

LAKE PAGE OFFICE CENTER

1166 Piedmont Wekiva Road, Apopka



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Deal Hounds Realty, LLC Licensed Real Estate Broker

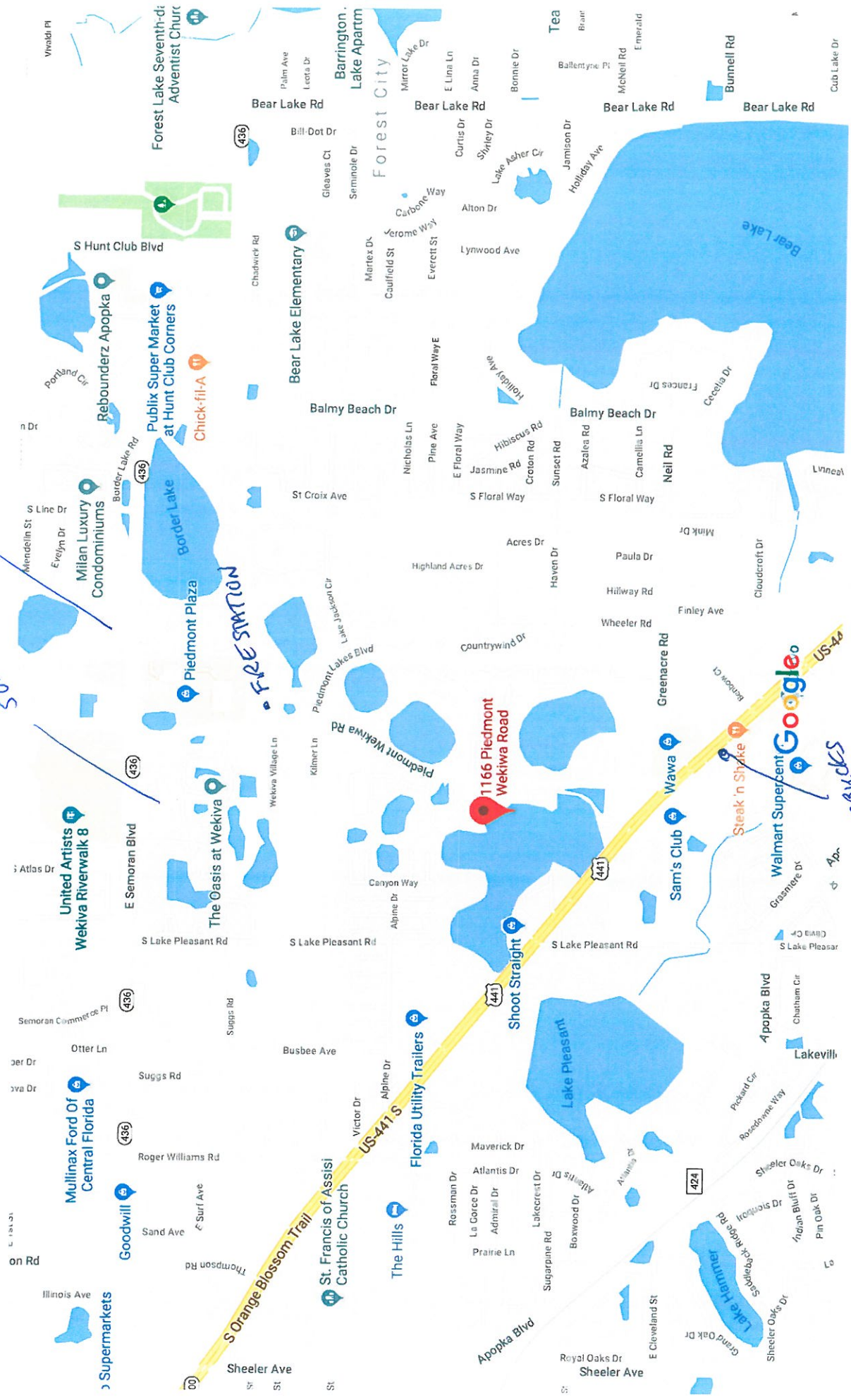
LAKE PAGE OFFICE CENTER

EXECUTIVE SUMMARY

Location:	1166 Piedmont Wekiva Road, Apopka, FL 32703 Located between US 441 (Orange Blossam Trail) and SR 436 (Semoran Blvd) – Close to Walmart Superstore, new Sams, Starbucks, Wawa, restaurants and shopping
Size:	6.49 acres: 3.72 buildable, 2.77 acres submerged in Lake Page
Zoning:	PUD Professional Office / Institutional – Ordinance No. 2432
Future Land Use:	Office – Ordinance No. 2431
Maximum Allowable Development:	48,162 Sq. Ft. – 35 Foot Height Restriction
Proposed Development:	32,000 Sq. Ft. – 2 buildings of 16,000 Sq. Ft. each or 8,000 Sq. Ft. / floor. Separated by Kiosk building that houses the elevator to service the second floor
Parking:	160 spaces or 5 space / 1,000 Sq. Ft. of building area
Retention:	On-site retention pond
Amenities:	One-half of the building fronts Lake Page providing lakefront views from the offices, picnic area by elevator kiosk, rolling landscaped berms shielding the property from Piedmont Wekiva Road.
Roadway Frontage:	Piedmont Wekiva Road - a 5 lane roadway – AADT 29,375 (2016)
Current Status:	In final engineering process, full entitlements expected in October, 2018 – construction anticipated to start Q1-2019 with occupancy possible by end of 2019
Asking Price:	\$ 750,000 or \$ 4.63 per Sq. Ft. / net useable acre Or \$ 23.43 / Sq. Ft. / Sf. Ft. of building

Google Maps 1166 Piedmont Wekiwa Rd

CHICKS
SHANNOS

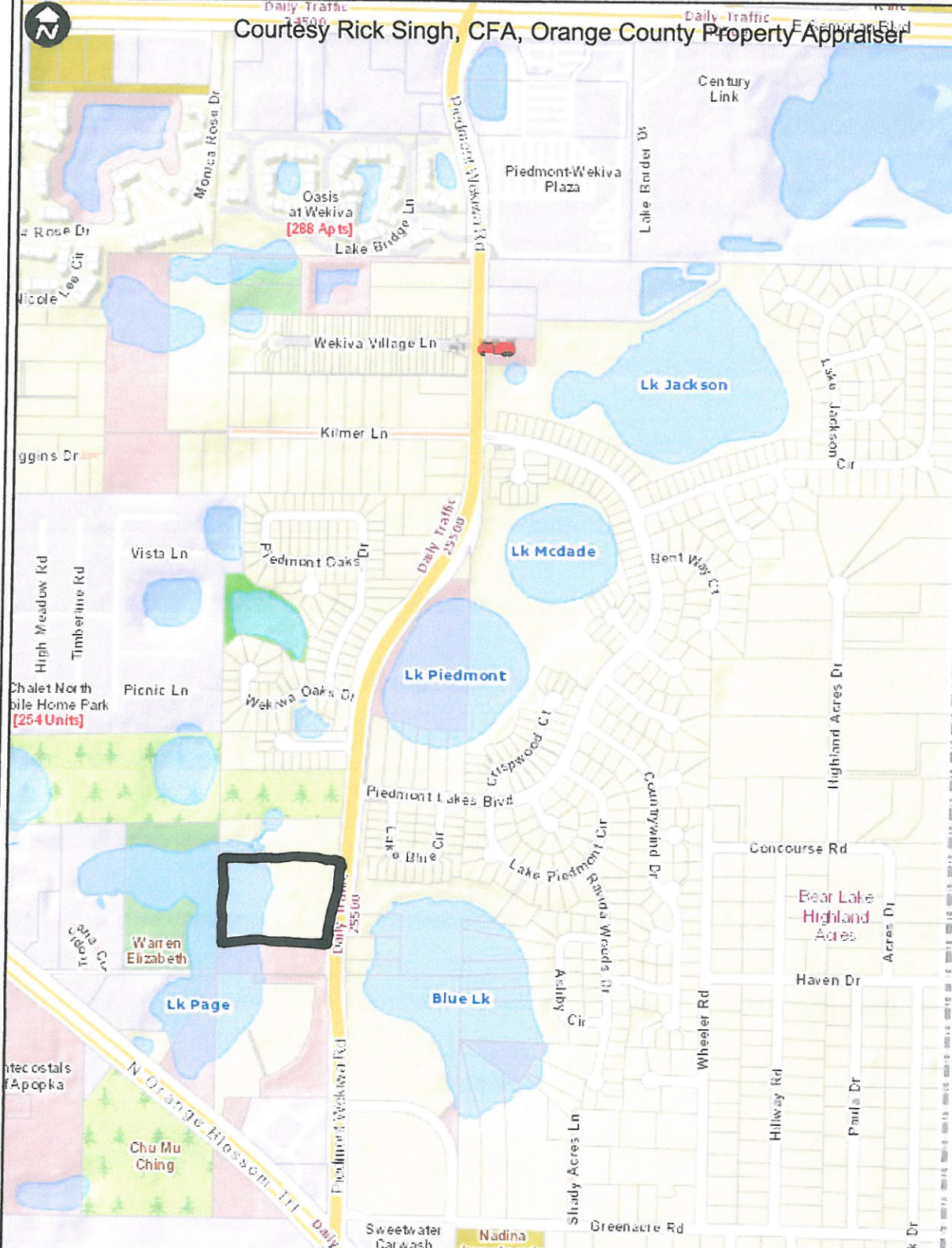


Map data ©2018 Google 1000 ft

OCA Web Map

- | | | | | | | |
|-------------------------|------------------|---------------|------------------------|-----------------------------------|-----------------|------------------|
| Florida Turnpike | Major Roads | Proposed Road | Block Line | Commercial/Institutional | Hydro | Golf Course |
| Interstate 4 | Public Roads | Brick Road | Lot Line | Governmental/Institutional/Misc | Waste Land | Lakes and Rivers |
| Toll Road | Gated Roads | Rail Road | Residential | Commercial/Industrial/Vacant Land | County Boundary | Building |
| Road Under Construction | Proposed SunRail | Agriculture | Agricultural Curtilage | Parks | Hospital | |

Courtesy Rick Singh, CFA, Orange County Property Appraiser



Created: Tue Sep 05 2017 22:46:55 GMT-0400 (Eastern Daylight Time)

This map is for reference only and is not a survey

2.02.10. - Professional Office/Institutional District (PO/I).

- A. *Purpose.* The intent and purpose of this district is to provide standards for the development of professional office and institutional uses.
- B. *Permitted uses.* Permitted uses shall be consistent with the Future Land Use designations included in the City of Apopka Comprehensive Plan.
1. Professional offices, including those of architects, engineers, lawyers, accountants, tax and financial services or consultants, bookkeepers, realtors and brokers, insurance, investment counselors, travel agencies, etc.
 2. Medical or dental clinics and offices.
 - ~~3. Establishments for the retail sale of pharmaceutical, medical and dental supplies and other hospital-related items such as wheelchairs, braces, crutches, etc., for the handicapped, and other similar merchandise.~~
 4. Parks and recreational areas owned and operated by nonprofit organizations.
 - ~~5. Hospitals, museums, libraries, and cultural institution.~~
 6. General government offices, including, but not limited to, fire stations, police stations, and post offices.
 7. Churches and attendant educational facilities.
 8. Educational facilities and day nurseries.
 9. Public and private utilities.
 10. Supporting infrastructure and public facilities.
 11. Other uses which are similar and compatible to the uses permitted herein which adhere to the intent of the district and which are not prohibited as specified in this code. Use determination shall be based on the community development director's recommendation.

- C. *Special exceptions.* The following are special exceptions and shall be submitted for review and approval by a development plan in accordance with section 2.02.01 and 12.02.8.


































1. Any review and hearing for a special exception application shall consider the character of the area in which the proposed use is to be located and its effects on the value of surrounding lands and of the site as it relates to landscape buffer

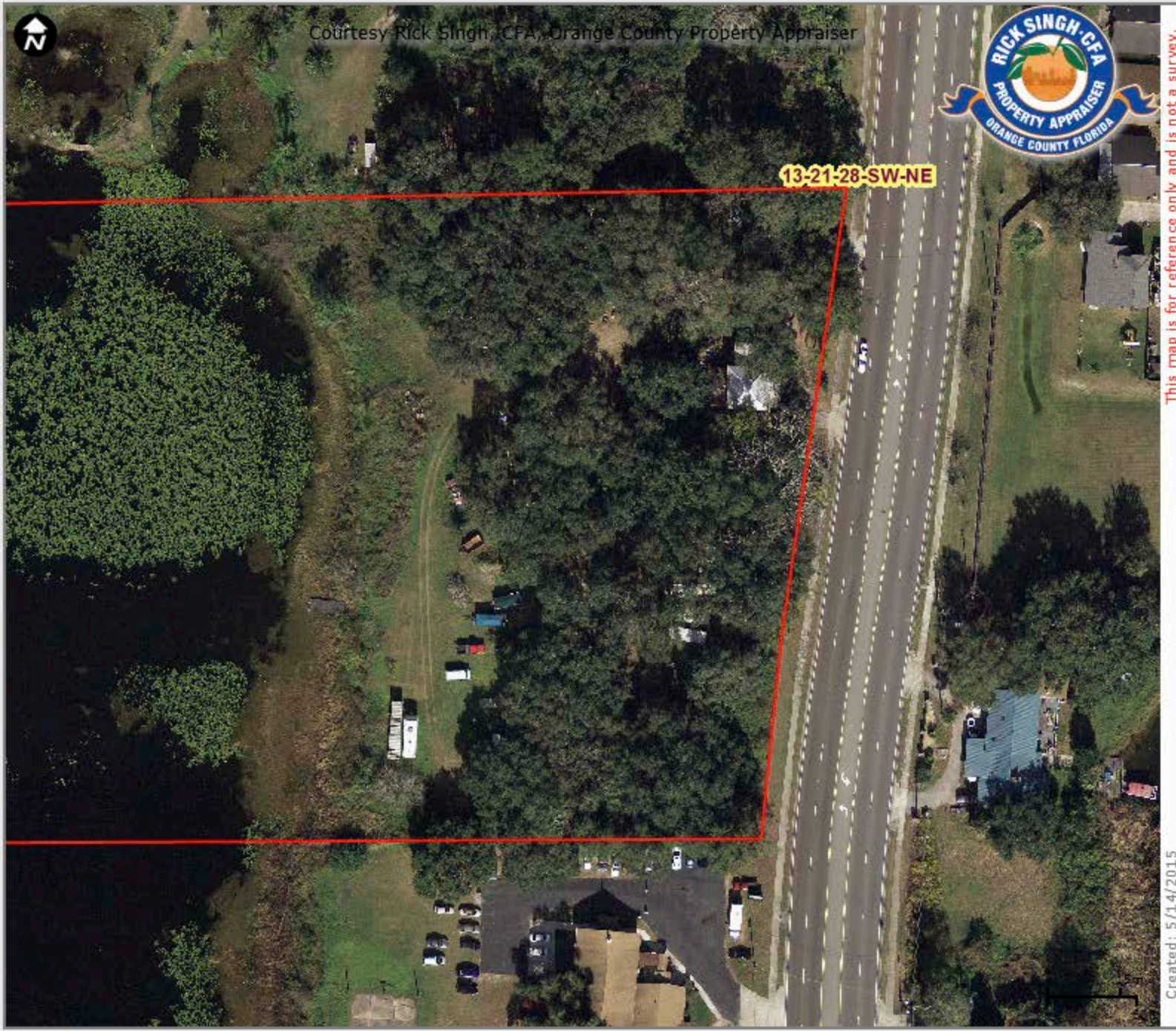
— ok w/ special
EXCEPTION APPROVED
By City Council

Section I. That the zoning classification of the following described property be designated as Planned Unit Development (PUD/PO/I), as defined in the Apopka Land Development Code, and with the following Master Plan provisions subject to the following zoning provisions:

- A. The uses permitted within the PUD district shall be: (1) all such uses permitted within the PO/I zoning category; except for following PO/I uses shall be prohibited:
1. Hospitals, museums, libraries or cultural institutions;
 2. Retail establishments, including those for the sale of pharmaceutical, medical and dental supplies or other hospital-related items;
 3. All other uses listed as prohibited within the Professional Office/Institutional zoning district.

A church parsonage will require a special exception approval from the Planning Commission.

-  Florida Turnpike
-  Interstate 4
-  Toll Road
-  Major Roads
-  Public Roads
-  Gated Roads
-  Road Under Construction
-  Proposed Road
-  US Road
-  State Road
-  County Road
-  One Way
-  Brick Road
-  Proposed SunRail
-  Block Line
-  Lot Line
-  Residential
-  Agriculture
-  Commercial/Institutional
-  Governmental/Institutional/Misc
-  Commercial/Industrial Vacant Land
-  Hydro
-  Waste Land
-  Agricultural Curtilage
-  County Boundary
-  Parks
-  Golf Course
-  Lakes and Rivers
-  Block Number
-  Lot Number
-  Parcel Number
-  Parcel Address
-  Parcel Dimension



Courtesy Rick Singh, CFA, Orange County Property Appraiser



13-21-28-SW-NE

Created: 5/14/2015

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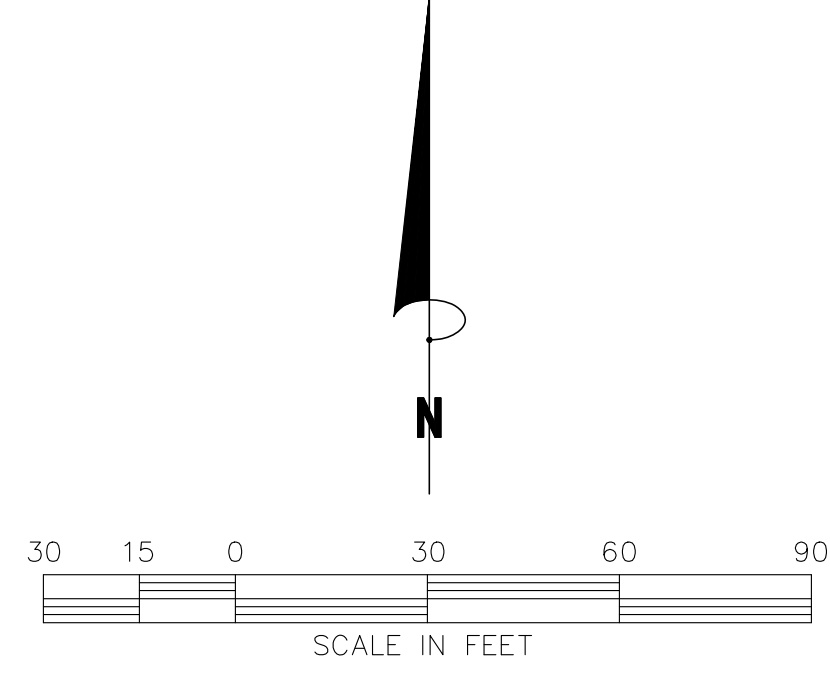




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N 0°17'22" E 447.63' (C)



Lake Page

N 89°42'15" E 598.91' (C) "BB"

N 88°54'29" E 656.90' (C)

375.00' (M) to Witness

N 88°55'18" E
19.00' (D)

S 4°07'18" W
458.17' (D)

Piedmont Wekiva Springs Road

240.00' (M) to Witness

N 5°47'40" E - 143.24' (M)

Point of Beginning

S 89°42'15" W
46.00' (M)

4°07'18" E
200.60' (D)

L-2
LESS OUT
(O.R.B. - 4321 - Pg. 1015)



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DRAWING TITLE

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EB No. 29173

Revisions

no.	date	description
1.0	2015/06/25	ADDED BUILDING SETBACKS
2.0	2015/06/25	ADDED OUC WATER NOTES

DRAWN BY:
 DESIGNED BY:
 APPROVED BY:
MONTJE S. PLANK, P.E.
 JOB NUMBER:
 2015.304.01
 FILENAME:

SCALE:
 1" = 60'
 DATE:
 May 2017

SHEET NUMBER
2 of 14

CONCEPTUAL SITE PLAN

LAKE PAGE OFFICE CENTER PD

City of Apopka,

Florida



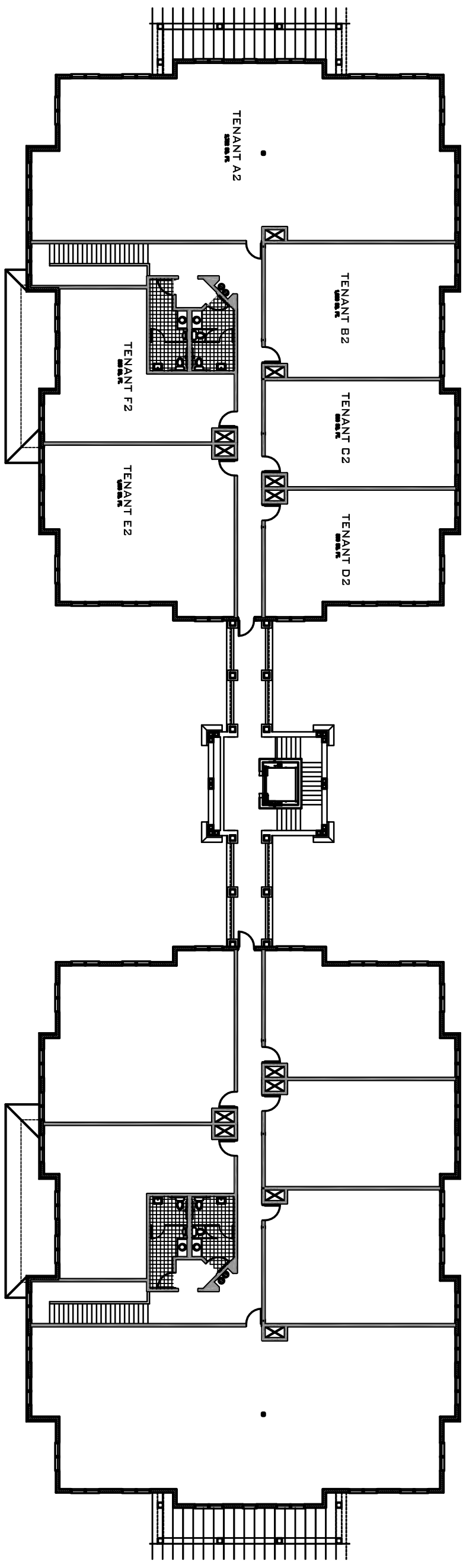
FRONT ELEVATION PARKING SIDE



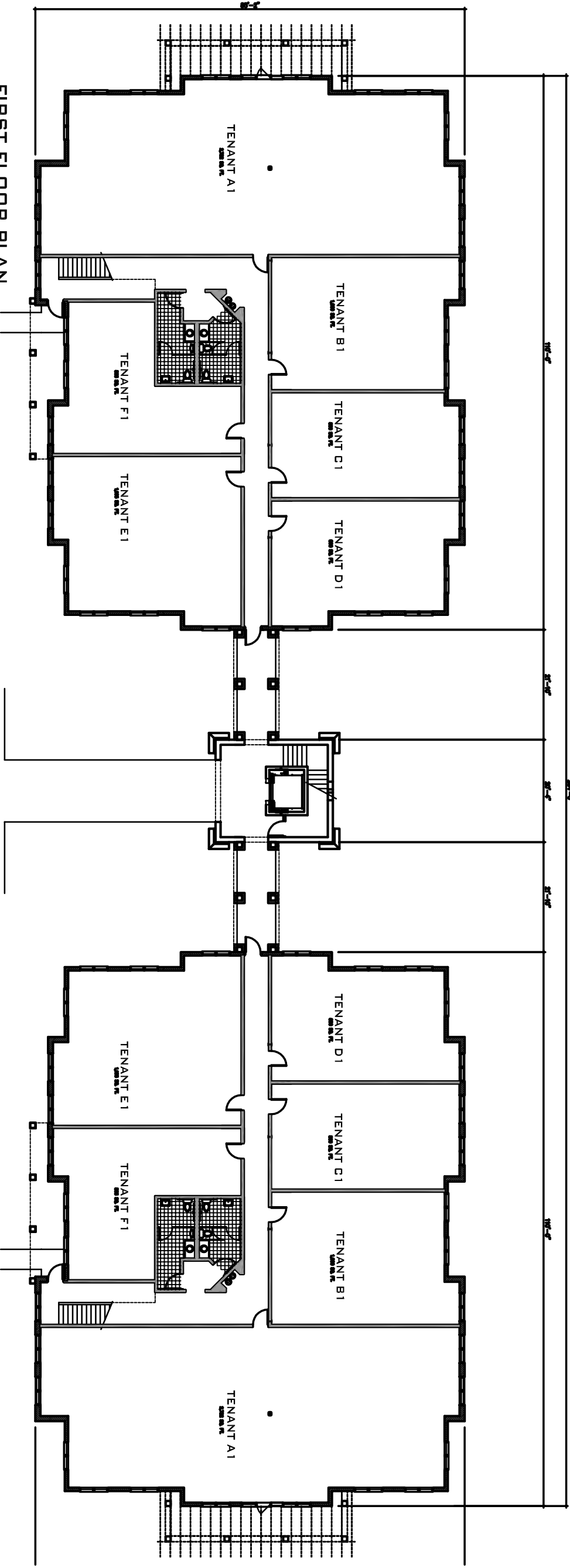
SIDE ELEVATION



BACK ELEVATION LAKE SIDE



SECOND FLOOR PLAN
SCALE 1" = 10'-0"



FIRST FLOOR PLAN
SCALE 1" = 10'-0"



**PAUL N
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AIA • NCARB

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SEAL AR # 96512



PROJECT
BERKMAN MENA ROAD
OFFICE CENTER

REVISION DATES

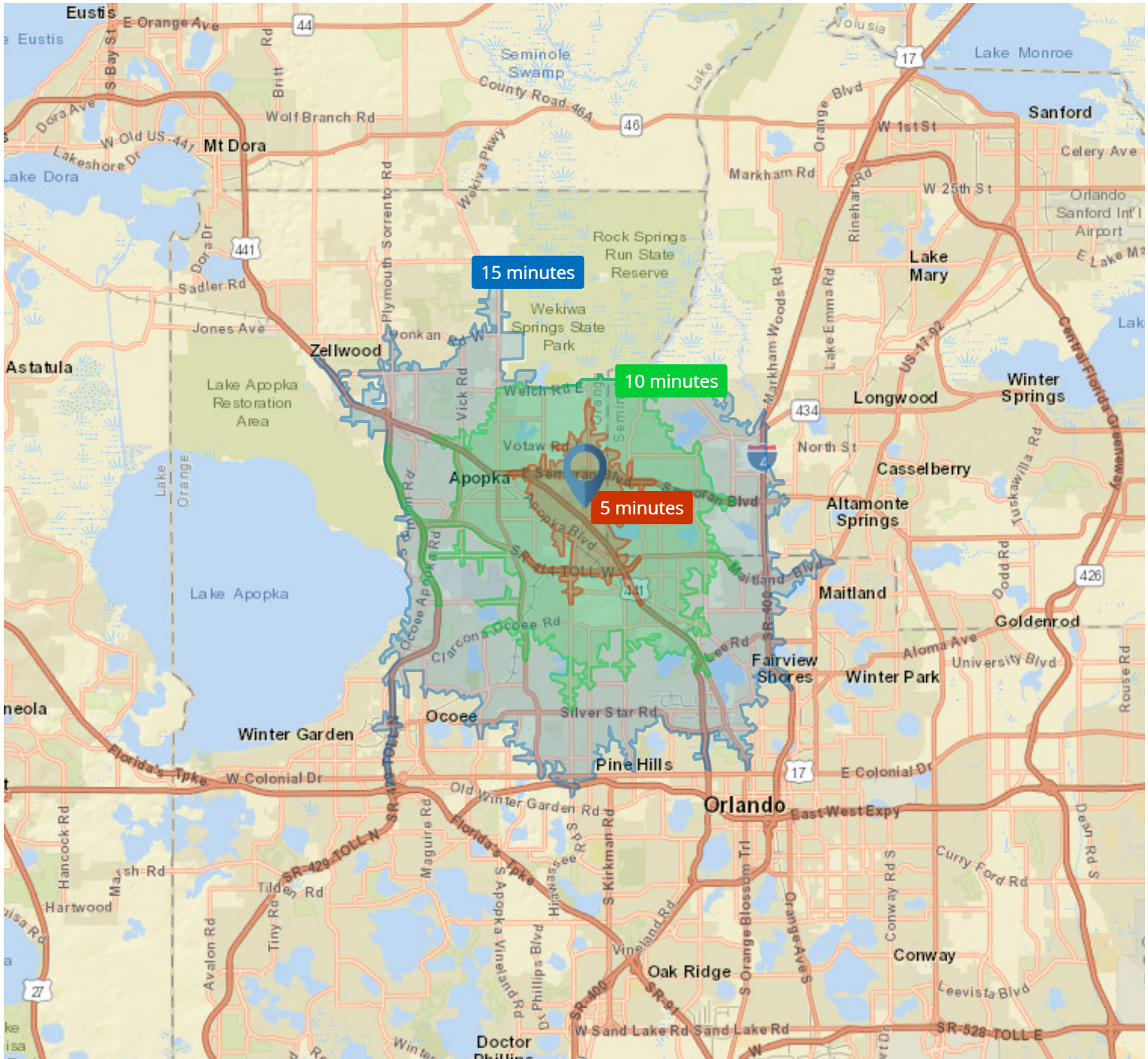
DATE
12-10-15

SHEET TITLE
FLOOR PLANS

SHEET NUMBER

A1

PROJECT NO.
028-15



DRIVETIME: 5 MINUTES

Demographic & Income Profile

SUMMARY	CENSUS 2010	2017	2022
Population	20,472	22,418	24,030
Households	7,230	7,797	8,311
Families	5,306	5,683	6,041
Average Household Size	2.80	2.85	2.87
Owner Occupied Housing Units	4,937	4,940	5,181
Renter Occupied Housing Units	2,293	2,857	3,130
Median Age	35.7	36.7	37.3

TRENDS: 2017 - 2022 ANNUAL RATE	AREA	STATE	NATIONAL
Population	1.40%	1.36%	0.83%
Households	1.29%	1.30%	0.79%
Families	1.23%	1.25%	0.71%
Owner HHs	0.96%	1.19%	0.72%
Median Household Income	1.77%	2.13%	2.12%

DATA FOR ALL BUSINESSES IN AREA

Total Businesses	931
Total Employees	11,633
Total Residential Population	22,418
Employee/Residential Population Ratio	0.52

BY SIC CODES	BUSINESSES		EMPLOYEES	
	NUMBER	PERCENT	NUMBER	PERCENT
Agriculture & Mining	30	3.2%	287	2.5%
Construction	89	9.6%	789	6.8%
Manufacturing	54	5.8%	1,451	12.5%
Transportation	18	1.9%	201	1.7%
Communication	14	1.5%	815	7.0%
Utility	2	0.2%	53	0.5%
Wholesale Trade	53	5.7%	614	5.3%
Retail Trade Summary	216	23.2%	3,287	28.3%
Home Improvement	14	1.5%	143	1.2%
General Merchandise Stores	13	1.4%	987	8.5%
Food Stores	34	3.7%	556	4.8%
Auto Dealers, Gas Stations, Auto Aftermarket	34	3.7%	295	2.5%
Apparel & Accessory Stores	9	1.0%	40	0.3%
Furniture & Home Furnishings	17	1.8%	107	0.9%
Eating & Drinking Places	50	5.4%	846	7.3%
Miscellaneous Retail	45	4.8%	312	2.7%
Finance, Insurance, Real Estate Summary	61	6.6%	316	2.7%
Banks, Savings & Lending Institutions	15	1.6%	101	0.9%
Securities Brokers	9	1.0%	55	0.5%
Insurance Carriers & Agents	13	1.4%	47	0.4%
Real Estate, Holding, Other Investment Offices	25	2.7%	113	1.0%
Services Summary	361	38.8%	3,737	32.1%
Hotels & Lodging	5	0.5%	38	0.3%
Automotive Services	50	5.4%	424	3.6%
Motion Pictures & Amusements	21	2.3%	167	1.4%
Health Services	43	4.6%	619	5.3%
Legal Services	3	0.3%	11	0.1%
Education Institutions & Libraries	21	2.3%	940	8.1%

BY SIC CODES	BUSINESSES		EMPLOYEES	
	NUMBER	PERCENT	NUMBER	PERCENT
Other Services	216	23.2%	1,539	13.2%
Government	9	1.0%	67	0.6%
Unclassified Establishments	25	2.7%	17	0.1%
Totals	931	100.0%	11,633	100.0%

BY NAICS CODES	BUSINESSES		EMPLOYEES	
	NUMBER	PERCENT	NUMBER	PERCENT
Agriculture, Forestry, Fishing & Hunting	2	0.2%	175	1.5%
Mining	0	0.0%	0	0.0%
Utilities	1	0.1%	3	0.0%
Construction	94	10.1%	856	7.4%
Manufacturing	57	6.1%	1,468	12.6%
Wholesale Trade	51	5.5%	612	5.3%
Retail Trade	162	17.4%	2,413	20.7%
Motor Vehicle & Parts Dealers	30	3.2%	259	2.2%
Furniture & Home Furnishings Stores	8	0.9%	83	0.7%
Electronics & Appliance Stores	7	0.8%	19	0.2%
Bldg Material & Garden Equipment & Supplies Dealers	14	1.5%	143	1.2%
Food & Beverage Stores	30	3.2%	540	4.6%
Health & Personal Care Stores	14	1.5%	79	0.7%
Gasoline Stations	4	0.4%	37	0.3%
Clothing & Clothing Accessories Stores	10	1.1%	44	0.4%
Sport Goods, Hobby, Book, & Music Stores	9	1.0%	116	1.0%
General Merchandise Stores	13	1.4%	987	8.5%
Miscellaneous Store Retailers	12	1.3%	89	0.8%
Nonstore Retailers	10	1.1%	19	0.2%
Transportation & Warehousing	11	1.2%	182	1.6%
Information	23	2.5%	909	7.8%

BY NAICS CODES	BUSINESSES		EMPLOYEES	
	NUMBER	PERCENT	NUMBER	PERCENT
Finance & Insurance	39	4.2%	215	1.8%
Central Bank/Credit Intermediation & Related Activities	17	1.8%	113	1.0%
Securities, Commodity Contracts & Other Financial	9	1.0%	55	0.5%
Investments & Other Related Activities; Funds, Trusts &	13	1.4%	47	0.4%
Real State, Rental & Leasing	49	5.3%	425	3.7%
Professional, Scientific & Tech Services	65	7.0%	384	3.3%
Legal Services	3	0.3%	11	0.1%
Management of Companies & Enterprises	0	0.0%	0	0.0%
Administrative & Support & Waste Management & Remediation	53	5.7%	364	3.1%
Educational Services	25	2.7%	977	8.4%
Health Care & Social Assistance	67	7.2%	1,008	8.7%
Arts, Entertainment & Recreation	8	0.9%	80	0.7%
Accommodation & Food Services	54	5.8%	884	7.6%
Accommodation	5	0.5%	38	0.3%
Food Services & Drinking Places	50	5.4%	846	7.3%
Other Services (except Public Administration)	137	14.7%	599	5.1%
Automotive Repair & Maintenance	39	4.2%	129	1.1%
Public Administration	9	1.0%	67	0.6%
Unclassified Establishments	24	2.6%	12	0.1%
Totals	931	100.0%	11,633	100.0%

HOUSEHOLDS BY INCOME	2017		2022	
	NUMBER	PERCENT	NUMBER	PERCENT
<\$15,000	812	10.4%	845	10.2%
\$15,000 - \$24,999	947	12.1%	927	11.2%
\$25,000 - \$34,999	816	10.5%	743	8.9%
\$35,000 - \$49,999	1,136	14.6%	1,044	12.6%
\$50,000 - \$74,999	1,659	21.3%	1,686	20.3%

HOUSEHOLDS BY INCOME	2017		2022	
	NUMBER	PERCENT	NUMBER	PERCENT
\$75,000 - \$99,999	1,025	13.1%	1,264	15.2%
\$100,000 - \$149,999	817	10.5%	1,023	12.3%
\$150,000 - \$199,999	318	4.1%	414	5.0%
\$200,000+	267	3.4%	365	4.4%
Median Household Income	\$51,862		\$56,607	
Average Household Income	\$68,396		\$78,469	
Per Capita Income	\$23,998		\$27,293	

POPULATION BY AGE	CENSUS 2010		2017		2022	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
0 - 4	1,488	7.3%	1,518	6.8%	1,637	6.8%
5 - 9	1,424	7.0%	1,443	6.4%	1,508	6.3%
10 - 14	1,513	7.4%	1,457	6.5%	1,578	6.6%
15 - 19	1,417	6.9%	1,373	6.1%	1,437	6.0%
20 - 24	1,322	6.5%	1,542	6.9%	1,445	6.0%
25 - 34	2,866	14.0%	3,377	15.1%	3,635	15.1%
35 - 44	2,926	14.3%	2,921	13.0%	3,272	13.6%
45 - 54	3,085	15.1%	2,950	13.2%	2,848	11.9%
55 - 64	2,173	10.6%	2,853	12.7%	3,013	12.5%
65 - 74	1,260	6.2%	1,826	8.1%	2,243	9.3%
75 - 84	699	3.4%	820	3.7%	1,066	4.4%
85+	301	1.5%	341	1.5%	348	1.4%

DRIVETIME: 5 MINUTES

Market Profile

POPULATION BY SEX	2010	2017	2022
Males	9,944	10,946	11,792
Females	10,528	11,473	12,239

POPULATION 15+ BY MARITAL STATUS	2017
Total	18,001
Never Married	34.1%
Married	46.4%
Widowed	5.4%
Divorced	14.0%

CIVILIAN POPULATION 16+ IN LABOR FORCE	2017
Civilian Employed	94.8%
Civilian Unemployed	5.2%

EMPLOYED POPULATION 16+ BY INDUSTRY	2017
Total	11,793
Agriculture/Mining	1.0%
Construction	12.4%
Manufacturing	6.2%
Wholesale Trade	2.2%
Retail Trade	13.3%
Transportation/Utilities	6.6%

EMPLOYED POPULATION 16+ BY INDUSTRY

2017

Information	1.7%
Finance/Insurance/Real Estate	6.7%
Services	46.1%
Public Administration	3.9%

EMPLOYED POPULATION 16+ BY OCCUPATION

2017

Total	11,793
White Collar	55.0%
Management/Business/Financial	13.5%
Professional	17.9%
Sales	11.4%
Administrative Support	12.2%
Services	19.9%
Blue Collar	25.1%
Farming/Forestry/Fishing	0.7%
Construction/Extraction	10.0%
Installation/Maintenance/Repair	3.6%
Production	4.0%
Transportation/Material Moving	6.8%

HOUSEHOLDS BY TYPE

Total	7,230	100%
Households with 1 Person	1,442	19.9%
Households with 2+ People	5,788	80.1%
Family Households	5,306	73.4%
Husband-wife Families	3,619	50.1%
With Own Children	1,618	22.4%
Other Family (No Spouse Present)	1,687	23.3%

HOUSEHOLDS BY TYPE

With Own Children	920	12.7%
Nonfamily Households	482	6.7%
All Households with Children	2,873	39.7%
Multigenerational Households	454	6.3%
Unmarried Partner Households	598	8.3%
Male-female	527	7.3%
Same-sex	71	1.0%
Average Household Size	2.80	

FAMILY HOUSEHOLDS BY SIZE

Total	7,232
1 Person	19.9%
2 People	32.0%
3 People	18.5%
4 People	16.0%
5 People	7.9%
6 People	3.2%
7+ People	2.5%

POPULATION 25+ BY EDUCATIONAL ATTAINMENT

Total	15,087
Less than 9th Grade	6.8%
9th - 12th Grade, No Diploma	7.7%
High School Graduate	27.4%
GED/Alternative Credential	5.6%
Some College, No Degree	20.8%
Associate Degree	10.6%
Bachelor's Degree	14.0%

POPULATION 25+ BY EDUCATIONAL ATTAINMENT

Graduate/Profesional Degree

7.0%

DRIVETIME: 5 MINUTES

Tapestry

TOP TAPESTRY SEGMENTS	PERCENT	SUMMARY DEMOGRAPHIC	2017	2022
1. Metro Fusion (11C)	21.3%	Population	22,418	24,030
2. American Dreamers (7C)	19.7%	Households	7,797	8,311
3. Home Improvement (4B)	18.0%	Families	5,683	6,041
4. Green Acres (6A)	17.5%	Median Age	36.7	37.3
5. Front Porches (8E)	12.8%	Median Household Income	\$51,862	\$56,607

DRIVETIME: 10 MINUTES

Demographic & Income Profile

SUMMARY	CENSUS 2010	2017	2022
Population	112,521	123,246	132,242
Households	41,186	44,595	47,638
Families	28,961	31,056	33,041
Average Household Size	2.71	2.75	2.76
Owner Occupied Housing Units	27,041	27,033	28,566
Renter Occupied Housing Units	14,145	17,562	19,072
Median Age	35.8	36.8	37.3

TRENDS: 2017 - 2022 ANNUAL RATE	AREA	STATE	NATIONAL
Population	1.42%	1.36%	0.83%
Households	1.33%	1.30%	0.79%
Families	1.25%	1.25%	0.71%
Owner HHs	1.11%	1.19%	0.72%
Median Household Income	1.84%	2.13%	2.12%

DATA FOR ALL BUSINESSES IN AREA

Total Businesses	3,586
Total Employees	37,726
Total Residential Population	123,246
Employee/Residential Population Ratio	0.31

BY SIC CODES	BUSINESSES		EMPLOYEES	
	NUMBER	PERCENT	NUMBER	PERCENT
Agriculture & Mining	97	2.7%	589	1.6%
Construction	351	9.8%	3,469	9.2%
Manufacturing	146	4.1%	3,508	9.3%
Transportation	79	2.2%	801	2.1%
Communication	43	1.2%	1,281	3.4%
Utility	8	0.2%	181	0.5%
Wholesale Trade	179	5.0%	1,583	4.2%
Retail Trade Summary	778	21.7%	10,805	28.6%
Home Improvement	67	1.9%	1,180	3.1%
General Merchandise Stores	32	0.9%	2,054	5.4%
Food Stores	108	3.0%	1,756	4.7%
Auto Dealers, Gas Stations, Auto Aftermarket	103	2.9%	652	1.7%
Apparel & Accessory Stores	33	0.9%	160	0.4%
Furniture & Home Furnishings	83	2.3%	556	1.5%
Eating & Drinking Places	183	5.1%	3,000	8.0%
Miscellaneous Retail	169	4.7%	1,448	3.8%
Finance, Insurance, Real Estate Summary	268	7.5%	1,671	4.4%
Banks, Savings & Lending Institutions	51	1.4%	396	1.0%
Securities Brokers	20	0.6%	243	0.6%
Insurance Carriers & Agents	63	1.8%	292	0.8%
Real Estate, Holding, Other Investment Offices	134	3.7%	741	2.0%
Services Summary	1,434	40.0%	12,266	32.5%
Hotels & Lodging	17	0.5%	165	0.4%
Automotive Services	161	4.5%	1,051	2.8%
Motion Pictures & Amusements	108	3.0%	581	1.5%
Health Services	159	4.4%	1,722	4.6%
Legal Services	16	0.4%	191	0.5%
Education Institutions & Libraries	65	1.8%	2,396	6.4%

BY SIC CODES	BUSINESSES		EMPLOYEES	
	NUMBER	PERCENT	NUMBER	PERCENT
Other Services	908	25.3%	6,160	16.3%
Government	57	1.6%	1,514	4.0%
Unclassified Establishments	147	4.1%	57	0.2%
Totals	3,586	100.0%	37,726	100.0%

BY NAICS CODES	BUSINESSES		EMPLOYEES	
	NUMBER	PERCENT	NUMBER	PERCENT
Agriculture, Forestry, Fishing & Hunting	4	0.1%	186	0.5%
Mining	1	0.0%	2	0.0%
Utilities	4	0.1%	54	0.1%
Construction	377	10.5%	3,724	9.9%
Manufacturing	156	4.4%	3,517	9.3%
Wholesale Trade	173	4.8%	1,568	4.2%
Retail Trade	572	16.0%	7,677	20.3%
Motor Vehicle & Parts Dealers	92	2.6%	593	1.6%
Furniture & Home Furnishings Stores	40	1.1%	364	1.0%
Electronics & Appliance Stores	34	0.9%	167	0.4%
Bldg Material & Garden Equipment & Supplies Dealers	66	1.8%	1,174	3.1%
Food & Beverage Stores	96	2.7%	1,729	4.6%
Health & Personal Care Stores	57	1.6%	610	1.6%
Gasoline Stations	11	0.3%	60	0.2%
Clothing & Clothing Accessories Stores	40	1.1%	179	0.5%
Sport Goods, Hobby, Book, & Music Stores	22	0.6%	271	0.7%
General Merchandise Stores	32	0.9%	2,054	5.4%
Miscellaneous Store Retailers	58	1.6%	312	0.8%
Nonstore Retailers	24	0.7%	164	0.4%
Transportation & Warehousing	54	1.5%	719	1.9%
Information	83	2.3%	1,693	4.5%

BY NAICS CODES	BUSINESSES		EMPLOYEES	
	NUMBER	PERCENT	NUMBER	PERCENT
Finance & Insurance	142	4.0%	966	2.6%
Central Bank/Credit Intermediation & Related Activities	59	1.6%	431	1.1%
Securities, Commodity Contracts & Other Financial	20	0.6%	243	0.6%
Investments & Other Related Activities; Funds, Trusts &	63	1.8%	292	0.8%
Real State, Rental & Leasing	223	6.2%	1,452	3.8%
Professional, Scientific & Tech Services	274	7.6%	2,011	5.3%
Legal Services	20	0.6%	201	0.5%
Management of Companies & Enterprises	3	0.1%	33	0.1%
Administrative & Support & Waste Management & Remediation	213	5.9%	1,547	4.1%
Educational Services	83	2.3%	2,496	6.6%
Health Care & Social Assistance	232	6.5%	2,602	6.9%
Arts, Entertainment & Recreation	67	1.9%	457	1.2%
Accommodation & Food Services	204	5.7%	3,223	8.5%
Accommodation	17	0.5%	165	0.4%
Food Services & Drinking Places	187	5.2%	3,057	8.1%
Other Services (except Public Administration)	517	14.4%	2,232	5.9%
Automotive Repair & Maintenance	120	3.3%	430	1.1%
Public Administration	57	1.6%	1,514	4.0%
Unclassified Establishments	146	4.1%	52	0.1%
Totals	3,586	100.0%	37,726	100.0%

HOUSEHOLDS BY INCOME	2017		2022	
	NUMBER	PERCENT	NUMBER	PERCENT
<\$15,000	4,777	10.7%	5,018	10.5%
\$15,000 - \$24,999	4,905	11.0%	4,817	10.1%
\$25,000 - \$34,999	4,585	10.3%	4,199	8.8%
\$35,000 - \$49,999	6,713	15.1%	6,217	13.1%
\$50,000 - \$74,999	8,919	20.0%	9,101	19.1%

HOUSEHOLDS BY INCOME	2017		2022	
	NUMBER	PERCENT	NUMBER	PERCENT
\$75,000 - \$99,999	5,786	13.0%	7,086	14.9%
\$100,000 - \$149,999	5,539	12.4%	6,871	14.4%
\$150,000 - \$199,999	1,937	4.3%	2,441	5.1%
\$200,000+	1,434	3.2%	1,889	4.0%
Median Household Income	\$52,515		\$57,522	
Average Household Income	\$69,778		\$79,284	
Per Capita Income	\$25,462		\$28,746	

POPULATION BY AGE	CENSUS 2010		2017		2022	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
0 - 4	7,639	6.8%	7,843	6.4%	8,429	6.4%
5 - 9	7,556	6.7%	7,758	6.3%	8,118	6.1%
10 - 14	8,258	7.3%	7,905	6.4%	8,534	6.5%
15 - 19	8,357	7.4%	7,732	6.3%	8,064	6.1%
20 - 24	7,561	6.7%	8,817	7.2%	8,427	6.4%
25 - 34	15,652	13.9%	18,577	15.1%	20,272	15.3%
35 - 44	15,915	14.1%	15,976	13.0%	17,710	13.4%
45 - 54	17,303	15.4%	16,633	13.5%	16,131	12.2%
55 - 64	12,576	11.2%	15,883	12.9%	16,750	12.7%
65 - 74	6,706	6.0%	10,087	8.2%	12,293	9.3%
75 - 84	3,618	3.2%	4,351	3.5%	5,712	4.3%
85+	1,379	1.2%	1,682	1.4%	1,804	1.4%

DRIVETIME: 10 MINUTES

Market Profile

POPULATION BY SEX	2010	2017	2022
Males	54,416	59,712	64,172
Females	58,105	63,534	68,070

POPULATION 15+ BY MARITAL STATUS	2017
Total	99,740
Never Married	37.5%
Married	44.5%
Widowed	4.8%
Divorced	13.2%

CIVILIAN POPULATION 16+ IN LABOR FORCE	2017
Civilian Employed	94.0%
Civilian Unemployed	6.0%

EMPLOYED POPULATION 16+ BY INDUSTRY	2017
Total	63,420
Agriculture/Mining	0.7%
Construction	7.7%
Manufacturing	4.9%
Wholesale Trade	2.4%
Retail Trade	12.6%
Transportation/Utilities	4.9%

EMPLOYED POPULATION 16+ BY INDUSTRY

2017

Information	2.4%
Finance/Insurance/Real Estate	9.1%
Services	52.1%
Public Administration	3.0%

EMPLOYED POPULATION 16+ BY OCCUPATION

2017

Total	63,420
White Collar	61.7%
Management/Business/Financial	14.6%
Professional	19.4%
Sales	13.4%
Administrative Support	14.3%
Services	18.6%
Blue Collar	19.6%
Farming/Forestry/Fishing	0.5%
Construction/Extraction	5.6%
Installation/Maintenance/Repair	3.3%
Production	3.4%
Transportation/Material Moving	6.8%

HOUSEHOLDS BY TYPE

Total	41,186	100%
Households with 1 Person	9,280	22.5%
Households with 2+ People	31,906	77.5%
Family Households	28,961	70.3%
Husband-wife Families	19,227	46.7%
With Own Children	8,321	20.2%
Other Family (No Spouse Present)	9,735	23.6%

HOUSEHOLDS BY TYPE

With Own Children	5,368	13.0%
Nonfamily Households	2,945	7.2%
All Households with Children	15,678	38.1%
Multigenerational Households	2,474	6.0%
Unmarried Partner Households	3,369	8.2%
Male-female	2,967	7.2%
Same-sex	402	1.0%
Average Household Size	2.71	

FAMILY HOUSEHOLDS BY SIZE

Total	41,188
1 Person	22.5%
2 People	31.6%
3 People	18.4%
4 People	15.3%
5 People	7.2%
6 People	2.9%
7+ People	2.1%

POPULATION 25+ BY EDUCATIONAL ATTAINMENT

Total	83,192
Less than 9th Grade	4.7%
9th - 12th Grade, No Diploma	6.8%
High School Graduate	25.1%
GED/Alternative Credential	4.9%
Some College, No Degree	22.0%
Associate Degree	10.6%
Bachelor's Degree	17.6%

POPULATION 25+ BY EDUCATIONAL ATTAINMENT

Graduate/Profesional Degree

8.2%

DRIVETIME: 10 MINUTES

Tapestry

TOP TAPESTRY SEGMENTS	PERCENT	SUMMARY DEMOGRAPHIC	2017	2022
1. American Dreamers (7C)	18.6%	Population	123,246	132,242
2. Home Improvement (4B)	15.9%	Households	44,595	47,638
3. Green Acres (6A)	11.9%	Families	31,056	33,041
4. Metro Fusion (11C)	11.6%	Median Age	36.8	37.3
5. Bright Young Professionals (8C)	10.2%	Median Household Income	\$52,515	\$57,522

DRIVETIME: 15 MINUTES

Demographic & Income Profile

SUMMARY	CENSUS 2010	2017	2022
Population	261,214	291,075	314,640
Households	95,738	105,298	113,186
Families	66,149	72,189	77,347
Average Household Size	2.71	2.75	2.77
Owner Occupied Housing Units	61,689	62,715	66,846
Renter Occupied Housing Units	34,049	42,583	46,340
Median Age	35.5	36.5	36.9

TRENDS: 2017 - 2022 ANNUAL RATE	AREA	STATE	NATIONAL
Population	1.57%	1.36%	0.83%
Households	1.46%	1.30%	0.79%
Families	1.39%	1.25%	0.71%
Owner HHs	1.28%	1.19%	0.72%
Median Household Income	1.75%	2.13%	2.12%

DATA FOR ALL BUSINESSES IN AREA

Total Businesses	9,349
Total Employees	112,262
Total Residential Population	291,075
Employee/Residential Population Ratio	0.39

BY SIC CODES	BUSINESSES		EMPLOYEES	
	NUMBER	PERCENT	NUMBER	PERCENT
Agriculture & Mining	199	2.1%	1,347	1.2%
Construction	817	8.7%	8,076	7.2%
Manufacturing	304	3.3%	7,572	6.7%
Transportation	213	2.3%	3,737	3.3%
Communication	141	1.5%	5,369	4.8%
Utility	23	0.2%	485	0.4%
Wholesale Trade	434	4.6%	5,078	4.5%
Retail Trade Summary	1,734	18.5%	22,946	20.4%
Home Improvement	155	1.7%	2,363	2.1%
General Merchandise Stores	67	0.7%	2,884	2.6%
Food Stores	212	2.3%	3,523	3.1%
Auto Dealers, Gas Stations, Auto Aftermarket	208	2.2%	1,752	1.6%
Apparel & Accessory Stores	91	1.0%	641	0.6%
Furniture & Home Furnishings	183	2.0%	1,513	1.3%
Eating & Drinking Places	431	4.6%	7,400	6.6%
Miscellaneous Retail	388	4.2%	2,870	2.6%
Finance, Insurance, Real Estate Summary	997	10.7%	11,118	9.9%
Banks, Savings & Lending Institutions	166	1.8%	2,167	1.9%
Securities Brokers	114	1.2%	1,667	1.5%
Insurance Carriers & Agents	223	2.4%	2,898	2.6%
Real Estate, Holding, Other Investment Offices	494	5.3%	4,386	3.9%
Services Summary	3,911	41.8%	43,434	38.7%
Hotels & Lodging	57	0.6%	1,170	1.0%
Automotive Services	305	3.3%	1,623	1.4%
Motion Pictures & Amusements	237	2.5%	1,913	1.7%
Health Services	485	5.2%	6,794	6.1%
Legal Services	189	2.0%	1,410	1.3%
Education Institutions & Libraries	186	2.0%	7,115	6.3%

BY SIC CODES	BUSINESSES		EMPLOYEES	
	NUMBER	PERCENT	NUMBER	PERCENT
Other Services	2,452	26.2%	23,409	20.9%
Government	117	1.3%	2,922	2.6%
Unclassified Establishments	460	4.9%	176	0.2%
Totals	9,349	100.0%	112,262	100.0%

BY NAICS CODES	BUSINESSES		EMPLOYEES	
	NUMBER	PERCENT	NUMBER	PERCENT
Agriculture, Forestry, Fishing & Hunting	11	0.1%	316	0.3%
Mining	2	0.0%	6	0.0%
Utilities	6	0.1%	81	0.1%
Construction	881	9.4%	8,548	7.6%
Manufacturing	342	3.7%	7,746	6.9%
Wholesale Trade	421	4.5%	5,026	4.5%
Retail Trade	1,246	13.3%	15,143	13.5%
Motor Vehicle & Parts Dealers	176	1.9%	1,612	1.4%
Furniture & Home Furnishings Stores	83	0.9%	829	0.7%
Electronics & Appliance Stores	75	0.8%	596	0.5%
Bldg Material & Garden Equipment & Supplies Dealers	154	1.6%	2,368	2.1%
Food & Beverage Stores	192	2.1%	3,417	3.0%
Health & Personal Care Stores	113	1.2%	1,164	1.0%
Gasoline Stations	31	0.3%	140	0.1%
Clothing & Clothing Accessories Stores	114	1.2%	738	0.7%
Sport Goods, Hobby, Book, & Music Stores	47	0.5%	381	0.3%
General Merchandise Stores	67	0.7%	2,884	2.6%
Miscellaneous Store Retailers	142	1.5%	748	0.7%
Nonstore Retailers	51	0.5%	268	0.2%
Transportation & Warehousing	151	1.6%	3,321	3.0%
Information	263	2.8%	6,658	5.9%

BY NAICS CODES	BUSINESSES		EMPLOYEES	
	NUMBER	PERCENT	NUMBER	PERCENT
Finance & Insurance	522	5.6%	6,803	6.1%
Central Bank/Credit Intermediation & Related Activities	181	1.9%	2,223	2.0%
Securities, Commodity Contracts & Other Financial	117	1.3%	1,674	1.5%
Investments & Other Related Activities; Funds, Trusts &	225	2.4%	2,906	2.6%
Real State, Rental & Leasing	631	6.7%	4,973	4.4%
Professional, Scientific & Tech Services	1,016	10.9%	11,743	10.5%
Legal Services	232	2.5%	1,805	1.6%
Management of Companies & Enterprises	12	0.1%	54	0.0%
Administrative & Support & Waste Management & Remediation	559	6.0%	5,338	4.8%
Educational Services	231	2.5%	7,300	6.5%
Health Care & Social Assistance	695	7.4%	9,262	8.3%
Arts, Entertainment & Recreation	146	1.6%	1,884	1.7%
Accommodation & Food Services	496	5.3%	8,704	7.8%
Accommodation	57	0.6%	1,170	1.0%
Food Services & Drinking Places	439	4.7%	7,534	6.7%
Other Services (except Public Administration)	1,144	12.2%	6,319	5.6%
Automotive Repair & Maintenance	221	2.4%	847	0.8%
Public Administration	117	1.3%	2,922	2.6%
Unclassified Establishments	457	4.9%	115	0.1%
Totals	9,349	100.0%	112,262	100.0%

HOUSEHOLDS BY INCOME	2017		2022	
	NUMBER	PERCENT	NUMBER	PERCENT
<\$15,000	11,237	10.7%	11,905	10.5%
\$15,000 - \$24,999	12,183	11.6%	12,057	10.7%
\$25,000 - \$34,999	11,666	11.1%	10,781	9.5%
\$35,000 - \$49,999	16,390	15.6%	15,283	13.5%
\$50,000 - \$74,999	21,206	20.1%	21,909	19.4%

HOUSEHOLDS BY INCOME	2017		2022	
	NUMBER	PERCENT	NUMBER	PERCENT
\$75,000 - \$99,999	13,075	12.4%	16,273	14.4%
\$100,000 - \$149,999	12,052	11.4%	15,251	13.5%
\$150,000 - \$199,999	4,235	4.0%	5,437	4.8%
\$200,000+	3,254	3.1%	4,290	3.8%
Median Household Income	\$50,900		\$55,507	
Average Household Income	\$67,969		\$77,333	
Per Capita Income	\$24,676		\$27,869	

POPULATION BY AGE	CENSUS 2010		2017		2022	
	NUMBER	PERCENT	NUMBER	PERCENT	NUMBER	PERCENT
0 - 4	18,251	7.0%	19,095	6.6%	20,610	6.6%
5 - 9	18,096	6.9%	19,120	6.6%	20,210	6.4%
10 - 14	18,976	7.3%	19,339	6.6%	21,141	6.7%
15 - 19	19,229	7.4%	18,482	6.3%	19,782	6.3%
20 - 24	17,130	6.6%	20,287	7.0%	19,827	6.3%
25 - 34	36,935	14.1%	43,186	14.8%	47,383	15.1%
35 - 44	37,219	14.2%	38,261	13.1%	42,287	13.4%
45 - 54	39,051	14.9%	39,028	13.4%	38,495	12.2%
55 - 64	28,891	11.1%	36,314	12.5%	38,479	12.2%
65 - 74	15,694	6.0%	23,526	8.1%	28,542	9.1%
75 - 84	8,581	3.3%	10,430	3.6%	13,487	4.3%
85+	3,161	1.2%	4,008	1.4%	4,397	1.4%

DRIVETIME: 15 MINUTES

Market Profile

POPULATION BY SEX	2010	2017	2022
Males	125,872	140,395	151,906
Females	135,342	150,680	162,735

POPULATION 15+ BY MARITAL STATUS	2017
Total	233,522
Never Married	37.8%
Married	44.3%
Widowed	5.0%
Divorced	12.9%

CIVILIAN POPULATION 16+ IN LABOR FORCE	2017
Civilian Employed	93.4%
Civilian Unemployed	6.6%

EMPLOYED POPULATION 16+ BY INDUSTRY	2017
Total	145,493
Agriculture/Mining	0.7%
Construction	6.9%
Manufacturing	4.9%
Wholesale Trade	2.8%
Retail Trade	12.2%
Transportation/Utilities	4.8%

EMPLOYED POPULATION 16+ BY INDUSTRY

2017

Information	2.4%
Finance/Insurance/Real Estate	8.2%
Services	54.3%
Public Administration	2.9%

EMPLOYED POPULATION 16+ BY OCCUPATION

2017

Total	145,493
White Collar	59.6%
Management/Business/Financial	14.1%
Professional	18.4%
Sales	12.9%
Administrative Support	14.2%
Services	21.6%
Blue Collar	18.8%
Farming/Forestry/Fishing	0.5%
Construction/Extraction	5.0%
Installation/Maintenance/Repair	3.2%
Production	3.5%
Transportation/Material Moving	6.6%

HOUSEHOLDS BY TYPE

Total	95,738	100%
Households with 1 Person	22,614	23.6%
Households with 2+ People	73,124	76.4%
Family Households	66,149	69.1%
Husband-wife Families	43,102	45.0%
With Own Children	18,684	19.5%
Other Family (No Spouse Present)	23,047	24.1%

HOUSEHOLDS BY TYPE

With Own Children	12,453	13.0%
Nonfamily Households	6,975	7.3%
All Households with Children	36,048	37.7%
Multigenerational Households	6,044	6.3%
Unmarried Partner Households	7,726	8.1%
Male-female	6,783	7.1%
Same-sex	943	1.0%
Average Household Size	2.71	

FAMILY HOUSEHOLDS BY SIZE

Total	95,738
1 Person	23.6%
2 People	31.0%
3 People	17.8%
4 People	14.7%
5 People	7.4%
6 People	3.1%
7+ People	2.4%

POPULATION 25+ BY EDUCATIONAL ATTAINMENT

Total	194,754
Less than 9th Grade	5.5%
9th - 12th Grade, No Diploma	7.7%
High School Graduate	24.6%
GED/Alternative Credential	4.2%
Some College, No Degree	21.2%
Associate Degree	10.2%
Bachelor's Degree	18.0%

POPULATION 25+ BY EDUCATIONAL ATTAINMENT

Graduate/Profesional Degree

8.7%

DRIVETIME: 15 MINUTES

Tapestry

TOP TAPESTRY SEGMENTS	PERCENT	SUMMARY DEMOGRAPHIC	2017	2022
1. American Dreamers (7C)	19.3%	Population	291,075	314,640
2. Metro Fusion (11C)	10.2%	Households	105,298	113,186
3. Home Improvement (4B)	9.7%	Families	72,189	77,347
4. Middleburg (4C)	8.2%	Median Age	36.5	36.9
5. Family Foundations (12A)	7.3%	Median Household Income	\$50,900	\$55,507

Source: demographic data provided by esri & business data provided by Infogroup, Inc. All rights reserved.