# Social Security Anchored Strip Center



## NON-ENDORSEMENT & DISCLAIMER NOTICE

#### CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2025 Marcus & Millichap. All rights reserved.

THIS IS A BROKER PRICE OPINION OR COMPARATIVE MARKET ANALYSIS OF VALUE AND SHOULD NOT BE CONSIDERED AN APPRAISAL. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2025 Marcus & Millichap. All rights reserved.

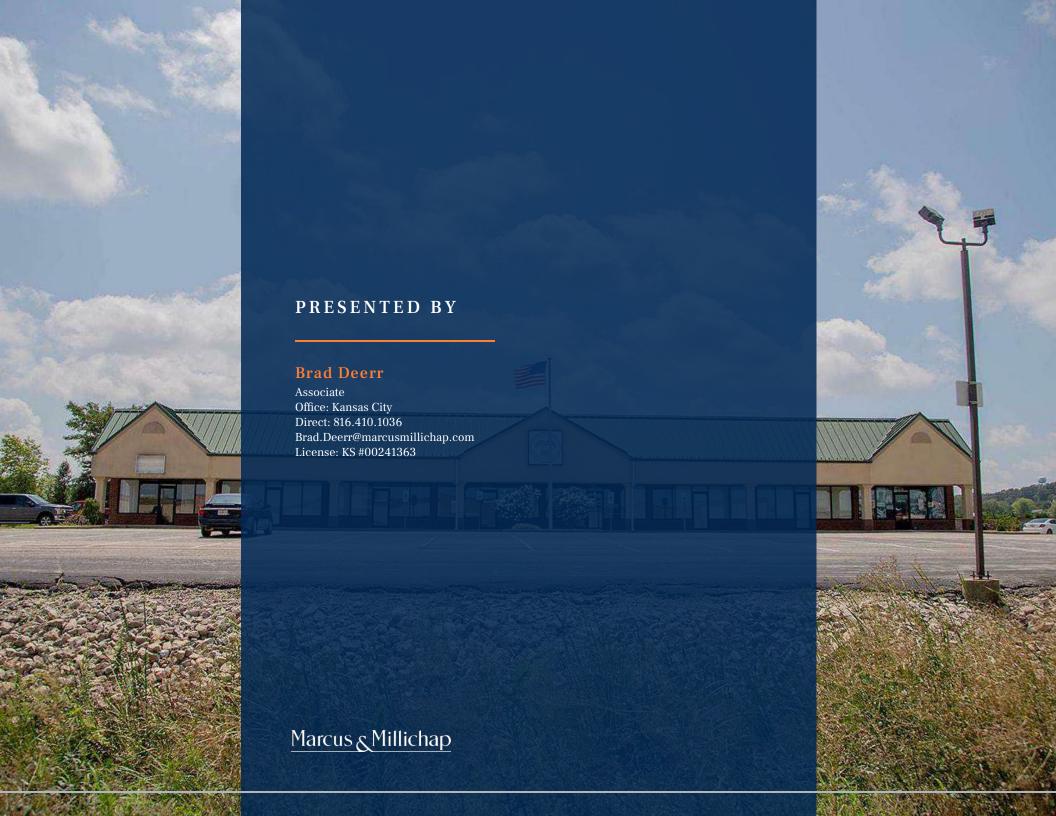
#### NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

Activity ID #ZAD0540008



OFFICES THROUGHOUT THE U.S. AND CANADA marcusmillichap.com





SECTION 1

# Investment Overview

PROPERTY SUMMARY

TENANT PROFILES

SITE PLANS

Marcus & Millichap

# Social Security Anchored Strip Center // PROPERTY SUMMARY

#### PROPERTY DESCRIPTION

Marcus & Millichap is pleased to present the United States Social Security Administration anchored strip center located at 43 Prairie Dell Plaza in Union, Missouri. The subject property was built in 2002 and is comprised of approximately 9,600 square feet of rentable space on approximately 1.38-Acres of land. The center is currently 87% occupied and anchored by the Social Security Administration (7,200 SF), who has occupied the space since 2012 (\$200,000+ build-out) and have recently exercised their 5-year renewal. The subject property, (S.S.A.), serves the Franklin County community as well as a handful of other surrounding counties. The closest S.S.A. office from the subject property is 30 miles. The Social Security Administration is owned and operated by the United States Government and has over 1,300 locations across the nation with a S&P Credit Rating of AA+.

Union is a city in, and the county seat of Franklin County, Missouri which has a population count exceeding 105,000. It is located on the Bourbeuse River, 50-miles southwest of St. Louis. Franklin County is the largest geographic area in the St. Louis MSA and one of the largest counties in all of Missouri. The subject property is less than onehalf mile from Interstate 50, Walmart Supercenter, East Central College (2,100 Annual Enrollment), Dollar Tree, and multiple other regional/national credit tenants.

#### PROPERTY HIGHLIGHTS

- Social Security Anchored Strip Center | S.S.A. Occupies 75% OF GLA
- Strong Historical Occupancy | 12.5 Years At Site | 2.5 Years Remaining
- S.S.A. Lease Guaranteed By The U.S. Government
- Only Social Security Administration (SSA) Within 30-Mile Radius
- \$200,000+ Build-Out for SSA Office in 2012
- 87% Occupied | Value Add | Low Rent PSF
- Strong Location | Serves Franklin County | 105,000+ Population



#### **OFFERING SUMMARY**

Listing Price:	\$1,325,000
Number of Suites:	3
Lot Size:	1.38-Acres
Year Built/Renovated:	2000/2012
Gross SF:	9,600 SF
NOI:	\$110,011
Cap Rate:	8.30%
Price Per SF:	\$138.02

# TENANT PROFILES // Social Security Anchored Strip Center



#### TENANT HIGHLIGHTS

- Owned & Operated By The United States Government
- Serving the United States For Over 80 Years
- Largest Social Welfare Program In The United States
- AA+ Credit Rating (S&P)
- 1,300+ locations | 60,000+ Employees
- Major Benefits | Retirement | Disability | Survivorship
- S.S.A Has 2.8 Trillion In Asset Reserves (2023)

#### **TENANT OVERVIEW**

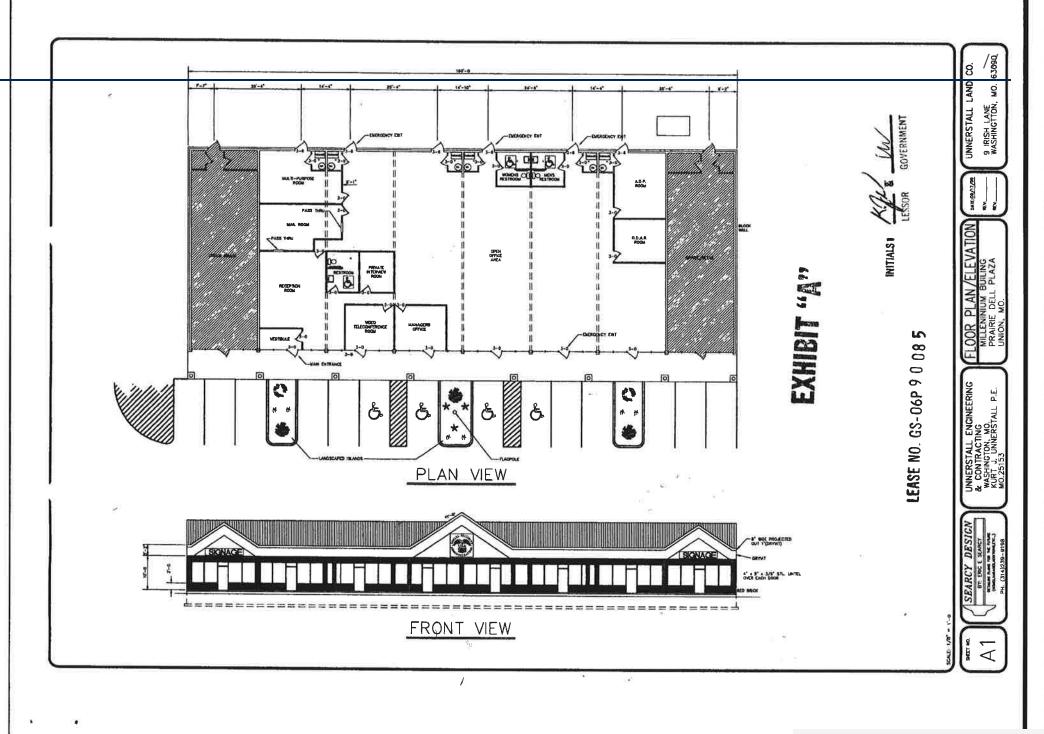
Company:	- Social Security Administration
Ownership:	- United States Government
Founded:	- August 14, 1935
Locations:	- 1,300
Employees:	- 60,000+
Credit Rating:	- AA+ (S&P)
Headquarters:	- Baltimore, MD
Website:	- ssa.gov

RENT SCHEDULE	ANNUAL RENT
- 12/12/2023 - 12/11/2027	- \$156.423

#### SOCIAL SECURITY ADMINISTRATION

The United States Social Security Administration (SSA) is an independent agency of the U.S. federal government that administers Social Security, a social insurance program consisting of retirement, disability and survivor benefits. Social Security has provided financial protection for our nation's people for over 80 years. Chances are, you either receive Social Security benefits or know someone who does. With retirement, disability, and survivor's benefits, Social Security is one of the most successful anti-poverty programs in our nation's history. We are passionate about supporting our customers by delivering financial support, providing superior customer service, and ensuring the safety and security of your information - helping you secure today and tomorrow.

S.S.A. is headquartered in Woodlawn, Maryland, just to the west of Baltimore, at what is known as Central Office. The agency includes 10 regional offices, 8 processing centers, approximately 1300 field offices, and 37 Teleservice Centers. As of 2018, about 60,000 people were employed by SSA. Headquarters non-supervisory employees of SSA are represented by American Federation of Government Employees local 1923. Social Security is the largest social welfare program in the United States.





SECTION 2

# Financial Analysis

FINANCIAL DETAILS

 ${\tt SSA\_PRICING\_FINAL\_3.PDF}$ 

SSA PRICING FINAL - OPERATING STATEMENT.PDF (1

REGIONAL MAP

Marcus & Millichap

# Social Security Anchored Strip Center // FINANCIAL DETAILS

			%			Monthly						
	5	SQUARE	BLDG	LF	EASE DATES	RENT PER	TOTAL RENT	TOTAL RENT	CHANGES	CHANGES	LEASE	EXPENSE
TENANT NAME	SUITE	FEET	SHARE	COMM.	EXP.	SQ. FT.	PER MONTH	PER YEAR	ON	TO	TYPE	REIMBURSEMENTS
Social Security Administration	1	7,200	75.0%	12/12/12	12/11/27	\$1.25	\$9,013	\$108,156	N/A	N/A	NN	\$48,261
Game Over	2	1,200	12.5%	Month to	Month	\$0.58	\$700	\$8,400	N/A	N/A	Gross	\$0
VACANT	3	1,200	12.5%			\$0.00	\$0	\$0	N/A	N/A	Gross	\$0
Total		9,600				\$1.01	\$9,713	\$116,556				\$48,261
		Occup	ied Tenants: 2	Unoccupied 1	Tenants: 1 O	ccupied GLA: 87.	50% Unoc	cupied GLA: 12.	50%			

Notes: Social Security Administration Has 90-Day Notice Early Termination Clause.

## PRICING DETAILS

SUMMARY		
Price	\$1,325,000	
Down Payment	\$1,325,000	100%
Number of Suites	3	
Price Per SqFt	\$138.02	
Gross Leasable Area (GLA)	9,600 SF	
Lot Size	1.38 Acres	
Year Built/Renovated	2000/2012	
Occupancy	87.50%	

RETURNS	Current	Proforma	
CAP Rate	8.30%	8.94%	
Cash-on-Cash	8.30%	8.94%	
Debt Coverage Ratio	N/A	N/A	

## OPERATING DATA

INCOME		Current		Proforma
Scheduled Base Rental Income		\$116,556		\$124,956
Total Reimbursement Income	41.4%	\$48,261	38.6%	\$48,261
Other Income		\$0		\$0
Potential Gross Revenue		\$164,817		\$173,217
General Vacancy		\$0		\$0
Effective Gross Revenue		\$164,817		\$173,217
Less: Operating Expenses	33.3%	(\$54,806)	31.6%	(\$54,806)
Net Operating Income		\$110,011		\$118,411
Tenant Improvements		\$0		\$0
Leasing Commissions		\$0		\$0
Capital Expenditures		\$0		\$0
Cash Flow		\$110,011		\$118,411
Debt Service		\$0		\$0
Net Cash Flow After Debt Service	8.30%	\$110,011	8.94%	\$118,411
Principal Reduction		\$0		\$0
Total Return	8.30%	\$110,011	8.94%	\$118,411

OPERATING EXPENSES	Current	Year 1
CAM	\$38,005	\$38,005
Insurance	\$2,803	\$2,803
Real Estate Taxes	\$13,998	\$13,998
Management Fee	\$0	\$0
Other Expenses - Non Reimbursable	\$0	\$0
Total Expenses	\$54,806	\$54,806
Expenses/SF	\$5.71	\$5.71

INCOME		Current		PER SF	Proforma		PER SF	NOTES
Scheduled Base Rental Income		116,556		12.14	124,956		13.02	
Expense Reimbursement Income								
CAM		36,511		3.80	36,511		3.80	
Insurance		0		0.00	0		0.00	
Real Estate Taxes		11,750		1.22	11,750		1.22	
Total Reimbursement Income	#	\$48,261	88.1%	\$5.03	\$48,261	88.1%	\$5.03	
Effective Gross Revenue		\$164,817		\$17.17	\$173,217		\$18.04	

OPERATING EXPENSES	Year 1	PER SF	Year 2	PER SF NOTES
Common Area Maintenance (CAM)				
Utilities	14,923	1.55	14,923	1.55
Trash Removal	1,010	0.11	1,010	0.11
Repairs & Maintenance	2,000	0.21	2,000	0.21
Landscaping	1,590	0.17	1,590	0.17
Snow Removal	2,496	0.26	2,496	0.26
Janitorial	15,986	1.67	15,986	1.67
Insurance	2,803	0.29	2,803	0.29
Real Estate Taxes	13,998	1.46	13,998	1.46
Total Expenses	\$54,806	\$5.71	\$54,806	\$5.71
Expenses as % of EGR	33.3%		31.6%	
Net Operating Income	\$110,011	\$11.46	\$118,411	\$12.33

Notes and assumptions to the above analysis are on the following page.

# REGIONAL MAP // Social Security Anchored Strip Center





SECTION 3

# **Market Overview**

MARKET OVERVIEW

DEMOGRAPHICS

Marcus & Millichap

# MARKET OVERVIEW // Social Security Anchored Strip Center

# ST. LOUIS

Known for its Gateway Arch, the St. Louis metro is situated near the geographic center of the United States, within 500 miles of one-third of the U.S. population, and it has nearly 2.8 million residents. The metro encompasses the city of St. Louis; the Missouri counties of St. Charles, Jefferson, Franklin, St. Louis, Lincoln, Warren and Washington; and the Illinois counties of Madison, St. Clair, Macoupin, Clinton, Monroe, Jersey, Bond and Calhoun. St. Louis is the most populous county with 1 million people. The city of St. Louis contains approximately 316,000 citizens and is the only city in the metro with a population of more than 90,000 residents. In North St. Louis, the U.S. National Geospatial-Intelligence Agency has a major expansion underway. The \$1.7 billion 97-acre campus is due to be completed in 2025.

#### **METRO HIGHLIGHTS**



### CENTRAL LOCATION

The central U.S. location and Mississippi River accessibility allow for fast access to markets both domestically and internationally.



### **EXCELLENT TRANSPORTATION SYSTEM**

The St. Louis metro has extensive freight, rail, air and sea transportation systems, facilitating shipping and distribution of goods worldwide.



## AFFORDABLE COST OF LIVING

Home prices are well below other large markets in Midwestern states and the U.S. overall.



# Social Security Anchored Strip Center // MARKET OVERVIEW

# **ECONOMY**

- St. Louis is highly ranked for its logistics infrastructure, bolstered by its central geographic location and easy access to major waterways. It is a significant inland port.
- The region is emerging as a large financial services center, with two Fortune 500 companies headquartered in the metro: Jones Financial and Reinsurance Group-America.
- The metro is home to six other Fortune 500 companies: Centene, Emerson Electric, Olin, Ameren, Post Holdings and Graybar Electric.
- Government entities pursue business development and provide resources for startups, along with incubators with guidance and inexpensive office and lab space.

MAJOR AREA EMPLOYERS
BJC Healthcare
The Boeing Co.
Mercy
Washington University in St. Louis
Walmart
SSM Healthcare
AT&T Communications Inc.
Schnuck Markets Inc.
St. Louis University
Express Scripts





### SHARE OF 2020 TOTAL EMPLOYMENT



















# MARKET OVERVIEW // Social Security Anchored Strip Center

## **DEMOGRAPHICS**

- The metro is expected to add more than 37,000 people through 2025, which will result in the formation of approximately 21,000 households.
- A median home price below the national level has produced a homeownership rate of nearly 69 percent, which is well above the national rate of 64 percent.
- Roughly 33 percent of people age 25 and older hold bachelor's degrees; among those residents, 13 percent also have earned a graduate or professional degree.

### 2020 Population by Age



## **OUALITY OF LIFE**

The metro boasts numerous public and private golf courses, more than 100 parks, 200 miles of trails and the Gateway Arch. Many of St. Louis' premier attractions, including the St. Louis Zoo, the St. Louis Art Museum, the Missouri History Museum and the Municipal Opera, are located in Forest Park. The park features golf courses and athletic fields. The area houses the St. Louis Cardinals and the St. Louis Blues. Nearby is the Lake of the Ozarks, offering destinations for hunting, fishing, camping, hiking and spelunking. There are more than 40 colleges, universities and technical schools in the metro, enrolling around 200,000 students a year. Washington University in St. Louis is highly ranked among U.S. universities.

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

## **SPORTS**









# **EDUCATION**









# **ARTS & ENTERTAINMENT**









# Social Security Anchored Strip Center // DEMOGRAPHICS

POPULATION	5 Miles	10 Miles	15 Miles
2026 Projection			
Total Population	21,046	63,060	95,973
2021 Estimate			
Total Population	20,305	61,259	93,029
2010 Census			
Total Population	19,559	59,384	89,655
2000 Census			
Total Population	16,319	54,060	82,257
Daytime Population			
2021 Estimate	20,149	59,222	83,927
HOUSEHOLDS	5 Miles	10 Miles	15 Miles
2026 Projection			
Total Households	8,246	25,284	38,044
2021 Estimate			
Total Households	7,911	24,380	36,607
Average (Mean) Household Size	2.5	2.5	2.5
2010 Census			
Total Households	7,382	22,938	34,293
2000 Census			
Total Households	6,069	20,213	30,329
Occupied Units			
2026 Projection	9,008	27,879	42,268
2021 Estimate	8,634	26,842	40,597
HOUSEHOLDS BY INCOME	5 Miles	10 Miles	15 Miles
2021 Estimate			
\$150,000 or More	8.4%	8.1%	8.8%
\$100,000-\$149,999	14.7%	15.6%	15.9%
\$75,000-\$99,999	15.8%	17.8%	18.0%
\$50,000-\$74,999	18.8%	19.2%	19.6%
\$35,000-\$49,999	15.7%	14.6%	14.1%
Under \$35,000	26.6%	24.7%	23.6%
Average Household Income	\$78,127	\$80,621	\$82,235
Median Household Income	\$59,105	\$63,157	\$65,525
Per Capita Income	\$30,600	\$32,182	\$32,576

Consumer Expenditure Top 10 Categories     Housing   \$19,087   \$19,633   \$19,911     Transportation   \$10,637   \$11,000   \$11,181     Food   \$8,126   \$8,281   \$8,386     Personal Insurance and Pensions   \$7,516   \$7,752   \$7,928     Healthcare   \$6,072   \$6,338   \$6,456     Entertainment   \$3,229   \$3,362   \$3,445     Cash Contributions   \$1,788   \$1,932   \$1,983     Apparel   \$1,768   \$1,819   \$1,861     Gifts   \$1,035   \$1,090   \$1,132     Education   \$982   \$1,030   \$1,078	HOUSEHOLDS BY EXPENDITURE	5 Miles	10 Miles	15 Miles
Housing	Total Average Household Retail Expenditure	\$123,550	\$127,634	\$129,898
Transportation   \$10,637   \$11,000   \$11,181     Food   \$8,126   \$8,281   \$8,386     Personal Insurance and Pensions   \$7,516   \$7,752   \$7,928     Healthcare   \$6,072   \$6,338   \$6,456     Entertainment   \$3,229   \$3,362   \$3,445     Cash Contributions   \$1,788   \$1,932   \$1,983     Apparel   \$1,768   \$1,819   \$1,861     Gifts   \$1,035   \$1,090   \$1,132     Education   \$982   \$1,030   \$1,078     POPULATION PROFILE   5 Miles   10 Miles   15 Miles     Population By Age   2021 Estimate Total Population   20,305   61,259   93,029     Under 20   26.6%   25.2%   24.5%     20 to 34 Years   19.5%   18.2%   17.7%     35 to 39 Years   6.7%   6.2%   6.0%     40 to 49 Years   11.3%   11.2%   11.5%     50 to 64 Years   20.0%   21.6%   22.6%     Age 65+   15.8% <td>Consumer Expenditure Top 10 Categories</td> <td></td> <td></td> <td></td>	Consumer Expenditure Top 10 Categories			
Food   \$8,126   \$8,281   \$8,386     Personal Insurance and Pensions   \$7,516   \$7,752   \$7,928     Healthcare   \$6,072   \$6,338   \$6,456     Entertainment   \$3,229   \$3,362   \$3,445     Cash Contributions   \$1,788   \$1,932   \$1,983     Apparel   \$1,768   \$1,819   \$1,861     Gifts   \$1,035   \$1,090   \$1,132     Education   \$982   \$1,030   \$1,078     POPULATION PROFILE   5 Miles   10 Miles   15 Miles     Population By Age   2021 Estimate Total Population   20,305   61,259   93,029     Under 20   26.6%   25.2%   24.5%     20 to 34 Years   19.5%   18.2%   17.7%     35 to 39 Years   6.7%   6.2%   6.0%     40 to 49 Years   11.3%   11.2%   11.5%     50 to 64 Years   20.0%   21.6%   22.6%     Age 65+   15.8%   17.6%   17.6%     Median Age   37.8	Housing	\$19,087	\$19,633	\$19,911
Personal Insurance and Pensions   \$7,516   \$7,752   \$7,928     Healthcare   \$6,072   \$6,338   \$6,456     Entertainment   \$3,229   \$3,362   \$3,445     Cash Contributions   \$1,788   \$1,932   \$1,983     Apparel   \$1,768   \$1,819   \$1,861     Gifts   \$1,035   \$1,090   \$1,132     Education   \$982   \$1,030   \$1,078     POPULATION PROFILE   5 Miles   10 Miles   15 Miles     Population By Age   2021 Estimate Total Population   20,305   61,259   93,029     Under 20   26.6%   25.2%   24.5%     20 to 34 Years   19.5%   18.2%   17.7%     35 to 39 Years   6.7%   6.2%   6.0%     40 to 49 Years   11.3%   11.2%   11.5%     50 to 64 Years   20.0%   21.6%   22.6%     Age 65+   15.8%   17.6%   17.6%     Median Age   37.8   40.4   41.6     Population 25+ by Education Level	Transportation	\$10,637	\$11,000	\$11,181
Healthcare   \$6,072   \$6,338   \$6,456     Entertainment   \$3,229   \$3,362   \$3,445     Cash Contributions   \$1,788   \$1,932   \$1,983     Apparel   \$1,768   \$1,819   \$1,861     Gifts   \$1,035   \$1,090   \$1,132     Education   \$982   \$1,030   \$1,078     POPULATION PROFILE   5 Miles   10 Miles   15 Miles     POPULATION PROFILE   5 Miles   10 Miles   17 Miles     P	Food	\$8,126	\$8,281	\$8,386
Entertainment   \$3,229   \$3,362   \$3,445     Cash Contributions   \$1,788   \$1,932   \$1,983     Apparel   \$1,768   \$1,819   \$1,861     Gifts   \$1,035   \$1,090   \$1,132     Education   \$982   \$1,030   \$1,078     POPULATION PROFILE   5 Miles   10 Miles   15 Miles     Population By Age     2021 Estimate Total Population   20,305   61,259   93,029     Under 20   26.6%   25.2%   24.5%     20 to 34 Years   19.5%   18.2%   17.7%     35 to 39 Years   6.7%   6.2%   6.0%     40 to 49 Years   11.3%   11.2%   11.5%     50 to 64 Years   20.0%   21.6%   22.6%     Age 65+   15.8%   17.6%   17.6%     Median Age   37.8   40.4   41.6     Population 25+ by Education Level     2021 Estimate Population Age 25+   13,769   42,517   65,178     Elementary (0-8)   4.3%<	Personal Insurance and Pensions	\$7,516	\$7,752	\$7,928
Cash Contributions   \$1,788   \$1,932   \$1,983     Apparel   \$1,768   \$1,819   \$1,861     Gifts   \$1,035   \$1,090   \$1,132     Education   \$982   \$1,030   \$1,078     POPULATION PROFILE   5 Miles   10 Miles   15 Miles     Population By Age     2021 Estimate Total Population   20,305   61,259   93,029     Under 20   26.6%   25.2%   24.5%     20 to 34 Years   19.5%   18.2%   17.7%     35 to 39 Years   6.7%   6.2%   6.0%     40 to 49 Years   11.3%   11.2%   11.5%     50 to 64 Years   20.0%   21.6%   22.6%     Age 65+   15.8%   17.6%   17.6%     Median Age   37.8   40.4   41.6     Population 25+ by Education Level     2021 Estimate Population Age 25+   13,769   42,517   65,178     Elementary (0-8)   4.3%   3.9%   3.7%     Some High School (9-11)   8	Healthcare	\$6,072	\$6,338	\$6,456
Apparel \$1,768 \$1,819 \$1,861   Gifts \$1,035 \$1,090 \$1,132   Education \$982 \$1,030 \$1,078   POPULATION PROFILE 5 Miles 10 Miles 15 Miles   Population By Age   2021 Estimate Total Population 20,305 61,259 93,029   Under 20 26.6% 25.2% 24.5%   20 to 34 Years 19.5% 18.2% 17.7%   35 to 39 Years 6.7% 6.2% 6.0%   40 to 49 Years 11.3% 11.2% 11.5%   50 to 64 Years 20.0% 21.6% 22.6%   Age 65+ 15.8% 17.6% 17.6%   Median Age 37.8 40.4 41.6   Population 25+ by Education Level 2021 Estimate Population Age 25+ 13,769 42,517 65,178   Elementary (0-8) 4.3% 3.9% 3.7%   Some High School (9-11) 8.1% 7.1% 7.3%   High School Graduate (12) 32.1% 32.4% 32.7%   Some College (13-15)	Entertainment	\$3,229	\$3,362	\$3,445
Gifts   \$1,035   \$1,090   \$1,132     Education   \$982   \$1,030   \$1,078     POPULATION PROFILE   5 Miles   10 Miles   15 Miles     Population By Age   2021 Estimate Total Population   20,305   61,259   93,029     Under 20   26.6%   25.2%   24.5%     20 to 34 Years   19.5%   18.2%   17.7%     35 to 39 Years   6.7%   6.2%   6.0%     40 to 49 Years   11.3%   11.2%   11.5%     50 to 64 Years   20.0%   21.6%   22.6%     Age 65+   15.8%   17.6%   17.6%     Median Age   37.8   40.4   41.6     Population 25+ by Education Level     2021 Estimate Population Age 25+   13,769   42,517   65,178     Elementary (0-8)   4.3%   3.9%   3.7%     Some High School (9-11)   8.1%   7.1%   7.3%     High School Graduate (12)   32.1%   32.4%   32.7%     Some College (13-15)   23.9%   24.1%	Cash Contributions	\$1,788	\$1,932	\$1,983
Education   \$982   \$1,030   \$1,078     POPULATION PROFILE   5 Miles   10 Miles   15 Miles     Population By Age   2021 Estimate Total Population   20,305   61,259   93,029     Under 20   26.6%   25.2%   24.5%     20 to 34 Years   19.5%   18.2%   17.7%     35 to 39 Years   6.7%   6.2%   6.0%     40 to 49 Years   11.3%   11.2%   11.5%     50 to 64 Years   20.0%   21.6%   22.6%     Age 65+   15.8%   17.6%   17.6%     Median Age   37.8   40.4   41.6     Population 25+ by Education Level   2021 Estimate Population Age 25+   13,769   42,517   65,178     Elementary (0-8)   4.3%   3.9%   3.7%     Some High School (9-11)   8.1%   7.1%   7.3%     High School Graduate (12)   32.1%   32.4%   32.7%     Some College (13-15)   23.9%   24.1%   24.1%     Associate Degree Only   10.8%   11.1%	Apparel	\$1,768	\$1,819	\$1,861
POPULATION PROFILE   5 Miles   10 Miles   15 Miles     Population By Age   2021 Estimate Total Population   20,305   61,259   93,029     Under 20   26.6%   25.2%   24.5%     20 to 34 Years   19.5%   18.2%   17.7%     35 to 39 Years   6.7%   6.2%   6.0%     40 to 49 Years   11.3%   11.2%   11.5%     50 to 64 Years   20.0%   21.6%   22.6%     Age 65+   15.8%   17.6%   17.6%     Median Age   37.8   40.4   41.6     Population 25+ by Education Level   2021 Estimate Population Age 25+   13,769   42,517   65,178     Elementary (0-8)   4.3%   3.9%   3.7%     Some High School (9-11)   8.1%   7.1%   7.3%     High School Graduate (12)   32.1%   32.4%   32.7%     Some College (13-15)   23.9%   24.1%   24.1%     Associate Degree Only   10.8%   11.1%   10.8%     Bachelor's Degree Only   14.1%   13.9%	Gifts	\$1,035	\$1,090	\$1,132
Population By Age   2021 Estimate Total Population 20,305 61,259 93,029   Under 20 26.6% 25.2% 24.5%   20 to 34 Years 19.5% 18.2% 17.7%   35 to 39 Years 6.7% 6.2% 6.0%   40 to 49 Years 11.3% 11.2% 11.5%   50 to 64 Years 20.0% 21.6% 22.6%   Age 65+ 15.8% 17.6% 17.6%   Median Age 37.8 40.4 41.6   Population 25+ by Education Level   2021 Estimate Population Age 25+ 13,769 42,517 65,178   Elementary (0-8) 4.3% 3.9% 3.7%   Some High School (9-11) 8.1% 7.1% 7.3%   High School Graduate (12) 32.1% 32.4% 32.7%   Some College (13-15) 23.9% 24.1% 24.1%   Associate Degree Only 10.8% 11.1% 10.8%   Bachelor's Degree Only 14.1% 13.9% 13.7%	Education	\$982	\$1,030	\$1,078
2021 Estimate Total Population 20,305 61,259 93,029   Under 20 26.6% 25.2% 24.5%   20 to 34 Years 19.5% 18.2% 17.7%   35 to 39 Years 6.7% 6.2% 6.0%   40 to 49 Years 11.3% 11.2% 11.5%   50 to 64 Years 20.0% 21.6% 22.6%   Age 65+ 15.8% 17.6% 17.6%   Median Age 37.8 40.4 41.6   Population 25+ by Education Level   2021 Estimate Population Age 25+ 13,769 42,517 65,178   Elementary (0-8) 4.3% 3.9% 3.7%   Some High School (9-11) 8.1% 7.1% 7.3%   High School Graduate (12) 32.1% 32.4% 32.7%   Some College (13-15) 23.9% 24.1% 24.1%   Associate Degree Only 10.8% 11.1% 10.8%   Bachelor's Degree Only 14.1% 13.9% 13.7%	POPULATION PROFILE	5 Miles	10 Miles	15 Miles
Under 20 26.6% 25.2% 24.5%   20 to 34 Years 19.5% 18.2% 17.7%   35 to 39 Years 6.7% 6.2% 6.0%   40 to 49 Years 11.3% 11.2% 11.5%   50 to 64 Years 20.0% 21.6% 22.6%   Age 65+ 15.8% 17.6% 17.6%   Median Age 37.8 40.4 41.6   Population 25+ by Education Level   2021 Estimate Population Age 25+ 13,769 42,517 65,178   Elementary (0-8) 4.3% 3.9% 3.7%   Some High School (9-11) 8.1% 7.1% 7.3%   High School Graduate (12) 32.1% 32.4% 32.7%   Some College (13-15) 23.9% 24.1% 24.1%   Associate Degree Only 10.8% 11.1% 10.8%   Bachelor's Degree Only 14.1% 13.9% 13.7%	Population By Age			
20 to 34 Years 19.5% 18.2% 17.7%   35 to 39 Years 6.7% 6.2% 6.0%   40 to 49 Years 11.3% 11.2% 11.5%   50 to 64 Years 20.0% 21.6% 22.6%   Age 65+ 15.8% 17.6% 17.6%   Median Age 37.8 40.4 41.6   Population 25+ by Education Level   2021 Estimate Population Age 25+ 13,769 42,517 65,178   Elementary (0-8) 4.3% 3.9% 3.7%   Some High School (9-11) 8.1% 7.1% 7.3%   High School Graduate (12) 32.1% 32.4% 32.7%   Some College (13-15) 23.9% 24.1% 24.1%   Associate Degree Only 10.8% 11.1% 10.8%   Bachelor's Degree Only 14.1% 13.9% 13.7%	2021 Estimate Total Population	20,305	61,259	93,029
35 to 39 Years 6.7% 6.2% 6.0%   40 to 49 Years 11.3% 11.2% 11.5%   50 to 64 Years 20.0% 21.6% 22.6%   Age 65+ 15.8% 17.6% 17.6%   Median Age 37.8 40.4 41.6   Population 25+ by Education Level   2021 Estimate Population Age 25+ 13,769 42,517 65,178   Elementary (0-8) 4.3% 3.9% 3.7%   Some High School (9-11) 8.1% 7.1% 7.3%   High School Graduate (12) 32.1% 32.4% 32.7%   Some College (13-15) 23.9% 24.1% 24.1%   Associate Degree Only 10.8% 11.1% 10.8%   Bachelor's Degree Only 14.1% 13.9% 13.7%	Under 20	26.6%	25.2%	24.5%
40 to 49 Years 11.3% 11.2% 11.5%   50 to 64 Years 20.0% 21.6% 22.6%   Age 65+ 15.8% 17.6% 17.6%   Median Age 37.8 40.4 41.6   Population 25+ by Education Level   2021 Estimate Population Age 25+ 13,769 42,517 65,178   Elementary (0-8) 4.3% 3.9% 3.7%   Some High School (9-11) 8.1% 7.1% 7.3%   High School Graduate (12) 32.1% 32.4% 32.7%   Some College (13-15) 23.9% 24.1% 24.1%   Associate Degree Only 10.8% 11.1% 10.8%   Bachelor's Degree Only 14.1% 13.9% 13.7%	20 to 34 Years	19.5%	18.2%	17.7%
50 to 64 Years 20.0% 21.6% 22.6%   Age 65+ 15.8% 17.6% 17.6%   Median Age 37.8 40.4 41.6   Population 25+ by Education Level   2021 Estimate Population Age 25+ 13,769 42,517 65,178   Elementary (0-8) 4.3% 3.9% 3.7%   Some High School (9-11) 8.1% 7.1% 7.3%   High School Graduate (12) 32.1% 32.4% 32.7%   Some College (13-15) 23.9% 24.1% 24.1%   Associate Degree Only 10.8% 11.1% 10.8%   Bachelor's Degree Only 14.1% 13.9% 13.7%	35 to 39 Years	6.7%	6.2%	6.0%
Age 65+ 15.8% 17.6% 17.6%   Median Age 37.8 40.4 41.6   Population 25+ by Education Level   2021 Estimate Population Age 25+ 13,769 42,517 65,178   Elementary (0-8) 4.3% 3.9% 3.7%   Some High School (9-11) 8.1% 7.1% 7.3%   High School Graduate (12) 32.1% 32.4% 32.7%   Some College (13-15) 23.9% 24.1% 24.1%   Associate Degree Only 10.8% 11.1% 10.8%   Bachelor's Degree Only 14.1% 13.9% 13.7%	40 to 49 Years	11.3%	11.2%	11.5%
Median Age   37.8   40.4   41.6     Population 25+ by Education Level     2021 Estimate Population Age 25+   13,769   42,517   65,178     Elementary (0-8)   4.3%   3.9%   3.7%     Some High School (9-11)   8.1%   7.1%   7.3%     High School Graduate (12)   32.1%   32.4%   32.7%     Some College (13-15)   23.9%   24.1%   24.1%     Associate Degree Only   10.8%   11.1%   10.8%     Bachelor's Degree Only   14.1%   13.9%   13.7%	50 to 64 Years	20.0%	21.6%	22.6%
Population 25+ by Education Level     2021 Estimate Population Age 25+   13,769   42,517   65,178     Elementary (0-8)   4.3%   3.9%   3.7%     Some High School (9-11)   8.1%   7.1%   7.3%     High School Graduate (12)   32.1%   32.4%   32.7%     Some College (13-15)   23.9%   24.1%   24.1%     Associate Degree Only   10.8%   11.1%   10.8%     Bachelor's Degree Only   14.1%   13.9%   13.7%	Age 65+	15.8%	17.6%	17.6%
2021 Estimate Population Age 25+ 13,769 42,517 65,178   Elementary (0-8) 4.3% 3.9% 3.7%   Some High School (9-11) 8.1% 7.1% 7.3%   High School Graduate (12) 32.1% 32.4% 32.7%   Some College (13-15) 23.9% 24.1% 24.1%   Associate Degree Only 10.8% 11.1% 10.8%   Bachelor's Degree Only 14.1% 13.9% 13.7%	Median Age	37.8	40.4	41.6
Elementary (0-8) 4.3% 3.9% 3.7%   Some High School (9-11) 8.1% 7.1% 7.3%   High School Graduate (12) 32.1% 32.4% 32.7%   Some College (13-15) 23.9% 24.1% 24.1%   Associate Degree Only 10.8% 11.1% 10.8%   Bachelor's Degree Only 14.1% 13.9% 13.7%	Population 25+ by Education Level			
Some High School (9-11)   8.1%   7.1%   7.3%     High School Graduate (12)   32.1%   32.4%   32.7%     Some College (13-15)   23.9%   24.1%   24.1%     Associate Degree Only   10.8%   11.1%   10.8%     Bachelor's Degree Only   14.1%   13.9%   13.7%	2021 Estimate Population Age 25+	13,769	42,517	65,178
High School Graduate (12) 32.1% 32.4% 32.7%   Some College (13-15) 23.9% 24.1% 24.1%   Associate Degree Only 10.8% 11.1% 10.8%   Bachelor's Degree Only 14.1% 13.9% 13.7%	Elementary (0-8)	4.3%	3.9%	3.7%
Some College (13-15)   23.9%   24.1%   24.1%     Associate Degree Only   10.8%   11.1%   10.8%     Bachelor's Degree Only   14.1%   13.9%   13.7%	Some High School (9-11)	8.1%	7.1%	7.3%
Associate Degree Only   10.8%   11.1%   10.8%     Bachelor's Degree Only   14.1%   13.9%   13.7%	High School Graduate (12)	32.1%	32.4%	32.7%
Bachelor's Degree Only 14.1% 13.9% 13.7%	Some College (13-15)	23.9%	24.1%	24.1%
		10.8%	11.1%	10.8%
Graduate Degree 6.8% 7.6% 7.6%	Bachelor's Degree Only	14.1%	13.9%	13.7%
	Graduate Degree	6.8%	7.6%	7.6%

# DEMOGRAPHICS // Social Security Anchored Strip Center



## **POPULATION**

In 2021, the population in your selected geography is 93,029. The population has changed by 13.1 percent since 2000. It is estimated that the population in your area will be 95,973 five years from now, which represents a change of 3.2 percent from the current year. The current population is 49.9 percent male and 50.1 percent female. The median age of the population in your area is 41.6, compared with the U.S. average, which is 38.4. The population density in your area is 131 people per square mile.



#### **EMPLOYMENT**

In 2021, 50,027 people in your selected area were employed. The 2000 Census revealed that 48.4 percent of employees are in white-collar occupations in this geography, and 51.6 percent are in blue-collar occupations. In 2021, unemployment in this area was 4.0 percent. In 2000, the average time traveled to work was 24.1 minutes.



#### **HOUSEHOLDS**

There are currently 36,607 households in your selected geography. The number of households has changed by 20.7 percent since 2000. It is estimated that the number of households in your area will be 38,044 five years from now, which represents a change of 3.9 percent from the current year. The average household size in your area is 2.5 people.



### HOUSING

The median housing value in your area was \$184,870 in 2021, compared with the U.S. median of \$227,827. In 2000, there were 23,860 owner-occupied housing units and 6,469 renter-occupied housing units in your area. The median rent at the time was \$389.



#### **INCOME**

In 2021, the median household income for your selected geography is \$65,525, compared with the U.S. average, which is currently \$65,694. The median household income for your area has changed by 44.6 percent since 2000. It is estimated that the median household income in your area will be \$67,498 five years from now, which represents a change of 3.0 percent from the current year.

The current year per capita income in your area is \$32,576, compared with the U.S. average, which is \$36,445. The current year's average household income in your area is \$82,235, compared with the U.S. average, which is \$94,822.



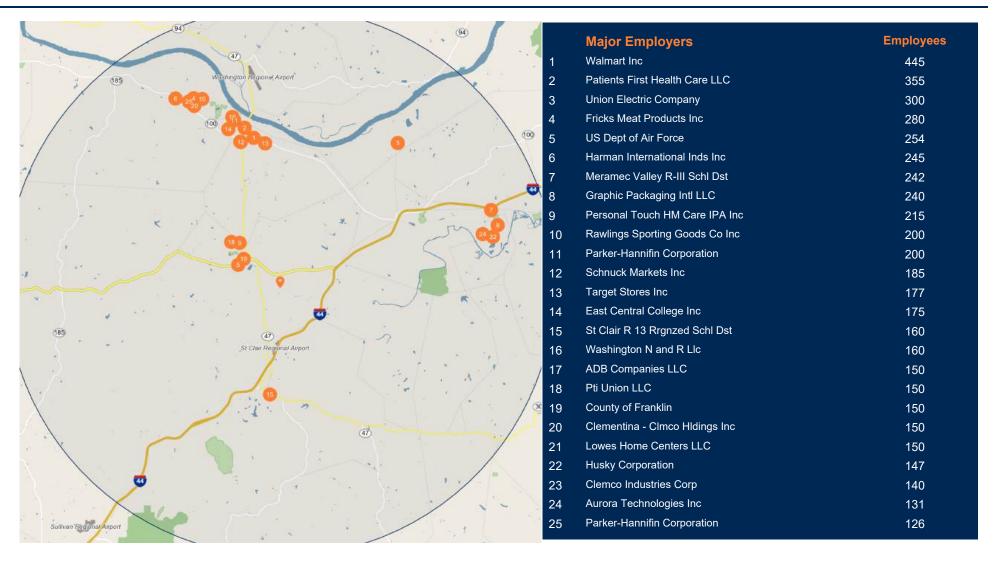
#### **EDUCATION**

The selected area in 2021 had a higher level of educational attainment when compared with the U.S averages. Only 7.6 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.0 percent, and 13.7 percent completed a bachelor's degree, compared with the national average of 19.5 percent.

The number of area residents with an associate degree was higher than the nation's at 10.8 percent vs. 8.3 percent, respectively.

The area had more high-school graduates, 32.7 percent vs. 27.2 percent for the nation. The percentage of residents who completed some college is also higher than the average for the nation, at 24.1 percent in the selected area compared with the 20.5 percent in the U.S.

# Social Security Anchored Strip Center // DEMOGRAPHICS



# DEMOGRAPHICS // Social Security Anchored Strip Center

