

# HIGH PROFILE MULTI-TENANT RETAIL - CONCORD, NC

1421 CONCORD PARKWAY N | CONCORD, NC 28025



PRESENTED BY:

**THE PROVIDENCE GROUP**

EXCELLENCE IN RETAIL REAL ESTATE

# HIGH PROFILE MULTI-TENANT RETAIL - CONCORD, NC

1421 CONCORD PARKWAY N | CONCORD, NC 28025

PRESENTED BY:



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MARKET AERIAL

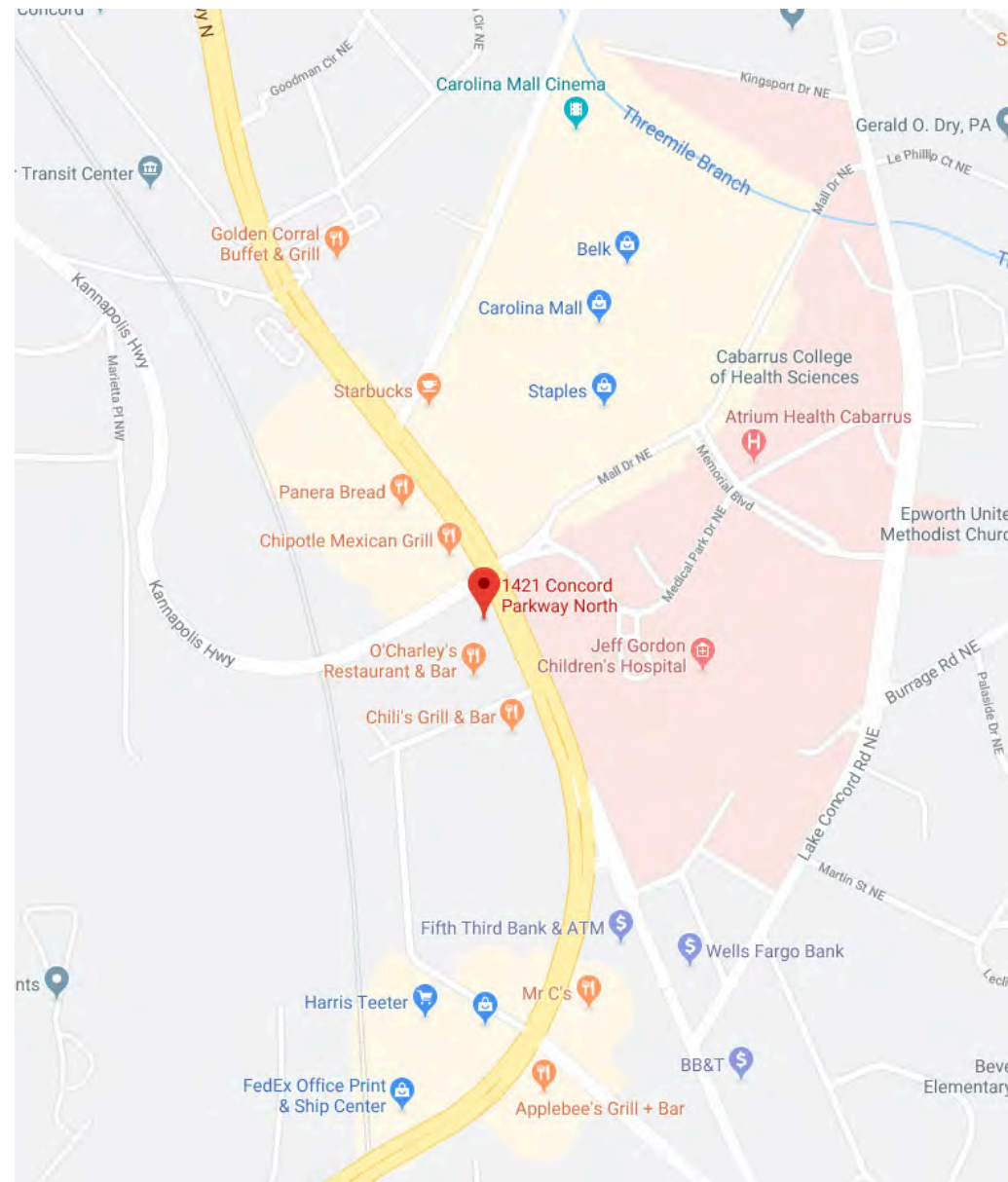
CLOSE AERIAL W/ SITE PLAN OVERLAY

SITE PLAN

ELEVATION RENDERING

FLOOR PLAN

FULL DEMOGRAPHIC REPORT



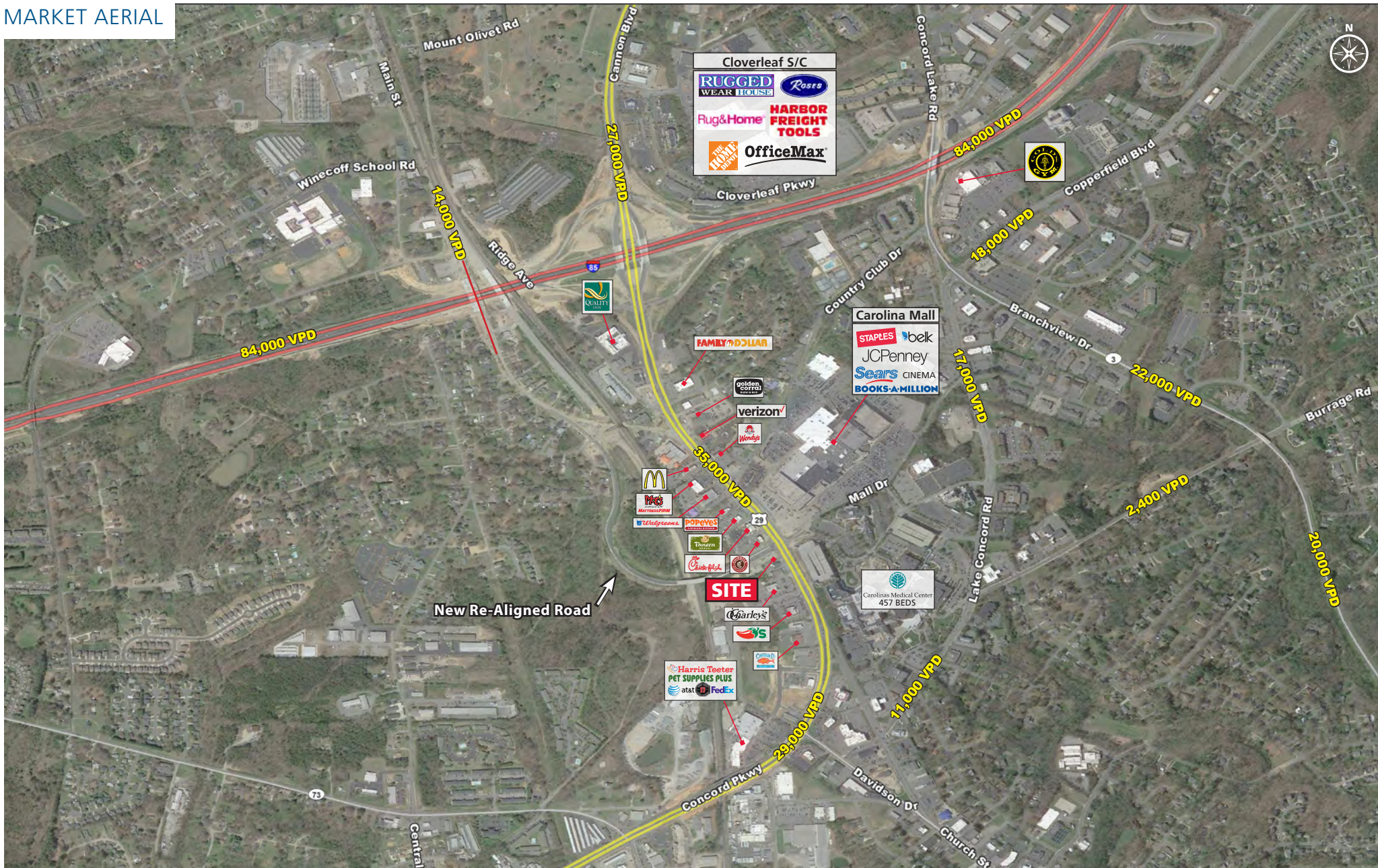
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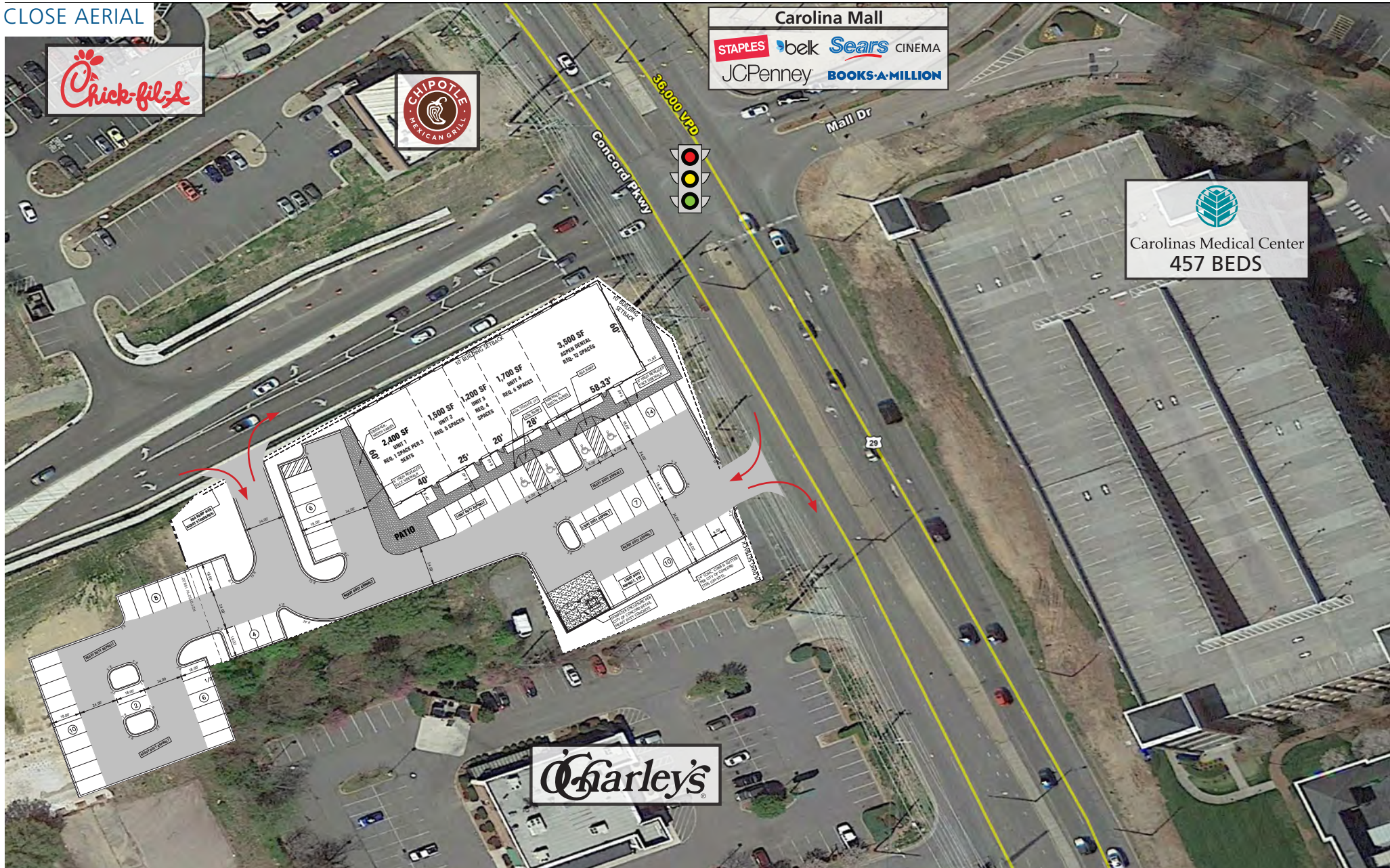
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CLOSE AERIAL



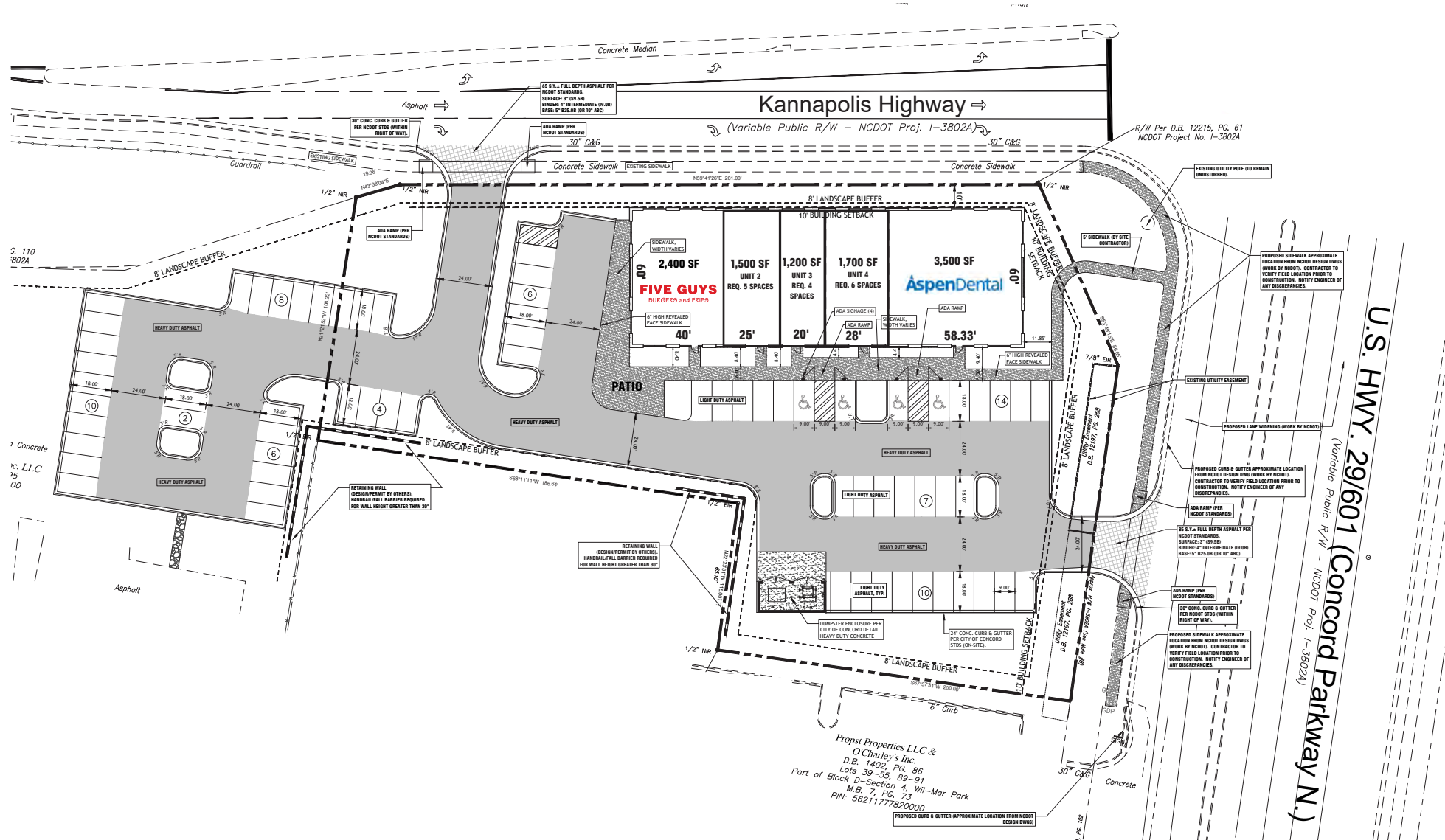
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# HIGH PROFILE MULTI-TENANT RETAIL - CONCORD, NC

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## SITE PLAN



300 West Summit Ave | Suite 250 | Charlotte, North Carolina 28203

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# HIGH PROFILE MULTI-TENANT RETAIL - CONCORD, NC

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ELEVATION RENDERING



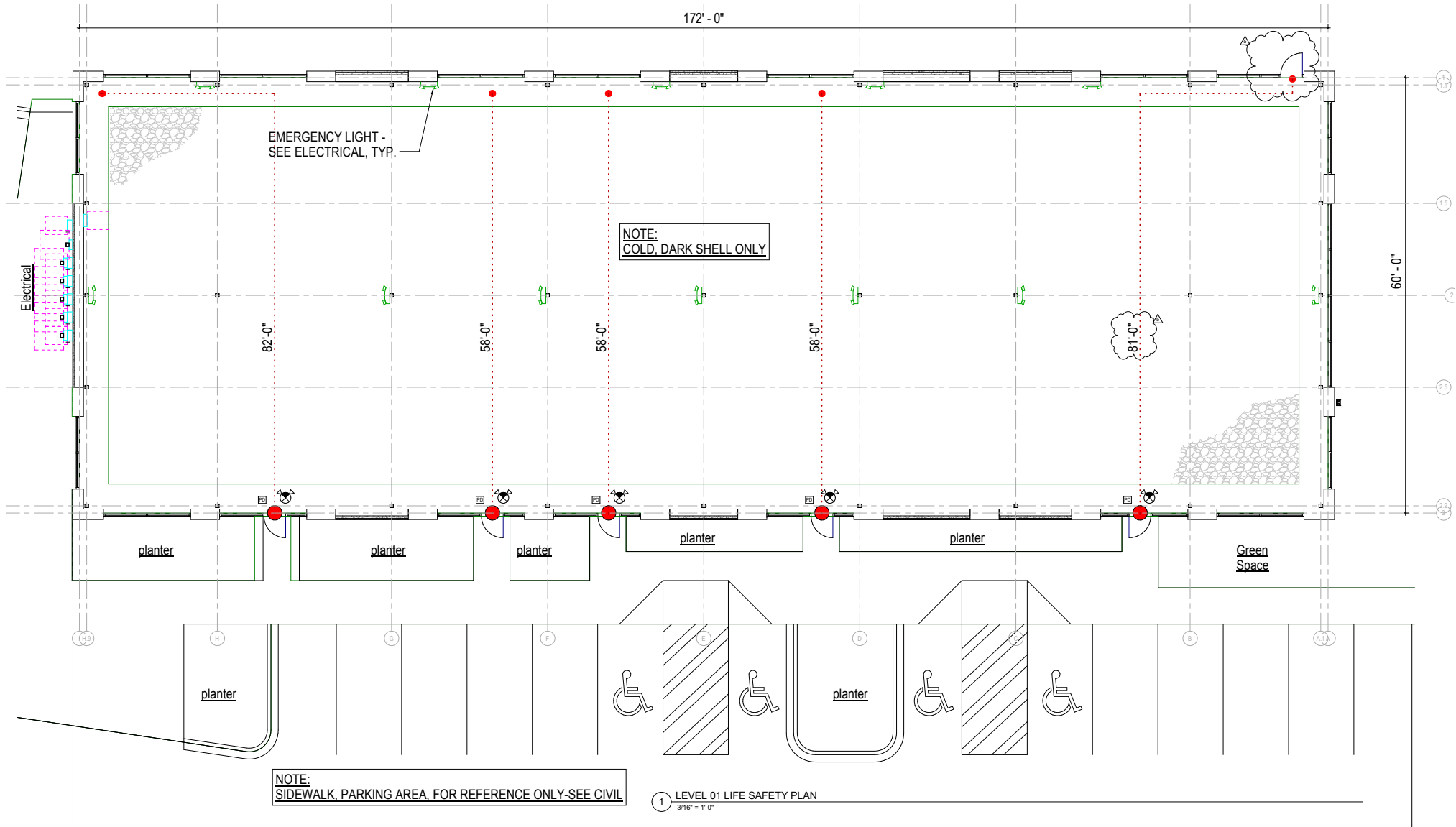
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# HIGH PROFILE MULTI-TENANT RETAIL - CONCORD, NC

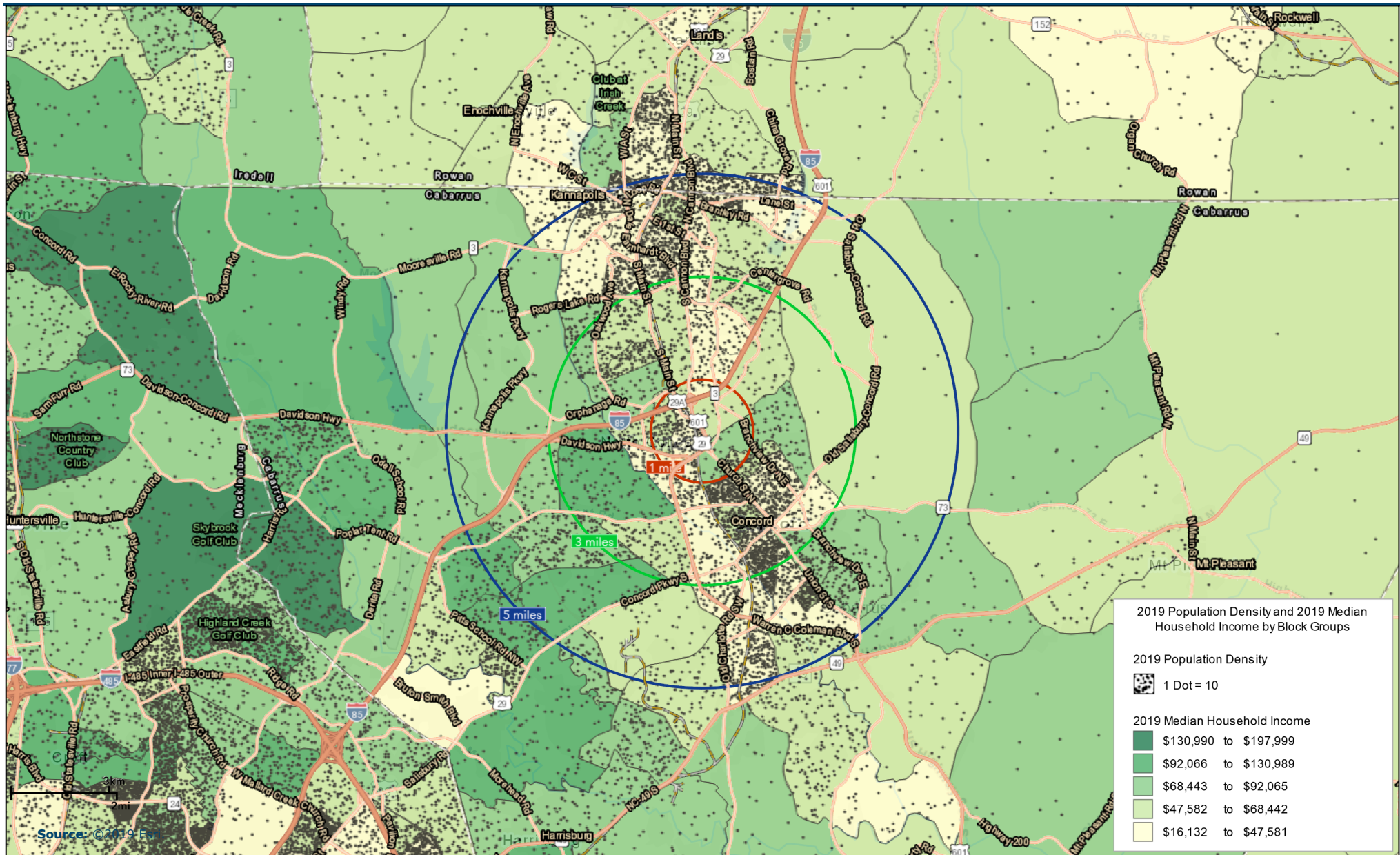
1421 CONCORD PARKWAY N | CONCORD, NC 28025

## FLOOR PLAN





# 1421 Concord Parkway North, Concord, NC





# Market Profile

1421 Concord Pkwy N, Concord, North Carolina, 28025  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 35.43720  
Longitude: -80.60512

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	4,535	37,016	77,521
2010 Total Population	4,726	41,250	87,577
2019 Total Population	5,039	44,724	98,619
2019 Group Quarters	107	856	1,012
2024 Total Population	5,304	47,446	105,344
2019-2024 Annual Rate	1.03%	1.19%	1.33%
2019 Total Daytime Population	14,210	55,102	101,692
Workers	11,682	31,396	50,079
Residents	2,528	23,706	51,613
<b>Household Summary</b>			
2000 Households	1,939	14,304	30,254
2000 Average Household Size	2.26	2.49	2.51
2010 Households	2,028	16,004	33,834
2010 Average Household Size	2.27	2.52	2.55
2019 Households	2,201	17,524	38,312
2019 Average Household Size	2.24	2.50	2.55
2024 Households	2,319	18,623	40,969
2024 Average Household Size	2.24	2.50	2.55
2019-2024 Annual Rate	1.05%	1.22%	1.35%
2010 Families	1,166	10,264	22,899
2010 Average Family Size	2.96	3.12	3.09
2019 Families	1,227	10,968	25,469
2019 Average Family Size	2.97	3.14	3.11
2024 Families	1,280	11,571	27,071
2024 Average Family Size	2.98	3.15	3.12
2019-2024 Annual Rate	0.85%	1.08%	1.23%
<b>Housing Unit Summary</b>			
2000 Housing Units	2,134	15,510	32,447
Owner Occupied Housing Units	43.6%	53.3%	60.7%
Renter Occupied Housing Units	47.2%	39.0%	32.6%
Vacant Housing Units	9.1%	7.8%	6.8%
2010 Housing Units	2,313	18,113	37,966
Owner Occupied Housing Units	38.6%	48.8%	55.6%
Renter Occupied Housing Units	49.1%	39.5%	33.5%
Vacant Housing Units	12.3%	11.6%	10.9%
2019 Housing Units	2,508	19,803	42,805
Owner Occupied Housing Units	35.1%	44.2%	51.1%
Renter Occupied Housing Units	52.7%	44.3%	38.4%
Vacant Housing Units	12.2%	11.5%	10.5%
2024 Housing Units	2,638	20,984	45,637
Owner Occupied Housing Units	35.5%	45.0%	51.9%
Renter Occupied Housing Units	52.5%	43.8%	37.9%
Vacant Housing Units	12.1%	11.3%	10.2%
<b>Median Household Income</b>			
2019	\$49,547	\$49,941	\$51,527
2024	\$53,931	\$55,107	\$57,747
<b>Median Home Value</b>			
2019	\$203,218	\$161,760	\$159,528
2024	\$233,894	\$175,838	\$174,301
<b>Per Capita Income</b>			
2019	\$30,871	\$26,267	\$26,828
2024	\$34,882	\$30,158	\$30,881
<b>Median Age</b>			
2010	36.1	35.4	36.3
2019	37.4	36.8	37.8
2024	38.1	37.3	38.6

**Data Note:** Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.



# Market Profile

1421 Concord Pkwy N, Concord, North Carolina, 28025  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 35.43720  
Longitude: -80.60512

	1 mile	3 miles	5 miles
<b>2019 Households by Income</b>			
Household Income Base	2,201	17,524	38,312
<\$15,000	11.1%	11.2%	11.6%
\$15,000 - \$24,999	9.9%	8.9%	8.3%
\$25,000 - \$34,999	9.4%	13.1%	12.5%
\$35,000 - \$49,999	20.0%	16.9%	15.8%
\$50,000 - \$74,999	21.9%	20.4%	19.6%
\$75,000 - \$99,999	8.4%	11.4%	12.2%
\$100,000 - \$149,999	9.7%	11.4%	12.6%
\$150,000 - \$199,999	4.6%	3.4%	4.1%
\$200,000+	5.0%	3.3%	3.3%
Average Household Income	\$71,674	\$67,064	\$69,110
<b>2024 Households by Income</b>			
Household Income Base	2,319	18,623	40,969
<\$15,000	8.8%	8.8%	9.1%
\$15,000 - \$24,999	8.5%	7.6%	7.1%
\$25,000 - \$34,999	8.2%	11.5%	10.9%
\$35,000 - \$49,999	19.1%	16.1%	14.8%
\$50,000 - \$74,999	23.2%	21.1%	19.9%
\$75,000 - \$99,999	9.4%	12.6%	13.4%
\$100,000 - \$149,999	11.0%	13.5%	15.1%
\$150,000 - \$199,999	6.4%	4.9%	5.8%
\$200,000+	5.4%	3.9%	3.8%
Average Household Income	\$80,858	\$76,893	\$79,492
<b>2019 Owner Occupied Housing Units by Value</b>			
Total	881	8,744	21,879
<\$50,000	1.7%	3.2%	3.4%
\$50,000 - \$99,999	10.8%	15.4%	15.9%
\$100,000 - \$149,999	21.6%	26.8%	27.2%
\$150,000 - \$199,999	15.3%	19.7%	18.3%
\$200,000 - \$249,999	11.5%	11.6%	10.9%
\$250,000 - \$299,999	11.1%	8.8%	9.2%
\$300,000 - \$399,999	8.7%	6.6%	6.5%
\$400,000 - \$499,999	6.9%	2.7%	4.0%
\$500,000 - \$749,999	9.1%	3.3%	2.8%
\$750,000 - \$999,999	2.4%	1.2%	0.8%
\$1,000,000 - \$1,499,999	0.5%	0.3%	0.5%
\$1,500,000 - \$1,999,999	0.7%	0.3%	0.3%
\$2,000,000 +	0.0%	0.1%	0.2%
Average Home Value	\$275,000	\$208,334	\$208,323
<b>2024 Owner Occupied Housing Units by Value</b>			
Total	936	9,436	23,681
<\$50,000	1.4%	2.8%	3.0%
\$50,000 - \$99,999	8.9%	13.8%	14.3%
\$100,000 - \$149,999	18.6%	23.9%	24.4%
\$150,000 - \$199,999	13.6%	18.3%	17.1%
\$200,000 - \$249,999	11.1%	12.1%	11.0%
\$250,000 - \$299,999	11.5%	9.9%	10.5%
\$300,000 - \$399,999	10.3%	8.5%	8.3%
\$400,000 - \$499,999	8.8%	3.6%	5.3%
\$500,000 - \$749,999	11.3%	4.5%	3.7%
\$750,000 - \$999,999	3.2%	1.6%	1.1%
\$1,000,000 - \$1,499,999	0.6%	0.4%	0.7%
\$1,500,000 - \$1,999,999	0.6%	0.3%	0.3%
\$2,000,000 +	0.0%	0.2%	0.2%
Average Home Value	\$304,412	\$230,013	\$231,176

**Data Note:** Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.



# Market Profile

1421 Concord Pkwy N, Concord, North Carolina, 28025  
 Rings: 1, 3, 5 mile radii

Prepared by Esri  
 Latitude: 35.43720  
 Longitude: -80.60512

	1 mile	3 miles	5 miles
<b>2010 Population by Age</b>			
Total	4,728	41,250	87,576
0 - 4	7.2%	7.8%	7.6%
5 - 9	6.3%	7.3%	7.3%
10 - 14	6.0%	6.7%	6.9%
15 - 24	14.3%	13.2%	12.8%
25 - 34	14.6%	14.3%	13.7%
35 - 44	13.4%	13.9%	14.1%
45 - 54	12.6%	12.9%	13.8%
55 - 64	10.3%	10.0%	10.7%
65 - 74	6.7%	6.7%	7.0%
75 - 84	5.7%	4.7%	4.3%
85 +	2.9%	2.4%	1.9%
18 +	77.0%	74.0%	73.9%
<b>2019 Population by Age</b>			
Total	5,040	44,724	98,619
0 - 4	6.5%	7.1%	6.8%
5 - 9	6.5%	6.9%	6.9%
10 - 14	6.3%	6.7%	6.8%
15 - 24	12.3%	12.3%	11.8%
25 - 34	15.2%	14.5%	13.8%
35 - 44	12.6%	12.9%	13.1%
45 - 54	12.0%	12.4%	12.9%
55 - 64	11.3%	11.3%	12.2%
65 - 74	8.8%	8.5%	9.0%
75 - 84	5.2%	4.8%	4.7%
85 +	3.2%	2.5%	2.1%
18 +	77.3%	75.5%	75.7%
<b>2024 Population by Age</b>			
Total	5,303	47,446	105,344
0 - 4	6.6%	7.1%	6.8%
5 - 9	6.5%	6.8%	6.7%
10 - 14	6.3%	6.7%	6.8%
15 - 24	12.1%	12.2%	11.7%
25 - 34	14.2%	14.0%	13.1%
35 - 44	13.3%	13.1%	13.4%
45 - 54	11.6%	11.7%	12.1%
55 - 64	11.1%	11.1%	11.9%
65 - 74	9.4%	9.2%	9.8%
75 - 84	6.1%	5.6%	5.6%
85 +	2.9%	2.4%	2.0%
18 +	77.1%	75.5%	75.7%
<b>2010 Population by Sex</b>			
Males	2,232	19,604	41,946
Females	2,494	21,646	45,631
<b>2019 Population by Sex</b>			
Males	2,401	21,356	47,431
Females	2,639	23,368	51,188
<b>2024 Population by Sex</b>			
Males	2,531	22,692	50,775
Females	2,773	24,755	54,569

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.



# Market Profile

1421 Concord Pkwy N, Concord, North Carolina, 28025  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 35.43720  
Longitude: -80.60512

	1 mile	3 miles	5 miles
<b>2010 Population by Race/Ethnicity</b>			
Total	4,726	41,250	87,576
White Alone	69.3%	66.3%	69.7%
Black Alone	19.0%	20.7%	19.0%
American Indian Alone	0.3%	0.4%	0.3%
Asian Alone	1.6%	1.3%	1.2%
Pacific Islander Alone	0.0%	0.1%	0.0%
Some Other Race Alone	7.3%	8.9%	7.4%
Two or More Races	2.5%	2.4%	2.3%
Hispanic Origin	13.9%	14.9%	12.6%
Diversity Index	60.7	64.0	59.3
<b>2019 Population by Race/Ethnicity</b>			
Total	5,039	44,725	98,619
White Alone	63.3%	59.9%	64.0%
Black Alone	22.9%	24.7%	22.5%
American Indian Alone	0.4%	0.4%	0.4%
Asian Alone	1.2%	1.0%	1.1%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	9.0%	10.9%	9.0%
Two or More Races	3.2%	3.1%	3.0%
Hispanic Origin	16.5%	17.7%	15.0%
Diversity Index	67.2	70.2	65.7
<b>2024 Population by Race/Ethnicity</b>			
Total	5,305	47,446	105,344
White Alone	60.1%	56.6%	60.8%
Black Alone	25.2%	26.8%	24.6%
American Indian Alone	0.4%	0.4%	0.4%
Asian Alone	1.1%	0.9%	1.0%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	9.8%	11.8%	9.9%
Two or More Races	3.4%	3.3%	3.3%
Hispanic Origin	17.9%	19.2%	16.4%
Diversity Index	70.0	72.9	68.8
<b>2010 Population by Relationship and Household Type</b>			
Total	4,726	41,250	87,577
In Households	97.4%	97.7%	98.7%
In Family Households	75.3%	80.6%	83.5%
Householder	24.6%	24.9%	26.1%
Spouse	16.1%	16.5%	18.1%
Child	28.2%	31.6%	32.2%
Other relative	4.1%	4.7%	4.4%
Nonrelative	2.2%	2.9%	2.8%
In Nonfamily Households	22.1%	17.1%	15.2%
In Group Quarters	2.6%	2.3%	1.3%
Institutionalized Population	2.5%	2.1%	1.2%
Noninstitutionalized Population	0.1%	0.2%	0.1%

**Data Note:** Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

November 21, 2019



# Market Profile

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Rings: 1, 3, 5 mile radii

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Longitude: -80.60512

	1 mile	3 miles	5 miles
<b>2019 Population 25+ by Educational Attainment</b>			
Total	3,447	29,946	66,794
Less than 9th Grade	4.4%	6.0%	5.4%
9th - 12th Grade, No Diploma	6.2%	8.0%	8.2%
High School Graduate	25.5%	24.2%	23.2%
GED/Alternative Credential	3.2%	4.0%	4.1%
Some College, No Degree	26.3%	25.7%	25.6%
Associate Degree	10.7%	8.2%	9.1%
Bachelor's Degree	15.8%	16.5%	16.3%
Graduate/Professional Degree	7.9%	7.4%	8.1%
<b>2019 Population 15+ by Marital Status</b>			
Total	4,067	35,461	78,435
Never Married	32.3%	32.0%	31.6%
Married	46.0%	48.8%	50.0%
Widowed	7.2%	6.7%	5.9%
Divorced	14.5%	12.5%	12.5%
<b>2019 Civilian Population 16+ in Labor Force</b>			
Civilian Employed	96.4%	94.4%	95.1%
Civilian Unemployed (Unemployment Rate)	3.7%	5.6%	4.9%
<b>2019 Employed Population 16+ by Industry</b>			
Total	2,541	21,126	47,531
Agriculture/Mining	0.2%	0.1%	0.3%
Construction	9.2%	9.4%	8.8%
Manufacturing	7.7%	10.0%	10.8%
Wholesale Trade	3.1%	2.9%	3.0%
Retail Trade	16.1%	12.8%	12.1%
Transportation/Utilities	8.0%	4.7%	5.3%
Information	1.1%	1.2%	1.2%
Finance/Insurance/Real Estate	6.4%	6.6%	7.2%
Services	44.9%	48.5%	47.8%
Public Administration	3.2%	3.9%	3.5%
<b>2019 Employed Population 16+ by Occupation</b>			
Total	2,541	21,126	47,529
White Collar	54.9%	52.9%	54.5%
Management/Business/Financial	10.4%	11.4%	12.5%
Professional	13.1%	15.9%	16.7%
Sales	15.4%	10.6%	10.5%
Administrative Support	16.0%	15.0%	14.8%
Services	21.8%	21.8%	20.3%
Blue Collar	23.4%	25.3%	25.2%
Farming/Forestry/Fishing	0.6%	0.3%	0.4%
Construction/Extraction	6.8%	7.1%	6.5%
Installation/Maintenance/Repair	2.6%	4.9%	4.7%
Production	5.5%	6.4%	6.9%
Transportation/Material Moving	7.9%	6.5%	6.8%
<b>2010 Population By Urban/ Rural Status</b>			
Total Population	4,726	41,250	87,577
Population Inside Urbanized Area	98.0%	97.3%	95.4%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	2.0%	2.7%	4.6%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

November 21, 2019



# Market Profile

1421 Concord Pkwy N, Concord, North Carolina, 28025  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 35.43720  
Longitude: -80.60512

	1 mile	3 miles	5 miles
<b>2010 Households by Type</b>			
Total	2,027	16,004	33,833
Households with 1 Person	35.1%	29.2%	26.7%
Households with 2+ People	64.9%	70.8%	73.3%
Family Households	57.5%	64.1%	67.7%
Husband-wife Families	37.9%	42.7%	46.9%
With Related Children	15.7%	19.7%	21.2%
Other Family (No Spouse Present)	19.6%	21.4%	20.8%
Other Family with Male Householder	4.8%	5.3%	5.2%
With Related Children	2.9%	3.3%	3.2%
Other Family with Female Householder	14.8%	16.1%	15.6%
With Related Children	10.9%	11.7%	11.0%
Nonfamily Households	7.4%	6.6%	5.6%
All Households with Children	29.8%	35.3%	35.9%
Multigenerational Households	3.3%	4.4%	4.5%
Unmarried Partner Households	6.9%	7.1%	6.7%
Male-female	6.3%	6.5%	6.1%
Same-sex	0.6%	0.6%	0.6%
<b>2010 Households by Size</b>			
Total	2,029	16,004	33,836
1 Person Household	35.0%	29.2%	26.7%
2 Person Household	33.2%	31.6%	32.4%
3 Person Household	14.3%	16.1%	17.2%
4 Person Household	9.8%	12.5%	13.1%
5 Person Household	4.7%	6.2%	6.3%
6 Person Household	1.7%	2.5%	2.5%
7 + Person Household	1.3%	2.0%	1.8%
<b>2010 Households by Tenure and Mortgage Status</b>			
Total	2,028	16,004	33,834
Owner Occupied	44.0%	55.3%	62.4%
Owned with a Mortgage/Loan	30.2%	40.8%	46.4%
Owned Free and Clear	13.8%	14.4%	16.0%
Renter Occupied	56.0%	44.7%	37.6%
<b>2010 Housing Units By Urban/ Rural Status</b>			
Total Housing Units	2,313	18,113	37,966
Housing Units Inside Urbanized Area	98.3%	97.3%	95.4%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	1.7%	2.7%	4.6%

**Data Note:** Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

November 21, 2019



# Market Profile

1421 Concord Pkwy N, Concord, North Carolina, 28025  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 35.43720  
Longitude: -80.60512

	1 mile	3 miles	5 miles
<b>Top 3 Tapestry Segments</b>			
1.	Metro Fusion (11C)	Hardscrabble Road (8G)	Middleburg (4C)
2.	Comfortable Empty Nesters (5A)	Metro Fusion (11C)	Hardscrabble Road (8G)
3.	In Style (5B)	Middleburg (4C)	Small Town Simplicity (12C)
<b>2019 Consumer Spending</b>			
Apparel & Services: Total \$	\$4,007,280	\$29,576,628	\$65,481,510
Average Spent	\$1,820.66	\$1,687.78	\$1,709.16
Spending Potential Index	85	79	80
Education: Total \$	\$2,766,488	\$20,169,689	\$45,609,978
Average Spent	\$1,256.92	\$1,150.98	\$1,190.49
Spending Potential Index	79	72	75
Entertainment/Recreation: Total \$	\$5,868,016	\$44,301,316	\$100,473,568
Average Spent	\$2,666.07	\$2,528.04	\$2,622.51
Spending Potential Index	82	77	80
Food at Home: Total \$	\$9,726,921	\$72,190,754	\$160,966,385
Average Spent	\$4,419.32	\$4,119.54	\$4,201.46
Spending Potential Index	85	80	81
Food Away from Home: Total \$	\$6,858,207	\$50,804,672	\$112,950,941
Average Spent	\$3,115.95	\$2,899.15	\$2,948.19
Spending Potential Index	85	79	80
Health Care: Total \$	\$10,702,035	\$82,491,725	\$188,392,791
Average Spent	\$4,862.35	\$4,707.36	\$4,917.33
Spending Potential Index	82	79	83
HH Furnishings & Equipment: Total \$	\$3,895,963	\$29,398,020	\$66,028,312
Average Spent	\$1,770.09	\$1,677.59	\$1,723.44
Spending Potential Index	83	79	81
Personal Care Products & Services: Total \$	\$1,654,613	\$12,314,530	\$27,527,770
Average Spent	\$751.76	\$702.72	\$718.52
Spending Potential Index	85	79	81
Shelter: Total \$	\$34,257,377	\$248,321,053	\$549,778,442
Average Spent	\$15,564.46	\$14,170.34	\$14,350.03
Spending Potential Index	84	77	78
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$4,455,714	\$33,656,002	\$76,218,967
Average Spent	\$2,024.40	\$1,920.57	\$1,989.43
Spending Potential Index	82	77	80
Travel: Total \$	\$3,911,957	\$29,059,689	\$66,017,272
Average Spent	\$1,777.35	\$1,658.28	\$1,723.15
Spending Potential Index	79	74	77
Vehicle Maintenance & Repairs: Total \$	\$2,169,404	\$16,185,934	\$35,953,941
Average Spent	\$985.64	\$923.64	\$938.45
Spending Potential Index	86	81	82

**Data Note:** Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

**Source:** Consumer Spending data are derived from the 2016 and 2017 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.

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