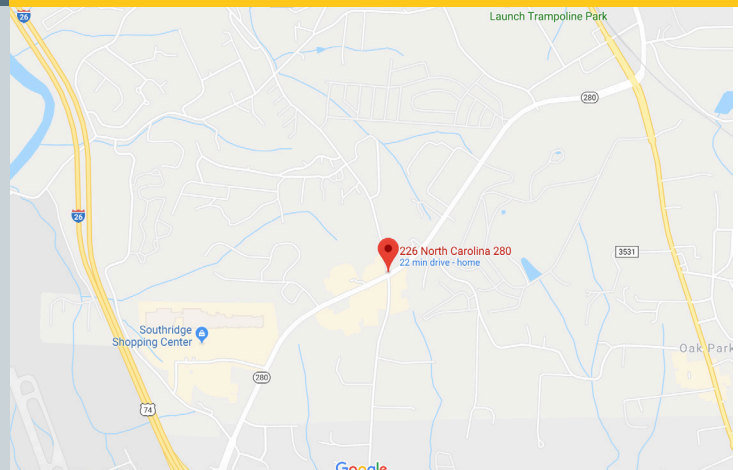




Retail Space

- 1,000-4,000 SF retail or medical
- New construction
- Airport Road corridor; lighted corner
- Signage on building and monument
- 28,000 VPD
- Demographics attached
- \$28 PSF NNN; \$4.00 CAM estimated
- Burger King, National Medical user on site

For Lease or Sale





	1 mile	3 miles	5 miles
Population			
2000 Population	2,854	20,625	35,059
2010 Population	3,763	26,515	47,457
2018 Population	4,989	30,886	56,263
2023 Population	5,498	34,231	61,889
2000-2010 Annual Rate	2.80%	2.54%	3.07%
2010-2018 Annual Rate	3.48%	1.87%	2.08%
2018-2023 Annual Rate	1.96%	2.08%	1.92%
2018 Male Population	48.7%	47.8%	48.0%
2018 Female Population	51.3%	52.2%	52.0%
2018 Median Age	36.2	41.8	43.5

In the identified area, the current year population is 56,263. In 2010, the Census count in the area was 47,457. The rate of change since 2010 was 2.08% annually. The five-year projection for the population in the area is 61,889 representing a change of 1.92% annually from 2018 to 2023. Currently, the population is 48.0% male and 52.0% female.

Median Age

The median age in this area is 36.2, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	74.4%	84.6%	86.1%
2018 Black Alone	11.8%	6.0%	5.3%
2018 American Indian/Alaska Native Alone	0.3%	0.3%	0.3%
2018 Asian Alone	1.9%	3.0%	3.1%
2018 Pacific Islander Alone	0.2%	0.1%	0.1%
2018 Other Race	8.3%	3.6%	2.8%
2018 Two or More Races	3.0%	2.4%	2.3%
2018 Hispanic Origin (Any Race)	23.2%	8.7%	7.0%

Persons of Hispanic origin represent 7.0% of the population in the identified area compared to 18.3% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 35.2 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	1,233	8,469	14,739
2010 Households	1,555	11,118	20,311
2018 Total Households	2,014	12,873	24,011
2023 Total Households	2,200	14,234	26,370
2000-2010 Annual Rate	2.35%	2.76%	3.26%
2010-2018 Annual Rate	3.18%	1.79%	2.05%
2018-2023 Annual Rate	1.78%	2.03%	1.89%
2018 Average Household Size	2.47	2.37	2.32

The household count in this area has changed from 20,311 in 2010 to 24,011 in the current year, a change of 2.05% annually. The five-year projection of households is 26,370, a change of 1.89% annually from the current year total. Average household size is currently 2.32, compared to 2.31 in the year 2010. The number of families in the current year is 14,915 in the specified area.

Source: Esri ©2018



	1 mile	3 miles	5 miles
Median Household Income			
2018 Median Household Income	\$45,661	\$55,400	\$57,189
2023 Median Household Income	\$51,166	\$59,764	\$62,735
2018-2023 Annual Rate	2.30%	1.53%	1.87%
Average Household Income			
2018 Average Household Income	\$54,991	\$74,807	\$81,668
2023 Average Household Income	\$61,558	\$82,760	\$90,815
2018-2023 Annual Rate	2.28%	2.04%	2.15%
Per Capita Income			
2018 Per Capita Income	\$22,110	\$31,763	\$35,172
2023 Per Capita Income	\$24,543	\$34,993	\$38,992
2018-2023 Annual Rate	2.11%	1.96%	2.08%

Households by Income

Current median household income is \$57,189 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$62,735 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$81,668 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$90,815 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$35,172 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$38,992 in five years, compared to \$36,530 for all U.S. households

Housing			
2000 Total Housing Units	1,360	9,192	16,033
2000 Owner Occupied Housing Units	854	6,115	10,776
2000 Renter Occupied Housing Units	379	2,354	3,963
2000 Vacant Housing Units	127	723	1,294
2010 Total Housing Units	1,714	12,195	22,483
2010 Owner Occupied Housing Units	995	7,456	13,623
2010 Renter Occupied Housing Units	560	3,662	6,688
2010 Vacant Housing Units	159	1,077	2,172
2018 Total Housing Units	2,200	14,010	26,205
2018 Owner Occupied Housing Units	1,263	8,099	14,947
2018 Renter Occupied Housing Units	751	4,774	9,064
2018 Vacant Housing Units	186	1,137	2,194
2023 Total Housing Units	2,402	15,447	28,601
2023 Owner Occupied Housing Units	1,436	9,046	16,555
2023 Renter Occupied Housing Units	764	5,188	9,815
2023 Vacant Housing Units	202	1,213	2,231

Currently, 57.0% of the 26,205 housing units in the area are owner occupied; 34.6%, renter occupied; and 8.4% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 22,483 housing units in the area - 60.6% owner occupied, 29.7% renter occupied, and 9.7% vacant. The annual rate of change in housing units since 2010 is 7.05%. Median home value in the area is \$245,620, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 2.78% annually to \$281,739.

Source: Esri ©2018

