-Occupied Household Vehicles	61,474 84.9%	162,441 83.9%	288,384 81.8%
Average Vehicles per Owner-Occupied Household	2.1	2.0	2.0
Renter-Occupied Household Vehicles	10,903 15.1%	31,214 16.1%	64,104 18.2%
Average Vehicles per Renter-Occupied Household	1.4	1.4	1.4
<b>Travel Time (2010)</b>			
Worker Base Age 16 years or Over	45,249	137,914	249,616
Travel to Work in 14 Minutes or Less	11,323 25.0%	37,273 27.0%	60,050 24.1%
Travel to Work in 15 to 29 Minutes	13,061 28.9%	39,389 28.6%	75,114 30.1%
Travel to Work in 30 to 59 Minutes	11,154 24.7%	35,891 26.0%	73,329 29.4%
Travel to Work in 60 Minutes or More	5,278 11.7%	13,506 9.8%	23,592 9.5%
Work at Home	4,433 9.8%	11,855 8.6%	17,531 7.0%
Average Minutes Travel to Work	22.8	22.8	24.1



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RFULL9

915 S Waukegan Rd Lake Forest, IL	5 Miles	7.5 Miles	10 Miles
<b>Transportation To Work (2010)</b>			
Worker Base Age 16 years or Over	45,249	137,914	249,616
Drive to Work Alone	32,397 71.6%	100,513 72.9%	186,222 74.6%
Drive to Work in Carpool	2,652 5.9%	9,380 6.8%	20,607 8.3%
Travel to Work by Public Transportation	3,842 8.5%	8,193 5.9%	14,339 5.7%
Drive to Work on Motorcycle	-	71 0.1%	196 0.1%
Bicycle to Work	309 0.7%	607 0.4%	896 0.4%
Walk to Work	1,199 2.7%	5,931 4.3%	7,655 3.1%
Other Means	417 0.9%	1,364 1.0%	2,170 0.9%
Work at Home	4,433 9.8%	11,855 8.6%	17,531 7.0%
<b>Daytime Demographics (2013)</b>			
Total Businesses	8,105	18,289	28,157
Total Employees	146,969	273,665	407,473
Company Headquarter Businesses	166 2.0%	246 1.3%	330 1.2%
Company Headquarter Employees	55,706 37.9%	70,306 25.7%	94,681 23.2%
Employee Population per Business	18.1 to 1	15.0 to 1	14.5 to 1
Residential Population per Business	12.6 to 1	15.9 to 1	18.9 to 1
Adj. Daytime Demographics Age 16 Years or Over	178,572	354,766	556,549
<b>Labor Force</b>			
Labor Population Age 16 Years or Over (2013)	80,047	230,250	417,987
Labor Force Total Males (2013)	38,323 47.9%	114,791 49.9%	206,756 49.5%
Male Civilian Employed	27,058 70.6%	74,908 65.3%	140,097 67.8%
Male Civilian Unemployed	1,698 4.4%	5,511 4.8%	10,802 5.2%
Males in Armed Forces	256 0.7%	9,271 8.1%	9,471 4.6%
Males Not in Labor Force	9,311 24.3%	25,101 21.9%	46,386 22.4%
Labor Force Total Females (2013)	41,724 52.1%	115,459 50.1%	211,231 50.5%
Female Civilian Employed	21,090 50.5%	63,632 55.1%	117,943 55.8%
Female Civilian Unemployed	1,551 3.7%	4,573 4.0%	9,589 4.5%
Females in Armed Forces	39 0.1%	1,337 1.2%	1,400 0.7%
Females Not in Labor Force	19,043 45.6%	45,917 39.8%	82,300 39.0%
Unemployment Rate	4.1%	4.4%	4.9%
Labor Force Growth (2010-2013)	2,292 5.0%	6,315 4.8%	11,861 4.8%
Male Labor Force Growth (2010-2013)	1,516 5.9%	4,392 6.2%	8,154 6.2%
Female Labor Force Growth (2010-2013)	776 3.8%	1,923 3.1%	3,707 3.2%
<b>Occupation (2010)</b>			
Occupation Population Age 16 years or Over	45,856	132,226	246,179
Occupation Total Males	25,542 55.7%	70,517 53.3%	131,943 53.6%
Occupation Total Females	20,314 44.3%	61,709 46.7%	114,236 46.4%
Management, Business, Financial Operations	12,115 26.4%	29,480 22.3%	50,054 20.3%
Professional, Related	13,048 28.5%	35,625 26.9%	60,526 24.6%
Service	5,265 11.5%	17,309 13.1%	35,451 14.4%
Sales, Office	11,655 25.4%	33,914 25.6%	62,596 25.4%
Farming, Fishing, Forestry	27 0.1%	81 0.1%	149 0.1%
Construction, Extraction, Maintenance	1,458 3.2%	5,444 4.1%	11,860 4.8%
Production, Transport, Material Moving	2,289 5.0%	10,372 7.8%	25,543 10.4%
White Collar Workers	80.3%	74.9%	70.3%
Blue Collar Workers	19.7%	25.1%	29.7%

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915 S Waukegan Rd Lake Forest, IL	5 Miles	7.5 Miles	10 Miles
<b>Units In Structure (2010)</b>			
Total Units	37,352	101,382	187,817
1 Detached Unit	25,807 69.1%	63,807 62.9%	109,681 58.4%
1 Attached Unit	3,571 9.6%	12,808 12.6%	22,591 12.0%
2 Units	965 2.6%	1,790 1.8%	4,423 2.4%
3 to 4 Units	1,168 3.1%	4,048 4.0%	7,989 4.3%
5 to 9 Units	780 2.1%	4,767 4.7%	13,113 7.0%
10 to 19 Units	1,169 3.1%	3,234 3.2%	7,549 4.0%
20 to 49 Units	1,816 4.9%	4,983 4.9%	8,908 4.7%
50 or More Units	1,945 5.2%	5,320 5.2%	11,190 6.0%
Mobile Home or Trailer	131 0.3%	624 0.6%	2,320 1.2%
Other Structure	-	-	53 -
<b>Homes Built By Year (2010)</b>			
Homes Built 2005 or later	2,022 5.4%	4,666 4.6%	7,808 4.2%
Homes Built 2000 to 2004	2,820 7.5%	6,407 6.3%	11,425 6.1%
Homes Built 1990 to 1999	5,145 13.8%	13,001 12.8%	24,580 13.1%
Homes Built 1980 to 1989	4,661 12.5%	15,297 15.1%	28,660 15.3%
Homes Built 1970 to 1979	5,693 15.2%	19,473 19.2%	36,844 19.6%
Homes Built 1960 to 1969	5,361 14.4%	13,659 13.5%	25,864 13.8%
Homes Built 1950 to 1959	5,229 14.0%	13,280 13.1%	23,036 12.3%
Homes Built 1940 to 1949	1,563 4.2%	4,176 4.1%	7,827 4.2%
Homes Built Before 1939	4,860 13.0%	11,423 11.3%	21,772 11.6%
Median Age of Homes	42.5 yrs	42.1 yrs	42.3 yrs
<b>Home Values (2010)</b>			
Owner Specified Housing Units	29,618	79,466	141,469
Home Values \$1,000,000 or More	3,840 13.0%	6,044 7.6%	9,062 6.4%
Home Values \$750,000 to \$999,999	2,931 9.9%	5,786 7.3%	8,306 5.9%
Home Values \$500,000 to \$749,999	6,208 21.0%	12,768 16.1%	19,397 13.7%
Home Values \$400,000 to \$499,999	3,010 10.2%	8,291 10.4%	14,230 10.1%
Home Values \$300,000 to \$399,999	4,035 13.6%	11,684 14.7%	21,477 15.2%
Home Values \$250,000 to \$299,999	1,689 5.7%	6,973 8.8%	12,329 8.7%
Home Values \$200,000 to \$249,999	1,865 6.3%	7,634 9.6%	14,240 10.1%
Home Values \$175,000 to \$199,999	936 3.2%	3,856 4.9%	7,513 5.3%
Home Values \$150,000 to \$174,999	1,222 4.1%	4,657 5.9%	10,368 7.3%
Home Values \$125,000 to \$149,999	701 2.4%	2,554 3.2%	6,005 4.2%
Home Values \$100,000 to \$124,999	891 3.0%	2,910 3.7%	6,120 4.3%
Home Values \$90,000 to \$99,999	311 1.1%	886 1.1%	1,788 1.3%
Home Values \$80,000 to \$89,999	338 1.1%	928 1.2%	1,779 1.3%
Home Values \$70,000 to \$79,999	287 1.0%	749 0.9%	1,429 1.0%
Home Values \$60,000 to \$69,999	280 0.9%	722 0.9%	1,309 0.9%
Home Values \$50,000 to \$59,999	219 0.7%	615 0.8%	1,068 0.8%
Home Values \$35,000 to \$49,999	265 0.9%	644 0.8%	1,363 1.0%
Home Values \$25,000 to \$34,999	166 0.6%	573 0.7%	1,042 0.7%
Home Values \$10,000 to \$24,999	250 0.8%	792 1.0%	1,712 1.2%
Home Values Under \$10,000	176 0.6%	399 0.5%	933 0.7%
Owner-Occupied Median Home Value	\$508,321	\$412,889	\$379,713
Renter-Occupied Median Rent	\$1,321	\$1,137	\$1,019



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RFULL9

915 S Waukegan Rd Lake Forest, IL	5 Miles	7.5 Miles	10 Miles
<b>Total Annual Consumer Expenditure (2013)</b>			
Total Household Expenditure	\$3.93 B	\$8.89 B	\$15.1 B
Total Non-Retail Expenditure	\$2.27 B	\$5.13 B	\$8.71 B
Total Retail Expenditure	\$1.66 B	\$3.77 B	\$6.42 B
Apparel	\$190 M	\$430 M	\$731 M
Contributions	\$182 M	\$394 M	\$653 M
Education	\$113 M	\$246 M	\$408 M
Entertainment	\$222 M	\$502 M	\$853 M
Food and Beverages	\$570 M	\$1.31 B	\$2.24 B
Furnishings and Equipment	\$182 M	\$408 M	\$689 M
Gifts	\$120 M	\$262 M	\$438 M
Health Care	\$221 M	\$512 M	\$881 M
Household Operations	\$158 M	\$348 M	\$582 M
Miscellaneous Expenses	\$62.2 M	\$143 M	\$244 M
Personal Care	\$55.9 M	\$127 M	\$217 M
Personal Insurance	\$46.6 M	\$102 M	\$171 M
Reading	\$13.0 M	\$29.3 M	\$49.8 M
Shelter	\$775 M	\$1.75 B	\$2.97 B
Tobacco	\$21.0 M	\$50.1 M	\$87.9 M
Transportation	\$741 M	\$1.70 B	\$2.91 B
Utilities	\$252 M	\$583 M	\$1.01 B
<b>Monthly Household Consumer Expenditure (2013)</b>			
Total Household Expenditure	\$8,683	\$7,247	\$6,656
Total Non-Retail Expenditure	\$5,012 57.7%	\$4,177 57.6%	\$3,833 57.6%
Total Retail Expenditures	\$3,671 42.3%	\$3,069 42.4%	\$2,823 42.4%
Apparel	\$421 4.9%	\$350 4.8%	\$322 4.8%
Contributions	\$403 4.6%	\$321 4.4%	\$287 4.3%
Education	\$250 2.9%	\$200 2.8%	\$180 2.7%
Entertainment	\$492 5.7%	\$409 5.6%	\$375 5.6%
Food and Beverages	\$1,261 14.5%	\$1,066 14.7%	\$986 14.8%
Furnishings and Equipment	\$402 4.6%	\$332 4.6%	\$303 4.6%
Gifts	\$265 3.1%	\$214 3.0%	\$193 2.9%
Health Care	\$490 5.6%	\$417 5.8%	\$388 5.8%
Household Operations	\$350 4.0%	\$284 3.9%	\$256 3.8%
Miscellaneous Expenses	\$137 1.6%	\$116 1.6%	\$108 1.6%
Personal Care	\$124 1.4%	\$104 1.4%	\$95 1.4%
Personal Insurance	\$103 1.2%	\$83 1.1%	\$75 1.1%
Reading	\$29 0.3%	\$24 0.3%	\$22 0.3%
Shelter	\$1,713 19.7%	\$1,424 19.7%	\$1,306 19.6%
Tobacco	\$46 0.5%	\$41 0.6%	\$39 0.6%
Transportation	\$1,639 18.9%	\$1,386 19.1%	\$1,281 19.2%
Utilities	\$557 6.4%	\$475 6.6%	\$442 6.6%



**915 S Waukegan Rd  
Lake Forest, IL**

October 2013

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