

For Sale

9225 Pocahontas Trail & 9201 Pocahontas Trail Williamsburg, Virginia



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

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Commercial Real Estate, LLC

*This information was obtained from sources deemed to be reliable, but is not warranted.
This offer subject to errors and omissions, or withdrawal, without notice.*

FOR SALE OR BUILD TO SUIT
9225 Pocahontas Trail
&
9201 Pocahontas Trail
Williamsburg, Virginia

Location: Greenmount Industrial Park
9225 Pocahontas Trail
9201 Pocahontas Trail

Description: The Park is located just west of the Newport News City line in the Williamsburg submarket of James City County. Green Mount is currently home to Wal-Mart and Haynes Furniture's distribution centers consisting of 2.5 million square feet of warehouse distribution space.

Parcel Size: 3.485 acres – 9225 Pocahontas
3.946 acres – 9201 Pocahontas
7.431 acres – both parcels

Sales Price: \$600,000.00

Zoning: M2 – General Industrial

**Additional
Information:**

- Utilities to site
- Bulk of parcels already cleared
- Owner will consider a build to suit
- Conveniently located within 3 miles of I-64 and just off Route 60
- Served by all major utilities
- The park is located in the James River Enterprise Zone allowing for both local and state capital investment incentives.
- James City County has purchased right of way for the relocation of Route 60. This right of way fronts the property.

Also included:

- Plat
- Aerial
- Map
- Zoning Matrix

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This map shows the Williamsburg, Virginia area, including the James River and surrounding roads. A red line highlights the Pocahontas Trail, with several points marked along it. A purple box highlights the address 9225 Pocahontas Tr, Williamsburg, VA 23185. Other landmarks include the United States Naval Weapons Station, Lee Hall, Fort Eustis Military Reservation, and the Colonial National Historical Park. A scale bar at the bottom indicates distances from 0 to 3 miles.

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Chapter 24

ARTICLE V. DISTRICTS

DIVISION 12. GENERAL INDUSTRIAL DISTRICT, M-2

Sec. 24-435. Statement of intent.

The primary purpose of the General Industrial District, M-2, is to establish an area where the principal use of land is for industrial operations which are not compatible with residential or commercial service establishments. The specific intent of this district is to accomplish the following:

- (1) Encourage the use of land for industrial purposes;
 - (2) Prohibit residential and commercial service developments on land reserved for industrial uses; and
 - (3) Establish minimum requirements to protect the health, safety and welfare of the citizens of James City County from the effects of the development of industrial uses.
- (Ord. No. 31A-88, § 20-95, 4-8-85; Ord. No. 31A-144, 6-1-92)

Sec. 24-436. Permitted uses.

In the General Industrial District, M-2, buildings to be erected or land to be used shall be for one or more of the following or similar uses:

Accessory uses as defined in section 24-2.

An apartment or living quarters for a guard, caretaker, proprietor, or other person employed on the premises which is clearly secondary to the industrial use of the property.

Antennas and towers, self-supported (not attached to buildings), and tower mounted wireless communications facilities which are 60 feet or less in height.

Automobile service stations; if fuel is sold, then in accordance with section 24-38.

Banks and other similar financial institutions as an accessory use to other permitted uses.

Boiler shops.

Breweries and other necessary associated activities.

Business, professional and governmental offices.

Child day care centers as an accessory use to other permitted uses.

Contractor offices, equipment storage yards, shops and warehouses.

Drop-forge industries, manufacturing, forgings with a power hammer.

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Electrical generation facilities (public or private), steam generation facilities, electrical substations with a capacity of 5,000 kilovolt amperes or more and electrical transmission lines capable of transmitting 69 kilovolts or more.

Fire stations.

Health clubs, exercise clubs, and fitness centers as an accessory use to other permitted uses.

Heavy equipment sales and service, with major repair limited to a fully enclosed building or screened with landscaping and fencing from adjacent property.

Industrial and technical training schools.

Janitorial service establishments.

Laser technology production.

Manufacture and assembly of musical instruments, toys, novelties and rubber and metal stamps.

Manufacture and bottling of soft drinks and wine.

Manufacture and processing of acrylic and other synthetic fibers.

Manufacture and processing of textiles and textile products.

Manufacture and sale of manufactured homes, mobile homes, modular homes and industrialized housing units.

Manufacture and sale of wood products.

Manufacture and storage of ice, including dry ice.

Manufacture, assembly or fabrication of sheet metal products.

Manufacture, compounding, assembly or treatment of products made from previously prepared paper, plastic, metal, textiles, tobacco, wood, paint, fiber glass, glass, rubber, wax, leather, cellophane, canvas, felt, fur, horn, hair, yarn, and stone.

Manufacture, compounding, processing or packaging of cosmetic, toiletry and pharmaceutical products.

Manufacture, compounding, processing or packaging of food and food products, but not the slaughter of animals.

Manufacture of batteries.

Manufacture of boats, marine equipment and boat trailers.

Manufacture of cans and other metal products from previously processed metals.

Manufacture of carpets and carpet yams.

Manufacture of furniture.

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Manufacture of glass and glass products.

Manufacture of pottery and ceramic products, using kilns fired only by gas or electricity.

Manufacture or assembly of aircraft and aircraft parts.

Manufacture or assembly of appliances, tools, firearms, hardware products and heating, cooling or ventilating equipment.

Manufacture or assembly of automobiles, trucks, machinery or equipment.

Manufacture or assembly of electronic instruments, electronic devices or electronic components.

Manufacture or assembly of medical, drafting, metering, marine, photographic and mechanical instruments.

Marine or waterfront businesses to include the receipt, storage and transshipment of waterborne commerce, or seafood receiving, packing or distribution.

Metal foundry and heavy weight casting.

Off-street parking as required by section 24-53.

Post offices.

Printing and publishing establishments.

Private streets within "qualifying industrial parks" in accordance with section 24-55.

Propane storage, distribution, and sale.

Publicly owned solid waste container sites.

Radio and television stations and accessory antenna or towers, self-supported (not attached to buildings), which are 60 feet or less in height.

Research, development and design facilities or laboratories.

Restaurants as an accessory use to other permitted uses.

Retail sales of products related to the main use, provided floor area for retail sales comprises less than 25 percent of the first floor area of the main use.

Security service offices.

Structural iron and steel fabrication.

Telephone exchanges and telephone switching stations.

Timbering in accordance with section 24-43.

Warehouse, storage and distribution centers.

Water impoundments, new or expansion of, less than 50 acres and with dam heights of less than 25 feet.

Water well drilling establishments.

Welding and machine shops including punch presses and drop hammers.

Wireless communications facilities that utilize alternative mounting structures, or are building mounted, or are camouflaged, and comply with division 6, Wireless Communications Facilities. (Ord. No. 31 A-88, § 20-96,4-8-85; Ord. No. 31A-110, 9-12-88; Ord. No. 31A-128,12-3-90; Ord. No. 31A-144, 6-1-92; Ord. No. 31A-146, 8-3-92; Ord. No. 31A-150, 4-5-93; Ord. No. 31A-167, 3-26-96; Ord. No. 31A-176,5-26-98; Ord. No. 31A-177, 8-18-98; Ord.No.31A-214,8-10-04; Ord.No.31A-229,9-25-07; Ord. No. 31A-236, 8-12-08)

Sec. 24-437. Uses permitted by special use permit only.

In the General Industrial District, M-2, buildings to be erected or land to be used for one or more of the following or similar uses shall be permitted only after the issuance of a special use permit by the board of supervisors:

Antennas and towers (not attached to buildings) in excess of 60 feet in height.

Asphalt mixing plants.

Automobile graveyards and scrap metal storage yards.

Child day care centers.

Crushed stone, sand, gravel, or mineral mining; storage and distribution of same.

Heliports, helistops and accessory uses.

Manufacture and compounding of chemicals.

Manufacture of cement, lime, gypsum, bricks and non-previously prepared stone products (i.e., stone and rock used for general erosion control and road construction).

Petroleum refining.

Petroleum storage.

Railroad facilities including tracks, bridges, switching yards, and stations. However, spur lines which are to serve and are accessory to existing or proposed development adjacent to existing railroad right-of-ways and track and safety improvements in existing railroad right-of-ways are permitted generally and shall not require a special use permit.

Ready mix concrete production.

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Resource recovery facilities.

Solid waste transfer stations.

Tower mounted wireless communication facilities in accordance with division 6, Wireless Communications Facilities, in excess of 60 feet in height.

Transmission pipelines (public or private), including pumping stations and accessory storage, for natural gas, propane gas, petroleum products, chemicals, slurry coal and any other gases, liquids or solids. However, extensions or private connections to existing pipelines, which are intended to serve an individual customer and which are accessory to existing or proposed development, are permitted generally and shall not require a special use permit.

Truck stops; if fuel is sold, then in accordance with section 24-38.

Truck terminals; if fuel is sold, then in accordance with section 24-38.

Water facilities (public or private), and sewer facilities (public), including, but not limited to, treatment plants, pumping stations storage facilities and transmission mains, wells and associated equipment such as pumps to be owned and operated by political jurisdictions. However, the following are permitted generally and shall not require a special use permit:

- (a) Private connections to existing mains that are intended to serve an individual customer and that are accessory to existing or proposed development, with no additional connections to be made to the line; and
- (b) Distribution lines and local facilities within a development, including pump stations.

Water impoundments, new or expansion of, 50 acres or more or with dam heights of 25 feet or more.

Wood preserving operations. (Ord. No. 31A-88, §20-96.1, 4-8-85; Ord. No. 31A-144, 6-1-92; Ord. No. 31A-146, 8-3-92; Ord. No. 31A-149, 2-1-93; Ord. No. 31A-153, 11-1-93; Ord. No. 31A-176, 5-26-98; Ord. No. 31A-177, 8-18-98; Ord. No. 31A-214, 8-10-04; Ord. No. 31A-236, 8-12-08)

Sec. 24-438. Outdoor operations and storage.

Any commercial or industrial operation or storage conducted in whole or in part out-of-doors, shall meet the requirements of section 24-41 of this chapter. (Ord. No. 31A-144, 6-1-92)

Sec. 24-439. Area requirements and minimum lot width.

- (a) Minimum lot size shall be 10,000 square feet.
- (b) Minimum width of lots shall be 75 feet at the setback line.
(No. 31A-88, §§ 20-97, 20-98, 4-8-85; Ord. No. 31A-144, 6-1-92)

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Sec. 24-440. Setback requirements.

(a) Structures shall be located 50 feet or more from any street right-of-way which is 50 feet or greater in width. Where the street right-of-way is less than 50 feet in width, structures shall be located 75 feet or more from the center line of the street. The minimum setback of any portion of a structure which is in excess of 35 feet in height shall be increased one foot for each three feet of the structure's height in excess of 35 feet.

(b) The minimum setback shall also be increased to a minimum of 75 feet from any street with a right-of-way 50 feet or greater in width and 100 feet from any street with a right-of-way of less than 50 feet of width when the property immediately across the street is zoned residential. The minimum setback of any portion of a structure across the street from property zoned residential which is in excess of 35 feet in height shall be increased one foot for each two feet of the structure's height in excess of 35 feet.

(Ord. No. 31A-88, § 20-98.1, 4-8-85; Ord. No. 31A-144, 6-1-92)

Sec. 24-441. Yard regulations.

(a) Structures shall be located 20 feet or more from side or rear property lines. The side and rear yards for any section of a structure in excess of 35 feet in height shall be increased one foot for each three feet of height in excess of 35 feet.

(b) The minimum side yard shall be increased to 75 feet if the side yard adjoins property in a residential district, or an agricultural district that is designated for residential use on the Comprehensive Plan. The minimum rear yard shall be increased to 75 feet if the rear yard adjoins property in a residential district or an agricultural district that is designated for residential use on the Comprehensive Plan. The minimum side and rear yards for any section of a structure in excess of 35 feet in height shall be increased one foot for each two feet of height in excess of 35 feet.

(c) Accessory structures may be located within the required side or rear yards upon approval of the planning commission; provided, however, that no structure shall be located within ten feet of any property line. (Ord. No. 31A-88, § 20-98.2, 4-8-85; Ord. No. 31A-100, 4-6-87; Ord. No. 31A-112, 2-6-89; Ord. No. 31A-123, 7-2-90; Ord. No. 31A-144, 6-1-92; Ord. No. 31A-177, 8-18-98)

Sec. 24-442. Reserved.

Sec. 24-443. Special provisions for the waiver of area, lot width, yard and setback requirements.

The following may be eligible for a waiver from any part of section 24-439 through 24-441:

The subdivision of business/industrial property on which business and industrial units for sale, for sale in condominium or for lease are both:

- (a) Constructed as part of a multiunit structure in which the units share common walls or as part of a multiple-structure commercial development; and
- (b) The entire development has been planned and designed as a comprehensive coordinated unit under a single master plan.

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In these instances, the planning commission may grant, at its discretion, a waiver from any part of section 24-439 through 24-441 upon finding:

- (1) The overall complex or structure, if considered as a single unit, meets all of the requirements of sections 24-439 through 24-441;
- (2) Adequate parking is provided as per the requirements of this chapter. The planning commission also may require recordation of adequate easements or other agreements to guarantee access and maintenance of the parking areas and other common areas;
- (3) Adequate provisions are made to assure compliance with the requirements of this chapter with regards to signs. The planning commission also may require the recordation of adequate easements or agreements to allow grouping of signs on one standard sign, placement of signs in common areas or other appropriate arrangements made necessary as a result of the reduced frontage or yard area of the individual units; and
- (4) The complex or structure is adequately designed and serviced from the standpoint of safety. The county fire chief finds that the fire safety equipment to be installed is adequately designed, and the county building official finds that the complex is designed to conform to the Uniform Statewide Building Code, so as to offer adequate protection to life and property.

(Ord. No. 31A-88, § 20-98.4,4-8-85; Ord. No. 31A-123,7-2-90; Ord. No. 31A-144, 6-1-92; Ord. No. 31A-177,8-18-98)

Sec. 24-444. Height limits and height limitation waivers.

(a) Structures may be erected up to 60 feet in height from grade to the top of the structure. Camouflaged wireless communications facilities may be erected to a total height of 120 feet from grade. Structures in excess of 60 feet in height from grade to the top of the structure may be erected only upon the granting of a height limitation waiver by the board of supervisors.

(b) Water towers, chimneys, flues, flagpoles, communication, antennae, mechanical penthouse, electrical, plumbing, elevator, parapet walls or other accessory mechanical functions which are part of or on top of a main structure shall be considered part of the structure.

(c) Upon application for a height limitation waiver, the payment of appropriate fees, notification of adjacent property owners and following a public hearing, the board of supervisors may grant a height limitation waiver upon finding that:

- (1) Additional setbacks have been provided as required by section 24-440 and section 24-441; however, the Board may waive additional setbacks in excess of 60 feet;
- (2) Such structure will not obstruct light from adjacent property;
- (3) Such structure will not impair the enjoyment of historic attractions and areas of significant historic interest and surrounding developments;
- (4) Such structure will not impair property values in the area;

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(5) Such structure is adequately designed and served from the standpoint of safety and that the county fire chief finds the fire safety equipment to be installed is adequately designed and that the structure is reasonably well located in relation to fire stations and equipment, so as to offer adequate protection to life and property; and

(6) Such structure will not be contrary to the public health, safety and general welfare.
(Ord. No. 31A-88, § 20-99,4-8-85; Ord. No. 31A-144, 6-1-92; Ord. No. 31A-166, 1-23-96; Ord. No. 31A-176,5-26-98)

Sec. 24-445. Reserved.

Sec. 24-446. Sign regulations and parking requirements.

(a) To assure an appearance and condition which is consistent with the purposes of the General Industrial District, M-2, outdoor signs on the properties within the district shall comply with the regulations for exterior signs in article II, division 3 of this chapter.

(b) Off-street parking and off-street loading shall be provided as required in sections 24-53 and 24-54.
(Ord. No. 31A-88, § 20-100,4-8-85; Ord. No. 31A-144, 6-1-92)

Sec. 24-447. Utilities.

All development in the General Industrial District, M-2, shall be served by public water and sewer unless this requirement is waived in accordance with section 24-448. The location of all utilities and utility easements shall be shown on the site plans and be approved as per article III, Site Plan, of this chapter. (Ord. No. 31A-88, § 20-100.1, 4-8-85; Ord. No. 31A-111, 1-9-89; Ord. No. 31A-144, 6-1-92)

Sec. 24-448. Public utilities waiver.

(a) The board of supervisors may waive the public water and sewer service requirement specified by section 24-447 upon finding:

- (1) The development is located in the primary service area as designated by the land use element of the Comprehensive Plan;
- (2) The development is located in an area not planned for extension of public water or sewer service as part of the adopted master water or sewer plan; and
- (3) The development causes no adverse impact on the water resources of the county.

(b) A condition of such waiver shall be that the development shall connect to public water and sewer at such time that the board of supervisors determines utilities are available.

(c) The board of supervisors may attach additional conditions to any such waiver,
(Ord.No.31A-III, 1-9-89)

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Sec. 24-449. Site plan review.

All structures or complexes of structures erected, altered or restored within the district shall be subject to Site Plan Review in accordance with article **III** of this chapter. (Ord. No. 31A-88, § 20-101,4-8-85; Ord. No. 31A-144, 6-1-92)

Sees. 24-450 - 24-459. Reserved.

AGENCY DISCLOSURE

In a real estate transaction, when the Agent represents the:

Seller/Landlord:

then an Agent under a listing agreement with a seller acts as the agent for the seller. The listing company and all of its broker/agents, and the selling company and all of its agents as subagents of the seller, would owe their fiduciary duties to the seller. The broker and broker's agents may still provide buyer/tenants, as customers, with information about properties and available financing, may show them properties, and may assist them in preparing an offer to purchase, option or lease a particular property.

Buyer/Tenant:

then an Agent under a contract with a buyer acts as the agent for that buyer only, as a "Buyer/Broker/Agent," and the Agent is not the seller's agent, even if the Purchase Contract provides that the Seller or the Listing Broker will pay the Agent for the services rendered to the buyer/tenant. An Agent acting as the buyer's/tenant's agent must disclaim sub agency if offered and must disclose the Buyer/Tenant Broker/Agent relationship when dealing with the seller's/landlord's Agent or the Seller/Landlord. The Buyer/Tenant Broker/Agent owes its fiduciary duties to the buyer/tenant.

Buyer and Seller (Acting as a Dual Agent):

then an Agent, either acting directly or through one or more of the brokerage firm's other Agents, may be the Agent of both the buyer and the seller, but only if the scope of the agency is limited by a written agreement and only with the express knowledge and written consent of both the buyer and the seller. An Agent representing both the buyer and the seller must disclose all information regarding the agency relationship, including the limitation on the Agent's ability to represent either party fully and exclusively. The Agent must not disclose to either party, without the prior consent of the party adversely affected by the disclosure, any information obtained within the confidentiality and trust of the fiduciary relationship. As an example, the Agent must not tell the buyer that the seller will accept a price lower than the listing price, nor tell the seller that the buyer will pay a price offered, without the prior consent of the party adversely affected by the disclosure.

Campana Waltz Commercial Real Estate, LLC is the _____ Listing Broker, _____ Buyer Broker, _____ Dual Agent for the property submitted in this information package.

Acknowledged by:

Campana Waltz Commercial Real Estate, LLC



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Demographics for 9225 Pocahontas Trail, Williamsburg, VA 23185

Population	1-mi.	3-mi.	5-mi.
2009 Male Population	1,372	4,001	15,927
2009 Female Population	1,148	3,706	17,003
% 2009 Male Population	54.44%	51.91%	48.37%
% 2009 Female Population	45.56%	48.09%	51.63%
2009 Total Adult Population	1,869	5,573	23,362
2009 Total Daytime Population	2,448	7,574	28,451
2009 Total Daytime Work Population	1,023	3,212	11,395
2009 Median Age Total Population	30	29	30
2009 Median Age Adult Population	36	37	40
2009 Age 0-5	197	733	3,349
2009 Age 6-13	300	912	4,196
2009 Age 14-17	154	489	2,023
2009 Age 18-20	101	409	1,391
2009 Age 21-24	193	604	2,083
2009 Age 25-29	274	775	2,724
2009 Age 30-34	234	621	2,495
2009 Age 35-39	271	704	2,719
2009 Age 40-44	236	645	2,536
2009 Age 45-49	177	512	2,164
2009 Age 50-54	94	329	1,741
2009 Age 55-59	74	234	1,327
2009 Age 60-64	58	199	1,062
2009 Age 65-69	63	199	1,028
2009 Age 70-74	43	154	816
2009 Age 75-79	27	98	669
2009 Age 80-84	15	55	366
2009 Age 85+	8	36	242
% 2009 Age 0-5	7.82%	9.51%	10.17%
% 2009 Age 6-13	11.91%	11.83%	12.74%
% 2009 Age 14-17	6.11%	6.34%	6.14%
% 2009 Age 18-20	4.01%	5.31%	4.22%
% 2009 Age 21-24	7.66%	7.84%	6.33%
% 2009 Age 25-29	10.88%	10.05%	8.27%
% 2009 Age 30-34	9.29%	8.06%	7.58%
% 2009 Age 35-39	10.76%	9.13%	8.26%
% 2009 Age 40-44	9.37%	8.37%	7.70%
% 2009 Age 45-49	7.03%	6.64%	6.57%
% 2009 Age 50-54	3.73%	4.27%	5.29%
% 2009 Age 55-59	2.94%	3.04%	4.03%
% 2009 Age 60-64	2.30%	2.58%	3.22%
% 2009 Age 65-69	2.50%	2.58%	3.12%
% 2009 Age 70-74	1.71%	2.00%	2.48%
% 2009 Age 75-79	1.07%	1.27%	2.03%
% 2009 Age 80-84	0.60%	0.71%	1.11%
% 2009 Age 85+	0.32%	0.47%	0.73%
2009 White Population	1,357	4,125	16,482
2009 Black Population	944	2,913	13,207
2009 Asian/Hawaiian/Pacific Islander	44	139	1,061
2009 American Indian/Alaska Native	14	37	130
2009 Other Population (Incl 2+ Races)	161	493	2,051
2009 Hispanic Population	139	486	2,172
2009 Non-Hispanic Population	2,382	7,221	30,759
% 2009 White Population	53.85%	53.52%	50.05%
% 2009 Black Population	37.46%	37.80%	40.11%
% 2009 Asian/Hawaiian/Pacific Islander	1.75%	1.80%	3.22%
% 2009 American Indian/Alaska Native	0.56%	0.48%	0.39%

% 2009 Other Population (Incl 2+ Races)	6.39%	6.40%	6.23%
% 2009 Hispanic Population	5.51%	6.31%	6.60%
% 2009 Non-Hispanic Population	94.49%	93.69%	93.40%
2000 Non-Hispanic White	1,237	4,185	16,577
2000 Non-Hispanic Black	924	2,711	11,732
2000 Non-Hispanic Amer Indian/Alaska Native	3	20	95
2000 Non-Hispanic Asian	20	69	799
2000 Non-Hispanic Hawaiian/Pacific Islander	n/a	2	48
2000 Non-Hispanic Some Other Race	n/a	n/a	33
2000 Non-Hispanic Two or More Races	43	221	826
% 2000 Non-Hispanic White	55.55%	58.06%	55.05%
% 2000 Non-Hispanic Black	41.49%	37.61%	38.96%
% 2000 Non-Hispanic Amer Indian/Alaska Native	0.13%	0.28%	0.32%
% 2000 Non-Hispanic Asian	0.90%	0.96%	2.65%
% 2000 Non-Hispanic Hawaiian/Pacific Islander	0.00%	0.03%	0.16%
% 2000 Non-Hispanic Some Other Race	0.00%	0.00%	0.11%
% 2000 Non-Hispanic Two or More Races	1.93%	3.07%	2.74%

Population Change

	1-mi.	3-mi.	5-mi.
Total Employees	n/a	n/a	n/a
Total Establishments	n/a	n/a	n/a
2009 Total Population	2,520	7,707	32,930
2009 Total Households	815	2,959	13,284
Population Change 1990-2009	441	488	6,242
Household Change 1990-2009	97	380	3,573
% Population Change 1990-2009	21.21%	6.76%	23.39%
% Household Change 1990-2009	13.51%	14.73%	36.79%
Population Change 2000-2009	135	38	1,342
Household Change 2000-2009	102	326	1,623
% Population Change 2000-2009	5.66%	0.50%	4.25%
% Households Change 2000-2009	14.31%	12.38%	13.92%

Housing

	1-mi.	3-mi.	5-mi.
2000 Total Housing Units	796	2,995	12,970
2000 Occupied Housing Units	680	2,600	11,642
2000 Owner Occupied Housing Units	511	1,478	7,118
2000 Renter Occupied Housing Units	170	1,122	4,523
2000 Vacant Housing Units	116	395	1,329
% 2000 Occupied Housing Units	85.43%	86.81%	89.76%
% 2000 Owner Occupied Housing Units	64.12%	49.35%	54.88%
% 2000 Renter Occupied Housing Units	21.33%	37.46%	34.87%
% 2000 Vacant Housing Units	14.55%	13.19%	10.25%

Income

	1-mi.	3-mi.	5-mi.
2009 Median Household Income	\$32,082	\$37,872	\$44,629
2009 Per Capita Income	\$13,978	\$19,253	\$29,140
2009 Average Household Income	\$43,219	\$50,146	\$72,235
2009 Household Income < \$10,000	54	127	748
2009 Household Income \$10,000-\$14,999	96	246	682
2009 Household Income \$15,000-\$19,999	81	262	847
2009 Household Income \$20,000-\$24,999	81	228	892
2009 Household Income \$25,000-\$29,999	65	238	726
2009 Household Income \$30,000-\$34,999	72	209	933
2009 Household Income \$35,000-\$39,999	80	295	957
2009 Household Income \$40,000-\$44,999	53	256	925
2009 Household Income \$45,000-\$49,999	50	288	1,181
2009 Household Income \$50,000-\$59,999	71	408	1,489
2009 Household Income \$60,000-\$74,999	33	182	1,084
2009 Household Income \$75,000-\$99,999	47	123	1,481
2009 Household Income \$100,000-\$124,999	7	41	614
2009 Household Income \$125,000-\$149,999	21	31	297
2009 Household Income \$150,000-\$199,999	3	16	178
2009 Household Income \$200,000-\$249,999	n/a	2	79
2009 Household Income \$250,000-\$499,999	n/a	7	165
2009 Household Income \$500,000+	n/a	n/a	5
2009 Household Income \$200,000+	n/a	9	249
% 2009 Household Income < \$10,000	6.63%	4.29%	5.63%
% 2009 Household Income \$10,000-\$14,999	11.79%	8.31%	5.13%
% 2009 Household Income \$15,000-\$19,999	9.95%	8.85%	6.38%
% 2009 Household Income \$20,000-\$24,999	9.95%	7.71%	6.72%
% 2009 Household Income \$25,000-\$29,999	7.99%	8.04%	5.47%

% 2009 Household Income \$30,000-\$34,999	8.85%	7.06%	7.02%
% 2009 Household Income \$35,000-\$39,999	9.83%	9.97%	7.20%
% 2009 Household Income \$40,000-\$44,999	6.51%	8.65%	6.96%
% 2009 Household Income \$45,000-\$49,999	6.14%	9.73%	8.89%
% 2009 Household Income \$50,000-\$59,999	8.72%	13.79%	11.21%
% 2009 Household Income \$60,000-\$74,999	4.05%	6.15%	8.16%
% 2009 Household Income \$75,000-\$99,999	5.77%	4.16%	11.15%
% 2009 Household Income \$100,000-\$124,999	0.86%	1.39%	4.62%
% 2009 Household Income \$125,000-\$149,999	2.58%	1.05%	2.24%
% 2009 Household Income \$150,000-\$199,999	0.37%	0.54%	1.34%
% 2009 Household Income \$200,000-\$249,999	0.00%	0.07%	0.59%
% 2009 Household Income \$250,000-\$499,999	0.00%	0.24%	1.24%
% 2009 Household Income \$500,000+	0.00%	0.00%	0.04%
% 2009 Household Income \$200,000+	0.00%	0.30%	1.87%

Retail Sales Volume

	1-mi.	3-mi.	5-mi.
2009 Children/Infants Clothing Stores	\$205,489	\$875,701	\$5,181,920
2009 Jewelry Stores	\$152,380	\$650,377	\$3,791,569
2009 Mens Clothing Stores	\$353,415	\$1,385,824	\$7,803,547
2009 Shoe Stores	\$318,512	\$1,287,402	\$7,360,548
2009 Womens Clothing Stores	\$688,942	\$2,624,057	\$14,141,292
2009 Automobile Dealers	\$3,575,781	\$17,214,539	\$96,564,853
2009 Automotive Parts/Acc/Repair Stores	\$481,909	\$2,075,786	\$11,707,302
2009 Other Motor Vehicle Dealers	\$154,523	\$625,573	\$3,572,254
2009 Tire Dealers	\$124,248	\$545,229	\$3,093,729
2009 Hardware Stores	\$41,109	\$240,421	\$1,881,100
2009 Home Centers	\$434,572	\$1,947,061	\$10,737,291
2009 Nursery/Garden Centers	\$120,898	\$558,755	\$3,224,197
2009 Outdoor Power Equipment Stores	\$36,431	\$230,723	\$1,240,111
2009 Paint/Wallpaper Stores	\$16,208	\$76,135	\$403,871
2009 Appliance/TV/Other Electronics Stores	\$388,387	\$1,544,069	\$8,822,310
2009 Camera/Photographic Supplies Stores	\$62,728	\$267,313	\$1,510,548
2009 Computer/Software Stores	\$203,816	\$852,967	\$4,643,716
2009 Beer/Wine/Liquor Stores	\$229,490	\$959,937	\$5,649,417
2009 Convenience/Specialty Food Stores	\$308,227	\$1,910,243	\$12,258,153
2009 Restaurant Expenditures	\$1,481,501	\$8,342,597	\$55,104,735
2009 Supermarkets/Other Grocery excl Conv	\$2,738,303	\$11,743,719	\$66,046,334
2009 Furniture Stores	\$386,010	\$1,645,664	\$9,272,022
2009 Home Furnishings Stores	\$247,585	\$985,287	\$5,824,793
2009 Gen Merch/Appliance/Furniture Stores	\$3,550,091	\$14,697,944	\$82,651,279
2009 Gasoline Stations w/ Convenience Stores	\$2,371,376	\$9,439,767	\$53,862,127
2009 Other Gasoline Stations	\$2,063,148	\$7,529,525	\$41,603,975
2009 Department Stores excl Leased Depts	\$3,938,480	\$16,242,015	\$91,473,594
2009 General Merchandise Stores	\$3,164,082	\$13,052,280	\$73,379,256
2009 Other Health/Personal Care Stores	\$243,643	\$1,123,689	\$6,239,363
2009 Pharmacies/Drug Stores	\$1,323,762	\$5,680,016	\$31,746,554
2009 Pet/Pet Supplies Stores	\$206,645	\$852,441	\$4,670,048
2009 Book/Periodical/Music Stores	\$131,623	\$339,204	\$1,536,172
2009 Hobby/Toy/Game Stores	\$68,398	\$451,958	\$2,184,862
2009 Musical Instrument/Supplies Stores	\$33,380	\$150,472	\$847,923
2009 Sewing/Needlework/Piece Goods Stores	\$18,132	\$56,989	\$294,496
2009 Sporting Goods Stores	\$204,763	\$638,387	\$4,501,558
2009 Video Tape Stores - Retail	\$31,120	\$131,716	\$745,925