

NW Corner of Camelback Road & 32nd Street
Biltmore Plaza Shopping Center



Exclusively represented by

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Suite 230

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AVAILABILITY

- 900 sf - former nail salon
- 1,209 sf - former dessert space available now
- 2,904 sf - former restaurant space

BENEFITS

- Grow your sales with cross traffic from long standing, stable tenant base with a variety of tenant use types including a daily needs Safeway grocery anchor.
- Widen your profit margins by locating in a strong consumer trade area with dense daytime customer base, strong residential incomes and expenditures.
- Reduce promotional expense by locating in a center with high visibility and the prominent location in the Camelback Corridor.

TRAFFIC COUNT

32nd Street: ±20,400 CPD

Camelback Road: ±33,900 CPD

| 2019 Demographics | 1 MILE | 3 MILE | 5 MILE |
|-----------------------|-----------|----------|----------|
| Estimated Population | 11,750 | 132,856 | 327,827 |
| Avg. Household Income | \$132,736 | \$92,711 | \$92,324 |
| Daytime Employment | 16,439 | 86,412 | 227,104 |

NOTABLE TENANTS









Lat/Lon: 33.5099/-112.013

RFS

E Camelback Rd & N 32nd St

1 mi radius 3 mi radius 5 mi radius

Population

| | | | |
|---|------------|--------------|---------------|
| Estimated Population (2019) | 11,750 | 132,856 | 327,827 |
| Projected Population (2024) | 12,896 | 146,645 | 361,610 |
| Census Population (2010) | 9,771 | 112,806 | 274,046 |
| Census Population (2000) | 10,055 | 121,377 | 296,744 |
| Projected Annual Growth (2019 to 2024) | 1,146 2.0% | 13,789 2.1% | 33,783 2.1% |
| Historical Annual Growth (2010 to 2019) | 1,979 1.9% | 20,050 1.7% | 53,781 1.8% |
| Historical Annual Growth (2000 to 2010) | -284 -0.3% | -8,571 -0.7% | -22,698 -0.8% |
| Estimated Population Density (2019) | 3,742 psm | 4,701 psm | 4,176 psm |
| Trade Area Size | 3.1 sq mi | 28.3 sq mi | 78.5 sq mi |

Households

| | | | |
|---|-------------|--------------|--------------|
| Estimated Households (2019) | 6,036 | 59,227 | 142,342 |
| Projected Households (2024) | 6,357 | 62,774 | 150,862 |
| Census Households (2010) | 4,966 | 49,441 | 116,275 |
| Census Households (2000) | 5,096 | 51,846 | 119,682 |
| Estimated Households with Children (2019) | 1,052 17.4% | 15,051 25.4% | 37,074 26.0% |
| Estimated Average Household Size (2019) | 1.95 | 2.23 | 2.27 |

Average Household Income

| | | | |
|---|-----------|-----------|-----------|
| Estimated Average Household Income (2019) | \$132,736 | \$92,711 | \$92,324 |
| Projected Average Household Income (2024) | \$151,438 | \$104,601 | \$103,655 |
| Estimated Average Family Income (2019) | \$201,794 | \$123,234 | \$121,890 |

Median Household Income

| | | | |
|--|-----------|----------|----------|
| Estimated Median Household Income (2019) | \$87,292 | \$71,029 | \$70,002 |
| Projected Median Household Income (2024) | \$99,411 | \$81,363 | \$80,463 |
| Estimated Median Family Income (2019) | \$133,369 | \$93,710 | \$92,306 |

Per Capita Income

| | | | |
|--|--------------|--------------|--------------|
| Estimated Per Capita Income (2019) | \$68,192 | \$41,386 | \$40,231 |
| Projected Per Capita Income (2024) | \$74,660 | \$44,827 | \$43,375 |
| Estimated Per Capita Income 5 Year Growth | \$6,468 9.5% | \$3,441 8.3% | \$3,144 7.8% |
| Estimated Average Household Net Worth (2019) | \$1,436,500 | \$916,762 | \$900,873 |

Daytime Demos (2019)

| | | | |
|-------------------------------------|-------------|------------|--------------|
| Total Businesses | 1,549 | 8,769 | 21,368 |
| Total Employees | 16,439 | 86,412 | 227,104 |
| Company Headquarter Businesses | 20 1.3% | 85 1.0% | 186 0.9% |
| Company Headquarter Employees | 1,831 11.1% | 7,779 9.0% | 24,122 10.6% |
| Employee Population per Business | 10.6 | 9.9 | 10.6 |
| Residential Population per Business | 7.6 | 15.2 | 15.3 |

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Lat/Lon: 33.5099/-112.013

RF5

E Camelback Rd & N 32nd St

1 mi radius 3 mi radius 5 mi radius

Race & Ethnicity

| | | | | | | |
|---|--------|-------|--------|-------|---------|-------|
| White (2019) | 9,539 | 81.2% | 91,164 | 68.6% | 221,555 | 67.6% |
| Black or African American (2019) | 443 | 3.8% | 7,863 | 5.9% | 23,354 | 7.1% |
| American Indian or Alaska Native (2019) | 163 | 1.4% | 3,863 | 2.9% | 8,811 | 2.7% |
| Asian (2019) | 481 | 4.1% | 4,833 | 3.6% | 11,246 | 3.4% |
| Hawaiian or Pacific Islander (2019) | 3 | - | 177 | 0.1% | 456 | 0.1% |
| Other Race (2019) | 686 | 5.8% | 19,578 | 14.7% | 49,561 | 15.1% |
| Two or More Races (2019) | 434 | 3.7% | 5,377 | 4.0% | 12,844 | 3.9% |
| Not Hispanic or Latino Population (2019) | 9,405 | 80.0% | 85,556 | 64.4% | 209,717 | 64.0% |
| Hispanic or Latino Population (2019) | 2,345 | 20.0% | 47,300 | 35.6% | 118,110 | 36.0% |
| Not Hispanic or Latino Population (2024) | 10,170 | 78.9% | 93,274 | 63.6% | 228,539 | 63.2% |
| Hispanic or Latino Population (2024) | 2,726 | 21.1% | 53,371 | 36.4% | 133,071 | 36.8% |
| Not Hispanic or Latino Population (2010) | 8,370 | 85.7% | 73,942 | 65.5% | 175,689 | 64.1% |
| Hispanic or Latino Population (2010) | 1,401 | 14.3% | 38,864 | 34.5% | 98,357 | 35.9% |
| Not Hispanic or Latino Population (2000) | 9,058 | 90.1% | 83,382 | 68.7% | 194,076 | 65.4% |
| Hispanic or Latino Population (2000) | 997 | 9.9% | 37,995 | 31.3% | 102,668 | 34.6% |
| Projected Hispanic Annual Growth (2019 to 2024) | 381 | 3.2% | 6,071 | 2.6% | 14,961 | 2.5% |
| Historic Hispanic Annual Growth (2000 to 2019) | 1,348 | 7.1% | 9,305 | 1.3% | 15,443 | 0.8% |

Age Distribution (2019)

| | | | | | | |
|----------------------|-------|-------|--------|------|--------|------|
| Age Under 5 | 604 | 5.1% | 8,245 | 6.2% | 20,424 | 6.2% |
| Age 5 to 9 Years | 592 | 5.0% | 7,914 | 6.0% | 19,991 | 6.1% |
| Age 10 to 14 Years | 594 | 5.1% | 8,048 | 6.1% | 20,389 | 6.2% |
| Age 15 to 19 Years | 561 | 4.8% | 7,763 | 5.8% | 19,868 | 6.1% |
| Age 20 to 24 Years | 515 | 4.4% | 8,174 | 6.2% | 21,473 | 6.5% |
| Age 25 to 29 Years | 879 | 7.5% | 11,395 | 8.6% | 27,733 | 8.5% |
| Age 30 to 34 Years | 883 | 7.5% | 10,359 | 7.8% | 24,621 | 7.5% |
| Age 35 to 39 Years | 820 | 7.0% | 9,435 | 7.1% | 22,461 | 6.9% |
| Age 40 to 44 Years | 730 | 6.2% | 8,850 | 6.7% | 21,278 | 6.5% |
| Age 45 to 49 Years | 760 | 6.5% | 9,046 | 6.8% | 21,678 | 6.6% |
| Age 50 to 54 Years | 792 | 6.7% | 8,800 | 6.6% | 21,316 | 6.5% |
| Age 55 to 59 Years | 845 | 7.2% | 8,739 | 6.6% | 21,603 | 6.6% |
| Age 60 to 64 Years | 821 | 7.0% | 7,304 | 5.5% | 18,206 | 5.6% |
| Age 65 to 74 Years | 1,294 | 11.0% | 10,559 | 7.9% | 26,472 | 8.1% |
| Age 75 to 84 Years | 771 | 6.6% | 5,868 | 4.4% | 14,350 | 4.4% |
| Age 85 Years or Over | 288 | 2.5% | 2,357 | 1.8% | 5,965 | 1.8% |
| Median Age | 42.2 | | 37.0 | | 36.9 | |

Gender Age Distribution (2019)

| | | | | | | |
|----------------------|-------|-------|--------|-------|---------|-------|
| Female Population | 6,025 | 51.3% | 66,332 | 49.9% | 162,674 | 49.6% |
| Age 0 to 19 Years | 1,174 | 19.5% | 15,690 | 23.7% | 39,639 | 24.4% |
| Age 20 to 64 Years | 3,529 | 58.6% | 40,194 | 60.6% | 97,356 | 59.8% |
| Age 65 Years or Over | 1,322 | 21.9% | 10,448 | 15.8% | 25,679 | 15.8% |
| Female Median Age | 43.1 | | 37.5 | | 37.5 | |
| Male Population | 5,725 | 48.7% | 66,524 | 50.1% | 165,153 | 50.4% |
| Age 0 to 19 Years | 1,178 | 20.6% | 16,280 | 24.5% | 41,033 | 24.8% |
| Age 20 to 64 Years | 3,517 | 61.4% | 41,908 | 63.0% | 103,012 | 62.4% |
| Age 65 Years or Over | 1,031 | 18.0% | 8,336 | 12.5% | 21,109 | 12.8% |
| Male Median Age | 41.5 | | 36.5 | | 36.4 | |

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RF5

E Camelback Rd & N 32nd St

1 mi radius 3 mi radius 5 mi radius

Household Income Distribution (2019)

| | | | | | | |
|----------------------------------|-------|-------|--------|-------|---------|-------|
| HH Income \$200,000 or More | 1,031 | 17.1% | 5,364 | 9.1% | 12,833 | 9.0% |
| HH Income \$150,000 to \$199,999 | 624 | 10.3% | 4,034 | 6.8% | 9,097 | 6.4% |
| HH Income \$100,000 to \$149,999 | 881 | 14.6% | 7,873 | 13.3% | 18,892 | 13.3% |
| HH Income \$75,000 to \$99,999 | 765 | 12.7% | 7,948 | 13.4% | 17,514 | 12.3% |
| HH Income \$50,000 to \$74,999 | 1,047 | 17.3% | 10,347 | 17.5% | 25,137 | 17.7% |
| HH Income \$35,000 to \$49,999 | 674 | 11.2% | 8,371 | 14.1% | 19,684 | 13.8% |
| HH Income \$25,000 to \$34,999 | 312 | 5.2% | 5,013 | 8.5% | 12,323 | 8.7% |
| HH Income \$15,000 to \$24,999 | 296 | 4.9% | 5,219 | 8.8% | 12,843 | 9.0% |
| HH Income Under \$15,000 | 406 | 6.7% | 5,057 | 8.5% | 14,019 | 9.8% |
| HH Income \$35,000 or More | 5,022 | 83.2% | 43,938 | 74.2% | 103,157 | 72.5% |
| HH Income \$75,000 or More | 3,301 | 54.7% | 25,220 | 42.6% | 58,337 | 41.0% |

Housing (2019)

| | | | | | | |
|--------------------------------|-------|-------|--------|-------|---------|-------|
| Total Housing Units | 6,445 | | 62,196 | | 149,860 | |
| Housing Units Occupied | 6,036 | 93.6% | 59,227 | 95.2% | 142,342 | 95.0% |
| Housing Units Owner-Occupied | 3,631 | 60.1% | 27,724 | 46.8% | 63,894 | 44.9% |
| Housing Units, Renter-Occupied | 2,405 | 39.9% | 31,502 | 53.2% | 78,447 | 55.1% |
| Housing Units, Vacant | 409 | 6.8% | 2,969 | 5.0% | 7,518 | 5.3% |

Marital Status (2019)

| | | | | | | |
|-------------------|-------|-------|--------|-------|---------|-------|
| Never Married | 3,205 | 32.2% | 45,950 | 42.3% | 113,067 | 42.3% |
| Currently Married | 4,424 | 44.4% | 36,055 | 33.2% | 89,658 | 33.6% |
| Separated | 311 | 3.1% | 5,803 | 5.3% | 13,852 | 5.2% |
| Widowed | 541 | 5.4% | 4,832 | 4.4% | 12,494 | 4.7% |
| Divorced | 1,479 | 14.8% | 16,009 | 14.7% | 37,951 | 14.2% |

Household Type (2019)

| | | | | | | |
|-------------------------------|-------|-------|--------|-------|---------|-------|
| Population Family | 7,976 | 67.9% | 94,981 | 71.5% | 234,386 | 71.5% |
| Population Non-Family | 3,768 | 32.1% | 37,253 | 28.0% | 89,404 | 27.3% |
| Population Group Quarters | 6 | - | 622 | 0.5% | 4,037 | 1.2% |
| Family Households | 2,820 | 46.7% | 29,104 | 49.1% | 71,002 | 49.9% |
| Non-Family Households | 3,215 | 53.3% | 30,123 | 50.9% | 71,340 | 50.1% |
| Married Couple with Children | 663 | 15.0% | 8,224 | 22.8% | 20,185 | 22.5% |
| Average Family Household Size | 2.8 | | 3.3 | | 3.3 | |

Household Size (2019)

| | | | | | | |
|-----------------------------|-------|-------|--------|-------|--------|-------|
| 1 Person Households | 2,735 | 45.3% | 24,224 | 40.9% | 56,913 | 40.0% |
| 2 Person Households | 2,021 | 33.5% | 17,457 | 29.5% | 41,896 | 29.4% |
| 3 Person Households | 610 | 10.1% | 6,964 | 11.8% | 16,726 | 11.8% |
| 4 Person Households | 397 | 6.6% | 5,191 | 8.8% | 12,904 | 9.1% |
| 5 Person Households | 169 | 2.8% | 2,788 | 4.7% | 7,221 | 5.1% |
| 6 or More Person Households | 104 | 1.7% | 2,602 | 4.4% | 6,681 | 4.7% |

Household Vehicles (2019)

| | | | | | | |
|--|--------|-------|--------|-------|---------|-------|
| Households with 0 Vehicles Available | 221 | 3.7% | 5,468 | 9.2% | 14,352 | 10.1% |
| Households with 1 Vehicles Available | 2,534 | 42.0% | 24,327 | 41.1% | 58,209 | 40.9% |
| Households with 2 or More Vehicles Available | 3,281 | 54.4% | 29,432 | 49.7% | 69,780 | 49.0% |
| Total Vehicles Available | 10,386 | | 95,834 | | 226,104 | |
| Average Vehicles Per Household | 1.7 | | 1.6 | | 1.6 | |

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RF5

E Camelback Rd & N 32nd St

Labor Force (2019)

| | 1 mi radius | 3 mi radius | 5 mi radius |
|---|-------------|--------------|---------------|
| Estimated Labor Population Age 16 Years or Over | 9,850 | 107,199 | 263,215 |
| Estimated Civilian Employed | 6,371 64.7% | 71,645 66.8% | 172,625 65.6% |
| Estimated Civilian Unemployed | 119 1.2% | 3,184 3.0% | 7,659 2.9% |
| Estimated in Armed Forces | 12 0.1% | 101 - | 305 0.1% |
| Estimated Not in Labor Force | 3,347 34.0% | 32,269 30.1% | 82,626 31.4% |
| Unemployment Rate | 1.2% | 3.0% | 2.9% |

Occupation (2019)

| | | | |
|---|-------------|--------------|---------------|
| Occupation: Population Age 16 Years or Over | 6,371 | 71,645 | 172,625 |
| Management, Business, Financial Operations | 1,664 26.1% | 13,285 18.5% | 31,512 18.3% |
| Professional, Related | 1,640 25.7% | 16,326 22.8% | 39,313 22.8% |
| Service | 656 10.3% | 13,882 19.4% | 33,767 19.6% |
| Sales, Office | 1,787 28.0% | 17,623 24.6% | 41,881 24.3% |
| Farming, Fishing, Forestry | 1 - | 101 0.1% | 368 0.2% |
| Construct, Extraction, Maintenance | 227 3.6% | 5,139 7.2% | 12,312 7.1% |
| Production, Transport Material Moving | 396 6.2% | 5,289 7.4% | 13,473 7.8% |
| White Collar Workers | 5,090 79.9% | 47,234 65.9% | 112,706 65.3% |
| Blue Collar Workers | 1,281 20.1% | 24,412 34.1% | 59,920 34.7% |

Consumer Expenditure (2019)

| | | | |
|------------------------------|------------|------------|------------|
| Total Household Expenditure | \$513.76 M | \$3.89 B | \$9.32 B |
| Total Non-Retail Expenditure | \$273.45 M | \$2.07 B | \$4.95 B |
| Total Retail Expenditure | \$240.3 M | \$1.83 B | \$4.37 B |
| Apparel | \$18.3 M | \$138 M | \$330.72 M |
| Contributions | \$18.03 M | \$130.25 M | \$312.44 M |
| Education | \$17.12 M | \$121.88 M | \$294.07 M |
| Entertainment | \$29.59 M | \$220.34 M | \$527.69 M |
| Food and Beverages | \$74.31 M | \$570.06 M | \$1.36 B |
| Furnishings and Equipment | \$18.32 M | \$136.65 M | \$327.19 M |
| Gifts | \$13.82 M | \$99.48 M | \$239.47 M |
| Health Care | \$42.28 M | \$324.21 M | \$774.97 M |
| Household Operations | \$20.63 M | \$153.71 M | \$368.25 M |
| Miscellaneous Expenses | \$9.85 M | \$73.91 M | \$176.93 M |
| Personal Care | \$6.88 M | \$52.16 M | \$124.87 M |
| Personal Insurance | \$3.8 M | \$27.5 M | \$65.95 M |
| Reading | \$1.15 M | \$8.54 M | \$20.44 M |
| Shelter | \$108.54 M | \$827.31 M | \$1.98 B |
| Tobacco | \$2.79 M | \$23.12 M | \$55.23 M |
| Transportation | \$92.2 M | \$701.69 M | \$1.68 B |
| Utilities | \$36.14 M | \$282.94 M | \$676.48 M |

Educational Attainment (2019)

| | | | |
|--|-------------|--------------|--------------|
| Adult Population Age 25 Years or Over | 8,883 | 92,712 | 225,682 |
| Elementary (Grade Level 0 to 8) | 121 1.4% | 5,750 6.2% | 15,362 6.8% |
| Some High School (Grade Level 9 to 11) | 231 2.6% | 6,252 6.7% | 16,120 7.1% |
| High School Graduate | 1,002 11.3% | 16,957 18.3% | 41,234 18.3% |
| Some College | 1,509 17.0% | 19,338 20.9% | 46,790 20.7% |
| Associate Degree Only | 646 7.3% | 6,579 7.1% | 15,932 7.1% |
| Bachelor Degree Only | 3,208 36.1% | 23,289 25.1% | 54,298 24.1% |
| Graduate Degree | 2,167 24.4% | 14,548 15.7% | 35,947 15.9% |

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RF5

E Camelback Rd & N 32nd St

| | 1 mi radius | 3 mi radius | 5 mi radius |
|---|-------------|--------------|---------------|
| Units In Structure (2019) | | | |
| 1 Detached Unit | 3,311 66.7% | 31,346 63.4% | 71,192 61.2% |
| 1 Attached Unit | 587 11.8% | 4,530 9.2% | 9,808 8.4% |
| 2 to 4 Units | 343 6.9% | 4,002 8.1% | 12,162 10.5% |
| 5 to 9 Units | 330 6.6% | 3,513 7.1% | 9,652 8.3% |
| 10 to 19 Units | 192 3.9% | 3,962 8.0% | 10,055 8.6% |
| 20 to 49 Units | 455 9.2% | 3,707 7.5% | 9,106 7.8% |
| 50 or More Units | 759 15.3% | 7,130 14.4% | 17,579 15.1% |
| Mobile Home or Trailer | 58 1.2% | 1,008 2.0% | 2,496 2.1% |
| Other Structure | 2 - | 29 - | 292 0.3% |
| Homes Built By Year (2019) | | | |
| Homes Built 2010 or later | 520 10.5% | 3,124 6.3% | 7,753 6.7% |
| Homes Built 2000 to 2009 | 528 10.6% | 5,532 11.2% | 15,301 13.2% |
| Homes Built 1990 to 1999 | 491 9.9% | 6,064 12.3% | 15,196 13.1% |
| Homes Built 1980 to 1989 | 845 17.0% | 6,638 13.4% | 15,586 13.4% |
| Homes Built 1970 to 1979 | 907 18.3% | 10,280 20.8% | 23,827 20.5% |
| Homes Built 1960 to 1969 | 1,064 21.4% | 10,515 21.3% | 23,523 20.2% |
| Homes Built 1950 to 1959 | 1,493 30.1% | 13,150 26.6% | 27,812 23.9% |
| Homes Built Before 1949 | 188 3.8% | 3,924 7.9% | 13,344 11.5% |
| Home Values (2019) | | | |
| Home Values \$1,000,000 or More | 176 5.4% | 1,407 5.7% | 2,711 4.7% |
| Home Values \$500,000 to \$999,999 | 985 30.4% | 4,922 19.8% | 10,731 18.8% |
| Home Values \$400,000 to \$499,999 | 650 20.0% | 2,685 10.8% | 6,256 11.0% |
| Home Values \$300,000 to \$399,999 | 447 13.8% | 4,276 17.2% | 10,193 17.9% |
| Home Values \$200,000 to \$299,999 | 596 18.4% | 6,542 26.3% | 14,922 26.1% |
| Home Values \$150,000 to \$199,999 | 377 11.6% | 3,115 12.5% | 7,458 13.1% |
| Home Values \$100,000 to \$149,999 | 138 4.3% | 1,917 7.7% | 4,350 7.6% |
| Home Values \$70,000 to \$99,999 | 30 0.9% | 595 2.4% | 1,549 2.7% |
| Home Values \$50,000 to \$69,999 | 10 0.3% | 349 1.4% | 903 1.6% |
| Home Values \$25,000 to \$49,999 | 12 0.4% | 299 1.2% | 794 1.4% |
| Home Values Under \$25,000 | 78 2.4% | 554 2.2% | 1,363 2.4% |
| Owner-Occupied Median Home Value | \$440,931 | \$412,828 | \$406,349 |
| Renter-Occupied Median Rent | \$1,021 | \$884 | \$879 |
| Transportation To Work (2019) | | | |
| Drive to Work Alone | 4,652 81.1% | 48,788 74.1% | 119,689 73.6% |
| Drive to Work in Carpool | 407 7.1% | 7,009 10.6% | 17,271 10.6% |
| Travel to Work by Public Transportation | 75 1.3% | 2,202 3.3% | 6,220 3.8% |
| Drive to Work on Motorcycle | 8 0.1% | 225 0.3% | 529 0.3% |
| Walk or Bicycle to Work | 120 2.1% | 2,040 3.1% | 5,670 3.5% |
| Other Means | 77 1.3% | 1,101 1.7% | 2,621 1.6% |
| Work at Home | 393 6.9% | 4,485 6.8% | 10,636 6.5% |
| Travel Time (2019) | | | |
| Travel to Work in 14 Minutes or Less | 1,552 27.1% | 18,130 27.5% | 41,714 25.6% |
| Travel to Work in 15 to 29 Minutes | 2,777 48.4% | 31,000 47.1% | 74,303 45.7% |
| Travel to Work in 30 to 59 Minutes | 1,430 25.0% | 14,757 22.4% | 37,159 22.8% |
| Travel to Work in 60 Minutes or More | 161 2.8% | 2,642 4.0% | 7,747 4.8% |
| Average Minutes Travel to Work | 20.3 | 20.1 | 20.4 |

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