

3216 MEMORIAL BLVD
MURFREESBORO, TN



COMMERCIAL TRACT FOR LEASE

Property Information

- ◆ **1.26 Acres**
- ◆ **\$120,000 per year NNN Ground Lease**
- ◆ Traffic Count: 24,688 Memorial Blvd
- ◆ Retail Nearby: Aldi, Dutch Bros, Walgreens, Publix
- ◆ All utilities available
- ◆ 08 – Commercial Zoning

3-Mile **5-Mile** **7-Mile**

Population:	47,269	94,270	170,358
Avg Household Income:	\$110,781	\$96,030	\$94,535

Brian Coyle

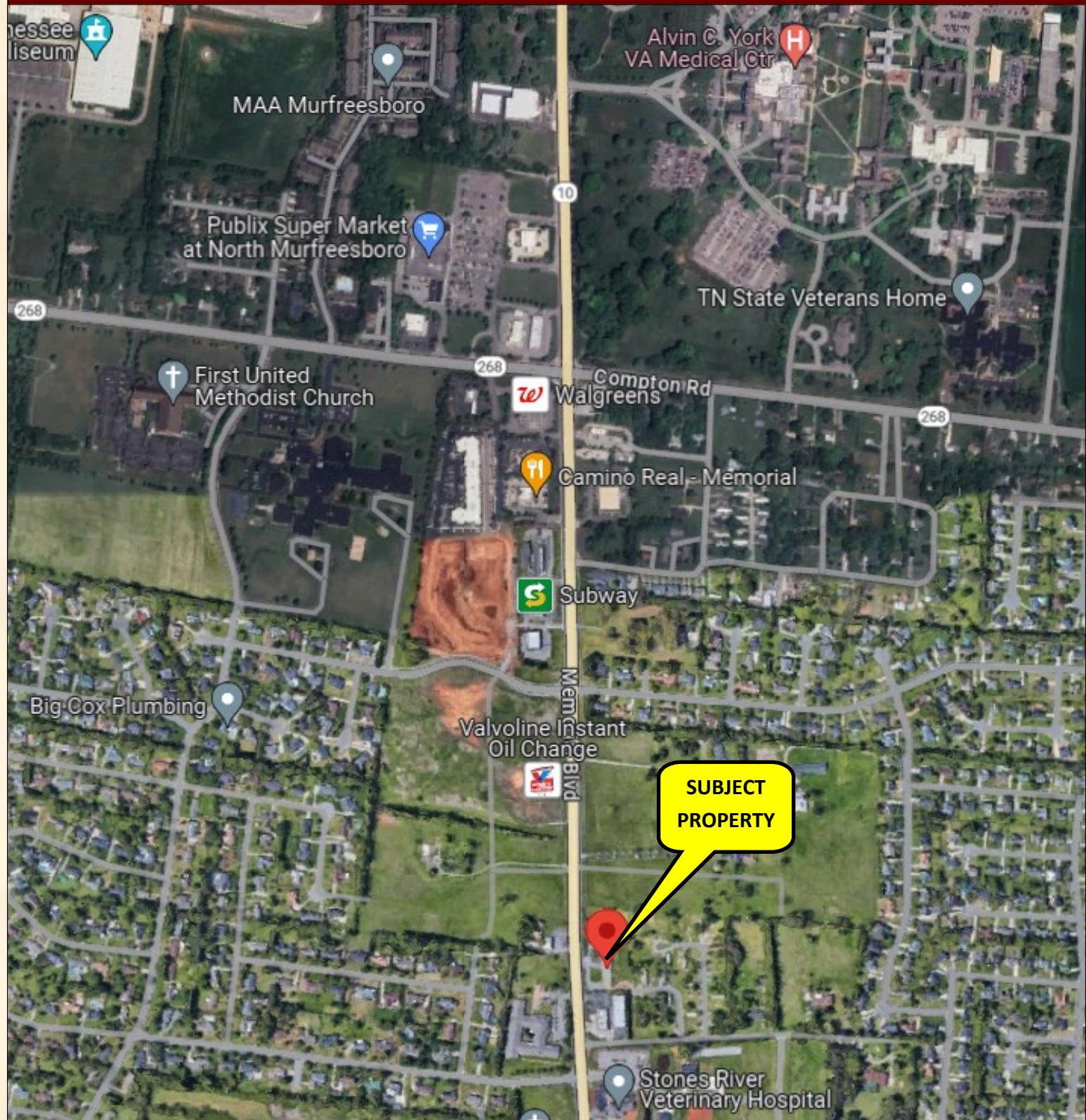
7216 Wellington Drive, Suite One

Knoxville, Tennessee 37919

Office: (865) 584-2000 Cell: (203) 918-3944

Email: brian@oliversmithrealty.com

Regional Map



Brian Coyle

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Oliver Smith Realty & Development Co.
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Trade Area Aerial



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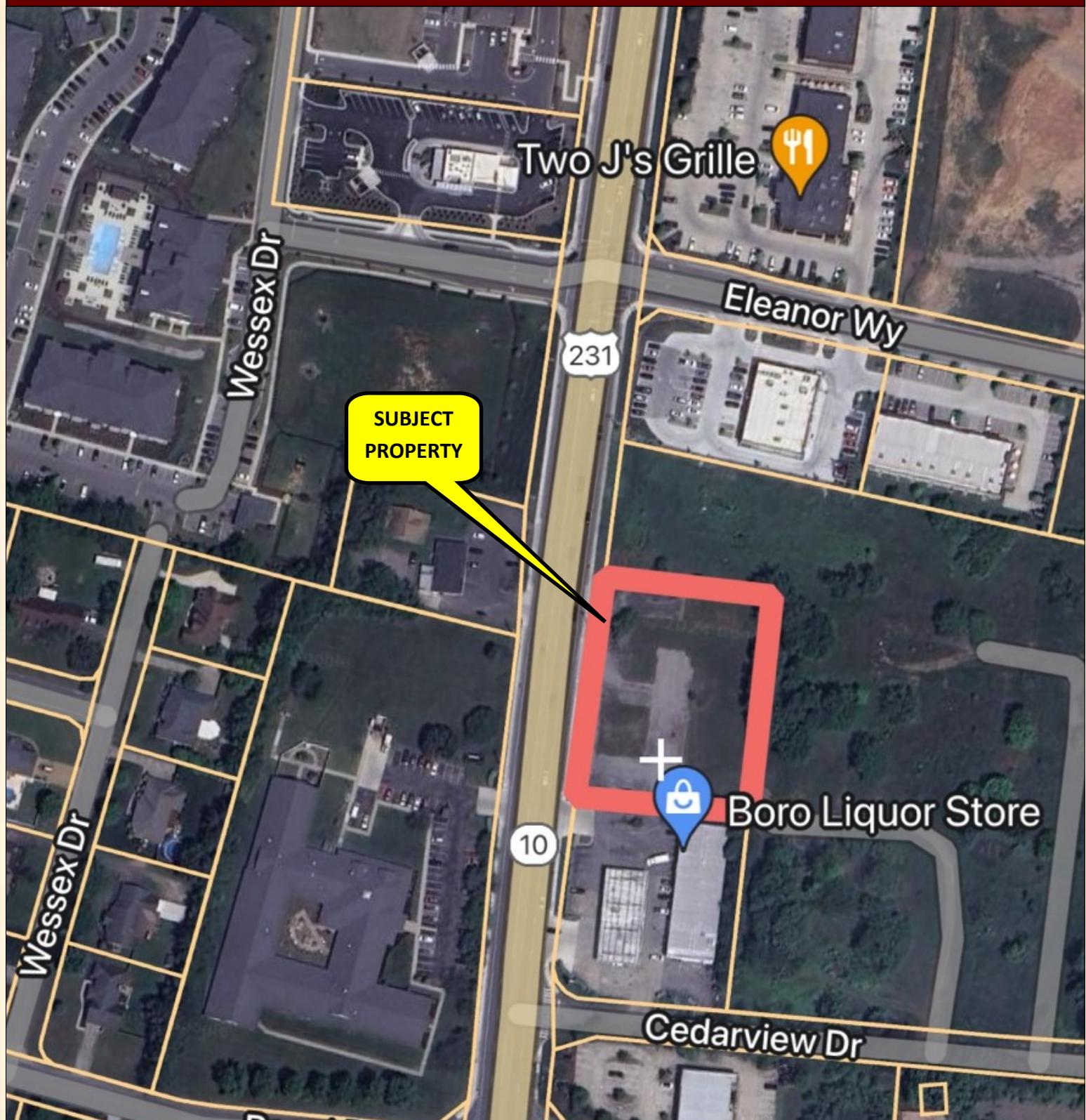
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Site



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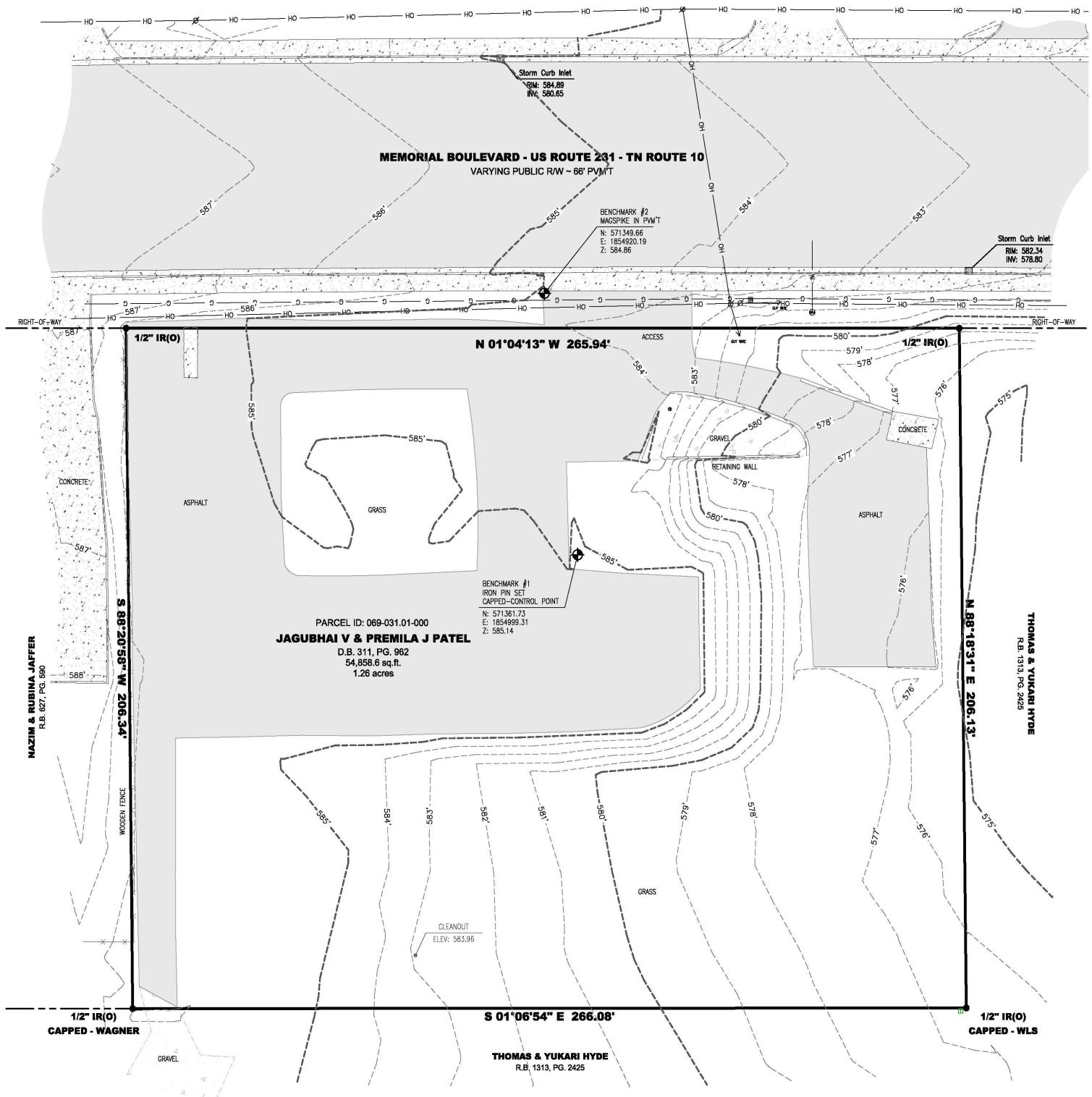
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Survey



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Zoning

Chart 1
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USES PERMITTED ³	ZONING DISTR												RMO	OG R ²	OG ²	CL ²	CF ^{2,14}	CH ²	MU ²	CBD ²	H ²	L ²	OM-RS ⁸²	CM-R ²	CM ²	CU	P			
	RS 15	RS 12	RS 10	RS 8	RS 6	RS 4	RD	RM 12	RM 16	RSA	RS 15	RS 12																		
DWELLINGS																														
Single-Family detached	X	X	X	X	X	X	X	X	X	X			X	X										X	X	X				
Single-Family attached							X	X	X	X			X	X											X	X				
Two-Family							X	X	X				X	X											X	X				
Three-Family								X	X				X	X											X	X				
Four Family								X	X				X	X											X	X				
Multiple-Family								X ²¹	X ²¹										X ²¹	X ²¹					X					
OTHER HOUSING																														
Accessory Apartment	S ⁸				S ⁸																									
Accessory Dwelling Unit																														
Assisted-Care Living Facility ¹⁵											S	X	X	X																
Bed-and-Breakfast Homestay	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S				
Bed-and-Breakfast Inn	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S				
Boarding House ¹⁵										S	S	X	X	X	X	X	X	X	X	X	X	X	X	S	X					
Emergency Shelter	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X				
Extended Stay Hotel/Motel																														
Family Crisis Shelter																														
Family Violence Shelter												S	S																	
Fraternity/Sorority																														
Group Shelter												S	S																	
Class I Home for the Aged ¹⁵	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S			
Class II Home for the Aged ¹⁵	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S			
Class III Home for the Aged ¹⁵										S	S																			
Hotel																														
Mission ¹⁰																														
Mobile Homes																														
Motel																														
Rooming House												S	S	S																
Student Dormitory													S																	
Transitional Home												S	S	S																
INSTITUTIONS																														
Adult Day Care Center	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S			
Adult Day Care Home	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S			
Airport, Heliport	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S			
Cemetery, Mausoleum	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S			
Church ¹³	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S			
College, University																														

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Zoning

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Page 2 of 9

USES PERMITTED ³	ZONING DISTRICTS																		CM-R-S ²	CM-R ²	CM ²	CU	P	
	RS 15	RS 12	RS 10	RS 8	RS 6	RS 4	RD	RM 12	RM 16	RSA	R MO	OG R ²	OG ²	CL ²	CH ²	MU ²	CBD ²	H ²	LI ²					
Day Care Center							S	S	S	S	S	S	X	X	X	X	X	X	S	S	S			
Family Day Care Home	S	S	S	S	S	S	S	S	S	S	S	S	X	X	X	X	X	S	S	S	X			
Group Day Care Home	S	S	S	S	S	S	S	S	S	S	S	S	X	X	X	X	X	S	S	S	X			
Hospital													X	X			X	X	X	X	X	X		
Lodge, Club, Country Club ¹³	S	S	S	S	S	S	S	S	S	S	S	S	S	X	X	X	X	X	S	S	S			
Mental Health Facility													X	X	X	X	X	X	X	X	X	X		
Morgue																				X	X	X		
Museum							S	S	S		S	S	S	X	X	X	X	X	S	S	S	X		
Nursing Home													X	X	S	S	S	X	X	X	X	X		
Nursery School							S	S	S		S	S	S	S	S	S	X	S	S	S	S	X		
Park	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		
Philanthropic Institution							S	S	S				X	X	X	X	X	X	X	X	X	X	X	
Pet Cemetery	S	S	S													S	S		S	S				
Public Building ¹³	S	S	S	S	S	S	S	S	S	S	S	S	S	S	X	X	X	X	X	S	S	S	X	
Recreation Field ¹³	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	X	X	X	X	S	S	S	X	X
Senior Citizens Center	S	S	S	S	S	S	S	S	X	X	S		X	X	X	X	X	X	X	S	X	X		
School, Public or Private, Grades K - 12 ¹³	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	X	X	X	X	X	S	S	X	
Student Center										S	S		S	S	S	S	X					S		
AGRICULTURAL USES																			S					
Customary General Farming	X ⁶	X ⁶	X ⁶	X ⁶	X ⁶	X ⁶	X ⁶	X ⁶	X ⁶	X ⁶	X ⁶	X ⁶	X ⁶	X ⁶	X ⁶	X ⁶	X	X	X	X	X	X	X	
Crop, Soil Preparation Agricultural Services	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	X	X	X	X	X	X	X	X
Farm Labor and Management Services																X	X	X	X	X	X	X	X	
Fish Hatcheries and Preserves																		X	X					
Grain, Fruit, Field Crop and Vegetable Cultivation and Storage	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
Hunting, Trapping, and Game Propogation																								
Livestock, Horse, Dairy, Poultry, and Egg Products	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		X	X	X	X	X	X	
Timber Tracts, Forest Nursery, Gathering of Forest Products	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S								
COMMERCIAL																								
Adult Cabaret																				X ⁹				
Adult Entertainment Center																			X ⁹					
Adult Motel																			X ⁹					
Adults Only Bookstore																			X ⁹					
Adults Only Motion Picture Theater																		X ⁹						
Amusements, Commercial Indoor																	X	X	X	X	X	X	S	

X = Use permitted by right.

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Zoning

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Page 3 of 9

USES PERMITTED ³	ZONING DISTRICTS																									
	RS 15	RS 12	RS 10	RS 8	RS 6	RS 4	RD	RM 12	RM 16	RS-A	R MO	OGR ²	OG ²	CL ²	CF ^{2,14}	CH ²	MU ²	CBD ²	H ²	LI ²	CM-RS-8 ²	CM-R ²	CM ²	CU	P	
Amusements, Commercial Outdoor excluding Motorized																								S	S	
Amusements, Commercial Outdoor Motorized except Carnivals																										
Animal Grooming Facility														X	X	X		X	X							
Antique Mall														X	X	X	X	X	X							
Antique Shop <3,000 sq. ft.													X	X	X	X	X	X	X						X	
Apothecaries (pharmaceuticals only)													X	X	X	X	X	X	X	X	X	X	X	X	X	
Art or Photo Studio or Gallery													X	X	X	X	X	X	X	X	X	X	X	X	X	
Automotive Repair ¹²																										
Bakery, Retail														X	X	X	X	X	X	X						
Bank, Branch Office													X	X	X	X	X	X	X	X						
Bank, Drive-Up Electronic Teller													X	X	X	X	X	X	X	X						
Bank, Main Office																										
Barber or Beauty Shop													X	X	X	X	X	X	X	X					X	
Beer, Packaged														X	X	X		X	X	X						
Boat Rental, Sales, or Repair																										
Book or Card Shop													X	X	X	X	X	X	X	X					X	
Business School													X	X		X	X	X	X	X						
Business and Communication Service													X	X	X	X	X	X	X	X						
Campground, Travel-Trailer Park																										
Carnivals																	S		S	S					S	
Catering Establishment													X	X	X	X	X	X	X	X					X	
Clothing Store														X	X	X	X	X	X	X						
Coffee, Food, or Beverage Kiosk														X	X	X	X		X	X						
Commercial Center														X	X	X	X		X	X						
Convenience Sales and Service, maximum 5,000 sq. ft. floor area															X	X	X	X	X	X						
Crematory																										
Delicatessen														X	X	X	X	X	X	X						

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	RS 15	RS 12	RS 10	RS 8	RS 6	RS 4	RD	RM 12	RM 16	RS-A	R MO	OGR ²	OG ²	CL ²	CF ^{2,14}	CH ²	MU ²	CBD ²	H ²	LI ²
Department or Discount Store													X	X	X	X	X	X		
Drive-In Theater													X					X		
Dry Cleaning													X	X	X	X	X	X		
Dry Cleaning Pick-Up Station													X	X	X	X	X	X		
Financial Service										X	X	X	X	X	X	X	X	X		
Fireworks Public Display																			X	
Fireworks Retailer														S			S	S		
Fireworks Seasonal Retailer													S	S			S	S		
Flower or Plant Store											X	X	X	X	X	X	X	X	X	
Funeral Home													S		X	X	X	X		
Garage, Parking													X	X	X	X	X	X		
Garden and Lawn Supplies													S	X	X	X	X	X		
Gas--Liquified Petroleum, Bottled and Bulk															X			X	X	
Gas Station													X	X	X	X	X	X		
General Service and Repair Shop															X	X	X	X	X	
Glass--Auto, Plate, and Window															X	X	X	X	X	
Glass--Stained and Leaded													X	X	X	X	X	X		
Greenhouse or Nursery															X	X	X	X	X	
Group Assembly, <250 persons													S	S	X	X	X	X	S	
Group Assembly, >250 persons													S	S	S	X	S	S	S	
Health Club													X	X	X	X	X	X	X	
Ice Retail															X	X	X	X	X	
Interior Decorator													X	X	X	X	X	X	X	
Iron Work															X			X	X	
Janitorial Service															X	X	X	X	X	
Karate, Instruction														X	X	X	X	X	X	
Kennels															X			X	X	
Keys, Locksmith															X	X	X	X	X	
Laboratories, Medical													X	X	X	X	X	X	X	
Laboratories, Testing														X	X	X	X	X	X	
Laundries, Self-Service													X	X				X	X	
Lawn, Tree, and Garden Service															X			X	X	
Liquor Store													X	X	X	X	X	X		
Livestock, Auction																	X	X		
Lumber, Building Material															X			X	X	
Manufactured Home Sales																	X			
Massage Parlor																	X ⁹			
Mobile Home Sales																	X			

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Motor Vehicle Sales (Automobiles)													S	S			X ³	X ³								
Motor Vehicle Sales (Other Than Automobiles)													S	S			X	X								
Motor Vehicle Service ¹²													X	X			X	X								
Movie Theater													X	X	X	X	X	X								
Music or Dancing Academy													X	X	X		X	X								
Offices											X	X	X	X	X	X	X	X	X ⁵	X ⁵	X ⁵					
Optical Dispensaries											X	X	X	X	X	X	X	X	X	X	X	X				
Pawn Shop													X		X	X	X	X								
Personal Service Establishment													X	X	X	X	X	X								
Pet Crematory																			S	S						
Pet Funeral Home													X	X			X	X								
Pet Shops													X	X	X	X	X	X								
Pharmacies											X	X	X	X	X	X	X	X	X	X	X	X	X			
Photo Finishing												X	X	X	X	X	X	X	X	X	X	X	X			
Photo Finishing Pick-Up Station												X	X	X	X			X	X							
Radio, TV, or Recording Studio															X	X	X	X	X	X						
Radio and Television Transmission Towers													S	S	S	S	S	S			S					
Rap Parlor																			X ⁹							
Reducing and Weight Control Service											X	X	X	X	X	X	X	X	X	X	X	X	X			
Restaurant and Carry-Out Restaurant												X	X	X	X	X	X	X	X							
Restaurant, Drive-In																X			X	X						
Restaurant, Specialty													X	X	X	X	X	X	X	X						
Restaurant, Specialty -Limited											S	S	X	X	X	X	X	X	X	S	S	S				
Retail Shop, other than enumerated elsewhere													X	X	X	X	X	X	X							
Salvage and Surplus Merchandise													X					X	X							
Sauna																			X ⁹							
Sheet Metal Shop																X	X		X	X						
Shopping Center, Community															X			X	X							
Shopping Center, Neighborhood															X	X	X		X	X						
Shopping Center, Regional															X	X			X	X						
Specialty Shop											X	X	X	X	X	X	X	X	X	X	X	X	X	X		
Tavern															X			X	X	X						
Taxidermy Studio															S			S	S							
Towing ¹²													X				X	X								

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Veterinary Office												X	X	X	X	X	X	X	X			X				
Veterinary Clinic														X	X	X		X	X							
Veterinary Hospital															X	X		X	X							
Vehicle Sales (Non-Motorized)															X	X		X	X							
Vehicle Wash														X		X	X	X	X							
Video Rental													X	X	X	X	X	X	X							
Wholesaling														X		X	X									
Wireless Telecommunications Towers, Antennas ¹⁷	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		
Wrecker Service ¹²															X		X	X								
Wrecker Service Storage Yard ¹²															X			X								
INDUSTRIAL																			X							
Manufacture, Storage, Distribution of:																										
Abrasive Products																										
Alcoholic Beverage Manufacture																										
Animal or Poultry Slaughter, Stockyards, Rendering																										
Asbestos Products																										
Automobile Dismantlers and Recyclers ⁷																										
Automobile Manufacture																										
Automobile Parts and Components Manufacture																										
Automobile Seats Manufacture																										
Bakery Goods																										
Boat Manufacture																										
Bottling Works																										
Brewery																										
Candy																										
Canned Goods																										
Chemicals																										
Composting Facility																										
Contractor's Storage, Indoor																			X	X	X	X				
Contractor's Yard or Storage, Outdoor																		X	X	X	X					
Cosmetics																										
Custom Wood Products																			X	X	X					
Electrical or Electronic Equipment, Appliances, and Instruments																										
Explosives																										

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Fabricated Metal Products and Machinery																		X	X		
Fertilizer																		X			
Fireworks																		S			
Food and Beverage Products except animal slaughter, stockyards, rendering, and brewery																		X			
Furniture and Fixtures																		X			
Jewelry																		X	X		
Leather and Leather Products except tanning and finishing																		X	X		
Leather and Leather Products, Tanning and Finishing																		X			
Lumber and Wood Products																		X			
Metal or Rubber Stamps																		X	X		
Mobile Home Construction																		X			
Musical Instruments																		X	X		
Novelties																		X	X		
Office/Art Supplies																		X	X		
Paints																		X			
Paper Mills																		S			
Paper Products excluding paper and pulp mills																		X			
Petroleum, Liquified Petroleum Gas and Coal Products except refining																		S			
Petroleum and Coal Products Refining																		S			
Pharmaceuticals																		X	X		
Photographic Film Manufacture																		X			
Pottery, Figurines, and Ceramic Products																		X	X		
Primary Metal Distribution and Storage																		X			
Primary Metal Manufacturing																		X			
Printing and Publishing																		X	X	X	
Pulp Mills																			X	X	
Radioactive Materials																		S			
Rubber and Plastic Products except rubber or plastic manufacture																		X			
Rubber and Plastic Products, Rubber and Plastic Manufacture																		X			
Saw Mills																		X			
Scrap Processing Yard																		S			

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	RS 15	RS 12	RS 10	RS 8	RS 6	RS 4	RD	RM 12	RM 16	RS-A	R MO	OGR ²	OG ²	CL ²	CF ^{2/4}	CH ²	MU ²	CBD ²	H ²	LI ²	CM-RS ^{2/8}	CM-R ²	CM ²	CU
Scrap Metal Processors																			S					
Scrap Metal Distribution and Storage																			S					
Secondary Material Dealers																			S					
Silverware and Cutlery																			X	X				
Small Moulded Metal Products																			X					
Soap																			X					
Sporting Goods																			X	X				
Stone, Clay, Glass, and Concrete Products																			X					
Textile, Apparel Products, Cotton- Factoring, Grading																			X	X				
Textile, Apparel Products, Cotton Gin																			X					
Tire Manufacture																			X					
Tobacco Products																			X					
Toiletries																			X	X				
Toys																			X	X				
Transportation Equipment																			X	X				
Warehouse ¹⁸																			X					
Warehousing, Transporting/Distributing ¹⁸																			X	X	X			
TRANSPORTATION AND PUBLIC UTILITIES																								
Freight, Service Facility																		S		X				
Bus Terminal or Service Facility																		X	X	X				
Garbage or Refuse Collection Service																		X						
Refuse Processing, Treatment, and Storage																			S					
Gas, Electric, Water, Sewerage Production and/or Treatment Facility																			X	S				
Landfill ¹⁹																			S					
Post Office or Postal Facility																		X	X	X	X			
Railroad Switching Yard, Terminal, Piggyback Yard																		X	X	X	X			
Telephone Service Center																		X	X	X	X			
Telephone Switching Center, Electric Transmission, Gas Piping, Water Pumping Station	S	S	S	S	S	S	S	S	S	S	S	S	X	X	X	X	X	X	X	X				
Taxicab Dispatch Station																		X		X	X			
Truck or Motor Freight Terminal, Service Facility																		X		X	X			

X = Use permitted by right.

S = Use requiring site plan review and approval subject to the issuance of a special use permit in accordance with the provisions of Sections 8 and 9 of this article.

Brian Coyle

7216 Wellington Drive, Suite One

Knoxville, Tennessee 37919

Office: (865) 584-2000 Cell: (203) 918-3944

Email: brian@oliversmithrealty.com

Zoning

Chart 1
Page 9 of 9

USES PERMITTED ³	ZONING DISTRICTS																							
	RS 15	RS 12	RS 10	RS 8	RS 6	RS 4	RD	RM 12	RM 16	RS-A	R MO	OGR ²	OG ²	CL ²	CF ^{2,14}	CH ²	MU ²	CBD ²	HI ²	LI ²	CM-RS ⁸	CM-R ²	CM ²	CU
OTHER																								
Advertising Sign																		X		X	X			
Automobile graveyard																		S						
Home Occupations	S ¹¹	S ¹¹	S ¹¹	S ¹¹	S ¹¹	S ¹¹	S ¹¹	S ¹¹	S ¹¹	S ¹¹	S ¹¹	S ¹¹	X		X				S ¹¹	S ¹¹	S ¹¹			
Junkyard																		S		S				
Metal, Sand, Stone, Gravel, Clay, Mining, and other related processing																		S		S				
Recycling center																	S			X				
Self Service Storage Facility ¹⁶														S	S	X	S	X		X				
Wholesale Establishments																X		X	X	X	X			
Temporary Mobile Recycling Center														S	S			S	S			S		

X = Use permitted by right.

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7216 Wellington Drive, Suite One

Knoxville, Tennessee 37919

Office: (865) 584-2000 Cell: (203) 918-3944

Email: brian@oliversmithrealty.com

Demographics

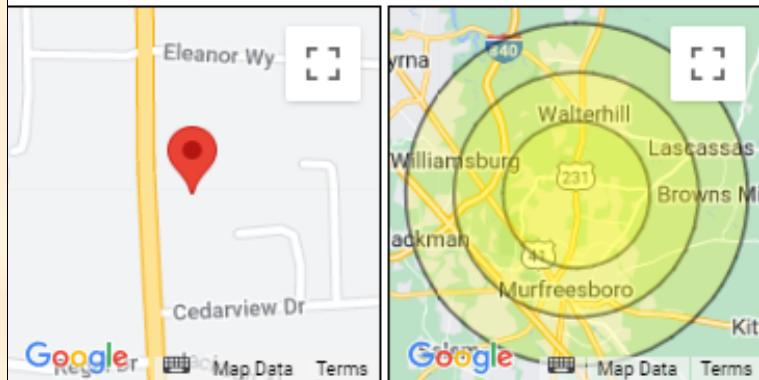


EASI Updated Site Selection Reports & Analysis Executive Summary

Address: 3216 Memorial Blvd Murfreesboro TN

Latitude: 35° : 54' : 08"

Longitude: -86° : 22' : 59"



Description	3 Miles	5 Miles	7 Miles
POPULATION BY YEAR			
Population (4/1/2000)	29,788	66,562	91,501
Population (4/1/2010)	37,548	75,271	127,263
Population (4/1/2020)	44,388	89,265	160,587
Population (1/1/2023)	47,269	94,270	170,358
Population (1/1/2028)	50,928	101,340	183,318
Percent Growth (2023/2020)	6.49	5.61	6.08
Percent Forecast (2028/2023)	7.74	7.50	7.61
HOUSEHOLDS BY YEAR			
Households (4/1/2000)	11,390	25,375	34,294
Households (4/1/2010)	14,711	28,819	48,097
Households (4/1/2020)	17,300	34,638	61,225
Households (1/1/2023)	19,061	38,100	67,162
Households (1/1/2028)	20,885	41,746	73,553
Percent Growth (2023/2020)	10.18	9.99	9.70
Percent Forecast (2028/2023)	9.57	9.57	9.52
GENERAL POPULATION CHARACTERISTICS			
Median Age	37.6	34.0	33.2
Male	23,163	46,581	83,592
Female	24,106	47,689	86,766
Density	1,983.7	1,096.6	1,201.2
Urban	45,677	86,271	156,295
Rural	1,592	7,999	14,063

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Office: (865) 584-2000 Cell: (203) 918-3944

Email: brian@oliversmithrealty.com

Oliver Smith Realty & Development Co.

www.oliversmithrealty.com

Demographics

GENERAL HOUSEHOLD CHARACTERISTICS			
Households (1/1/2023)	19,061	38,100	67,162
Families	13,184	23,239	43,583
Non-Family Households	5,877	14,861	23,579
Average Size of Household	2.45	2.36	2.46
Median Age of Householder	50.2	47.0	45.4
Median Value Owner Occupied (\$)	299,018	282,722	255,791
Median Rent (\$)	954	963	1,038
Median Vehicles Per Household	2.5	2.4	2.4
GENERAL HOUSING CHARACTERISTICS			
Housing, Units	19,944	40,519	71,050
Housing, Owner Occupied	11,805	19,619	37,229
Housing, Renter Occupied	7,256	18,481	29,933
Housing, Vacant	883	2,419	3,888
POPULATION BY RACE			
White Alone	32,852	61,966	110,090
Black Alone	7,654	17,265	30,343
Asian Alone	1,274	2,683	6,513
American Indian and Alaska Native Alone	189	461	893
Other Race Alone	1,745	4,483	8,517
Two or More Races	3,555	7,412	14,002
POPULATION BY ETHNICITY			
Hispanic	3,611	8,498	16,427
White Non-Hispanic	31,766	59,190	105,188
GENERAL INCOME CHARACTERISTICS			
Total Personal Income (\$)	2,134,099,603	3,711,093,639	6,426,679,588
Total Household Income (\$)	2,111,602,493	3,658,749,478	6,349,162,335
Median Household Income (\$)	80,112	68,421	70,447
Average Household Income (\$)	110,781	96,030	94,535
Per Capita Income (\$)	45,148	39,367	37,725
RETAIL SALES			
Total Retail Sales (including Food Services) (\$)	2,142,059	3,018,182	4,719,711
CONSUMER EXPENDITURES			
Total Annual Expenditures (\$000)	1,372,831.7	2,567,523.5	4,548,299.3
EMPLOYMENT BY PLACE OF BUSINESS			
Employees, Total (by Place of Work)	26,473	39,823	53,791
Establishments, Total (by Place of Work)	1,521	2,372	3,369
EASI QUALITY OF LIFE			
EASI Quality of Life Index (US Avg=100)	99	98	98
EASI Total Crime Index (US Avg=100; A=High)	81	106	96
EASI Weather Index (US Avg=100)	100	100	100
BLOCK GROUP COUNT	23	50	78

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Disclosure

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Brian Coyle

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