

AVAILABLE FOR SALE

Contact: JUSTIN FLOWERS

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RETAIL/OFFICE SPACE FOR SALE



LOCATION: 7914 WEST CHESTER PIKE, UPPER DARBY, PA 19082

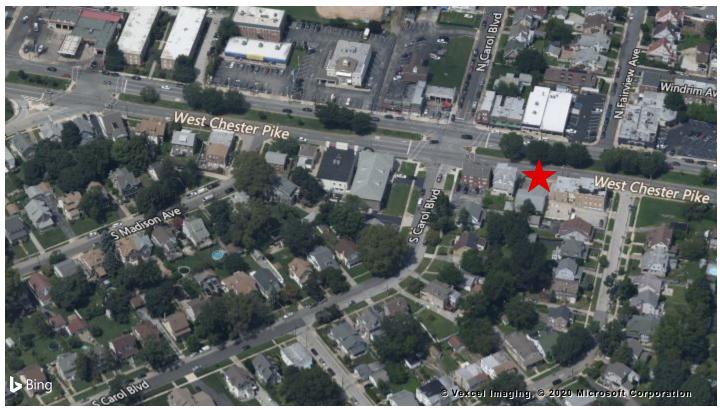
PROPERTY HIGHLIGHTS:

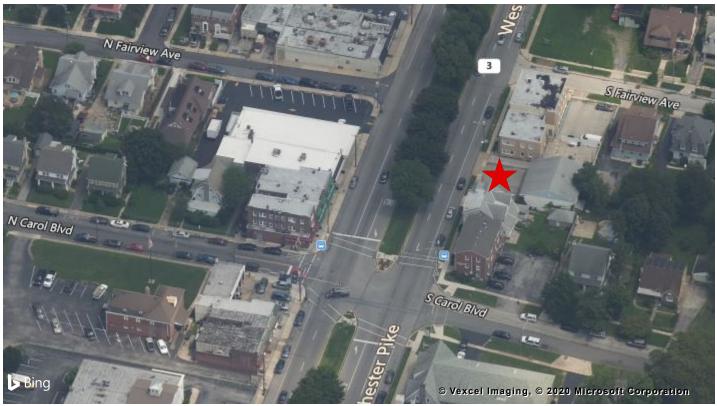
- ◆ GREAT OWNER-USER OPPORTUNITY!
- ◆ +/- 1,800 SQUARE FEET OF RETAIL/OFFICE SPACE
- SITUATED ON HEAVILY TRAVELED WEST CHESTER
 PIKE (PA ROUTE 3) OVER 24,000 VPD!
- ♦ 7 ON-SITE PARKING SPACES.
- ♦ MEZZANINE WITH PRIVATE OFFICE
- ◆ CLOSE PROXIMITY TO US ROUTE 1 AND THE 69TH STREET TERMINAL

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is Buyer/Lessee responsibility to independently confirm its accuracy and completeness. This is not intended to solicit another Broker's listing.

Bird's Eye Map View

7914 W CHESTER PIKE UPPER DARBY PA 19082

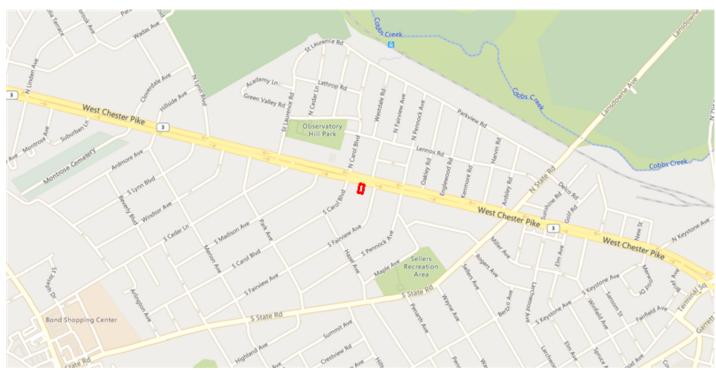




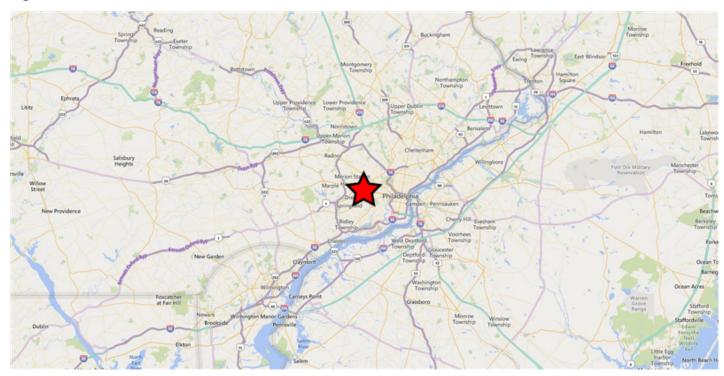
Neighborhood & Regional Map

7914 W CHESTER PIKE UPPER DARBY PA 19082

Neighborhood

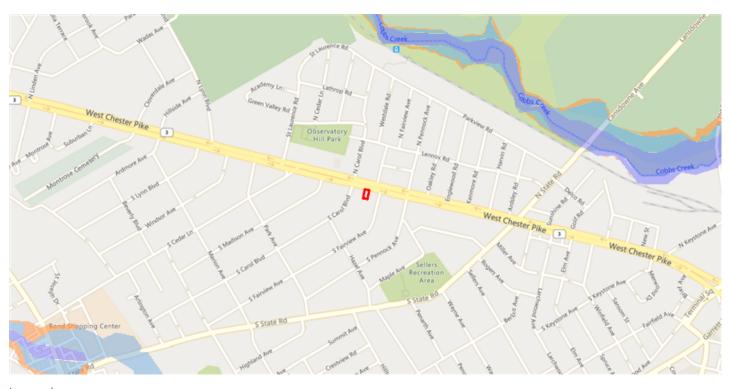


Regional



Flood Map Report

7914 W CHESTER PIKE UPPER DARBY PA 19082



Legend

Flood Zone

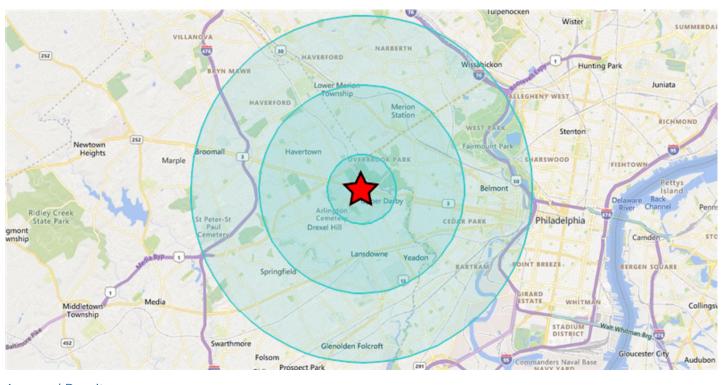
Floodway

1% Annual Chance Flood Hazard (100-Year)

0.2% Annual Chance Flood Hazard (500-Year)

Demographics

7914 W CHESTER PIKE UPPER DARBY PA 19082



Area and Density

Area (Square Miles) Density(Population Per Square Mile)	1 Mile 3.4 10,895	3 Miles 28.36 10,777	5 Miles 83.77 7,401
General Population Characteristics			
	1 Mile	3 Miles	5 Miles
Male	17,708	141,530	289,161
Female	19,345	164,058	330,820
Density	10,895	10,777	7,401
Urban	37,053	305,588	619,981
Rural			

Population By Year

Population (1990) 34,252 318,794 643,329 Population (2010) 34,884 306,357 618,981 Population (2010) 36,305 207,572 604,326 Population (Current) 37,073 305,588 619,981 Population (S Yr. Forecast) 37,870 313,099 655,207 Percent Growth (Current Yr.) 2,39% 2,82% 2,78% Percent Forecast (S Yr. Forecast) 1,13% 2,4% 2,48% Population By Age 3 3 Miles 5 Miles Median Age 35 39 38 Aged 0 to 5 2,926 23,108 44,334 Aged 12 to 17 3,091 23,618 44,652 Aged 12 to 17 3,091 23,618 44,652 Aged 25 to 34 6,296 42,511 89,682 Aged 35 to 44 5,357 36,740 70,533 Aged 35 to 54 4,872 39,844 74,841 Aged 35 to 64 4,170 40,199 77,533 Aged 35 to 84		1 Mile	3 Miles	5 Miles	
Population (2010) 36,305 297,572 604,326 Population (Current) 37,053 305,888 619,981 Population (5 Yr. Forecast) 37,870 313,099 635,207 Percent Growth (Current Yr.) 2.39% 2.82% 2.78% Percent Forecast (5 Yr. 1.13% 2.4% 2.48% Forecast/Current Yr.) 3 Miles 5 Miles 5 Miles Population By Age 1 Mile 3 Miles 5 Miles Median Age 35 39 38 Aged 0 to 5 2.926 23.108 44,334 Aged 12 to 17 3.091 23.618 44,652 Aged 12 to 17 3.091 23.618 46,652 Aged 35 to 44 6.296 42,531 89,682 Aged 35 to 44 6.296 42,531 89,682 Aged 35 to 64 4,872 39,844 74,841 Aged 55 to 64 4,872 39,844 74,841 Aged 55 to 64 4,101 40,199 77,533 Aged 75 to 84 <td< td=""><td>Population (1990)</td><td>34,252</td><td>318,794</td><td>643,329</td></td<>	Population (1990)	34,252	318,794	643,329	
Population (Current) 37,053 305,588 619,981 Population (S Yr. Forecast) 37,870 313,099 635,207 Percent Growth (Current Yr.) 2,39% 2,82% 2,78% Percent Forecast (5 Yr. Forecast) 1,13% 2,4% 2,48% Forecast/Current Yr.) 1 3 Miles 5 Miles 1 Mile 3 Miles 5 Miles Median Age 35 39 38 Aged 0 to 5 2,926 23,108 44,334 Aged 6 to 11 2,995 23,042 43,976 Aged 12 to 17 3,091 23,618 44,652 Aged 18 to 24 3,517 28,139 78,468 Aged 35 to 44 4,537 36,740 70,267 Aged 45 to 54 4,170 40,199 77,533 Aged 55 to 64 4,170 40,199 77,533 Aged 35 to 64 4,170 40,199 77,533 Aged 35 to 64 1,104 15,256 29,772 Aged 35 to 64 1,	Population (2000)	34,884	306,357	618,981	
Population (5 Yr. Forecast) 37,870 313,099 635,207 Percent Growth (Current Yr.) 2,39% 2,82% 2,78% Percent Forecast (5 Yr. Forecast/Current Yr.) 1,13% 2,4% 2,48% Population By Age 1 Mile 3 Miles 5 Miles Median Age 35 39 38 Aged 0 to 5 2,926 23,108 44,334 Aged 12 to 17 3,091 23,618 44,652 Aged 12 to 24 3,517 28,139 78,468 Aged 25 to 34 6,296 42,531 86,622 Aged 35 to 44 5,357 36,740 70,267 Aged 45 to 54 4,872 39,844 74,841 Aged 55 to 64 4,170 40,199 77,533 Aged 65 to 74 2,282 25,992 52,066 Aged 75 to 84 1,104 15,256 29,772 Aged 85+ 43 7,119 14,250 Total Population 37,053 305,588 619,981 Black Alone 1,576	Population (2010)	36,305	297,572	604,326	
Percent Growth (Current Yr.) 2.39% 2.82% 2.78% Percent Forecast (5 Yr. Forecast/Current Yr.) 1.13% 2.4% 2.48% Population By Age 1 Mile 3 Miles 5 Miles Median Age 35 39 38 Aged 0 to 5 2.926 23,108 44,334 Aged 12 to 17 3.091 23,618 44,652 Aged 18 to 24 3,517 28,139 78,468 Aged 35 to 34 6,296 42,531 89,682 Aged 35 to 44 5,357 36,740 70,267 Aged 45 to 54 4,872 39,844 74,841 Aged 55 to 64 4,472 39,844 74,841 Aged 55 to 64 4,872 39,844 74,841 Aged 65 to 74 2,282 25,992 52,206 Aged 37 to 84 1,104 15,256 29,772 Aged 38+ 443 7,119 14,250 Total Population By Race 1 1 3 Miles 5 Miles Bla	Population (Current)	37,053	305,588	619,981	
Yr./Previous Yr.) 2.39% 2.82% 2.78% Percent Forecast (5 Yr. 1.13% 2.4% 2.48% Forecast/Current Yr.) 1.13% 2.4% 2.48% Population By Age 1 Mile 3 Miles 5 Miles Median Age 35 39 38 Aged 0 to 5 2.926 23,108 44,334 Aged 12 to 17 3,091 23,618 44,652 Aged 18 to 24 3,517 28,139 78,468 Aged 25 to 34 6,296 42,531 89,682 Aged 35 to 44 5,357 36,740 70,267 Aged 45 to 54 4,872 39,844 74,841 Aged 55 to 64 4,170 40,199 77,533 Aged 65 to 74 2,282 25,992 52,206 Aged 75 to 84 1,104 15,256 29,772 Aged 85+ 443 7,119 14,250 Total Population 37,053 305,588 619,981 Population By Race	Population (5 Yr. Forecast)	37,870	313,099	635,207	
Yr./Previous Yr.) 2.4% 2.48% Percent Forecast (5 Yr.) 1.13% 2.4% 2.48% Population By Age 1 Mile 3 Miles 5 Miles Median Age 35 39 38 Aged 0 to 5 2.926 23,108 44,334 Aged 12 to 17 3.091 23,618 44,652 Aged 18 to 24 3.517 28,139 78,468 Aged 35 to 34 6.296 42,531 89,682 Aged 35 to 44 5.357 36,740 70,267 Aged 45 to 54 4,872 39,844 74,841 Aged 55 to 64 4,170 40,199 77,533 Aged 65 to 74 2,282 25,992 52,206 Aged 75 to 84 1,104 15,256 29,772 Aged 85+ 443 7,119 14,250 Total Population By Race 1 3 Miles 5 Miles White Alone 11,596 114,745 256,340 Black Alone 1,7576 160,998 295,114 <tr< td=""><td>Percent Growth (Current</td><td>2.200/</td><td>2.020/</td><td>2.700/</td></tr<>	Percent Growth (Current	2.200/	2.020/	2.700/	
Population By Age	Yr./Previous Yr.)	2.39%	2.82%	2.78%	
Population By Age	Percent Forecast (5 Yr.	1 120/	2.40/	2.400/	
Median Age 35 39 38 Aged 0 to 5 2,926 23,108 44,334 Aged 6 to 11 2,995 23,042 43,976 Aged 12 to 17 3,091 23,618 44,652 Aged 18 to 24 3,517 28,139 78,468 Aged 25 to 34 6,296 42,531 89,682 Aged 35 to 44 5,357 36,740 70,267 Aged 45 to 54 4,872 39,844 74,841 Aged 55 to 64 4,170 40,199 77,533 Aged 65 to 74 2,282 25,992 52,206 Aged 75 to 84 1,104 15,256 29,772 Aged 85+ 443 7,119 14,250 Total Population 37,053 305,588 619,981 Population By Race White Alone 11,596 114,745 256,340 Black Alone 17,576 160,998 295,114 Asian Alone 5,417 17,099 42,478 Native American and Alaska	Forecast/Current Yr.)	1.13%	2.4%	2.48%	
Median Age 35 39 38 Aged 0 to 5 2,926 23,108 44,334 Aged 6 to 11 2,995 23,042 43,976 Aged 12 to 17 3,091 23,618 44,652 Aged 18 to 24 3,517 28,139 78,468 Aged 25 to 34 6,296 42,531 89,682 Aged 35 to 44 5,357 36,740 70,267 Aged 45 to 54 4,872 39,844 74,841 Aged 55 to 64 4,170 40,199 77,533 Aged 65 to 74 2,282 25,992 52,206 Aged 75 to 84 1,104 15,256 29,772 Aged 85+ 443 7,119 14,250 Total Population 37,053 305,588 619,981 Population By Race 1 Mile 3 Miles 5 Miles White Alone 11,596 114,745 256,340 Black Alone 1,7576 160,998 295,114 Asian Alone 5,417 1	Population By Age				
Aged 0 to 5 2,926 23,108 44,334 Aged 6 to 11 2,995 23,042 43,976 Aged 12 to 17 3,091 23,618 44,652 Aged 18 to 24 3,517 28,139 78,468 Aged 25 to 34 6,296 42,531 89,682 Aged 35 to 44 5,357 36,740 70,267 Aged 45 to 54 4,872 39,844 74,841 Aged 55 to 64 4,170 40,199 77,533 Aged 65 to 74 2,282 25,992 52,206 Aged 85+ 443 7,119 14,250 Total Population 37,053 305,588 619,981 Population By Race 1 Mile 3 Miles 5 Miles White Alone 11,596 114,745 256,340 Black Alone 17,576 160,998 295,114 Asian Alone 5,417 17,099 42,478 Native American and Alaska 89 1,012 1,949 Other Race Alone <td< td=""><td></td><td>1 Mile</td><td>3 Miles</td><td>5 Miles</td></td<>		1 Mile	3 Miles	5 Miles	
Aged 6 to 11 2.995 23.042 43.976 Aged 12 to 17 3.091 23.618 44.652 Aged 18 to 24 3.517 28.139 78.468 Aged 25 to 34 6.296 42.531 89.682 Aged 35 to 44 5.357 36.740 70.267 Aged 45 to 54 4.872 39.844 74.841 Aged 55 to 64 4.170 40.199 77.533 Aged 65 to 74 2.282 25.992 52.206 Aged 85+ 443 7.119 14.250 Total Population 37.053 305.588 619.981 Population By Race 1 Mile 3 Miles 5 Miles White Alone 11.596 114.745 256.340 Black Alone 17.576 160.998 295.114 Asian Alone 5.417 17.099 42.478 Native American and Alaska 89 1.012 1.949 Other Race Alone 1.023 3.140 5.964 Two or More Races	Median Age	35	39	38	
Aged 12 to 17 3,091 23,618 44,652 Aged 18 to 24 3,517 28,139 78,468 Aged 25 to 34 6,296 42,531 89,682 Aged 35 to 44 5,357 36,740 70,267 Aged 45 to 54 4,872 39,844 74,841 Aged 55 to 64 4,170 40,199 77,533 Aged 65 to 74 2,282 25,992 52,206 Aged 85+ 443 7,119 14,250 Total Population 37,053 305,588 619,981 Population By Race White Alone 11,596 114,745 256,340 Black Alone 17,576 160,998 295,114 Asian Alone 89 1,012 1,949 Native American and Alaska 89 1,012 1,949 Native Alone 1,023 3,140 5,964 Two or More Races 1,352 8,594 18,136 Population By Ethnicity	Aged 0 to 5	2,926	23,108	44,334	
Aged 18 to 24 3,517 28,139 78,468 Aged 25 to 34 6,296 42,531 89,682 Aged 35 to 44 5,357 36,740 70,267 Aged 45 to 54 4,872 39,844 74,841 Aged 55 to 64 4,170 40,199 77,533 Aged 65 to 74 2,282 25,992 52,206 Aged 85+ 443 7,119 14,250 Total Population 37,053 305,588 619,981 Population By Race 1 Mile 3 Miles 5 Miles White Alone 11,596 114,745 256,340 Black Alone 17,576 160,998 295,114 Asian Alone 5,417 17,099 42,478 Native American and Alaska 89 1,012 1,949 Native Alone 1,023 3,140 5,964 Two or More Races 1,352 8,594 18,136 Population By Ethnicity	Aged 6 to 11	2,995	23,042	43,976	
Aged 25 to 34 6,296 42,531 89,682 Aged 35 to 44 5,357 36,740 70,267 Aged 45 to 54 4,872 39,844 74,841 Aged 55 to 64 4,170 40,199 77,533 Aged 65 to 74 2,282 25,992 52,206 Aged 75 to 84 1,104 15,256 29,772 Aged 85+ 443 7,119 14,250 Total Population 37,053 305,588 619,981 Population By Race I Mile 3 Miles 5 Miles White Alone 11,596 114,745 256,340 Black Alone 17,576 160,998 295,114 Asian Alone 5,417 17,099 42,478 Native American and Alaska 89 1,012 1,949 Other Race Alone 1,023 3,140 5,964 Two or More Races 1,352 8,594 18,136 Population By Ethnicity 1 Mile 3 Miles 5 Miles Hilled 3 Miles 5 Miles <td col<="" td=""><td>Aged 12 to 17</td><td>3,091</td><td>23,618</td><td>44,652</td></td>	<td>Aged 12 to 17</td> <td>3,091</td> <td>23,618</td> <td>44,652</td>	Aged 12 to 17	3,091	23,618	44,652
Aged 35 to 44 5,357 36,740 70,267 Aged 45 to 54 4,872 39,844 74,841 Aged 55 to 64 4,170 40,199 77,533 Aged 65 to 74 2,282 25,992 52,206 Aged 75 to 84 1,104 15,256 29,772 Aged 85+ 443 7,119 14,250 Total Population 37,053 305,588 619,981 Population By Race 1 Mile 3 Miles 5 Miles White Alone 11,596 114,745 256,340 Black Alone 17,576 160,998 295,114 Asian Alone 5,417 17,099 42,478 Native American and Alaska 89 1,012 1,949 Other Race Alone 1,023 3,140 5,964 Two or More Races 1,352 8,594 18,136 Population By Ethnicity 1 Mile 3 Miles 5 Miles Hills and the standard of the standard	Aged 18 to 24	3,517	28,139	78,468	
Aged 45 to 54 4,872 39,844 74,841 Aged 55 to 64 4,170 40,199 77,533 Aged 65 to 74 2,282 25,992 52,206 Aged 75 to 84 1,104 15,256 29,772 Aged 85+ 443 7,119 14,250 Total Population 37,053 305,588 619,981 Population By Race 1 Mile 3 Miles 5 Miles White Alone 11,596 114,745 256,340 Black Alone 17,576 160,998 295,114 Asian Alone 5,417 17,099 42,478 Native American and Alaska 89 1,012 1,949 Native Alone 1,023 3,140 5,964 Two or More Races 1,352 8,594 18,136 Population By Ethnicity 1 Mile 3 Miles 5 Miles Hills of the population By Ethnicity 1 Mile 3 Miles 5 Miles 1 Mile 3 Miles 5 Miles	Aged 25 to 34	6,296	42,531	89,682	
Aged 55 to 64 4,170 40,199 77,533 Aged 65 to 74 2,282 25,992 52,206 Aged 75 to 84 1,104 15,256 29,772 Aged 85+ 443 7,119 14,250 Total Population 37,053 305,588 619,981 Population By Race 1 Mile 3 Miles 5 Miles White Alone 11,596 114,745 256,340 Black Alone 17,576 160,998 295,114 Asian Alone 5,417 17,099 42,478 Native American and Alaska 89 1,012 1,949 Native Alone 1,023 3,140 5,964 Two or More Races 1,352 8,594 18,136 Population By Ethnicity 1 Mile 3 Miles 5 Miles Hispanic 2,267 10,084 20,132	Aged 35 to 44	5,357	36,740	70,267	
Aged 65 to 74 2,282 25,992 52,206 Aged 75 to 84 1,104 15,256 29,772 Aged 85+ 443 7,119 14,250 Total Population 37,053 305,588 619,981 Population By Race 1 Mile 3 Miles 5 Miles White Alone 11,596 114,745 256,340 Black Alone 17,576 160,998 295,114 Asian Alone 5,417 17,099 42,478 Native American and Alaska 89 1,012 1,949 Native Alone 1,023 3,140 5,964 Two or More Races 1,352 8,594 18,136 Population By Ethnicity I Mile 3 Miles 5 Miles Hispanic 2,267 10,084 20,132	Aged 45 to 54	4,872	39,844	74,841	
Aged 75 to 84 1,104 15,256 29,772 Aged 85+ 443 7,119 14,250 Total Population 37,053 305,588 619,981 Population By Race 1 Mile 3 Miles 5 Miles White Alone 11,596 114,745 256,340 Black Alone 17,576 160,998 295,114 Asian Alone 5,417 17,099 42,478 Native American and Alaska 89 1,012 1,949 Native Alone 1,023 3,140 5,964 Two or More Races 1,352 8,594 18,136 Population By Ethnicity 1 Mile 3 Miles 5 Miles Hispanic 2,267 10,084 20,132	Aged 55 to 64	4,170	40,199	77,533	
Aged 85+ 443 7,119 14,250 Total Population 37,053 305,588 619,981 Population By Race 1 Mile 3 Miles 5 Miles White Alone 11,596 114,745 256,340 Black Alone 17,576 160,998 295,114 Asian Alone 5,417 17,099 42,478 Native American and Alaska 89 1,012 1,949 Native Alone 1,023 3,140 5,964 Two or More Races 1,352 8,594 18,136 Population By Ethnicity Hispanic 1 Mile 3 Miles 5 Miles Hispanic 2,267 10,084 20,132	Aged 65 to 74	2,282	25,992	52,206	
Total Population 37,053 305,588 619,981 Population By Race 1 Mile 3 Miles 5 Miles White Alone 11,596 114,745 256,340 Black Alone 17,576 160,998 295,114 Asian Alone 5,417 17,099 42,478 Native American and Alaska 89 1,012 1,949 Other Race Alone 1,023 3,140 5,964 Two or More Races 1,352 8,594 18,136 Population By Ethnicity Hispanic 2,267 10,084 20,132	Aged 75 to 84	1,104	15,256	29,772	
Population By Race 1 Mile 3 Miles 5 Miles White Alone 11,596 114,745 256,340 Black Alone 17,576 160,998 295,114 Asian Alone 5,417 17,099 42,478 Native American and Alaska 89 1,012 1,949 Native Alone 1,023 3,140 5,964 Two or More Races 1,352 8,594 18,136 Population By Ethnicity Hispanic 2,267 10,084 20,132	Aged 85+	443	7,119	14,250	
1 Mile 3 Miles 5 Miles	Total Population	37,053	305,588	619,981	
White Alone 11,596 114,745 256,340 Black Alone 17,576 160,998 295,114 Asian Alone 5,417 17,099 42,478 Native American and Alaska Native Alone 89 1,012 1,949 Other Race Alone 1,023 3,140 5,964 Two or More Races 1,352 8,594 18,136 Population By Ethnicity Hispanic 2,267 10,084 20,132	Population By Race				
Black Alone 17,576 160,998 295,114 Asian Alone 5,417 17,099 42,478 Native American and Alaska Native Alone 89 1,012 1,949 Other Race Alone 1,023 3,140 5,964 Two or More Races 1,352 8,594 18,136 Population By Ethnicity Hispanic 1 Mile 3 Miles 5 Miles Hispanic 2,267 10,084 20,132		1 Mile	3 Miles	5 Miles	
Asian Alone 5,417 17,099 42,478 Native American and Alaska Native Alone 89 1,012 1,949 Other Race Alone Two or More Races 1,023 3,140 5,964 Two or More Races 1,352 8,594 18,136 Population By Ethnicity Hispanic 1 Mile 3 Miles 5 Miles Hispanic 2,267 10,084 20,132	White Alone	11,596	114,745	256,340	
Native American and Alaska 89 1,012 1,949 Other Race Alone 1,023 3,140 5,964 Two or More Races 1,352 8,594 18,136 Population By Ethnicity Hispanic 1 Mile 3 Miles 5 Miles 2,267 10,084 20,132	Black Alone	17,576	160,998	295,114	
Native Alone 89 1,012 1,949 Other Race Alone 1,023 3,140 5,964 Two or More Races 1,352 8,594 18,136 Population By Ethnicity 1 Mile 3 Miles 5 Miles Hispanic 2,267 10,084 20,132		5,417	17,099	42,478	
Native Alone 1,023 3,140 5,964 Two or More Races 1,352 8,594 18,136 Population By Ethnicity 1 Mile 3 Miles 5 Miles Hispanic 2,267 10,084 20,132	Native American and Alaska	89	1 012	1 949	
Two or More Races 1,352 8,594 18,136 Population By Ethnicity 1 Mile 3 Miles 5 Miles Hispanic 2,267 10,084 20,132	Native Alone	00	1,012	1,545	
Population By Ethnicity 1 Mile 3 Miles 5 Miles Hispanic 2,267 10,084 20,132	Other Race Alone	1,023	3,140	5,964	
1 Mile 3 Miles 5 Miles Hispanic 2,267 10,084 20,132	Two or More Races	1,352	8,594	18,136	
Hispanic 2,267 10,084 20,132	Population By Ethnicity				
		1 Mile	3 Miles	5 Miles	
White Non-Hispanic 10,852 111,285 248,791	Hispanic	2,267	10,084	20,132	
	White Non-Hispanic	10,852	111,285	248,791	

General Income Characteristics

	1 Mile	3 Miles	5 Miles
Median Household Income	\$65,779	\$73,363	\$72,619
Total Household Income	\$1,116,565,706	\$10,636,538,991	\$21,930,615,036
Average Household Income	\$78,328	\$89,563	\$91,343
Per Capita Income	\$30,134	\$34,807	\$35,373
Avg Family Income	\$93,743	\$106,270	\$109,782
Family Income, Per Capita	\$27,877	\$32,794	\$34,582
Families by Income			
	1 Mile	3 Miles	5 Miles
Family High Income Avg	\$264,509	\$259,346	\$254,784
Under \$15,000	578	5,585	11,578
\$15,000 - \$24,999	521	4,363	8,610
\$25,000 - \$34,999	698	5,055	9,554
\$35,000 - \$49,999	1,213	7,670	14,668
\$50,000 - \$74,999	1,489	11,037	21,009
\$75,000 - \$99,999	1,321	11,237	19,590
\$100K - \$125K	1,273	8,922	15,790
\$125K - \$150K	862	6,656	12,278
\$150K - \$200K	543	7,083	12,761
Over \$200K	677	9,063	19,547
General Household Characteristics			
	1 Mile	3 Miles	5 Miles
Households (Current)	14,255	118,760	240,090
Families	9,175	76,671	145,385
Average Size of Household	2.6	2.56	2.52
Median Age of Householder	48	52	51
Median Value Owner Occupied	\$140,492	\$170,674	\$199,221
Median Rent	\$799	\$786	\$810
Median Vehicles Per	2	2	2
Household	2	2	2
Housing Units	15,578	131,089	265,462
Owner Occupied Units	8,279	76,209	139,143
Renter Occupied Units	5,976	42,551	100,947
Vacant Units	1,323	12,329	25,372

Households by Income

	1 Mile	3 Miles	5 Miles
Under \$15,000	1,430	14,689	32,950
\$15,000 - \$24,999	1,120	10,085	21,339
\$25,000 - \$34,999	1,404	9,982	20,175
\$35,000 - \$49,999	2,039	13,235	26,709
\$50,000 - \$74,999	2,358	17,883	35,655
\$75,000 - \$99,999	1,804	15,825	29,713
\$100K - \$125K	1,608	11,524	21,649
\$125K - \$150K	1,066	8,043	15,488
\$150K - \$200K	687	7,794	14,764
Over \$200K	739	9,700	21,648
Total Households	14,255	118,760	240,090
Households by Rent Value			
	1 Mile	3 Miles	5 Miles
Under \$250	213	2,568	7,711
\$250-\$499	238	5,492	11,172
\$500-\$749	2,120	14,122	29,015
\$750-\$999	2,426	12,763	29,375
\$1,000-\$1,249	614	2,961	9,580
\$1,250-\$1,499	142	1,299	4,669
\$1,500-\$1,999	26	922	3,247
Over \$2,000		312	2,071
Total Renter Occupied Units	5,976	42,551	100,947

Households by Year Built

	1 Mile	3 Miles	5 Miles
Median Year Built	1950	1947	1950
Built 2010 or Later	2,050	16,835	33,778
Built 2000 to 2009	57	934	4,884
Built 1980 to 1989	236	2,638	7,671
Built 1970 to 1979	764	4,477	13,982
Built 1960 to 1969	1,460	9,020	21,922
Built 1950 to 1959	3,580	23,498	48,485
Built 1940 to 1949	3,422	25,677	47,409
Built 1939 or Earlier	193	2,081	6,072
Total Households (2000)	13,893	117,118	236,260
Total Households (2010)	13,833	114,348	231,189
Total Households (Current)	14,255	118,760	240,090
Total Households (5 Yr.		-,	.,
Forecast)	14,658	122,518	247,908
Percent Growth (Current			
Yr./Previous Yr.)	3.71%	4%	3.99%
Percent Forecast (5 Yr.			
Forecast/Current Yr.)	1.99%	3.13%	3.25%
Households by Inhabitants			
	1 Mile	3 Miles	5 Miles
Median Size	2.81	2.73	2.67
1 Person	4,291	35,589	76,167
2 Person	3,651	33,235	67,825
3 Person	2,598	20,966	40,346
4 Person	2,004	16,000	30,683
5 Person	930	7,399	14,175
6 Person	421	3,250	6,358
7 or More Person	360	2,321	4,536
Total Households	14,255	118,760	240,090
Employment By Place Of Business			
	1 Mile	3 Miles	5 Miles
Total Employees	7,544	54,170	200,490
Total Establishments	603	4,299	11,213
Employment Travel Time			
	1 Mile	3 Miles	5 Miles
Work at Home	352	4,082	9,087
Travel Time under 15min	1,889	18,419	43,377
Travel Time 15-29min			
Travel Time 30-59min	8,203	58,023	105,518
Travel Time 60-89min	1,607	11,401	21,414
Travel Time over 90min	800	5,210	9,717
Population	37,053	5,210 305,588	619,981

Education Attainment Over 25

	1 Mile	3 Miles	5 Miles
Less than High School	2,946	22,678	46,592
High School	7,613	64,935	122,843
Some College	5,182	42,872	80,549
Associate's Degree	1,998	14,720	27,034
Bachelor's Degree	4,385	36,421	72,327
Master's Degree	1,801	17,640	37,854
Professional Degree	324	4,903	11,926
Doctorate Degree	275	3,512	9,426
Total Population	37,053	305,588	619,981
Retail Sales			
	1 Mile	3 Miles	5 Miles
Motor Vehicles	\$48,601,000	\$680,186,000	\$2,446,064,000
Furniture and Home	¢2.040.000	¢22.047.000	\$120,171,000
Furnishings	\$3,048,000	\$33,947,000	\$120,171,000
Electrical and Appliances	\$7,332,000	\$38,723,000	\$128,586,000
Building Materials and	\$27,472,000	\$172,967,000	\$320,404,000
Garden	\$27,472,000	\$172,507,000	\$320,404,000
Food and Beverage	\$89,910,000	\$652,128,000	\$1,394,265,000
Health and Personal Care	\$52,393,000	\$380,429,000	\$859,284,000
Gasoline Stations	\$14,304,000	\$144,933,000	\$349,335,000
Clothing and Accessories	\$34,391,000	\$151,519,000	\$499,113,000
Sporting Goods	\$2,557,000	\$15,337,000	\$77,384,000
General Merchandise	\$22,814,000	\$155,358,000	\$555,317,000
Miscellaneous	\$8,812,000	\$48,238,000	\$184,285,000
Nonstore Purchases	\$48,063,000	\$209,529,000	\$470,750,000
Food Services	\$37,997,000	\$327,616,000	\$1,149,691,000
Total Retail Sales	\$397,694,000	\$3,010,910,000	\$8,554,649,000
Consumer Expenditures			
	1 Mile	3 Miles	5 Miles
Total Consumer Expenditures	\$807,539,000	\$6,800,509,000	\$13,854,758,000