

# Demographic Detail Report

## CityView Condominiums

440 N McClurg Ct, Chicago, IL 60611



List Type: **For Sale**  
 Property Type: **Retail / Office**  
 Size: **5,010 Sq Ft**  
 Zoning: **PD-368**  
 Alderman: **Reilly**



Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2024 Projection	100,556		345,958		724,820	
2019 Estimate	93,829		332,818		715,450	
2010 Census	55,006		251,076		638,262	
Growth 2019 - 2024	7.17%		3.95%		1.31%	
Growth 2010 - 2019	70.58%		32.56%		12.09%	
<b>2019 Population by Age</b>	<b>93,829</b>		<b>332,818</b>		<b>715,450</b>	
Age 0 - 4	7,384	7.87%	26,287	7.90%	55,990	7.83%
Age 5 - 9	5,002	5.33%	19,574	5.88%	44,688	6.25%
Age 10 - 14	2,598	2.77%	12,209	3.67%	32,110	4.49%
Age 15 - 19	1,682	1.79%	8,795	2.64%	25,300	3.54%
Age 20 - 24	3,718	3.96%	14,474	4.35%	35,777	5.00%
Age 25 - 29	9,890	10.54%	33,601	10.10%	72,701	10.16%
Age 30 - 34	12,425	13.24%	42,500	12.77%	87,576	12.24%
Age 35 - 39	10,618	11.32%	38,448	11.55%	78,507	10.97%
Age 40 - 44	7,428	7.92%	28,582	8.59%	59,287	8.29%
Age 45 - 49	5,722	6.10%	22,421	6.74%	47,645	6.66%
Age 50 - 54	4,726	5.04%	17,650	5.30%	37,864	5.29%
Age 55 - 59	4,771	5.08%	16,275	4.89%	34,308	4.80%
Age 60 - 64	4,758	5.07%	14,772	4.44%	29,956	4.19%
Age 65 - 69	4,338	4.62%	12,699	3.82%	24,828	3.47%
Age 70 - 74	3,382	3.60%	9,601	2.88%	18,471	2.58%
Age 75 - 79	2,357	2.51%	6,563	1.97%	12,794	1.79%
Age 80 - 84	1,545	1.65%	4,258	1.28%	8,572	1.20%
Age 85+	1,485	1.58%	4,108	1.23%	9,075	1.27%
Age 65+	13,107	13.97%	37,229	11.19%	73,740	10.31%
<b>Median Age</b>	<b>37.00</b>		<b>36.20</b>		<b>35.20</b>	
<b>Average Age</b>	<b>38.60</b>		<b>36.90</b>		<b>36.00</b>	

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<b>2019 Population By Race</b>	<b>93,829</b>		<b>332,818</b>		<b>715,450</b>	
White	69,420	73.99%	231,797	69.65%	493,316	68.95%
Black	4,673	4.98%	37,262	11.20%	111,412	15.57%
Am. Indian & Alaskan	193	0.21%	1,241	0.37%	4,499	0.63%
Asian	17,406	18.55%	54,869	16.49%	90,329	12.63%
Hawaiian & Pacific Island	45	0.05%	271	0.08%	607	0.08%
Other	2,093	2.23%	7,378	2.22%	15,287	2.14%
<b>Population by Hispanic Origin</b>	<b>93,829</b>		<b>332,818</b>		<b>715,450</b>	
Non-Hispanic Origin	86,426	92.11%	296,493	89.09%	580,155	81.09%
Hispanic Origin	7,403	7.89%	36,324	10.91%	135,295	18.91%
<b>2019 Median Age, Male</b>	<b>37.20</b>		<b>36.30</b>		<b>35.30</b>	
<b>2019 Average Age, Male</b>	<b>38.20</b>		<b>36.50</b>		<b>35.50</b>	
<b>2019 Median Age, Female</b>	<b>36.70</b>		<b>36.00</b>		<b>35.20</b>	
<b>2019 Average Age, Female</b>	<b>38.90</b>		<b>37.30</b>		<b>36.40</b>	
<b>2019 Population by Occupation Classification</b>	<b>78,507</b>		<b>272,995</b>		<b>577,606</b>	
Civilian Employed	54,301	69.17%	200,047	73.28%	412,297	71.38%
Civilian Unemployed	1,438	1.83%	5,486	2.01%	13,646	2.36%
Civilian Non-Labor Force	22,741	28.97%	67,295	24.65%	151,439	26.22%
Armed Forces	27	0.03%	167	0.06%	224	0.04%
<b>Households by Marital Status</b>						
Married	13,510		45,148		87,817	
Married No Children	11,054		32,563		56,693	
Married w/Children	2,455		12,585		31,124	
<b>2019 Population by Education</b>	<b>76,590</b>		<b>267,474</b>		<b>564,177</b>	
Some High School, No Diploma	669	0.87%	13,036	4.87%	47,971	8.50%
High School Grad (Incl Equivalency)	2,518	3.29%	17,849	6.67%	60,071	10.65%
Some College, No Degree	8,778	11.46%	32,453	12.13%	80,365	14.24%
Associate Degree	3,145	4.11%	15,997	5.98%	42,592	7.55%
Bachelor Degree	32,321	42.20%	100,194	37.46%	187,393	33.22%
Advanced Degree	29,159	38.07%	87,945	32.88%	145,785	25.84%

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<b>2019 Population by Occupation</b>	<b>115,568</b>		<b>435,982</b>		<b>907,654</b>	
Real Estate & Finance	10,362	8.97%	31,040	7.12%	52,896	5.83%
Professional & Management	53,070	45.92%	180,692	41.44%	332,753	36.66%
Public Administration	1,238	1.07%	5,055	1.16%	11,488	1.27%
Education & Health	11,268	9.75%	45,904	10.53%	92,151	10.15%
Services	3,152	2.73%	19,225	4.41%	53,271	5.87%
Information	1,962	1.70%	6,792	1.56%	12,656	1.39%
Sales	12,247	10.60%	42,337	9.71%	91,000	10.03%
Transportation	10,923	9.45%	54,885	12.59%	133,879	14.75%
Retail	2,802	2.42%	11,530	2.64%	29,123	3.21%
Wholesale	1,146	0.99%	4,869	1.12%	10,423	1.15%
Manufacturing	2,695	2.33%	11,375	2.61%	24,845	2.74%
Production	919	0.80%	5,929	1.36%	22,199	2.45%
Construction	379	0.33%	2,482	0.57%	8,794	0.97%
Utilities	1,653	1.43%	6,168	1.41%	14,837	1.63%
Agriculture & Mining	192	0.17%	321	0.07%	765	0.08%
Farming, Fishing, Forestry	0	0.00%	0	0.00%	142	0.02%
Other Services	1,560	1.35%	7,378	1.69%	16,432	1.81%
<b>2019 Worker Travel Time to Job</b>	<b>49,626</b>		<b>185,972</b>		<b>386,090</b>	
<30 Minutes	34,627	69.78%	114,590	61.62%	200,407	51.91%
30-60 Minutes	10,389	20.93%	52,877	28.43%	142,940	37.02%
60+ Minutes	4,610	9.29%	18,505	9.95%	42,743	11.07%
<b>2010 Households by HH Size</b>	<b>34,894</b>		<b>138,760</b>		<b>314,156</b>	
1-Person Households	21,248	60.89%	73,129	52.70%	145,489	46.31%
2-Person Households	11,108	31.83%	44,797	32.28%	97,794	31.13%
3-Person Households	1,719	4.93%	11,735	8.46%	34,993	11.14%
4-Person Households	640	1.83%	5,947	4.29%	20,540	6.54%
5-Person Households	119	0.34%	1,938	1.40%	8,725	2.78%
6-Person Households	44	0.13%	723	0.52%	3,675	1.17%
7 or more Person Households	16	0.05%	491	0.35%	2,940	0.94%
<b>2019 Average Household Size</b>	<b>1.50</b>		<b>1.70</b>		<b>1.90</b>	
<b>Households</b>						
2024 Projection	62,544		190,115		358,636	
2019 Estimate	58,476		183,039		353,771	
2010 Census	34,894		138,760		314,158	
Growth 2019 - 2024	6.96%		3.87%		1.38%	
Growth 2010 - 2019	67.58%		31.91%		12.61%	

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Radius	1 Mile	3 Mile	5 Mile
<b>2019 Households by HH Income</b>	<b>58,475</b>	<b>183,038</b>	<b>353,770</b>
<\$25,000	8,257 14.12%	29,203 15.95%	68,123 19.26%
\$25,000 - \$50,000	5,350 9.15%	19,140 10.46%	48,210 13.63%
\$50,000 - \$75,000	8,297 14.19%	24,728 13.51%	50,731 14.34%
\$75,000 - \$100,000	6,892 11.79%	22,240 12.15%	41,189 11.64%
\$100,000 - \$125,000	5,877 10.05%	19,525 10.67%	35,730 10.10%
\$125,000 - \$150,000	3,805 6.51%	12,734 6.96%	22,204 6.28%
\$150,000 - \$200,000	7,447 12.74%	21,304 11.64%	34,008 9.61%
\$200,000+	12,550 21.46%	34,164 18.66%	53,575 15.14%
<b>2019 Avg Household Income</b>	<b>\$133,254</b>	<b>\$124,649</b>	<b>\$110,291</b>
<b>2019 Med Household Income</b>	<b>\$101,878</b>	<b>\$95,737</b>	<b>\$80,961</b>
<b>2019 Occupied Housing</b>	<b>58,476</b>	<b>183,039</b>	<b>353,771</b>
Owner Occupied	24,201 41.39%	78,887 43.10%	138,435 39.13%
Renter Occupied	34,275 58.61%	104,152 56.90%	215,336 60.87%
<b>2010 Housing Units</b>	<b>62,682</b>	<b>195,657</b>	<b>392,724</b>
1 Unit	1,314 2.10%	16,523 8.44%	46,339 11.80%
2 - 4 Units	898 1.43%	18,761 9.59%	87,651 22.32%
5 - 19 Units	1,388 2.21%	17,122 8.75%	54,885 13.98%
20+ Units	59,082 94.26%	143,251 73.22%	203,849 51.91%
<b>2019 Housing Value</b>	<b>24,201</b>	<b>78,887</b>	<b>138,435</b>
<\$100,000	212 0.88%	1,029 1.30%	3,055 2.21%
\$100,000 - \$200,000	1,475 6.09%	4,419 5.60%	12,084 8.73%
\$200,000 - \$300,000	3,340 13.80%	12,942 16.41%	24,536 17.72%
\$300,000 - \$400,000	4,550 18.80%	18,521 23.48%	30,628 22.12%
\$400,000 - \$500,000	3,462 14.31%	12,066 15.30%	20,073 14.50%
\$500,000 - \$1,000,000	7,690 31.78%	21,895 27.75%	36,414 26.30%
\$1,000,000+	3,472 14.35%	8,015 10.16%	11,645 8.41%
<b>2019 Median Home Value</b>	<b>\$472,891</b>	<b>\$420,989</b>	<b>\$396,455</b>
<b>2019 Housing Units by Yr Built</b>	<b>62,802</b>	<b>195,838</b>	<b>393,286</b>
Built 2010+	18,487 29.44%	36,580 18.68%	48,923 12.44%
Built 2000 - 2010	14,971 23.84%	44,723 22.84%	61,883 15.73%
Built 1990 - 1999	5,185 8.26%	15,574 7.95%	28,733 7.31%
Built 1980 - 1989	6,659 10.60%	15,432 7.88%	21,985 5.59%
Built 1970 - 1979	5,647 8.99%	17,583 8.98%	31,493 8.01%
Built 1960 - 1969	5,294 8.43%	15,946 8.14%	34,571 8.79%
Built 1950 - 1959	2,174 3.46%	9,860 5.03%	29,360 7.47%
Built <1949	4,385 6.98%	40,140 20.50%	136,338 34.67%
<b>2019 Median Year Built</b>	<b>2001</b>	<b>1988</b>	<b>1968</b>

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<b>Business Employment by Type</b>	<b># of Businesses</b>	<b># Employees</b>	<b>#Emp/Bus</b>
<b>Total Businesses</b>	<b>18,938</b>	<b>355,266</b>	<b>19</b>
Retail & Wholesale Trade	1,424	20,437	14
Hospitality & Food Service	1,138	42,995	38
Real Estate, Renting, Leasing	734	12,055	16
Finance & Insurance	1,250	39,329	31
Information	568	21,403	38
Scientific & Technology Services	5,831	81,549	14
Management of Companies	38	11,144	293
Health Care & Social Assistance	4,753	32,841	7
Educational Services	260	9,892	38
Public Administration & Sales	378	28,535	75
Arts, Entertainment, Recreation	236	6,809	29
Utilities & Waste Management	595	17,687	30
Construction	282	6,230	22
Manufacturing	307	9,151	30
Agriculture, Mining, Fishing	7	31	4
Other Services	1,137	15,178	13

## Consumer Spending Report

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2019 Annual Spending (\$000s)	1 Mile	3 Mile	5 Mile
<b>Total Specified Consumer Spending</b>	<b>\$1,651,333</b>	<b>\$5,033,410</b>	<b>\$9,103,011</b>
<b>Total Apparel</b>	<b>\$88,883</b>	<b>\$282,381</b>	<b>\$536,539</b>
Women's Apparel	39,116	121,499	224,483
Men's Apparel	20,204	63,558	118,961
Girl's Apparel	5,665	18,872	37,671
Boy's Apparel	3,645	12,345	24,952
Infant Apparel	3,959	13,024	25,688
Footwear	16,294	53,082	104,784
<b>Total Entertainment &amp; Hobbies</b>	<b>\$128,473</b>	<b>\$391,645</b>	<b>\$705,020</b>
Entertainment	19,589	59,890	109,162
Audio & Visual Equipment/Service	60,432	185,539	338,651
Reading Materials	9,161	26,332	44,560
Pets, Toys, & Hobbies	39,292	119,884	212,647
Personal Items	133,406	401,688	717,709
<b>Total Food and Alcohol</b>	<b>\$436,678</b>	<b>\$1,353,663</b>	<b>\$2,518,308</b>
Food At Home	199,454	638,091	1,236,381
Food Away From Home	197,036	596,042	1,068,522
Alcoholic Beverages	40,189	119,530	213,405
<b>Total Household</b>	<b>\$294,703</b>	<b>\$874,323</b>	<b>\$1,504,157</b>
House Maintenance & Repair	35,624	110,759	189,380
Household Equip & Furnishings	116,662	346,543	601,320
Household Operations	98,320	290,581	503,107
Housing Costs	44,097	126,440	210,351

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2019 Annual Spending (000s)	1 Mile	3 Mile	5 Mile
<b>Total Transportation/Maint.</b>	<b>\$333,396</b>	<b>\$1,034,349</b>	<b>\$1,901,626</b>
Vehicle Purchases	99,884	319,184	602,600
Gasoline	97,556	318,816	613,030
Vehicle Expenses	33,768	91,499	152,686
Transportation	59,854	170,293	287,430
Automotive Repair & Maintenance	42,334	134,558	245,879
<b>Total Health Care</b>	<b>\$80,039</b>	<b>\$240,178</b>	<b>\$435,572</b>
Medical Services	50,243	150,577	270,275
Prescription Drugs	21,166	63,764	118,780
Medical Supplies	8,630	25,837	46,517
<b>Total Education/Day Care</b>	<b>\$155,754</b>	<b>\$455,184</b>	<b>\$784,080</b>
Education	97,086	285,263	497,696
Fees & Admissions	58,669	169,921	286,384