Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections
Calculated using TAS Retrieval

Sep 17, 2025

BRIXMOR®

Latitude: 43.149028   Longitude: -86.208162

Lakes Crossing Muskegon, MI	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population			
Current Year Estimated Population	2,362	19,045	68,865
Population Est 25Q1	2,364	19,067	68,938
Population Est 24Q4	2,346	19,070	68,896
Population Est 24Q3	2,338	19,034	68,932
Population Est 24Q2	2,337	19,033	68,852
Population Est 24Q1	2,337	19,058	69,043
Population Est 23Q4	2,320	18,996	68,925
Population Est 23Q3	2,316	18,998	68,957
Population Est 23Q2	2,292	18,923	68,808
Population Fcst	2,403	19,089	69,194
2010 Census Population	1,844	17,118	66,275
2000 Census Population	1,351	14,347	64,287
1990 Census Population	1,097	14,159	60,721
Current Year Daytime Population	5,465	20,485	66,335
Average Seasonal Population	44	413	2,108
Historical Annual Growth, 1990 – 2000	2.11%	0.13%	0.57%
Historical Annual Growth, 2000 – 2010	3.16%	1.78%	0.31%
Estimated Annual Growth, 2010 – CY	1.72%	0.74%	0.26%
Projected Annual Growth, CY to Y5	0.35%	0.05%	0.10%
Group Qtrs Est	48	185	4,261
Transient Est Average Last 4 Qtrs	220	589	2,860
Households			
Current Year Estimated Households	1,038	7,653	26,423
Households Est 25Q1	1,040	7,660	26,448
Households Est 24Q4	1,032	7,659	26,424
Households Est 24Q3	1,028	7,642	26,439
Households Est 24Q2	1,028	7,643	26,406
Households Est 24Q1	1,028	7,653	26,485
Households Est 23Q4	1,020	7,626	26,432
Households Est 23Q3	1,018	7,627	26,445
Households Est 23Q2	1,007	7,596	26,385
Households Fcst	1,057	7,672	26,557
2010 Census Households	785	6,764	24,965
2000 Census Households	499	5,329	23,616
1990 Census Households	385	5,090	21,721
Historical Annual Growth, 1990 – 2000	2.62%	0.46%	0.84%
Historical Annual Growth, 2000 – 2010	4.64%	2.41%	0.56%
Estimated Annual Growth, 2010 – CY	1.95%	0.86%	0.39%
Projected Annual Growth, CY to Y5	0.36%	0.05%	0.10%
Population per Household	2.23	2.46	2.45

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Lakes Crossing Muskegon, MI	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
HH Income $500,000 or more	1.4%	1.8%	1.6%
HH Income $250,000 to $499,999	1.8%	2.1%	1.9%
HH Income $200,000 to $249,999	4.2%	5.0%	4.5%
HH Income $175,000 to $199,999	2.1%	3.4%	3.4%
HH Income $150,000 to $174,999	3.6%	5.5%	4.7%
HH Income $100,000 to 149,999	19.1%	22.5%	18.1%
HH Income $75,000 to 99,999	20.5%	15.5%	14.3%
HH Income $50,000 to 74,999	20.0%	18.1%	17.7%
HH Income $35,000 to 49,999	13.0%	10.5%	11.2%
HH Income $25,000 to 34,999	3.7%	6.1%	8.2%
HH Income $15,000 to 24,999	6.8%	5.4%	7.1%
HH Income $0 to 14,999	3.8%	4.2%	7.4%
Average Household Income	$96,569	$106,954	$97,150
Median Household Income	$78,097	$83,352	$72,451
Per Capita Income	$43,233	$43,352	$37,739
Average Disposable Income	$76,415	$82,656	$75,194
Median Disposable Income	$66,801	$71,193	$62,006
Discretionary HH Income Over $150,000	4.3%	6.7%	5.8%
Discretionary HH Income $125,000 to $149,999	3.2%	4.1%	3.9%
Discretionary HH Income $100,000 to $124,999	4.5%	8.3%	6.8%
Discretionary HH Income $75,000 to $99,999	12.0%	15.9%	12.1%
Discretionary HH Income $50,000 to $74,999	22.1%	21.7%	18.1%
Discretionary HH Income $25,000 to $49,999	35.7%	27.1%	26.3%
Discretionary HH Income Under $25,000	18.3%	16.0%	27.1%
Average Discretionary HH Income	$56,378	$66,044	$57,522
Median Discretionary HH Income	$47,074	$57,260	$46,303
Householder White – Count	902	6,897	20,348
Median HH Income	$80,210	$85,643	$81,967
Average HH Income	$87,650	$93,518	$91,559
Householder Black or African-American – Count	28	206	3,681
Median HH Income	$41,587	$41,930	$35,926
Average HH Income	$48,371	$67,781	$47,097
Householder Hispanic – Count	32	177	821
Median HH Income	$102,051	$103,895	$78,151
Average HH Income	$94,829	$96,200	$80,261
Householder Asian or Pacific Islander – Count	1	22	106
Median HH Income	$125,000	$143,841	$96,037
Average HH Income	$123,146	$140,902	$100,399
Householder Other or Pacific Islander – Count	75	351	1,466
Median HH Income	$69,092	$71,266	$55,038
Average HH Income	$68,040	$71,424	$63,611

(Left vertical label: Income)

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Lakes Crossing Muskegon, MI	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Gender			
Male Population	1,088	9,183	35,205
Female Population	1,274	9,862	33,659
Total Population by Age			
Count of Pop 0 to 4 years	115	892	3,244
Count of Pop 0 to 7 years	178	1,359	4,918
Count of Pop 5 - 13	233	1,924	7,039
Count of Pop 14 - 18	116	960	3,413
Count of Pop 19 - 22	111	946	3,437
Count of Pop 22 - 25	77	681	2,561
Count of Pop 25 - 29	121	926	3,961
Count of Pop 30 - 34	134	1,036	4,343
Count of Pop 35 - 39	155	1,172	4,498
Count of Pop 40 - 44	144	1,203	4,347
Count of Pop 45 - 59	398	3,354	12,498
Count of Pop 60 - 74	465	3,899	13,210
Count of Pop 75 - 84	224	1,561	4,720
Count of Pop 85+	69	490	1,595
% of Pop 0 to 4 years	4.9%	4.7%	4.7%
% of Pop 0 to 7 years	7.5%	7.1%	7.1%
% of Pop 5 - 13	9.9%	10.1%	10.2%
% of Pop 14 - 18	4.9%	5.0%	5.0%
% of Pop 19 - 22	4.7%	5.0%	5.0%
% of Pop 22 - 25	3.2%	3.6%	3.7%
% of Pop 25 - 29	5.1%	4.9%	5.8%
% of Pop 30 - 34	5.7%	5.4%	6.3%
% of Pop 35 - 39	6.6%	6.2%	6.5%
% of Pop 40 - 44	6.1%	6.3%	6.3%
% of Pop 45 - 59	16.9%	17.6%	18.1%
% of Pop 60 - 74	19.7%	20.5%	19.2%
% of Pop 75 - 84	9.5%	8.2%	6.9%
% of Pop 85+	2.9%	2.6%	2.3%
Median Age	44.1	44.1	42.2
Average Age	44.1	43.6	42.4
Male Population by Age			
% of Pop 0 to 4 years	5.4%	5.0%	4.7%
% of Pop 5 - 13	10.8%	10.7%	10.1%
% of Pop 14 - 18	5.2%	5.2%	4.9%
% of Pop 19 - 22	5.1%	5.1%	5.1%
% of Pop 22 - 25	3.7%	3.7%	3.8%
% of Pop 25 - 29	5.9%	5.1%	6.3%
% of Pop 30 - 34	5.8%	5.7%	6.8%
% of Pop 35 - 39	6.6%	6.4%	6.9%
% of Pop 40 - 44	5.8%	6.3%	6.6%
% of Pop 45 - 59	16.5%	17.8%	18.9%
% of Pop 75 - 84	8.7%	7.3%	6.0%
% of Pop 60 - 74	18.2%	19.9%	18.2%
% of Pop 85+	2.2%	2.0%	1.6%
Median Age	41.2	42.6	41.0
Average Age	42.1	42.4	41.4

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% of Pop 0 to 4 years	4.4%	4.4%	4.7%
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% of Pop 14 - 18	4.6%	4.9%	5.0%
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% of Pop 22 - 25	2.9%	3.5%	3.6%
% of Pop 25 - 29	4.4%	4.7%	5.1%
% of Pop 30 - 34	5.5%	5.2%	5.8%
% of Pop 35 - 39	6.5%	6.0%	6.1%
% of Pop 40 - 44	6.4%	6.3%	6.0%
% of Pop 45 - 59	17.2%	17.5%	17.4%
% of Pop 60 - 74	20.9%	21.0%	20.2%
% of Pop 75 - 84	10.2%	9.0%	7.7%
% of Pop 85+	3.5%	3.1%	3.1%
Median Age	46.6	45.5	43.7
Average Age	45.8	44.7	43.5
Race			
Count of White	1,911	16,701	51,098
Count of Black or African-American	114	676	11,859
Count of Asian or Pacific Islander	39	210	546
Count of Other races	298	1,457	5,363
White	80.9%	87.7%	74.2%
Black or African American	4.8%	3.6%	17.2%
Asian	1.7%	1.1%	0.8%
Other Races	12.6%	7.7%	7.8%
Language Spoken			
Speak English at Home	97.2%	97.1%	96.9%
Speak Spanish at Home	1.0%	1.1%	1.7%
Speak French or French Creole at Home	0.2%	0.1%	0.1%
Speak German at Home	0.6%	0.7%	0.5%
Speak Other Indo-European Languages at Home	0.1%	0.2%	0.2%
Speak Russian and Other Slavic Languages at Home	0.0%	0.0%	0.1%
Speak Chinese at Home	0.1%	0.1%	0.1%
Speak Korean at Home	0.0%	0.0%	0.0%
Speak Vietnamese at Home	0.0%	0.0%	0.0%
Speak Other Asian Languages at Home	0.2%	0.4%	0.1%
Speak Tagalog and Other Pacific Languages at Home	0.5%	0.2%	0.1%
Speak Other Language at Home	0.2%	0.1%	0.3%
Hispanic			
Hispanic Population	155	813	2,996
Hispanic Population Percent	6.5%	4.3%	4.4%
Mexican	92.7%	88.8%	77.1%
Puerto Rican	7.1%	6.1%	6.7%
Cuban	0.0%	0.2%	1.4%
Dominican	0.0%	0.0%	0.0%
Central American	0.0%	3.5%	8.0%
South American	0.0%	0.4%	2.8%
Other Hispanic	0.2%	1.1%	3.9%
2000 Hispanic Population Percent	3%	2%	3%
1990 Hispanic Population Percent	1%	2%	2%

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Ancestry			
American (percent of total population)	2.2%	2.9%	3.1%
American	1.8%	2.6%	2.5%
Native American (ie. Indian/Eskimo)	0.4%	0.3%	0.6%
Hawaiian/Pacific Islander	0.0%	0.0%	0.0%
Asian (percent of total population)	1.0%	0.7%	0.6%
Chinese	0.5%	0.3%	0.2%
Japanese	0.1%	0.1%	0.0%
Korean	0.0%	0.2%	0.1%
South Central Asian (ie. Indian)	0.3%	0.1%	0.1%
South East Asian (ie. Vietnamese)	0.0%	0.0%	0.0%
Other Asian	0.0%	0.0%	0.1%
European (percent of total population)	47.0%	50.9%	42.0%
British	5.4%	6.6%	5.4%
Dutch	7.5%	8.3%	6.7%
French	2.8%	2.4%	1.9%
German	11.3%	12.1%	10.1%
Italian	2.3%	2.1%	1.6%
Polish	4.9%	4.7%	3.5%
Scandinavian	4.1%	4.7%	3.8%
Scotch/Irish	6.5%	6.6%	5.9%
Other European (ie. Greek/Russian)	2.4%	3.5%	3.2%
Middle Eastern	0.3%	0.2%	0.2%
Other Ancestry	6.0%	6.3%	9.0%
Unclassified Ancestry	30.4%	29.7%	22.6%
Education (Age 25+)			
Adult Population (25 Years or Older)	1,710	13,641	49,171
Elementary (0 to 8)	0.4%	0.7%	1.8%
Some High School (9 to 11)	2.7%	3.7%	5.2%
High School Graduate (12)	29.4%	28.1%	31.9%
Some College (13 to 16)	26.7%	23.2%	22.6%
Associates Degree Only	10.8%	12.9%	11.5%
Bachelors Degree Only	13.5%	19.9%	17.2%
Graduate Degree	16.5%	11.5%	9.8%
% College (4+)	30.0%	31.4%	27.0%
Household Type			
Total Households – count	1,038	7,653	26,423
One Person HHs – count	349	1,932	7,320
Family HHs – count	570	5,266	17,342
Married Couple – count	382	4,262	12,452
w/own children – count	109	1,517	4,293
w/out own children – count	274	2,745	8,159
Male Householder – count	96	365	1,307
Female Householder – count	92	639	3,584
Non-Family Households – count	119	455	1,760
1 Person Household	33.6%	25.2%	27.7%
2 Person Household	37.6%	38.7%	36.0%
3 Person Household	12.2%	15.4%	15.0%
4 Person Household	9.7%	12.0%	12.0%
5 Person Household	4.9%	5.9%	5.8%
6 Person Household	1.3%	1.9%	2.2%
7+ Person Household	0.7%	0.9%	1.2%
% Households With Children	25.9%	28.3%	26.3%

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Housing			
Total Housing Units	1,090	8,067	29,221
Owner Occupied Percent	66.2%	79.6%	69.0%
Renter Occupied Percent	29.1%	15.3%	21.4%
Vacant Housing Percent	4.7%	5.1%	9.6%
Total Housing Units (Census 2000)	582	5,709	25,716
Home Value (Owner Occupied)			
Property Value $1,000,000 or more	2.3%	2.5%	2.3%
Property Value $750,000 to $999,999	0.8%	2.3%	3.0%
Property Value $500,000 to $749,999	19.8%	14.1%	11.9%
Property Value $400,000 to $499,999	19.4%	14.9%	10.9%
Property Value $300,000, to $399,999	22.6%	23.8%	18.6%
Property Value $200,000 to $299,999	14.9%	25.7%	22.6%
Property Value $150,000 to $199,999	8.8%	7.4%	8.7%
Property Value $100,000 to $149,999	5.2%	3.6%	6.9%
Property Value $60,000 to $99,999	0.2%	0.8%	4.6%
Property Value $40,000 to $59,999	0.1%	2.1%	3.3%
Property Value $0 to $39,999	6.0%	2.7%	5.9%
Median Home Value	$365,583	$332,412	$291,057
Wealth per Household			
$0 and under - percent	17.1%	16.0%	16.9%
$1 to $4999 - percent	8.2%	7.4%	8.2%
$5k to $9999 - percent	4.5%	4.2%	4.4%
$10k to $24999 - percent	6.3%	6.1%	6.3%
$25k to $49999 - percent	6.9%	6.9%	6.9%
$50k to $99999 - percent	10.5%	10.7%	10.6%
$100k to $249999 - percent	18.5%	19.1%	18.6%
$250k to $499999 - percent	13.4%	14.1%	13.4%
$500k+ - percent	14.7%	15.6%	14.6%
Median HH Wealth	$83,609	$94,026	$84,186
Avg HH Wealth	$241,446	$253,830	$241,091
Economic Viability			
Economic Viability Local	248	248	251
Economic Viability Indexed	90	90	91
Occupation (Employed Civilians Age 16+)			
Employed Civilian Pop 16+ by Occupation	1,173	9,480	30,614
Managerial/Executive	13.4%	14.1%	14.9%
Professional Specialty	28.2%	25.5%	21.5%
Healthcare Support	5.5%	2.4%	3.8%
Sales	6.0%	8.6%	9.3%
Office & Administrative Support	7.3%	10.1%	9.6%
Protective Service	3.4%	3.4%	2.3%
Food Preperation	11.5%	6.7%	6.0%
Building Maintenance & Cleaning	3.9%	3.0%	3.4%
Personal Care	0.1%	1.5%	2.2%
Farming, Fishing, & Forestry	0.9%	0.2%	0.4%
Construction	4.6%	9.1%	6.9%
Production & Transportation	15.2%	15.4%	19.7%
Percent White Collar Workers	60.3%	60.7%	59.1%
Percent Blue Collar Workers	39.7%	39.3%	40.9%

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Agriculture/Mining/Construction	3.0%	6.1%	5.4%
Manufacturing	21.6%	21.7%	24.6%
Transportation	0.8%	1.5%	3.2%
Information	2.2%	1.0%	1.1%
Wholesale/Retail	9.9%	11.4%	12.7%
Finance, Insurance, Real Estate	3.3%	5.1%	3.9%
Professional Services	5.5%	4.2%	3.6%
Management Services	0.0%	0.0%	0.1%
Administrative/Waste Services	4.7%	3.9%	4.4%
Educational Services	27.3%	25.0%	23.5%
Entertainment Services	12.2%	9.0%	8.7%
Other Professional Services	4.4%	5.5%	4.9%
Public Administration	5.2%	5.6%	3.9%
Vehicles per HH			
No Vehicles	6.1%	4.6%	7.0%
1 Vehicle	35.1%	24.0%	32.0%
2 Vehicles	41.0%	47.8%	41.6%
3 or more vehicles	17.7%	23.6%	19.4%
Average Number of Vehicles	1.82	2.02	1.81
Change			
Births (last 12 months)	20	166	602
Deaths (last 12 months)	29	217	688
Migration (last 12 months)	33	71	132
Work place			
Workplace Establishments	209	525	1,627
Workplace Employees (FTE)	3,564	8,550	26,179

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