

# Sherburne County Profile



## Demographics and Population

Sherburne County, MN Demographics, 2019	
Total Population	98,941
Median Household Income	\$88,824
Median Age	35.2
% Population Male	50.7%
% Population Female	49.3%
% Population White	92.3%
% Population People of Color	7.7%

Source: ESRI Business Analyst

Sherburne County population increased by 6.5% from 2013 to 2018, larger growth than both the state of Minnesota and the Greater MSP region, according to ACS 1-Year estimates.

Median Household Income for Sherburne County is \$88,824, almost \$10,000 more than the Greater MSP's median income of \$79,087.

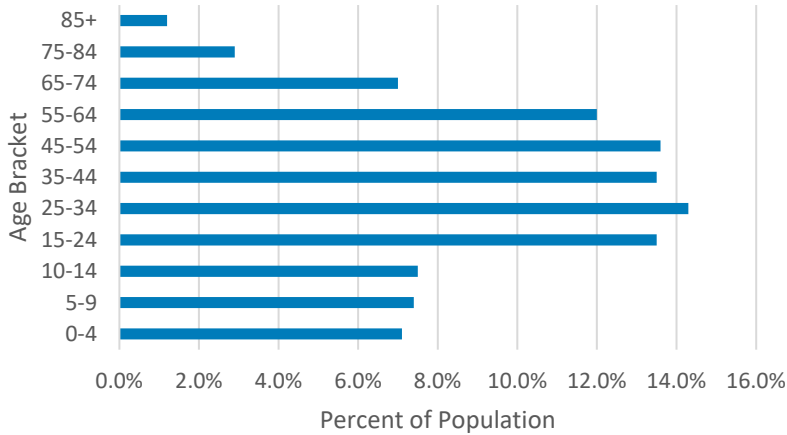
Projected Population Change for Sherburne County, Greater MSP and Minnesota			
Geography	2019 Population	2024 Population	Percent Change
Elk River	25,563	26,832	4.96%
Becker	5,101	5,510	8.02%
Big Lake	11,629	12,503	7.52%
Clear Lake	584	603	3.25%
Zimmerman	5,869	6,187	5.42%
<b>Sherburne County</b>	<b>98,941</b>	<b>105,402</b>	<b>6.53%</b>
<b>Minneapolis - Saint Paul MSA</b>	<b>3,661,687</b>	<b>3,848,118</b>	<b>5.09%</b>
<b>Minnesota</b>	<b>5,715,341</b>	<b>5,956,951</b>	<b>4.23%</b>

Source: ESRI Business Analyst

In the last decade (2008-2018), Sherburne county's population grew by 9.5%. It was the 10<sup>th</sup> fastest growing county in Minnesota out of 87.

Sherburne County is projected to have a faster rate of growth than Greater MSP and Minnesota in the next five years.

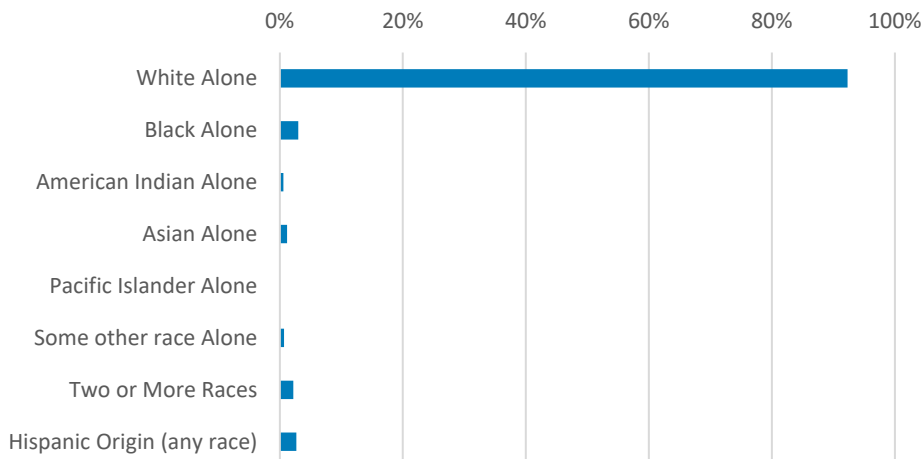
Age Distribution of Sherburne County, 2019



73.8% of Sherburne’s population is 18 years old or older.

11% of the county’s population is 65+ years old, which is lower than the region overall (14%).

Population by Race, 2019



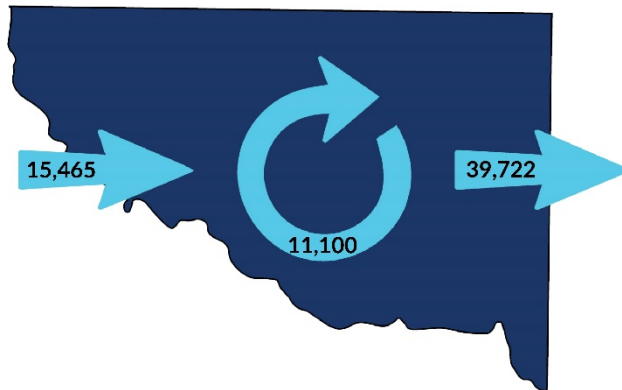
7.7% of the population are people of color. Significantly lower than the region’s share of 23%.

### Highway and Rail Service

- Sherburne County has two divided highways that run north-south, U.S. Highway 169 and East-West, U.S. Highway 10 and Interstate 94 that runs parallel to the western boundary of the County.
- Rail Service is provided by BNSF, which also carries Commuter Rail (NorthStar) that connects the county to Downtown Minneapolis.

## Commuting Information

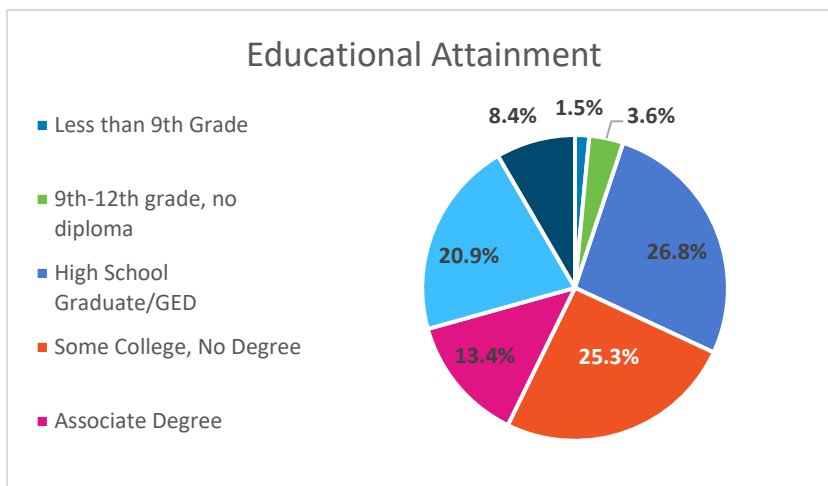
### Commuter Shed



Commuting Data	
Category	2013-2017
Mean Travel Time to Work (Minutes)	32.4
Travel Time to Work	
Less than 10 Minutes	7.9%
10 to 29 Minutes	40.0%
30 to 59 Minutes	37.2%
60+ Minutes	14.9%
Worker Inflow/Outflow	
Live and Work in County	11,100
Commute into County for Work	15,465
Commute out of County for Work	39,722
<i>Source: ESRI Business Analyst &amp; Census OnTheMap</i>	

- Average commute time for Sherburne County residents to work is 32.4 Minutes, higher than Greater MSP commute time of 25.3 minutes.
- Over 50% of Sherburne County residents travel more than 30 minutes to employment, and 15% of residents travel 60 minutes or more to work.
- Sherburne county is an exporter of labor with roughly 78% of its residents employed outside of the county.

## Education



94.8% of the population has a high school degree or higher, more than the region overall.

42.7% of Sherburne County's population has an Associate's degree or higher.

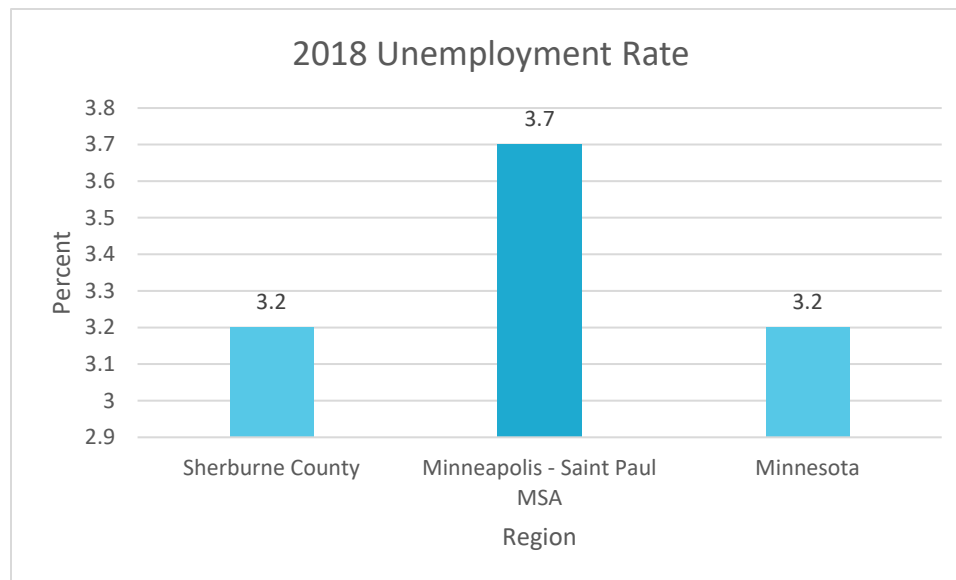
29.3% of Sherburne County's population has a Bachelor's degree or higher.

Labor Force Information

51,700 people made up Sherburne County's labor force in 2018; or 2.6% of Greater MSP's Labor Force.

Sherburne County, Greater MSP, and Minnesota Labor Force				
Region	2018 Total Labor Force	2018 Employed	2018 Unemployed	2018 Unemployment Rate
Sherburne County	51,700	50,069	1,631	3.2
Minneapolis - Saint Paul MSA	2,001,278	1,947,996	53,282	2.7
Minnesota	3,082,219	2,983,526	98,693	3.2

Source: U.S. Bureau of Labor Statistics, 2018



Sherburne County's unemployment rate in 2018 was 3.2%, 0.5% lower than Greater MSP and exactly the same as the statewide rate in Minnesota.

Occupation Employment

Occupation Group	2014 Jobs	2019 Jobs	2014 - 2019 Change	2014 - 2019 % Change	2019 Location Quotient
Office and Administrative Support Occupations	3,207	3,172	(35)	(1%)	0.72
Production Occupations	2,615	2,845	230	9%	1.58
Sales and Related Occupations	2,686	2,817	131	5%	0.92
Food Preparation and Serving Related Occupations	2,239	2,621	382	17%	1.02
Transportation and Material Moving Occupations	2,177	2,296	119	5%	1.08
Management Occupations	2,111	2,250	139	7%	1.27
Construction and Extraction Occupations	1,953	2,211	258	13%	1.53
Education, Training, and Library Occupations	1,973	2,006	33	2%	1.15
Personal Care and Service Occupations	2,195	1,866	(329)	(15%)	1.36
Healthcare Practitioners and Technical Occupations	1,622	1,434	(188)	(12%)	0.83
Installation, Maintenance, and Repair Occupations	1,154	1,242	88	8%	1.03
Building and Grounds Cleaning and Maintenance Occupations	1,142	1,125	(17)	(1%)	1.01
Business and Financial Operations Occupations	983	1,115	132	13%	0.68
Healthcare Support Occupations	1,300	792	(508)	(39%)	0.96

Source: EMSI, Q1 2020

- The top occupations in Sherburne county are retail salespeople, fast food and food service workers, and cashiers.
- The occupation group with the largest employment is Office and Administrative Support, employing 3,172 in the County.
- The occupation group with the largest growth from 2014–2019 is Food Preparation and Serving, increasing by 17%.

## Industry Employment

Industry	2014 Jobs	2019 Jobs	2014 - 2019 % Change	2019 Location Quotient	2019 Payrolled Business Locations	Avg. Earnings Per Job
Government	4,468	4,613	3%	1.00	77	\$67,194
Manufacturing	3,492	4,117	18%	1.68	155	\$71,297
Health Care and Social Assistance	5,138	3,953	(23%)	1.00	204	\$47,448
Retail Trade	3,395	3,694	9%	1.20	185	\$35,427
Construction	2,515	2,845	13%	1.62	428	\$66,568
Accommodation and Food Services	1,904	2,348	23%	0.88	123	\$17,767
Other Services (except Public Administration)	1,657	1,935	17%	1.32	280	\$23,044
Transportation and Warehousing	1,254	1,349	8%	1.17	88	\$60,639
Agriculture, Forestry, Fishing and Hunting	949	1,097	16%	3.04	29	\$54,338
Administrative and Support and Waste Management and Remediation Services	1,344	1,033	(23%)	0.54	104	\$34,213
Wholesale Trade	927	801	(14%)	0.71	78	\$69,456

Source: EMSI, Q1 2020

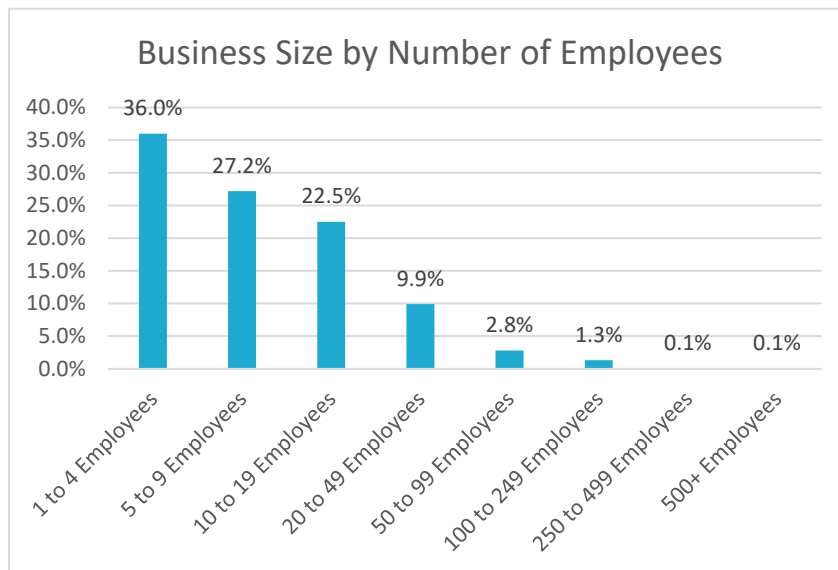
- Agriculture is the most concentrated industry group by employment in the County; it is over 3x times more concentrated in the county than the nation.
- Outside of Government, Manufacturing is the largest employing industry in the county.
- Accommodation and Food Services had the largest employment growth between 2014-2019, increasing by 23%.

Sherburne County Largest Manufacturing Sub-Industries						
Industry	2014 Jobs	2019 Jobs	2014 - 2019 % Change	2019 Location Quotient	2019 Payrolled Business Locations	Avg. Earnings Per Job
Fabricated Metal Product Manufacturing	1,070	1,435	34%	5.07	58	\$74,673
Furniture and Related Product Manufacturing	520	614	18%	7.87	14	\$59,529
Nonmetallic Mineral Product Manufacturing	235	310	32%	3.85	9	\$69,031
Plastics and Rubber Products Manufacturing	263	269	2%	1.95	7	\$53,812
Paper Manufacturing	149	245	64%	3.56	4	\$85,741
Machinery Manufacturing	195	232	19%	1.09	16	\$94,733
Food Manufacturing	128	223	74%	0.72	7	\$71,164
Beverage and Tobacco Product Manufacturing	150	204	36%	3.79	1	\$75,232

Source: EMSI, Q1 2020

- Fabricated Metal Product Manufacturing is the largest employing manufacturing sub-industry in the County, employing over 1,400. The sub-industry also has the most businesses in the County with 58.
- Furniture and Related Product Manufacturing has the largest concentration in the County; the sub-industry is nearly eight times as concentrated in the County than the nation as a whole.
- Food manufacturing grew the fastest over the past five years, nearly doubling the number of jobs from 128 to 223.

### Business Size by Employment



Roughly one third of Sherburne county businesses employ less than 5 people, and another third (32%) of Sherburne County companies employ between 10 to 49 people.

Less than 10 of the county's businesses are large employers, employing 500 or more people.

Source: EMSI, Q1 2020

## Real Estate

Commercial and Industrial Real Estate Statistics		
Availability	Commercial	Industrial
Gross Rent per SF	18.32	6.31
Vacancy Rate	1.1%	2.3%
Vacant SF	7.8K	165K
Sublet SF	0	0
Months on Market	14.2	5.7
12 Mo. Absorption SF	29K	12.2K
Source: CoStar, February 2020		

Average Gross Rent for commercial real estate in Sherburne County is \$18.32/sq.ft and average gross rent for industrial is \$6.31/sq.ft.

Vacancy rates for commercial property is 1.1% while industrial vacancy rates are 2.3%.

Average time commercial and industrial properties are on the market are between six months to one year and two months.

## Housing and Income

Household Data	
Category	2019
Total Households	33,771
Average Household Size	2.87
Homeownership Rate	82.9%
Median Home Value	\$241,842
Median Household Income	\$88,824
Personal Per Capita Income	\$35,393
Source: ESRI Business Analyst	

Median home values in Sherburne County is \$241,842, nearly \$30,000 lower than the regional median home value (\$270,991).

Homeownership rate for the County is roughly 83%.

Median household income for the County is \$88,824, nearly \$10,000 higher than the regional median of \$79,087.

## Economic Development Contacts

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