

Surgery Center of Fairbanks

FOR LEASE

2310 Peger Road
Fairbanks, AK 99709



AURUM

Interior

2310 Peger Road
Fairbanks, AK 99709

County Fairbanks North Star

Cross Street Davis Road



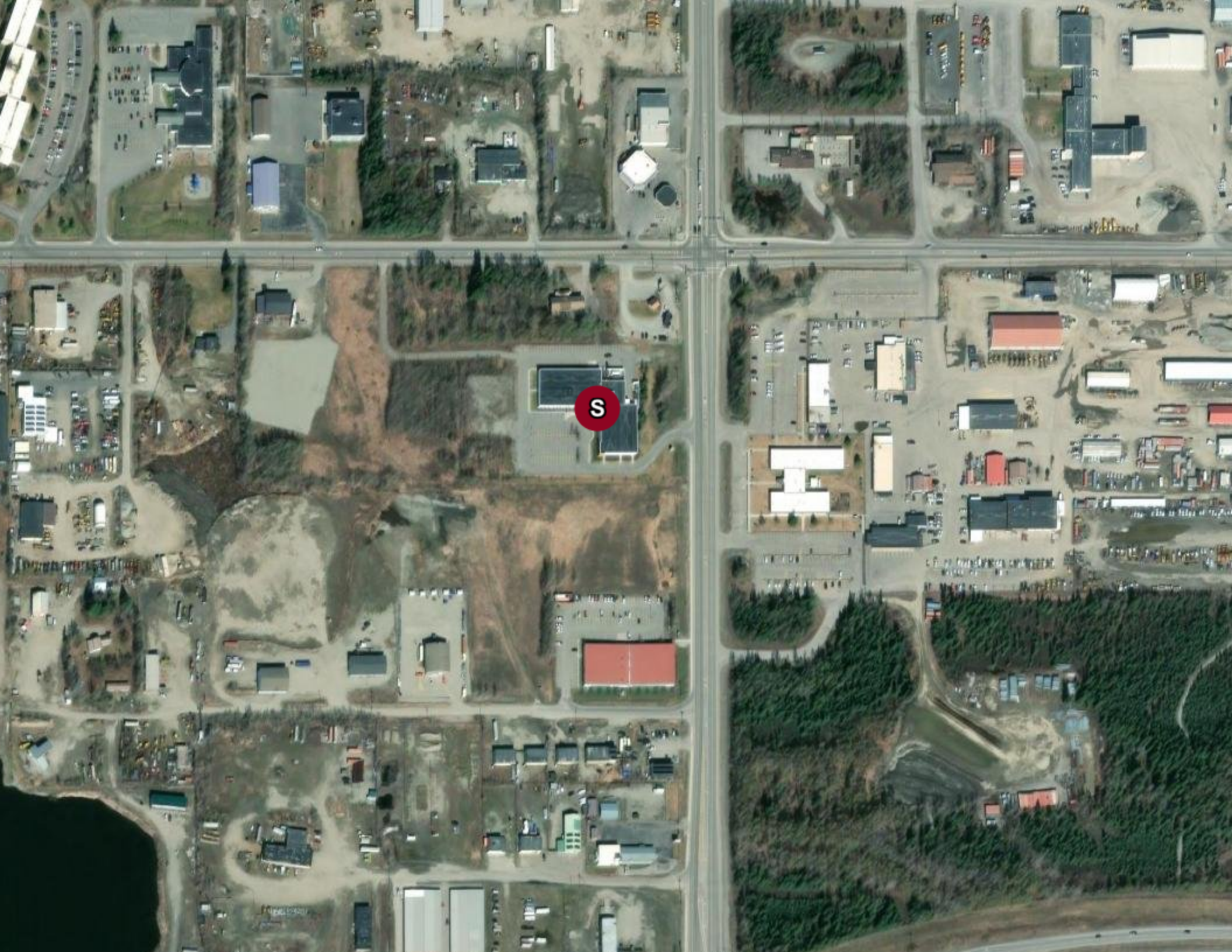
POPULATION			
	1.00 MILE	3.00 MILE	5.00 MILE
	3,765	29,920	45,589
AVERAGE HOUSEHOLD INCOME			
	1.00 MILE	3.00 MILE	5.00 MILE
	\$87,945	\$93,115	\$102,196
NUMBER OF HOUSEHOLDS			
	1.00 MILE	3.00 MILE	5.00 MILE
	1,571	12,325	18,018

PROPERTY FEATURES

CURRENT OCCUPANCY	93.20%
TOTAL TENANTS	3
BUILDING SF	40,174
YEAR BUILT	2010
BUILDING CLASS	A
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	124
PARKING RATIO	3.1/100

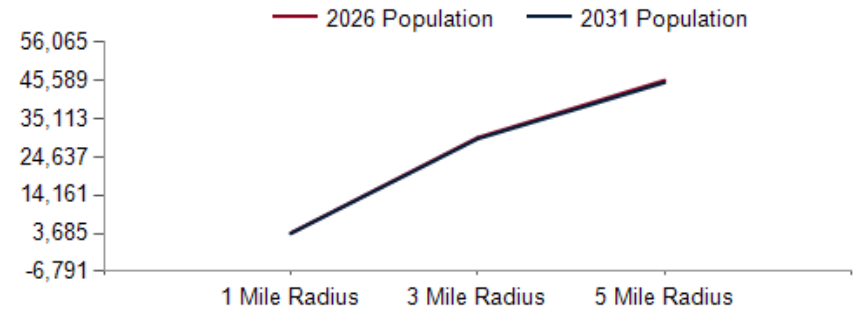
NEIGHBORING PROPERTIES

NORTH	Retail
SOUTH	Office
EAST	Peger Road
WEST	Vacant

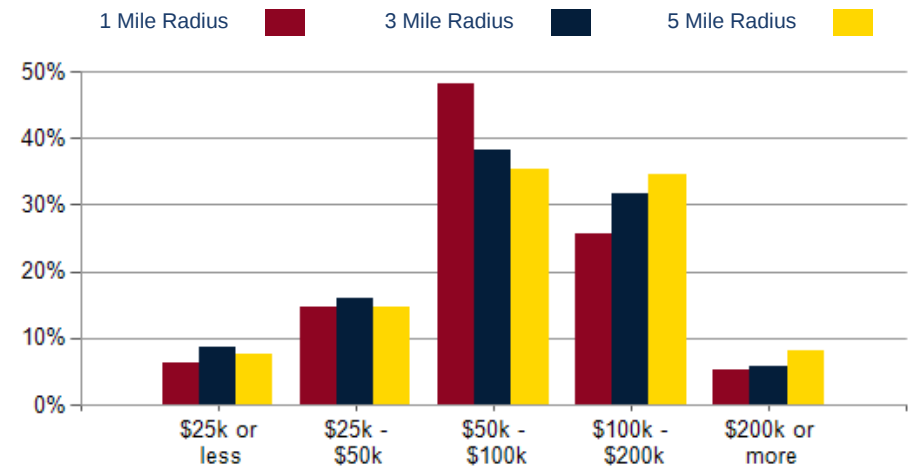


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	4,082	30,325	42,872
2010 Population	4,052	31,974	47,029
2026 Population	3,765	29,920	45,589
2031 Population	3,685	29,588	45,017
2026 African American	252	1,927	2,802
2026 American Indian	517	3,832	4,781
2026 Asian	216	1,477	2,062
2026 Hispanic	369	3,138	4,940
2026 Other Race	134	986	1,440
2026 White	2,042	16,641	27,284
2026 Multiracial	559	4,677	6,685
2026-2031: Population: Growth Rate	-2.15%	-1.10%	-1.25%

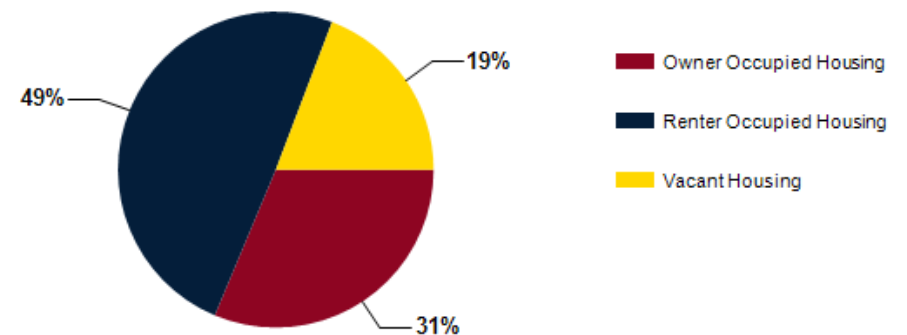
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	30	453	554
\$15,000-\$24,999	69	605	794
\$25,000-\$34,999	71	653	833
\$35,000-\$49,999	157	1,307	1,806
\$50,000-\$74,999	553	2,909	3,926
\$75,000-\$99,999	204	1,795	2,448
\$100,000-\$149,999	246	2,559	3,815
\$150,000-\$199,999	157	1,345	2,394
\$200,000 or greater	83	699	1,448
Median HH Income	\$65,510	\$77,504	\$84,482
Average HH Income	\$87,945	\$93,115	\$102,196



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

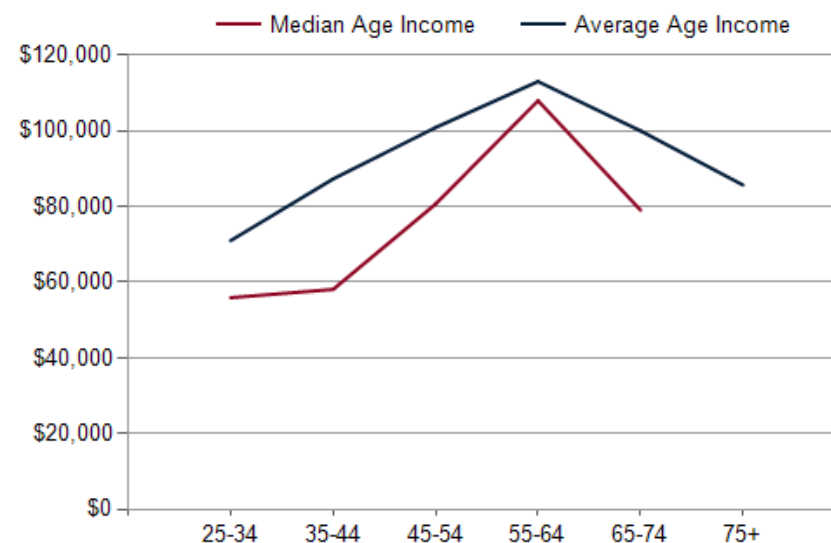
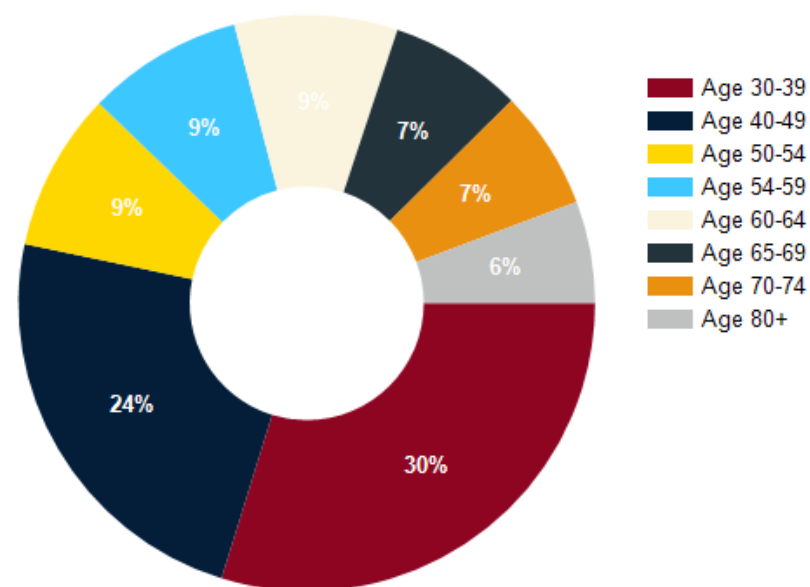


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	333	2,585	3,852
2026 Population Age 35-39	276	2,162	3,274
2026 Population Age 40-44	287	1,931	2,890
2026 Population Age 45-49	194	1,518	2,219
2026 Population Age 50-54	182	1,340	1,989
2026 Population Age 55-59	179	1,353	1,961
2026 Population Age 60-64	187	1,385	1,980
2026 Population Age 65-69	153	1,411	2,073
2026 Population Age 70-74	137	1,194	1,707
2026 Population Age 75-79	117	845	1,223
2026 Population Age 80-84	72	512	715
2026 Population Age 85+	76	463	558
2026 Population Age 18+	2,900	23,548	35,745
2026 Median Age	35	33	32
2031 Median Age	36	35	33

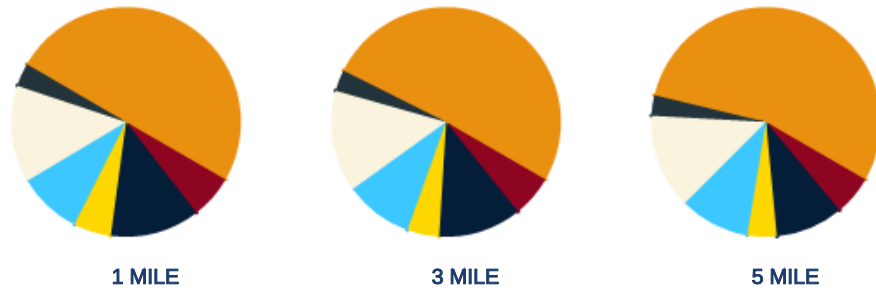
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$55,891	\$69,911	\$77,216
Average Household Income 25-34	\$70,983	\$82,796	\$88,971
Median Household Income 35-44	\$58,071	\$83,668	\$101,511
Average Household Income 35-44	\$87,276	\$100,189	\$110,198
Median Household Income 45-54	\$80,624	\$87,482	\$98,603
Average Household Income 45-54	\$100,875	\$107,716	\$117,077
Median Household Income 55-64	\$107,963	\$101,264	\$109,371
Average Household Income 55-64	\$113,032	\$105,858	\$117,169
Median Household Income 65-74	\$79,032	\$90,783	\$99,625
Average Household Income 65-74	\$99,995	\$98,412	\$110,915
Average Household Income 75+	\$85,660	\$85,190	\$99,909

Population By Age



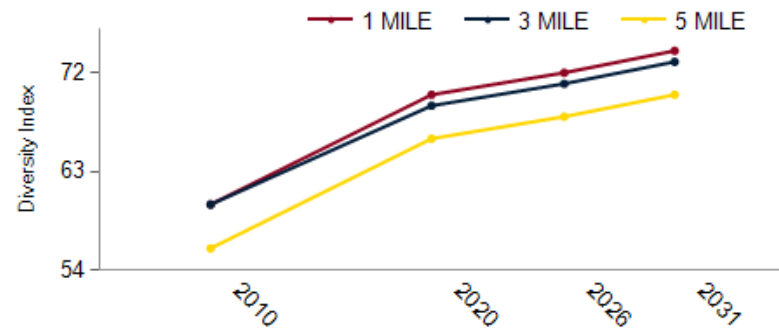
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	74	73	70
Diversity Index (current year)	72	71	68
Diversity Index (2020)	70	69	66
Diversity Index (2010)	60	60	57

POPULATION BY RACE



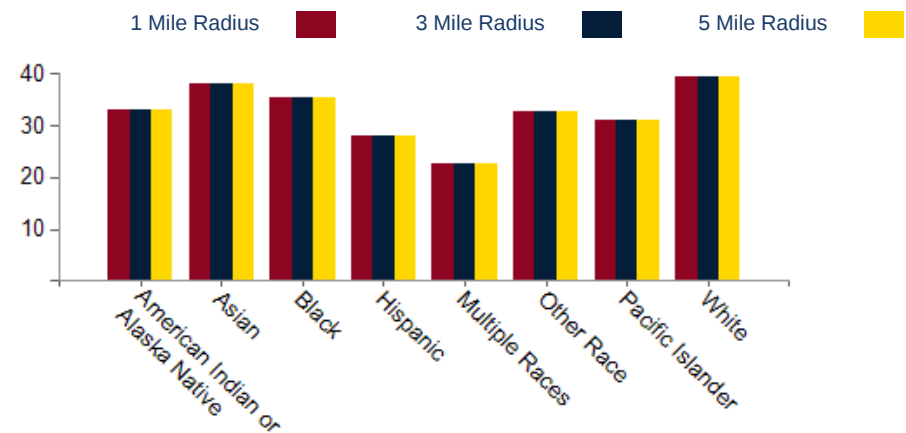
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	6%	6%	6%
American Indian	13%	12%	10%
Asian	5%	5%	4%
Hispanic	9%	10%	10%
Multiracial	14%	14%	13%
Other Race	3%	3%	3%
White	50%	51%	55%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	33	33	33
Median Asian Age	38	38	36
Median Black Age	35	31	29
Median Hispanic Age	28	26	25
Median Multiple Races Age	23	25	25
Median Other Race Age	33	30	29
Median Pacific Islander Age	31	28	26
Median White Age	40	36	35

2026 MEDIAN AGE BY RACE



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Vincent Hermanns

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