

DEMOGRAPHICS

Radius	2 miles	5 miles	10 miles
Population			
2020 Population	40,048	146,599	267,038
2024 Population	41,921	150,425	273,730
2029 Population Projection	44,477	159,051	289,374
Annual Growth 2020-2024	1.2%	0.7%	0.6%
Annual Growth 2024-2029	1.2%	1.1%	1.1%
Households			
2020 Households	15,635	48,898	85,874
2024 Households	16,033	49,345	86,403
2029 Household Projection	16,948	52,018	91,037
Annual Growth 2020-2024	1.3%	0.9%	0.9%
Annual Growth 2024-2029	1.1%	1.1%	1.1%
Avg Household Size	2.50	2.90	3.00
Avg Household Vehicles	2.00	2.00	2.00
Household Income			
< \$25,000	3,522	10,695	15,007
\$25,000 - 50,000	4,654	12,537	18,500
\$50,000 - 75,000	2,557	8,590	14,989
\$75,000 - 100,000	1,950	6,370	11,321
\$100,000 - 125,000	1,386	4,271	9,219
\$125,000 - 150,000	685	2,456	6,054
\$150,000 - 200,000	685	2,370	6,021
\$200,000+	595	2,055	5,292
Avg Household Income	\$69,234	\$72,680	\$85,605
Median Household Income	\$49,174	\$53,816	\$65,737

Traffic				
Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Sanderson Ave	W Thornton Ave S	28,990	2025	0.12 mi
Stetson Ave	W Stetson Ave E	9,428	2018	0.13 mi
W Stetson Ave	Stetson Ave W	27,211	2025	0.17 mi
Tanya Ave	Jodi Ave W	2,317	2025	0.23 mi
W Thornton Ave	Sanderson Ave E	1,618	2025	0.26 mi
Sanderson Ave	W Thornton Ave N	18,449	2025	0.37 mi
Sanderson Ave	Wentworth Dr N	24,960	2025	0.38 mi
W Thornton Ave	Shenandoah Dr W	1,654	2025	0.40 mi
Wentworth Dr	Scaramella Cir SW	1,593	2018	0.40 mi
S Cawston Ave	Industrial Ave S	3,369	2018	0.45 mi

*The demographic information is provided as a courtesy and is not intended to be relied upon as definitive or guaranteed. No representation or warranty, express or implied, is made by the property owner or management regarding the accuracy, completeness, or suitability of this information for any purpose. Prospective tenants must conduct their own independent investigation and due diligence. The property owner and management shall not be liable for any errors, omissions, or reliance placed upon this information.



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