

For Lease
Land
0.63 Acres



1979 Madison St

Clarksville, Tennessee 37043

Property Highlights

- Ground Lease Only (Existing building has been demolished)
- Zoned C-5 Highway and Arterial Commercial District
- Located on Madison Street Retail corridor
- Directly across the street from 24 Hour Walgreens.
- ADT- 23,917 cars per day

OFFERING SUMMARY

Available SF	27,135 SF
Lease Rate	\$78,000.00 per year/ \$6,500.00 per month
Lot Size	0.63 Acres

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	6,479	\$80,026
3 Miles	31,182	\$93,540
5 Miles	77,181	\$90,507

For more information

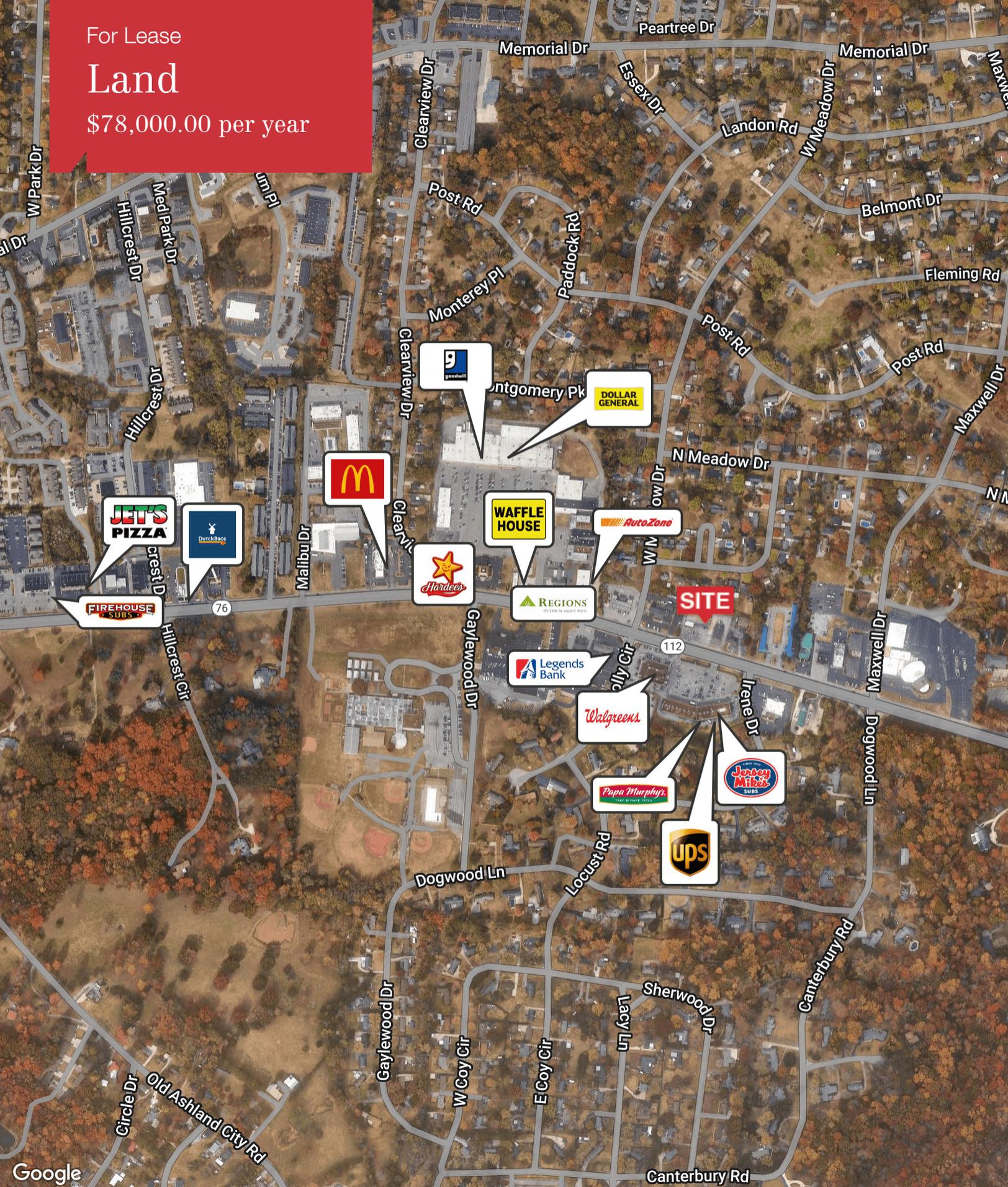
John Hadley

O: 931 648 4700
jhadley@naiclarksville.com

For Lease

Land

\$78,000.00 per year



Community Profile

1979 Madison St, Clarksville, Tennessee, 37043
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 36.51420
Longitude: -87.29495

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	5,537	25,817	58,739
2020 Total Population	5,986	29,650	71,128
2020 Group Quarters	127	953	3,320
2024 Total Population	6,294	31,987	78,341
2024 Group Quarters	121	912	3,180
2029 Total Population	6,742	34,524	84,615
2024-2029 Annual Rate	1.38%	1.54%	1.55%
2024 Total Daytime Population	6,768	30,924	84,169
Workers	3,502	13,345	41,052
Residents	3,266	17,579	43,117
Household Summary			
2010 Households	2,683	10,957	23,222
2010 Average Household Size	2.04	2.32	2.44
2020 Total Households	2,825	12,257	27,592
2020 Average Household Size	2.07	2.34	2.46
2024 Households	3,004	13,351	30,670
2024 Average Household Size	2.05	2.33	2.45
2029 Households	3,262	14,577	33,546
2029 Average Household Size	2.03	2.31	2.43
2024-2029 Annual Rate	1.66%	1.77%	1.81%
2010 Families	1,444	6,970	15,100
2010 Average Family Size	2.71	2.86	2.98
2024 Families	1,594	8,442	19,625
2024 Average Family Size	2.74	2.92	3.02
2029 Families	1,715	9,171	21,380
2029 Average Family Size	2.72	2.89	3.00
2024-2029 Annual Rate	1.47%	1.67%	1.73%
Housing Unit Summary			
2000 Housing Units	2,917	10,530	20,904
Owner Occupied Housing Units	52.8%	58.2%	55.7%
Renter Occupied Housing Units	41.9%	35.9%	36.7%
Vacant Housing Units	5.2%	5.9%	7.6%
2010 Housing Units	2,963	12,013	25,574
Owner Occupied Housing Units	50.3%	54.4%	53.6%
Renter Occupied Housing Units	40.3%	36.8%	37.2%
Vacant Housing Units	9.4%	8.8%	9.2%
2020 Housing Units	3,048	13,141	29,785
Owner Occupied Housing Units	49.1%	54.7%	52.9%
Renter Occupied Housing Units	43.6%	38.6%	39.7%
Vacant Housing Units	7.5%	6.7%	7.5%
2024 Housing Units	3,222	14,328	33,078
Owner Occupied Housing Units	52.2%	56.9%	53.9%
Renter Occupied Housing Units	41.0%	36.3%	38.8%
Vacant Housing Units	6.8%	6.8%	7.3%
2029 Housing Units	3,503	15,612	36,011
Owner Occupied Housing Units	54.7%	58.7%	55.0%
Renter Occupied Housing Units	38.5%	34.7%	38.2%
Vacant Housing Units	6.9%	6.6%	6.8%

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: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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2024 Households by Income			
Household Income Base	3,004	13,351	30,670
<\$15,000	5.2%	7.2%	9.1%
\$15,000 - \$24,999	11.7%	7.7%	6.8%
\$25,000 - \$34,999	10.8%	6.1%	6.3%
\$35,000 - \$49,999	17.4%	15.8%	14.0%
\$50,000 - \$74,999	15.9%	15.7%	17.3%
\$75,000 - \$99,999	13.3%	13.4%	13.1%
\$100,000 - \$149,999	14.6%	18.7%	19.5%
\$150,000 - \$199,999	6.8%	8.4%	7.6%
\$200,000+	4.3%	7.0%	6.3%
Average Household Income	\$80,026	\$93,540	\$90,507
2029 Households by Income			
Household Income Base	3,262	14,577	33,546
<\$15,000	4.1%	5.7%	7.3%
\$15,000 - \$24,999	9.0%	5.7%	5.3%
\$25,000 - \$34,999	8.7%	4.7%	5.0%
\$35,000 - \$49,999	16.0%	14.5%	12.7%
\$50,000 - \$74,999	15.1%	14.9%	16.2%
\$75,000 - \$99,999	14.6%	13.6%	13.3%
\$100,000 - \$149,999	17.8%	21.3%	22.4%
\$150,000 - \$199,999	9.4%	11.2%	10.3%
\$200,000+	5.2%	8.5%	7.6%
Average Household Income	\$93,797	\$108,648	\$104,920
2024 Owner Occupied Housing Units by Value			
Total	1,683	8,156	17,842
<\$50,000	0.2%	1.1%	1.7%
\$50,000 - \$99,999	0.1%	3.0%	3.7%
\$100,000 - \$149,999	1.2%	2.4%	2.4%
\$150,000 - \$199,999	4.0%	2.7%	4.2%
\$200,000 - \$249,999	13.1%	10.3%	13.1%
\$250,000 - \$299,999	11.3%	14.6%	15.2%
\$300,000 - \$399,999	38.5%	26.8%	28.2%
\$400,000 - \$499,999	22.8%	23.5%	18.3%
\$500,000 - \$749,999	5.1%	12.4%	10.0%
\$750,000 - \$999,999	1.1%	1.8%	2.1%
\$1,000,000 - \$1,499,999	2.4%	0.8%	0.5%
\$1,500,000 - \$1,999,999	0.2%	0.3%	0.2%
\$2,000,000 +	0.0%	0.2%	0.3%
Average Home Value	\$381,250	\$386,291	\$363,434
2029 Owner Occupied Housing Units by Value			
Total	1,915	9,159	19,788
<\$50,000	0.0%	0.7%	0.7%
\$50,000 - \$99,999	0.0%	0.7%	1.3%
\$100,000 - \$149,999	0.1%	0.3%	0.4%
\$150,000 - \$199,999	0.7%	0.8%	1.3%
\$200,000 - \$249,999	6.3%	5.3%	6.7%
\$250,000 - \$299,999	7.9%	10.2%	11.4%
\$300,000 - \$399,999	37.7%	24.5%	29.7%
\$400,000 - \$499,999	30.8%	30.4%	24.7%
\$500,000 - \$749,999	8.6%	20.7%	17.0%
\$750,000 - \$999,999	2.5%	3.7%	4.5%
\$1,000,000 - \$1,499,999	5.1%	1.6%	1.1%
\$1,500,000 - \$1,999,999	0.3%	0.5%	0.4%
\$2,000,000 +	0.0%	0.5%	0.7%
Average Home Value	\$451,540	\$468,229	\$448,743

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.

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Median Household Income			
2024	\$55,847	\$69,555	\$68,357
2029	\$68,619	\$81,816	\$80,467
Median Home Value			
2024	\$352,006	\$358,889	\$334,256
2029	\$392,718	\$424,695	\$394,874
Per Capita Income			
2024	\$38,083	\$38,579	\$35,566
2029	\$45,237	\$45,311	\$41,723
Median Age			
2010	42.8	38.5	34.1
2020	41.5	38.2	34.6
2024	42.4	38.9	35.3
2029	44.3	40.2	36.7
2020 Population by Age			
Total	5,986	29,650	71,128
0 - 4	5.1%	5.7%	6.2%
5 - 9	4.7%	6.1%	6.4%
10 - 14	4.9%	6.2%	6.5%
15 - 24	13.4%	12.9%	16.1%
25 - 34	14.8%	14.7%	15.3%
35 - 44	10.5%	12.6%	12.9%
45 - 54	10.7%	11.3%	11.3%
55 - 64	12.1%	12.5%	11.4%
65 - 74	11.5%	10.3%	8.3%
75 - 84	8.5%	5.5%	4.0%
85 +	4.0%	2.3%	1.5%
18 +	82.7%	78.6%	77.2%
2024 Population by Age			
Total	6,296	31,988	78,342
0 - 4	5.0%	5.7%	6.1%
5 - 9	4.3%	5.9%	6.3%
10 - 14	4.7%	6.0%	6.2%
15 - 24	12.7%	11.9%	15.1%
25 - 34	15.2%	15.0%	15.8%
35 - 44	11.1%	13.6%	13.8%
45 - 54	10.1%	11.2%	11.2%
55 - 64	11.5%	11.4%	10.6%
65 - 74	11.8%	10.6%	8.6%
75 - 84	9.5%	6.4%	4.6%
85 +	4.1%	2.4%	1.6%
18 +	83.4%	79.1%	77.8%
2029 Population by Age			
Total	6,739	34,525	84,616
0 - 4	4.9%	5.6%	6.0%
5 - 9	3.9%	5.4%	5.9%
10 - 14	4.3%	5.9%	6.1%
15 - 24	12.1%	11.7%	14.4%
25 - 34	14.0%	13.8%	14.9%
35 - 44	11.5%	14.2%	14.5%
45 - 54	10.1%	11.6%	11.5%
55 - 64	10.7%	10.7%	10.0%
65 - 74	12.9%	11.0%	9.2%
75 - 84	10.8%	7.6%	5.6%
85 +	4.8%	2.7%	1.8%
18 +	84.3%	79.8%	78.5%

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2020 Population by Sex			
Males	2,745	14,365	34,496
Females	3,241	15,285	36,632
2024 Population by Sex			
Males	2,934	15,795	38,650
Females	3,360	16,192	39,691
2029 Population by Sex			
Males	3,118	16,965	41,537
Females	3,624	17,558	43,078
2010 Population by Race/Ethnicity			
Total	5,536	25,819	58,738
White Alone	87.5%	78.1%	74.9%
Black Alone	6.6%	15.6%	17.8%
American Indian Alone	0.5%	0.4%	0.4%
Asian Alone	1.5%	1.5%	1.8%
Pacific Islander Alone	0.1%	0.1%	0.2%
Some Other Race Alone	1.4%	1.3%	1.5%
Two or More Races	2.4%	3.0%	3.5%
Hispanic Origin	4.8%	4.6%	5.2%
Diversity Index	30.0	42.1	46.4
2020 Population by Race/Ethnicity			
Total	5,986	29,650	71,128
White Alone	78.3%	71.2%	66.9%
Black Alone	9.8%	15.5%	18.8%
American Indian Alone	0.4%	0.4%	0.4%
Asian Alone	1.6%	2.0%	2.3%
Pacific Islander Alone	0.1%	0.1%	0.2%
Some Other Race Alone	2.3%	2.9%	2.8%
Two or More Races	7.4%	7.9%	8.6%
Hispanic Origin	5.9%	7.5%	7.7%
Diversity Index	44.1	53.7	57.9
2024 Population by Race/Ethnicity			
Total	6,294	31,987	78,341
White Alone	77.0%	69.7%	65.6%
Black Alone	10.2%	16.0%	19.1%
American Indian Alone	0.4%	0.4%	0.4%
Asian Alone	1.7%	2.2%	2.4%
Pacific Islander Alone	0.1%	0.1%	0.2%
Some Other Race Alone	2.6%	3.2%	3.0%
Two or More Races	7.9%	8.4%	9.2%
Hispanic Origin	6.5%	8.2%	8.4%
Diversity Index	46.3	55.8	59.7
2029 Population by Race/Ethnicity			
Total	6,740	34,524	84,615
White Alone	75.5%	68.0%	64.0%
Black Alone	10.8%	16.7%	19.7%
American Indian Alone	0.4%	0.4%	0.4%
Asian Alone	1.8%	2.4%	2.6%
Pacific Islander Alone	0.1%	0.1%	0.2%
Some Other Race Alone	2.8%	3.4%	3.2%
Two or More Races	8.5%	8.9%	9.7%
Hispanic Origin	6.9%	8.7%	9.0%
Diversity Index	48.6	57.9	61.5

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: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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2020 Population by Relationship and Household Type			
Total	5,986	29,650	71,128
In Households	97.9%	96.8%	95.3%
Householder	46.9%	40.7%	38.7%
Opposite-Sex Spouse	17.1%	17.8%	17.0%
Same-Sex Spouse	0.1%	0.2%	0.2%
Opposite-Sex Unmarried Partner	3.2%	2.6%	2.6%
Same-Sex Unmarried Partner	0.2%	0.2%	0.2%
Biological Child	19.8%	24.3%	25.4%
Adopted Child	0.6%	0.7%	0.7%
Stepchild	1.5%	1.5%	1.5%
Grandchild	1.8%	2.1%	2.2%
Brother or Sister	1.1%	1.0%	1.0%
Parent	0.8%	0.9%	0.9%
Parent-in-law	0.2%	0.3%	0.3%
Son-in-law or Daughter-in-law	0.3%	0.3%	0.3%
Other Relatives	1.1%	1.0%	1.1%
Foster Child	0.1%	0.1%	0.1%
Other Nonrelatives	3.4%	3.1%	3.4%
In Group Quarters	2.1%	3.2%	4.7%
Institutionalized	1.7%	3.1%	2.4%
Noninstitutionalized	0.4%	0.2%	2.3%
2024 Population 25+ by Educational Attainment			
Total	4,618	22,545	51,866
Less than 9th Grade	1.5%	1.3%	1.0%
9th - 12th Grade, No Diploma	2.1%	2.2%	3.0%
High School Graduate	21.1%	22.7%	23.4%
GED/Alternative Credential	4.2%	3.9%	3.7%
Some College, No Degree	25.9%	21.2%	21.7%
Associate Degree	7.4%	11.8%	12.2%
Bachelor's Degree	26.4%	22.2%	22.2%
Graduate/Professional Degree	11.5%	14.6%	12.7%
2024 Population 15+ by Marital Status			
Total	5,417	26,359	63,717
Never Married	30.9%	31.1%	33.6%
Married	44.7%	49.4%	48.8%
Widowed	8.4%	6.1%	5.3%
Divorced	15.9%	13.4%	12.3%
2024 Civilian Population 16+ in Labor Force			
Civilian Population 16+	3,058	14,305	34,734
Population 16+ Employed	98.5%	97.3%	95.9%
Population 16+ Unemployment rate	1.5%	2.7%	4.1%
Population 16-24 Employed	17.7%	15.2%	16.2%
Population 16-24 Unemployment rate	3.4%	4.9%	6.3%
Population 25-54 Employed	62.0%	63.8%	64.4%
Population 25-54 Unemployment rate	1.3%	2.6%	3.9%
Population 55-64 Employed	14.4%	16.5%	15.7%
Population 55-64 Unemployment rate	0.2%	1.5%	1.9%
Population 65+ Employed	5.9%	4.5%	3.7%
Population 65+ Unemployment rate	0.0%	0.6%	5.1%

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January 20, 2025

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2024 Employed Population 16+ by Industry			
Total	3,013	13,921	33,322
Agriculture/Mining	0.5%	0.3%	0.2%
Construction	6.1%	6.5%	6.6%
Manufacturing	16.8%	13.1%	12.6%
Wholesale Trade	1.1%	2.1%	1.8%
Retail Trade	16.5%	13.2%	12.1%
Transportation/Utilities	5.4%	5.0%	5.3%
Information	2.5%	2.5%	2.6%
Finance/Insurance/Real Estate	5.2%	6.7%	5.5%
Services	42.0%	45.9%	47.4%
Public Administration	3.9%	4.7%	6.0%
2024 Employed Population 16+ by Occupation			
Total	3,015	13,920	33,321
White Collar	55.6%	63.8%	61.7%
Management/Business/Financial	13.4%	19.1%	17.7%
Professional	22.9%	23.0%	23.0%
Sales	9.8%	11.6%	10.2%
Administrative Support	9.5%	10.1%	10.8%
Services	19.3%	13.9%	15.4%
Blue Collar	25.2%	22.3%	22.8%
Farming/Forestry/Fishing	0.0%	0.0%	0.0%
Construction/Extraction	4.5%	5.8%	4.9%
Installation/Maintenance/Repair	2.0%	3.1%	3.3%
Production	8.5%	6.0%	7.7%
Transportation/Material Moving	10.2%	7.3%	6.9%
2020 Households by Type			
Total	2,825	12,257	27,592
Married Couple Households	35.9%	44.2%	44.2%
With Own Children <18	11.0%	16.3%	17.5%
Without Own Children <18	25.0%	27.9%	26.7%
Cohabiting Couple Households	7.6%	6.7%	7.0%
With Own Children <18	1.8%	2.1%	2.4%
Without Own Children <18	5.7%	4.6%	4.6%
Male Householder, No Spouse/Partner	20.2%	18.2%	19.1%
Living Alone	14.8%	12.6%	13.0%
65 Years and over	5.0%	4.0%	3.2%
With Own Children <18	1.3%	1.5%	1.7%
Without Own Children <18, With Relatives	2.3%	2.4%	2.6%
No Relatives Present	1.8%	1.7%	1.9%
Female Householder, No Spouse/Partner	36.3%	30.8%	29.7%
Living Alone	22.8%	16.5%	14.9%
65 Years and over	12.7%	7.9%	6.2%
With Own Children <18	5.4%	6.4%	6.9%
Without Own Children <18, With Relatives	6.7%	6.7%	6.4%
No Relatives Present	1.3%	1.2%	1.5%
2020 Households by Size			
Total	2,825	12,257	27,592
1 Person Household	37.6%	29.1%	27.9%
2 Person Household	35.0%	34.1%	33.2%
3 Person Household	13.5%	16.6%	16.8%
4 Person Household	7.6%	11.7%	12.5%
5 Person Household	4.3%	5.2%	5.9%
6 Person Household	1.2%	2.2%	2.4%
7 + Person Household	0.8%	1.1%	1.3%

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2020 Households by Tenure and Mortgage Status			
Total	2,825	12,257	27,592
Owner Occupied	53.0%	58.6%	57.1%
Owned with a Mortgage/Loan	31.9%	39.7%	41.0%
Owned Free and Clear	21.1%	19.0%	16.1%
Renter Occupied	47.0%	41.4%	42.9%
2024 Affordability, Mortgage and Wealth			
Housing Affordability Index	64	78	83
Percent of Income for Mortgage	39.5%	32.3%	30.6%
Wealth Index	67	82	73
2020 Housing Units By Urban/ Rural Status			
Total	3,048	13,141	29,785
Urban Housing Units	100.0%	93.3%	93.3%
Rural Housing Units	0.0%	6.7%	6.7%
2020 Population By Urban/ Rural Status			
Total	5,986	29,650	71,128
Urban Population	100.0%	92.1%	92.5%
Rural Population	0.0%	7.9%	7.5%

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.

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Top 3 Tapestry Segments			
1.	Midlife Constants (5E)	Midlife Constants (5E)	Workday Drive (4A)
2.	Retirement Communities (9E)	Set to Impress (11D)	Middleburg (4C)
3.	Set to Impress (11D)	Workday Drive (4A)	Bright Young Professionals
2024 Consumer Spending			
Apparel & Services: Total \$	\$5,233,713	\$26,939,439	\$60,568,289
Average Spent	\$1,742.25	\$2,017.78	\$1,974.84
Spending Potential Index	73	85	83
Education: Total \$	\$3,686,238	\$19,071,777	\$41,968,868
Average Spent	\$1,227.11	\$1,428.49	\$1,368.40
Spending Potential Index	71	83	79
Entertainment/Recreation: Total \$	\$8,789,619	\$45,371,548	\$100,551,361
Average Spent	\$2,925.97	\$3,398.36	\$3,278.49
Spending Potential Index	72	83	80
Food at Home: Total \$	\$16,045,028	\$81,391,068	\$180,800,907
Average Spent	\$5,341.22	\$6,096.25	\$5,895.04
Spending Potential Index	73	83	81
Food Away from Home: Total \$	\$8,406,939	\$43,652,958	\$98,427,617
Average Spent	\$2,798.58	\$3,269.64	\$3,209.25
Spending Potential Index	72	84	82
Health Care: Total \$	\$17,197,524	\$87,381,430	\$191,927,553
Average Spent	\$5,724.87	\$6,544.94	\$6,257.83
Spending Potential Index	74	85	81
HH Furnishings & Equipment: Total \$	\$6,810,923	\$35,448,056	\$79,115,104
Average Spent	\$2,267.28	\$2,655.09	\$2,579.56
Spending Potential Index	72	84	82
Personal Care Products & Services: Total \$	\$2,149,749	\$11,009,318	\$24,559,876
Average Spent	\$715.63	\$824.61	\$800.78
Spending Potential Index	72	83	80
Shelter: Total \$	\$56,546,971	\$291,370,298	\$648,692,490
Average Spent	\$18,823.89	\$21,823.86	\$21,150.72
Spending Potential Index	71	82	79
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$7,541,075	\$39,193,247	\$86,818,218
Average Spent	\$2,510.34	\$2,935.60	\$2,830.72
Spending Potential Index	72	84	81
Travel: Total \$	\$6,288,316	\$32,998,280	\$73,169,650
Average Spent	\$2,093.31	\$2,471.60	\$2,385.71
Spending Potential Index	69	81	79
Vehicle Maintenance & Repairs: Total \$	\$3,306,848	\$16,822,805	\$37,534,493
Average Spent	\$1,100.81	\$1,260.04	\$1,223.82
Spending Potential Index	74	85	83

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 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

January 20, 2025