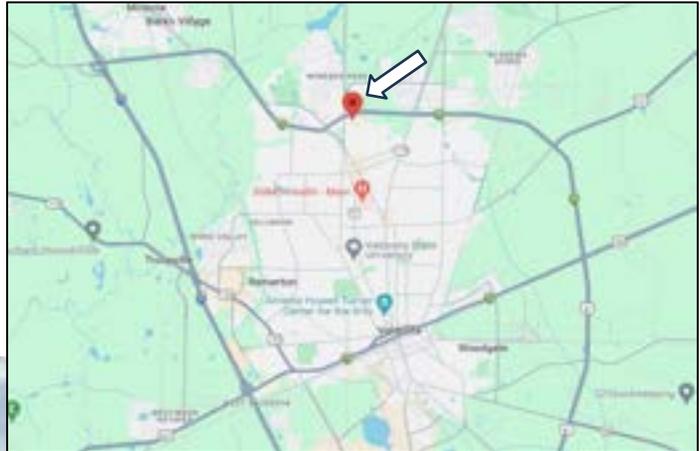


PERIMETER OAKS SHOPPING CENTER

3262 Inner Perimeter Road
Valdosta, Lowndes County
Georgia

Sale Price: \$5,500,000



Exclusively Listed:
Brookside Properties, Inc.
2002 Richard Jones Road, Ste 200-C
Nashville, TN 37215

Contact:
Charlie Warfield
615.330.9689 (cell)
615.467.3400 (office)
615.988.1547 (fax)



All information is from sources deemed reliable. No representation is made as to its accuracy and it is provided subject to errors, omissions, prior sale or lease, or withdrawal without notice.

Limiting Conditions

This Confidential Offering Memorandum (“Memorandum”) has been prepared by Brookside Properties, Inc. (“Brookside”) in cooperation with the Owner for informational purposes only and does not purport to contain all information necessary to reach a purchase decision. The information contained herein has been carefully compiled from sources considered reliable and, while not guaranteed as to completeness or accuracy, is believed to be correct as of this date.

This Memorandum is subject to prior placement, errors, omissions, changes, withdrawal or cancellation without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Brookside or Owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing an interest in the Property described herein.

The projections set forth in this Memorandum do not constitute a representation, warranty or a guaranty by Brookside or the Owner of any of the numbers set forth herein or of any economic value attributable to the Property or income that may be derived there from. Prospective purchasers should develop their own independent estimates of pro forma income and expenses before making any decision on whether to acquire the Property. Neither Brookside nor the Owner makes any representation herein regarding the non-existence or existence of hazardous substances including asbestos. Prospective purchasers should make their own investigation.

Summaries or schedules of legal documents contained within this Memorandum are not intended to be comprehensive statements of the terms of such documents, but rather outlines of some of the major provisions therein.

This Memorandum is the property of Brookside and the Owner and may be used only by parties to whom Brookside delivers the memorandum or to whom Brookside has approved such delivery. By accepting a copy of this Memorandum, the party who has possession thereof agrees to return it to Brookside immediately upon request. No copies of this Memorandum may be made without Brookside’s prior written consent and no such excerpts or summaries thereof may be distributed, reproduced, or included in any document without such consent.

Brokers or finders shall not be entitled to any fee, commission or other compensation from Brookside or the Owner in connection with the sale of the Property described in this Memorandum in the absence of a specific written agreement, fully executed by all parties.

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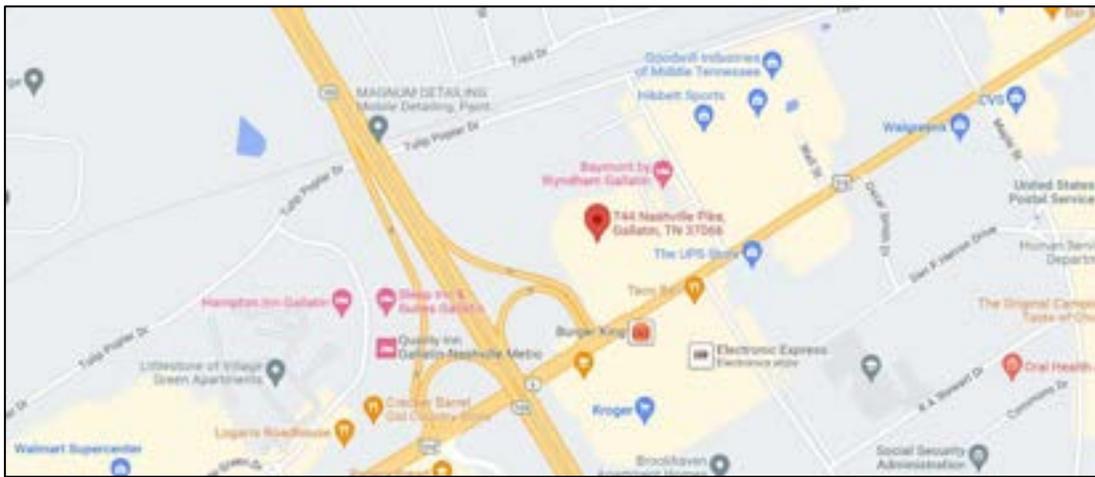
Demographics



GENERAL OVERVIEW

General Overview

Perimeter Oaks Shopping Center is located at 3262 Inner Perimeter Drive in Valdosta, Georgia. The property being sold includes the shop spaces to the right side of Wal-Mart. The Landlord does not own nor are we selling the Wal-Mart or any out-parcels. The property is located near the intersection of North Oak Street Extension and Inner Perimeter Road. Valdosta is located in southern Georgia and is the county seat of Lowndes County. Traffic count on Inner Perimeter Road is 24,900 and 15,400 on North Oak Street Extension.



Perimeter Oaks Shopping Center was constructed in 1990 and the property being sold contains 34,700 square feet. Tenants in the center include Sally Beauty Supply A-Nails, Hibbett Sporting Goods, Royal Buffet, Rainbow, GameStop, Loya Insurance Company and more. The property is 90% occupied and has one available space (3,500 sf).

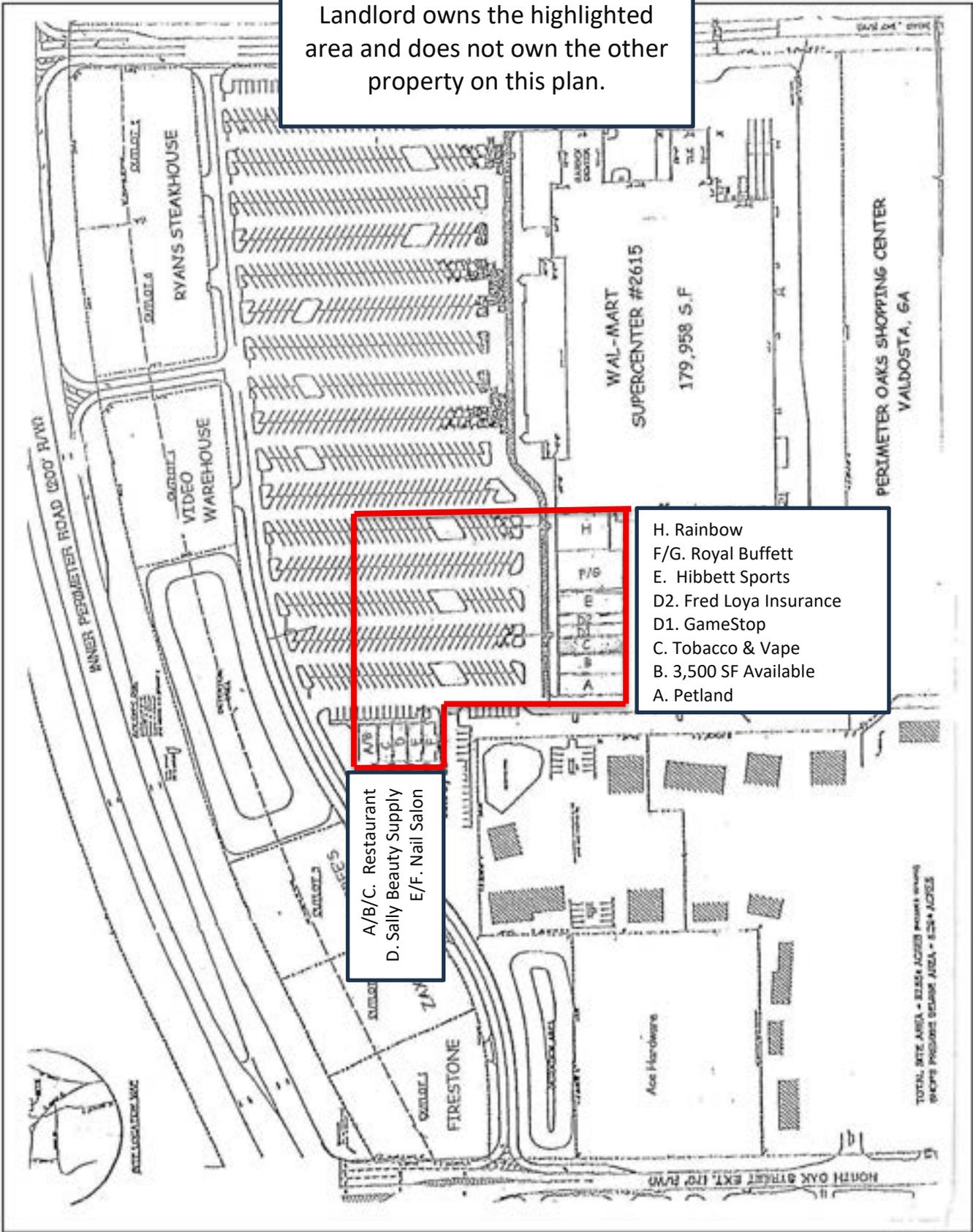
Valdosta is located in Lowndes County and is the county seat. The population of Lowndes County is currently estimated at 121,047. From 2010 to 2020, the population increased by 8.26%. The projected growth for the county from 2024 to 2029 is 2.84%. The population of Valdosta is 55,759 and Valdosta's largest employers include Moody Air Force Base, Valdosta State University, South Georgia Medical Center, Lowndes County School System and Valdosta City School System.

Summary

Location:	3262 Inner Perimeter Road Valdosta, GA 31602
Type of Center:	Neighborhood Center
Site Size:	34,700 SF
Leased Space:	90%
Year Built:	1990
Traffic Count:	24,600
Offering Price:	\$5,500,000 cash at closing
Roof:	Firestone Roof installed 2014. 15 year warranty.
NNN Recovery:	All tenants pay their prorata share. CAM is capped at 5% above the previous year for Fred Loya Insurance, Sally Beauty Supplies and GameStop. Hibbett's CAM is capped at no more than 4% increase from the previous year.

SITE PLAN/SURVEY

Landlord owns the highlighted area and does not own the other property on this plan.



A/B/C. Restaurant
D. Sally Beauty Supply
E/F. Nail Salon

H. Rainbow
F/G. Royal Buffett
E. Hibbett Sports
D2. Fred Loya Insurance
D1. GameStop
C. Tobacco & Vape
B. 3,500 SF Available
A. Petland

RENT ROLL



LEASE INFORMATION

Perimeter Oaks Shopping Center - Rent Roll

Lease	Suite	Lease Type	SF	Lease Commencement Date	Lease Expiration	Monthly Payment	Monthly Payment/SF	Annual Payment	Annual Payment/SF	Sec. Deposit Received
RAPHAEL WILLIAMS & SHEKENORA WILLIAMS(000006083)	3262A, 3262C	Retail Net	3,300.00	1/5/2024	2/28/2029	4,191.75	1.27	50,301.00	15.24	3,500.00
Charge Schedule (4)										
Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/ Area	Annual	Annual/ Area
CAM	CAM	3262A, 3262C	GLA	3,300.00	3/1/2025	2/28/2029	791.87	0.24	9,502.44	2.88
INS	CAM	3262A, 3262C	GLA	3,300.00	3/1/2025	2/28/2029	186.40	0.06	2,236.80	0.68
RHT	Rent	3262A, 3262C	GLA	3,300.00	3/1/2025	2/28/2029	4,191.75	1.27	50,301.00	15.24
TAX	CAM	3262A, 3262C	GLA	3,300.00	3/1/2025	2/28/2029	271.93	0.08	3,263.16	0.99
Rent Steps (4)										
Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/ Area	Annual	Annual/ Area
RHT	Rent	3262A, 3262C	GLA	3,300	3/1/2025	2/28/2028	4,192	1	50,301	0
RHT	Rent	3262A, 3262C	GLA	3,300	3/1/2026	2/28/2027	4,346	1	52,150	0
RHT	Rent	3262A, 3262C	GLA	3,300	3/1/2027	2/29/2028	4,436	1	53,116	0
RHT	Rent	3262A, 3262C	GLA	3,300	3/1/2028	2/28/2029	4,509	1	54,111	0
Amendments (1)										
Type(s)	Status	From	To	Move In	Term	Area	Description	Notes		
Expansion	Activated	3/1/2025	2/28/2029	3/1/2025	48.00	3,300.00	SECOND AMENDMENT			
Options (1)										
Type	Notes	Status	Who	Lease Expiration	Valid Till Date	Term	Earliest	Description		
Renewal		Active	Tenant	4/30/2029	3/1/2034	60				
Lease	Suite	Lease Type	SF	Lease Commencement Date	Lease Expiration	Monthly Payment	Monthly Payment/SF	Annual Payment	Annual Payment/SF	Sec. Deposit Received
SALLY BEAUTY COMPANY INC	3262D	Retail Net	1,800.00	1/1/2001	4/30/2029	2,262.50	1.31	28,350.00	15.75	0.00
Charge Schedule (4)										
Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/ Area	Annual	Annual/ Area
CAM	CAM	3262D	GLA	1,800.00	1/1/2025	4/30/2029	205.96	0.11	2,471.52	1.37
INS	CAM	3262D	GLA	1,800.00	1/1/2025	4/30/2029	101.68	0.06	1,220.16	0.68
RHT	Rent	3262D	GLA	1,800.00	5/1/2024	4/30/2027	2,362.50	1.31	28,350.00	15.75
TAX	CAM	3262D	GLA	1,800.00	1/1/2025	4/30/2029	139.07	0.08	1,668.04	0.93
Rent Steps (3)										
Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/ Area	Annual	Annual/ Area
RHT	Rent	3262D	GLA	1,800	5/1/2024	4/30/2027	2,363	1	28,350	0
RHT	Rent	3262D	GLA	1,800	5/1/2027	4/30/2028	2,433	1	29,201	0
RHT	Rent	3262D	GLA	1,800	5/1/2028	4/30/2029	2,506	1	30,077	0
Amendments (1)										
Type(s)	Status	From	To	Move In	Term	Area	Description	Notes		
Original Lease	Activated	1/1/2001	4/30/2029	1/1/2001	340.00	1,800.00				
Options (1)										
Type	Notes	Status	Who	Lease Expiration	Valid Till Date	Term	Earliest	Description		
Renewal	4TH AMENDMENT C. ONE 5-YEAR OPTION. Tenant must notify Landlord in writing 180 days prior to the expiration of the Extension Term. 05/01/2029 to 04/30/2030 \$2,581.57 05/01/2030 to 04/30/2031 \$2,659.01 05/01/2031 to 04/30/2032 \$2,736.79 05/01/2032 to 04/30/2033 \$2,820.95 05/01/2033 to 04/30/2034 \$2,905.98	Active	Tenant	4/30/2029		60				

Lease	Suite	Lease Type	SF	Lease Commencement Date	Lease Expiration	Monthly Payment	Monthly Payment/SF	Annual Payment	Annual Payment/SF	Sec. Deposit Received	
HONG T HOANG (ASSIGNEE)(100000701)	3262E	Retail Net	2,100.00	12/1/2015	11/30/2028	3,427.44	1.63	41,129.28	19.59	1,200.00	
Charge Schedule (4)											
	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/ Area	Annual	Annual/ Area
	CAM	CAM		GLA	2,100.00	1/1/2025	11/30/2028	462.16	0.22	5,557.92	2.65
	INS	CAM		GLA	2,100.00	1/1/2025	11/30/2028	118.62	0.06	1,423.44	0.68
	RENT	Rent		GLA	2,100.00	12/1/2024	11/30/2025	3,427.44	1.63	41,129.28	19.59
	TAX	CAM		GLA	2,100.00	1/1/2025	11/30/2028	162.25	0.08	1,947.00	0.93
Rent Steps (4)											
	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/ Area	Annual	Annual/ Area
	RENT	Rent	3262E	GLA	2,100	12/1/2024	11/30/2025	3,427	2	41,129	0
	RENT	Rent	3262E	GLA	2,100	12/1/2025	11/30/2026	3,475	2	41,700	0
	RENT	Rent	3262E	GLA	2,100	12/1/2026	11/30/2027	3,525	2	42,300	0
	RENT	Rent	3262E	GLA	2,100	12/1/2027	11/30/2028	3,575	2	42,900	0
Amendments (1)											
	Type(s)	Status	From	To	Area	Term	Description	Notes			
	Original Lease	Activated	12/1/2015	11/30/2028	156.00	2,100.00					
Options (1)											
	Type	Notes									
	Renewal	Status	Who	Date	Valid Till Date	Term	Earliest	Description			
		Active	Tenant	11/30/2028		60					

Lease	Suite	Lease Type	SF	Lease Commencement Date	Lease Expiration	Monthly Payment	Monthly Payment/SF	Annual Payment	Annual Payment/SF	Sec. Deposit Received		
ALL GOD'S CREATURES, LLC(t0000706)	3268A	Retail Net	3,500.00	7/15/2025	7/31/2031	0.00	0.00	0.00	0.00	3,500.00		
Charge Schedule (4)												
	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/ Area	Annual	Annual/ Area	
	CAM	CAM		GLA	3,500.00	8/1/2025	7/31/2031	892.39	0.25	10,708.68	3.06	
	INS	CAM		GLA	3,500.00	8/1/2025	7/31/2031	197.70	0.06	2,372.40	0.68	
	RNT	Rent		GLA	3,500.00	7/15/2025	1/14/2026	0.00	0.00	0.00	0.00	
	TAX	CAM		GLA	3,500.00	8/1/2025	7/31/2031	298.71	0.09	3,584.52	1.02	
Rent Steps (7)												
	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/ Area	Annual	Annual/ Area	
	RNT	Rent	3268A	GLA	3,500	7/15/2025	1/14/2026	0	0	0	0	
	RNT	Rent	3268A	GLA	3,500	1/15/2026	7/31/2026	960	0	11,516	0	
	RNT	Rent	3268A	GLA	3,500	7/31/2026	7/31/2027	1,750	1	21,000	0	
	RNT	Rent	3268A	GLA	3,500	8/1/2027	7/31/2028	3,500	1	42,000	0	
	RNT	Rent	3268A	GLA	3,500	8/1/2028	7/31/2029	3,588	1	43,050	0	
	RNT	Rent	3268A	GLA	3,500	8/1/2029	7/31/2030	3,677	1	44,126	0	
	RNT	Rent	3268A	GLA	3,500	8/1/2030	7/31/2031	3,769	1	45,229	0	
Amendments (1)												
	Type(s)	Status	From	To	Move In	Term	Area	Description	Notes			
	Original Lease	Active/ed	7/15/2025	7/31/2031	7/15/2025	73.00	3,500.00	LEASE AGREEMENT				
Options (3)												
	Type	Notes										
	Renewal							Date	Valid Till Date	Term	Earliest	Description
	Renewal							7/31/2031		60		First Option
	Renewal							7/31/2036		60		Second Option
	Renewal							7/31/2041		60		Third Option
Options Rent Step (15)												
	Charge	Unit	Area Label	Area	From	To	Monthly Amt	Amt/ Area	Annual	Annual/ Area	Management Fee	
	RNT	3268A	GLA	3,500	8/1/2031	7/31/2032	3,863	1	46,360	13	0	
	RNT	3268A	GLA	3,500	8/1/2032	7/31/2033	3,960	1	47,519	14	0	
	RNT	3268A	GLA	3,500	8/1/2033	7/31/2034	4,059	1	48,707	14	0	
	RNT	3268A	GLA	3,500	8/1/2034	7/31/2035	4,160	1	49,925	14	0	
	RNT	3268A	GLA	3,500	8/1/2035	7/31/2036	4,264	1	51,173	15	0	
	RNT	3268A	GLA	3,500	8/1/2036	7/31/2037	4,371	1	52,452	15	0	
	RNT	3268A	GLA	3,500	8/1/2037	7/31/2038	4,480	1	53,764	15	0	
	RNT	3268A	GLA	3,500	8/1/2038	7/31/2039	4,592	1	55,108	16	0	
	RNT	3268A	GLA	3,500	8/1/2039	7/31/2040	4,707	1	56,485	16	0	
	RNT	3268A	GLA	3,500	8/1/2040	7/31/2041	4,825	1	57,897	17	0	
	RNT	3268A	GLA	3,500	8/1/2041	7/31/2042	4,945	1	59,345	17	0	
	RNT	3268A	GLA	3,500	8/1/2042	7/31/2043	5,069	1	60,828	17	0	
	RNT	3268A	GLA	3,500	8/1/2043	7/31/2044	5,196	1	62,349	18	0	
	RNT	3268A	GLA	3,500	8/1/2044	7/31/2045	5,326	2	63,908	18	0	
	RNT	3268A	GLA	3,500	8/1/2045	7/31/2046	5,459	2	65,506	19	0	

Lease	Suite	Lease Type	SF	Lease Commencement Date	Lease Expiration	From	To	Monthly Amt	Monthly Payment	Monthly Payment/SF	Annual Payment	Annual Payment/SF	Sec. Deposit Received
NABIL EISSA(00000709)	3266C	Retail Net	2,000.00	10/24/2020	10/31/2030				2,500.00	1.25	30,000.00	15.00	2,333.00
Charge Schedule (10)													
	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt		Amt/Area	Annual	Annual/Area	
	CAH	CAH		GLA	2,000.00	1/1/2025	10/31/2025	441.09		0.22	5,293.08	2.65	
	INS	CAH		GLA	2,000.00	1/1/2025	10/31/2025	112.97		0.06	1,355.64	0.68	
	RNT	Rent		GLA	2,000.00	11/1/2024	10/31/2025	2,500.00		1.25	30,000.00	15.00	
	TAX	CAH		GLA	2,000.00	1/1/2025	10/31/2025	154.52		0.08	1,854.24	0.93	
	* CAH	CAH		GLA	2,000.00	11/1/2025	10/31/2030	441.09		0.22	5,293.08	2.65	
	* INS	CAH		GLA	2,000.00	11/1/2025	10/31/2030	112.97		0.06	1,355.64	0.68	
	* RNT	Rent		GLA	2,000.00	11/1/2025	10/31/2027	2,583.33		1.29	30,999.96	15.50	
	* RNT	Rent		GLA	2,000.00	11/1/2027	10/31/2029	2,666.67		1.33	32,000.04	16.00	
	* RNT	Rent		GLA	2,000.00	11/1/2029	10/31/2030	2,750.00		1.38	33,000.00	16.50	
	* TAX	CAH		GLA	2,000.00	11/1/2025	10/31/2030	154.52		0.08	1,854.24	0.93	
Rent Steps (4)													
	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt		Amt/Area	Annual	Annual/Area	
	* RNT	Rent	3266C	GLA	2,000	11/1/2025	10/31/2027	2,583		1	31,000	0	
	* RNT	Rent	3266C	GLA	2,000	11/1/2027	10/31/2029	2,667		1	32,000	0	
	* RNT	Rent	3266C	GLA	2,000	11/1/2029	10/31/2030	2,750		1	33,000	0	
	RNT	Rent	3266C	GLA	2,000	11/1/2024	10/31/2025	2,500		1	30,000	0	
Amendments (2)													
	Type(s)	Status	From	To	Move In	Term	Area	Description	Notes				
	Original Lease	Activated	10/24/2020	10/31/2025	10/24/2020	61.00	2,000.00						
	* Renewal	Activated	11/1/2025	10/31/2030	11/1/2025	60.00							
Options (1)													
	Type	Notes											
	Renewal	ONE 5-YEAR OPTION. Tenant must notify Landlord in writing 365 days prior to the expiration of the initial Term. 11/01/2025 to 10/31/2026 \$2,583.33 11/01/2026 to 10/31/2027 \$2,666.67 11/01/2027 to 10/31/2028 \$2,666.67 11/01/2028 to 10/31/2029 \$2,666.67 11/01/2029 to 10/31/2030 \$2,750.00	Status	Active	Who	Tenant	Date	10/31/2025	Term	60	Valid Till Date	Earliest	Description

Lease	Suite	Lease Type	SF	Lease Commencement Date	Lease Expiration	Monthly Payment	Monthly Payment/SF	Annual Payment	Annual Payment/SF	Sec. Deposit Received
GAMES TOP, INC #5725(10000710)	3268D1	Retail Net	2,467.00	5/22/2003	10/31/2027	3,700.50	1.50	44,406.00	18.00	2,000.00
Charge Schedule (8)										
	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/ Area	Annual /Area
	CAM	CAM		GLA	2,467.00	1/1/2025	10/31/2025	324.48	0.13	3,892.76
	JNS	CAM		GLA	2,467.00	1/1/2025	10/31/2025	139.35	0.06	1,672.20
	RNT	Rent		GLA	2,467.00	1/1/2024	10/31/2025	3,700.50	1.50	44,406.00
	TAX	CAM		GLA	2,467.00	1/1/2025	10/31/2025	190.60	0.08	2,287.20
	* CAM	CAM		GLA	2,467.00	1/1/2025	10/31/2027	324.48	0.13	3,892.76
	* JNS	CAM		GLA	2,467.00	1/1/2025	10/31/2027	139.35	0.06	1,672.20
	* RNT	Rent		GLA	2,467.00	1/1/2025	10/31/2027	3,700.50	1.50	44,406.00
	* TAX	CAM		GLA	2,467.00	1/1/2025	10/31/2027	190.60	0.08	2,287.20
Rent Steps (2)										
	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/ Area	Annual /Area
	* RNT	Rent	3268D1	GLA	2,467	11/1/2025	10/31/2027	3,701	2	44,406
	RNT	Rent	3268D1	GLA	2,467	11/1/2024	10/31/2025	3,701	2	44,406
Amendments (2)										
	Type(s)	Status	From	To	Move In	Term	Area	Description	Notes	
	Original Lease	Activated	5/22/2003	10/31/2025	5/22/2003	270.00	2,467.00			
	* Renewal	Activated	11/1/2025	10/31/2027	11/1/2025	24.00		SIXTH AMENDMENT		
Options (1)										
	Type	Notes	Status	Who	Date	Valid Till Date	Term	Earliest	Description	
	Renewal		Active	Tenant	10/31/2025		60			
Lease	Suite	Lease Type	SF	Lease Commencement Date	Lease Expiration	Monthly Payment	Monthly Payment/SF	Annual Payment	Annual Payment/SF	Sec. Deposit Received
FRED LOYA INSURANCE AGENCY	3268D2	Retail Net	1,533.00	11/15/2021	3/31/2027	1,980.13	1.29	23,761.56	15.50	0.00
Charge Schedule (4)										
	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/ Area	Annual /Area
	CAM	CAM		GLA	1,533.00	1/1/2025	3/31/2027	338.10	0.22	4,057.20
	JNS	CAM		GLA	1,533.00	1/1/2025	3/31/2027	86.59	0.06	1,039.08
	RNT	Rent		GLA	1,533.00	3/15/2022	3/31/2027	1,900.13	1.29	23,761.56
	TAX	CAM		GLA	1,533.00	1/1/2025	3/31/2027	118.44	0.08	1,421.28
Rent Steps (1)										
	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Amt/ Area	Annual /Area
	RNT	Rent	3268D2	GLA	1,533	3/15/2022	3/31/2027	1,980	1	23,762
Amendments (1)										
	Type(s)	Status	From	To	Move In	Term	Area	Description	Notes	
	Original Lease	Activated	11/15/2021	3/31/2027	11/15/2021	65.00	1,533.00			
Options (2)										
	Type	Notes	Status	Who	Date	Valid Till Date	Term	Earliest	Description	
	Renewal	TWO 5-YEAR OPTIONS: Must be exercised by Tenant in writing at least 180 days before the end of the Initial Term. OPTION 1 04/01/2027 to 03/31/2032 \$2,171.75	Active	Tenant	3/31/2027		60			
	Renewal	TWO 5-YEAR OPTIONS: Must be exercised by Tenant in writing at least 180 days before the end of the Initial Term. OPTION 1 04/01/2032 to 03/31/2037 \$2,388.93	Active	Tenant	3/31/2027		60			

Lease	Suite	Lease Type	SF	Lease Commencement Date	Lease Expiration	Monthly Payment	Monthly Payment/SF	Annual Payment	Annual Payment/SF	Sec. Deposit Received
HIBBETT SPORTING GOODS INC	3268E	Retail Net	5,030.00	9/18/2000	2/28/2027	6,215.71	1.23	74,588.52	14.77	0.00
Charge Schedule (4)										
	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Annual	Annual/Area
	CAM	CAM		GLA	5,050.00	1/1/2025	2/28/2027	420.00	5,136.00	1.02
	INS	CAM		GLA	5,050.00	1/1/2025	2/28/2027	285.26	3,423.12	0.68
	RNT	Rent		GLA	5,050.00	3/1/2025	2/28/2027	6,215.71	74,588.52	14.77
	TAX	CAM		GLA	5,050.00	1/1/2025	2/28/2027	390.16	4,681.92	0.93
Rent Steps (1)										
	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Annual	Annual/Area
	RNT	Rent	3268E	GLA	5,050	3/1/2025	2/28/2027	6,216	74,589	0
Amendments (1)										
	Type(s)	Status	From	To	Area	Term	Description	Notes		
	Original Lease	Activated	9/18/2000		318.00	5,050.00				
Options (1)										
	Type	Notes	Status	Who	Date	Valid Till Date	Term	Earliest	Description	
	Renewal		Active	Tenant	2/28/2027		60			
	Suite	Lease Type	SF	Lease Commencement Date	Lease Expiration	Monthly Payment	Monthly Payment/SF	Annual Payment	Annual Payment/SF	Sec. Deposit Received
XING CAI ZHAO DBA ROYAL	3268F	Retail Net	5,450.00	10/1/2004	1/31/2030	6,585.42	1.21	79,025.04	14.50	5,450.00
Charge Schedule (4)										
	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Annual	Annual/Area
	CAM	CAM		GLA	5,450.00	1/1/2025	1/31/2030	1,201.99	14,423.88	2.65
	INS	CAM		GLA	5,450.00	1/1/2025	1/31/2030	307.85	3,694.20	0.68
	RNT	Rent		GLA	5,450.00	2/1/2025	1/31/2030	6,585.42	79,025.04	14.50
	TAX	CAM		GLA	5,450.00	1/1/2025	1/31/2030	421.07	5,052.84	0.93
Rent Steps (2)										
	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Annual	Annual/Area
	RNT	Rent	3268F	GLA	5,450	2/1/2025	1/31/2030	6,585	79,025	0
	RNT	Rent	3268F	GLA	5,450	2/1/2027	1/31/2030	6,783	81,396	0
Amendments (1)										
	Type(s)	Status	From	To	Area	Term	Description	Notes		
	Original Lease	Activated	10/1/2004		304.00	5,450.00				
Options (1)										
	Type	Notes	Status	Who	Date	Valid Till Date	Term	Earliest	Description	
	Renewal		Active	Tenant	1/31/2030		60			

Lease	Suite	Lease Type	SF	Lease Commencement Date	Lease Expiration	Monthly Payment	Monthly Payment /SF	Annual Payment	Annual Payment /SF	Sec. Deposit Received
** RAINBOW USA INC.(10001466)	3268H	Retail Net	4,000.00	2/3/2026	1/31/2031	4,000.00	1.00	48,000.00	12.00	0.00
Charge Schedule (1)										
	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Annual /Area	Annual /Area
	** RNT	Rent		GLA	4,000.00	2/3/2026	1/31/2031	4,000.00	1.00	48,000.00
Rent Steps (1)										
	Charge	Type	Unit	Area Label	Area	From	To	Monthly Amt	Annual /Area	Annual /Area
	** RNT	Rent	3268H	GLA	4,000	2/3/2026	1/31/2031	4,000	1	48,000
Amendments (1)										
	Type(s)	Status	From	To	Area	Term	Description	Notes		
	** Original Lease	In Process	2/3/2026	1/31/2031	4,000.00	60.00	LEASE AGREEMENT			
Options (3)										
	Type	Notes	Status	Who	Date	Valid Till Date	Term	Earliest	Description	
	** Renewal		Active	Tenant	1/31/2031		60		FIRST OPTION	
	** Renewal		Active	Tenant	1/31/2036		60		SECOND OPTION	
	** Renewal		Active	Tenant	1/31/2041		60		THIRD OPTION	
Options Rent Step (3)										
	Charge	Unit	Area Label	Area	From	To	Monthly Amt	Annual /Area	Management Fee	
	** RND	3268H	GLA	4,000	2/1/2041	1/31/2046	5,000	1	60,000	0
	** RNT	3268H	GLA	4,000	2/1/2031	1/31/2036	4,333	1	52,000	0
	** RNT	3268H	GLA	4,000	2/1/2036	1/31/2041	4,667	1	56,000	0
	Suite	Lease Type	SF	Lease Commencement Date	Lease Expiration	Monthly Payment	Monthly Payment /SF	Annual Payment	Annual /Area	Sec. Deposit Received
VACANT	3262F		0.00			0.00	0.00	0.00	0.00	0.00
VACANT	3268B		3,500.00			0.00	0.00	0.00	0.00	0.00

Existing Leases

1. Rapheal Williams and Shekendra Williams

Size:	3,300 SF
Use:	Restaurant
Existing Rent:	\$4,191.75
Rent Increases:	2/1/26 – 1/31/27 \$4,345.81 2/1/27 – 1/31/28 \$4,426.33 2/1/28 – 1/31/29 \$4,509.26
Lease Expiration:	1/31/29
Additional Options:	One 5-year option with 365 days' notice. 2/1/29 – 1/31/30 \$4,509.26 2/1/30 – 1/31/31 \$4,608.50 2/1/31 – 1/31/32 \$4,608.50 2/1/32 – 1/31/33 \$4,746.75 2/1/33 – 1/31/34 \$4,746.75
Security Deposit:	\$3,500.00
Exclusive:	None
Tenant pays prorata share of real estate taxes, insurance and common area maintenance.	

2. Sally Beauty Supply, LLC

Size:	1,800 SF
Use:	Sale of beauty supplies and related items
Existing Rent:	\$2,362.50
Lease Expiration:	5/1/27 – 4/30/28 \$2,433.38 5/1/28 – 4/30/29 \$2,506.38
Lease Expiration:	4/30/29
Additional Options:	One 5-year option with 180 days' notice. 5/1/29 – 4/30/30 \$2,581.57 5/1/30 – 4/30/31 \$2,659.01 5/1/31 – 4/30/32 \$2,738.79 5/1/32 – 4/30/33 \$2,820.95 5/1/33 – 4/30/34 \$2,905.58
Security Deposit:	None
Exclusive:	Landlord shall not enter into any leases for space or allow to operate in the Shopping Center with tenants engaged in the same or substantially the same business as Tenant.
Tenant pays prorata share of real estate taxes, insurance and common area maintenance.	

3. Hong T. Hoang (A-Nails)

Size:	2,100 SF
Use:	Full-service beauty salon including manicure and pedicure services and tanning.
Existing Rent:	\$3,427.44
Rent Increases:	12/1/25 – 11/30/26 \$3,475.00 12/1/26 – 11/30/27 \$3,525.00 12/1/27 – 11/30/28 \$3,575.00
Lease Expiration:	11/30/28
Additional Options:	None
Security Deposit:	\$1,200.00
Exclusive:	With the exception of Wal-Mart, Tenant shall have the exclusive right in the shopping center to operate a nail salon.
Tenant pays prorata share of real estate taxes, insurance and common area maintenance.	

4. All God's Creatures (Petland)

Size:	3,500 SF
Use:	Sale of pets and pet-related merchandise and services.
Existing Rent:	\$0.00 until 1/15/26
Rent Increases:	1/15/26 – 1/31/26 \$959.65 2/1/26 – 7/31/27 \$1,750.00 8/1/27 – 7/31/28 \$3,500.00 8/1/28 – 7/31/29 \$3,587.50 8/1/29 – 7/31/30 \$3,677.19 8/1/30 – 7/31/31 \$3,769.12
Lease Expiration:	7/31/31
Additional Options:	Three 5-year options with 180 days' notice 8/1/31 – 7/31/32 \$3,865.35 8/1/32 – 7/31/33 \$3,959.93 8/1/33 – 7/31/34 \$4,058.93 8/1/34 – 7/31/35 \$4,160.40 8/1/35 – 7/31/36 \$4,264.41 8/1/36 – 7/31/37 \$4,371.02 8/1/37 – 7/31/38 \$4,480.30 8/1/38 – 7/31/39 \$4,592.30 8/1/39 – 7/31/40 \$4,707.10 8/1/40 – 7/31/41 \$4,824.79 8/1/41 – 7/31/42 \$4,945.40 8/1/42 – 7/31/43 \$5,069.04 8/1/43 – 7/31/44 \$5,195.77

	8/1/44 – 7/31/45 \$5,325.66 8/1/45 – 7/31/46 \$5,458.80
Security Deposit:	\$3,500.00
Exclusive:	Landlord shall not lease space in this shopping center, or any affiliate of Landlord in Valdosta, GA, to another tenant whose primary business is the operate of a pet supply store or sales of pets or pet-related products and/or services.
Tenant pays prorata share of real estate taxes, insurance and common area maintenance.	

5. Nabil Eissa

Size:	5,450 SF
Use:	Store selling tobacco, vape and related accrssories.
Existing Rent:	\$2,583.33
Rent Increases:	11/1/27 – 10/31/29 \$2,666.67 11/1/29 – 10/30/30 \$2,750.00
Lease Expiration:	10/31/30
Additional Options:	None
Security Deposit:	\$2,333.00
Exclusive:	None
Tenant pays prorata share of real estate taxes, insurance and common area maintenance.	

6. GameStop, Inc.

Size:	2,467 SF
Use:	Sale and exchange of videogame software, hardware and related accessories for use with home videogame systems as well as any items which are the technological evolution of the foregoing, and related merchandise. Sale, purchase and display of new and pre-owned cell phones, tablets or the technological evolutions thereof upon which video games maybe be purchased or played. Tenant will have the right to use a reasonable portion of the Premises for clerical and office purposes and for storage of merchandise which Tenant intends to offer for sale from the Leased Premises.
Existing Rent:	\$3,700.00
Lease Expiration:	10/31/27
Additional Options:	None
Security Deposit:	\$2,000.00

Exclusive:	Landlord shall not enter into any lease for space in the shopping center with a tenant engaged in the same or substantially the same business as Tenant. Tenant shall be granted the exclusive right to engage in the activities of trading with customers and buying from customers the items listed in Tenant's Use Clause. This clause excludes Wal-Mart. Landlord may lease space to other tenants whose business is similar provided the sales are for the competing use does not exceed 100 square feet.
Tenant pays prorata share of real estate taxes, insurance and common area maintenance.	

7. Fred Loya Insurance Agency, Inc.

Size:	1,533 SF
Use:	Market and sell physical damage and liability insurance policies for vehicles including trucks and cars and related insurance services; and ancillary office use.
Existing Rent:	\$1,980.00
Lease Expiration:	3/31/27
Additional Options:	Two 5-year options with 180 days' notice 4/1/27 – 3/31/32 \$2,171.75 4/1/32 – 3/31/37 \$2,388.93
Security Deposit:	None
Exclusive:	Tenant has the exclusive right in the Shopping Center to conduct the Primary Use.
Tenant pays prorata share of real estate taxes, insurance and common area maintenance.	

8. Hibbett Sporting Goods, Inc.

Size:	5,050 SF
Use:	Retail sale of sporting goods and apparel, athletic shoes and sports fan licensed products.
Existing Rent:	\$6,215.71
Lease Expiration:	2/28/27
Additional Options:	None
Security Deposit:	None
Exclusive:	No other tenant in the Center shall conduct the Exclusive Use either as its principal use or within an area exceeding the lesser of 1,000 SF or more than 20% of such other tenant's respective premises. Exclusive Use is defined as the retail sale of sporting goods, athletic shoes or sports fan-licensed products.
Tenant pays prorata share of real estate taxes, insurance and common area maintenance.	

9. Xing Cai Zhao (Royal Buffet)

Size:	5,450 SF
Use:	Operation of a Chinese restaurant
Existing Rent:	\$6,585.43
Rent Increases:	2/1/27 – 1/31/30 \$6,782.98
Lease Expiration:	1/31/30
Additional Options:	None
Security Deposit:	\$5,450.00
Exclusive:	Tenant shall have the exclusive right to operate an Asian restaurant in this Shopping Center.
Tenant pays prorata share of real estate taxes, insurance and common area maintenance.	

10. Rainbow USA Inc.

Size:	4,000 SF
Use:	Tenant shall use the Demised Premises for the purpose of conducting the business of the sale, at retail, of women's, men's, children's, infants' and junior clothing of every kind, nature and description, including, but not limited to, dresses, pants, jeans, sportswear, tops, suits, blouses, lingerie, plus size apparel, skirts, coats, sweaters and the like and incidental thereto, the retail sale of related accessories to the foregoing of every kind, nature and description including, but not limited to, handbags, hosiery, cosmetics, health and beauty aids, home goods, footwear and jewelry, as well as such other accessories sold and/or services provided from time to time in other stores operated by Tenant and/or Tenant's affiliates, or for any other legal retail use (provided that such other legal retail use does not conflict with the exclusive use granted to another tenant occupying space in the Shopping Center pursuant to a written lease agreement on the date hereof). Landlord represents and warrants to Tenant that the Demised Premises may be used for the use set forth in this Section and does not violate any exclusives granted to either Hibbett or Walmart shown on Exhibit G.
Rent Commencement:	We delivered possession on 11/3/25 and Rent begins the earlier of 90 days after delivery or the date Tenant opens for business. Tenant receives a construction allowance of free rent in the amount of \$28,000.

Beginning Rent:	\$4,000.00/month
Rent Increases:	None
Lease Expiration:	1/31/31
Additional Options:	Three 5-year options with notice dates of 7/1/30, 7/1/35, 7/1/40. First option Rent Amount: \$4,333.33/month Second option Rent Amount: \$4,666.67/month Third option Rent Amount: \$5,000.00/month
Security Deposit:	None
Exclusive:	Landlord shall not lease or permit any portion of the Shopping Center to be used by Mad Rag, 10 Spot, Citi Trends, Rue 21, Its Fashion or any related or affiliates or assigns.
Tenant pays prorata share of real estate taxes, insurance and common area maintenance.	

PROFORMA

PERIMETER OAKS

Valdosta, GA

BASE RENT

<u>TENANT</u>	<u>SUITE #</u>	<u>LEASE EXPIRATION</u>	<u>SF</u>	<u>R/SF</u>	<u>ANNUAL RENT</u>
Raphael Williams	3262ABC	2/28/2029	3,300	\$15.80	\$52,149.72
Sally Beauty	3262D	4/30/2029	1,800	\$15.75	\$28,350.00
Hong T. Hoang	3262EF	11/30/2028	2,100	\$19.86	\$41,700.00
Petland	3268-A	7/31/2031	3,500	\$12.00	\$42,000.00
Available	3268B		3,500		\$0.00
Nabil Eissa	3268C	10/31/2030	2,000	\$15.50	\$30,999.96
Hibbett Sporting Goods	3268E	2/28/2027	5,050	\$14.77	\$74,588.50
Xing Cai Zhao/Royal Buffet	3268F	1/31/2030	5,450	\$14.50	\$79,025.04
Rainbow	3268H	1/31/2031	4,000	\$12.00	\$48,000.00
Games Stop	3268D1	10/31/2027	2,467	\$18.00	\$44,406.00
Fred Loya Insurance	3268D2	3/31/2027	1,533	\$15.50	\$23,761.56

34,700

\$464,980.78

ADDITIONAL RENT REIMB

\$144,183.23

CAM		\$49,659.00
Taxes		\$14,714.00
Insurance		\$10,546.12
Reconciliation		\$33,564.11
Petland full year	4.76	\$16,660.00
Rainbow full year	4.76	\$19,040.00
		\$144,183.23

TOTAL INCOME (EXISTING)

\$609,164.01

TOTAL EXPENSES

		(\$5.02)	(\$174,286.29)
Taxes		\$34,302.00	
Insurance		\$23,428.00	
Electricity		\$26,839.73	
Water		\$0.00	
General Repair		\$5,000.00	
Fire		\$1,500.00	
Grounds		\$9,000.00	
Landscaping		\$20,950.00	
Parking lot		\$28,900.00	
Mgm Fee		\$24,366.56	
	Total	\$174,286.29	

NOI

\$434,877.72

CAP RATE

7.91%

CURRENT VALUE

\$5,500,000.00

Proforma Comments

1. Raphael Williams rent assumes rent effective 2/1/26.
2. Hong T. Hoang rent increase 12/1/25.
3. Petland gets reduced rent until 8/1/27 rather than tenant improvement allowance.
4. Proforma assumes Petland (\$42,000 + \$16,660) and Rainbow (\$48,000 + \$19,040) pay full Rent and NNN.
5. Rainbow – premises was delivered 11/3/25. The Rent Commencement Date is the earlier of 90 days after delivery or the date they open for business. Rainbow will receive \$28,000 in reduced rent and additional rent rather than a tenant improvement allowance.
6. We do not expect any water expense in 2026.
7. Real estate taxes are \$34,302.04 and a copy of the check is attached.
8. General repairs – we do not expect any significant repairs in 2025.
9. Reconciliation – this is the amount collected from NNN after reconciliation for 2024 and we expect to collect approximately the same amount in 2025.
10. Additional rent – we anticipate collecting \$16,660 from Petland and \$19,040 from Rainbow.
11. Grounds/landscaping – we believe the amounts in the proforma are accurate. Previous years some items in Landscaping have been applied to Grounds.

2025

SECURITY CONTROL # B9720759 AT THREE LOCATIONS ON CHECK • WATERMARK ON BACK • HEAT ACTIVATED "LS" LOGO BELOW

JRH Holdings LLC dba Perimeter Oaks 6084
 2002 Richard Jones Rd. STE C300 Pinnacle Bank 10/3/2025
 Nashville TN 37215 06400606

*** THIRTY FOUR THOUSAND THREE HUNDRED TWO AND 04/100 DOLLARS *** \$34,302.04**

PAY TO THE ORDER OF: *Bill*
 LOWDES COUNTY TAX COMMISSIONER
 300 N PATTERSON ST
 PO BOX 1409
 VALDOSTA, GA 31603

void after 90 days

#006066# #064006637# 5112116#

SECURITY CONTROL #B0720759

FOR DEPOSIT ONLY
 CHECK HERE IF MOBILE DEPOSIT

ENDORSE HERE:

The color in this box is white.
 425 2775 2200102 <061100606>SYN
 Any other color is evidence of chemical washing.

The color in this box is white.
 Any other color is evidence of chemical washing.

THIS CHECK CONTAINS OVER 10 SECURITY FEATURES:
 1. Watermark: Guaranteed with ink, colored background, 30-chemical security fibers, every word guaranteed. Chemical wash detection foil, invisible, not seen, applied starting between ultraviolet light-sensitive areas.
 2. Color: Change of color on red and UV light.
 3. Hologram: Color change on red and UV light.
 4. Microprint: Small text around the number.
 5. Security: 30-chemical security fibers, every word guaranteed.
 6. Chemical: Wash detection foil, invisible, not seen, applied starting between ultraviolet light-sensitive areas.
 7. Color: Change of color on red and UV light.
 8. Hologram: Color change on red and UV light.
 9. Microprint: Small text around the number.
 10. Security: 30-chemical security fibers, every word guaranteed.

2023 & 2024 INCOME & EXPENSES
2025 YEAR TO DATE

Income Statement

Property = PERIMETER OAKS SHOPPING CENTER (504)

Period = 01/2025 - 09/2025

YEAR TO DATE

Revenues

Commercial Income

Commercial Base Rental Income	
Rental Income	277,673.51
Prepay	4,354.96
Total Commercial	282,028.47

Commercial Recovery Income

CAM Recovery	38,349.87
Tax Reimbursm	16,685.92
Insurance Reimbi	12,060.70
Prior Year - Reco	14,596.54
Prior Year - Reco	4,087.78
Prior Year - Reco	4,952.55
Total Commercial	90,733.36

Commercial Other Income

Other Income	-179.90
Total Commercial	-179.90
Total Commercial I	372,581.93
Total Revenues	372,581.93

Commercial Operating Expenses

Recoverable Expenses

Common Area Exterior Expenses	
R/M Exterior Con	2,800.00
Grounds Porterin	28,350.00
Total Common An	31,150.00

Grounds and Landscaping

Landscaping Con	5,250.00
Total Grounds an	5,250.00

Fire and Sprinkler Expenses

Fire Alarm Monitc	840.00
R/M Fire Alarm S	8,628.25
Total Fire and Spr	9,468.25

Utilities

Electricity-CAM	19,787.83
Water/Sewer-CAI	1,104.12
Total Utilities	20,891.95

Property Management Fee

Management Fee	14,747.55
Total Property Ma	14,747.55

Property Taxes

Real Estate Taxe	26,653.50
Total Property Ta	26,653.50

Insurance Expenses

Insurance Gener	17,640.00
Total Insurance E	17,640.00

Total Recoverable	125,801.25
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Net Operating Inco	156,227.22
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**PERIMETER OAKS SHOPPING CENTER
INCOME STATEMENT**

As of December 31, 2024

Reporting Book:

As of Date:

Location:

Year To Date

12/31/2024

Actual

NET OPERATING INCOME

INCOME

BASE RENT	369,829.79
CAM REIMBURSEMENT	49,659.06
TAX REIMBURSEMENT	14,714.15
INSURANCE REIMBURSEMENT	10,546.12
OTHER INCOME	33,564.11

Total INCOME	<u>478,313.23</u>
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OPERATING EXPENSES

ELECTRICITY (CAM)	26,839.73
WATER/SEWER (CAM)	2,208.91
GEN REPAIRS / MAINT (CAM)	7,552.01
FIRE SPRINKLER (CAM)	1,395.00
GROUNDS / TRASH PICKUP (CAM)	9,051.55
LANDSCAPING (CAM)	20,950.00
PARKING LOT SWEEPING (CAM)	28,900.00
PROPERTY INSURANCE (CAM)	23,521.04
PROPERTY TAXES (CAM)	42,990.78
MANAGEMENT FEES (CAM)	19,409.49

Total OPERATING EXPENSES	<u>182,818.51</u>
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Total NET OPERATING INCOME	<u><u>295,494.72</u></u>
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Last payment by OrangeTheory was September 2024.

**PERIMETER OAKS SHOPPING CENTER
INCOME STATEMENT**

As of December 31, 2023

Reporting Book:

As of Date:

Location:

Year To Date

12/31/2023

Actual

NET OPERATING INCOME

INCOME

BASE RENT	365,152.79
CAM REIMBURSEMENT	43,279.43
TAX REIMBURSEMENT	26,450.52
INSURANCE REIMBURSEMENT	6,557.78
OTHER INCOME	18,902.39

Total INCOME 460,342.91

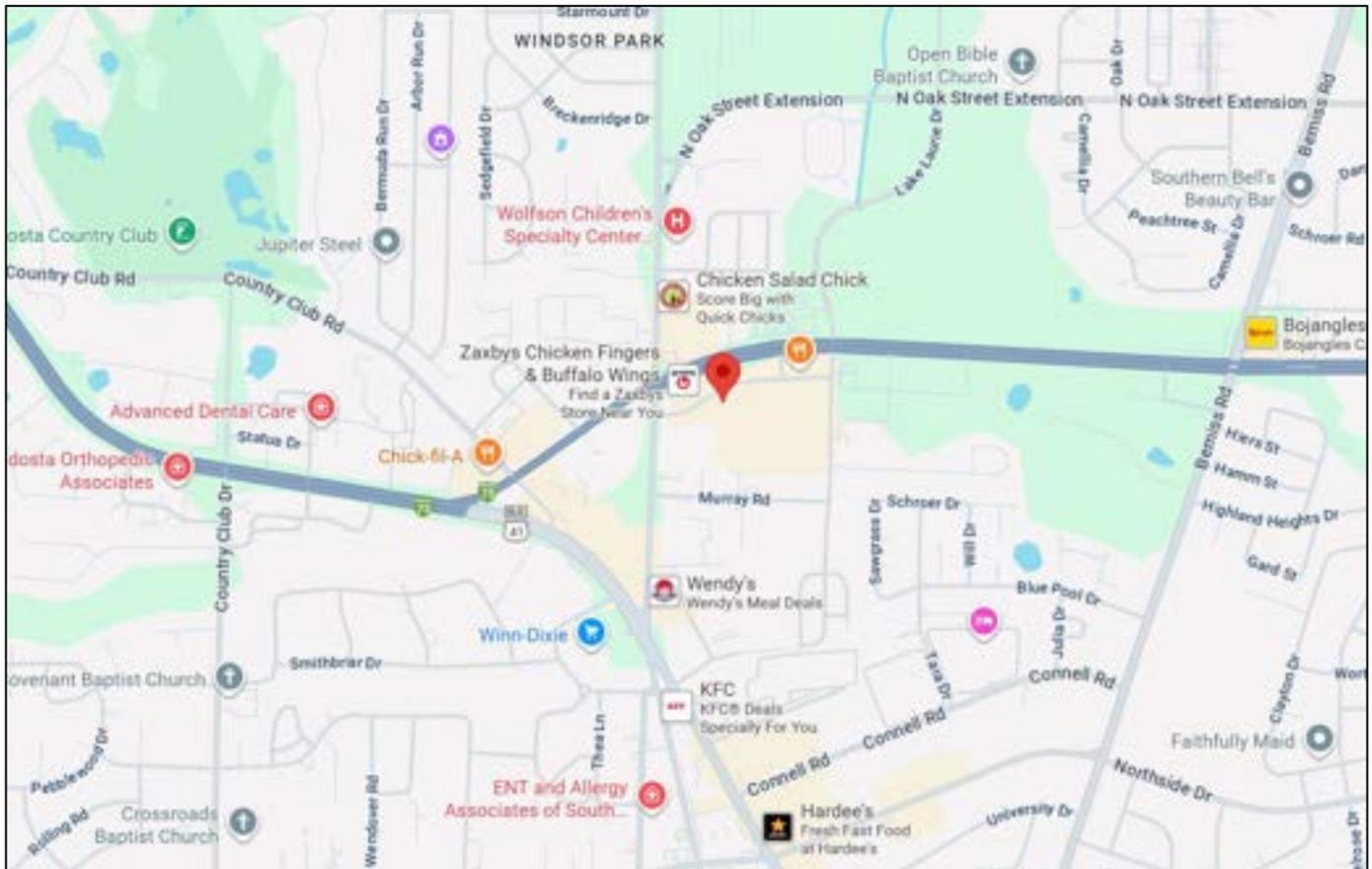
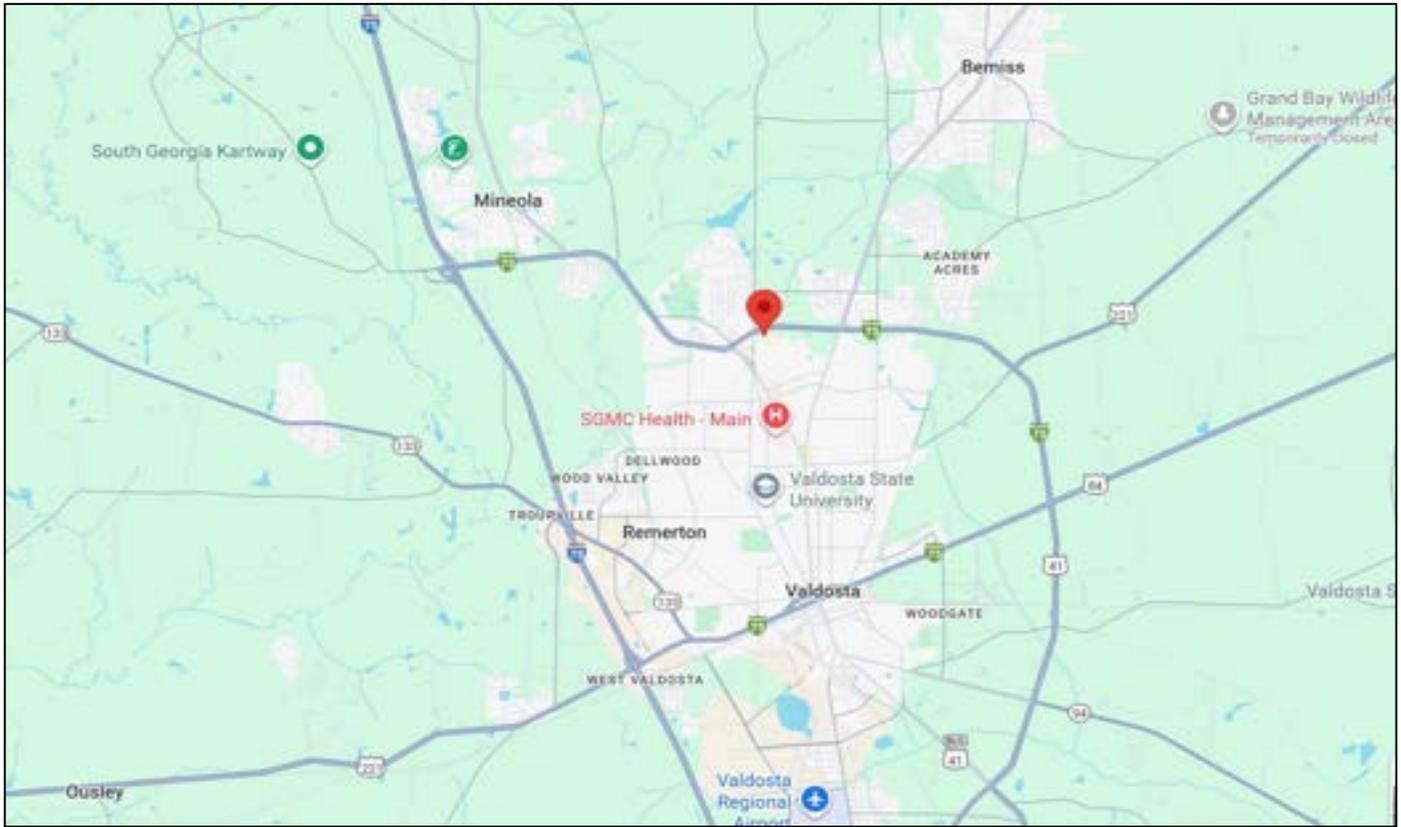
OPERATING EXPENSES

ELECTRICITY (CAM)	21,489.03
WATER/SEWER (CAM)	1,004.72
UTILITIES (NON-CAM)	1,531.39
GEN REPAIRS / MAINT (CAM)	3,218.65
FIRE SPRINKLER (CAM)	2,460.00
GROUNDS / TRASH PICKUP (CAM)	10,000.00
LANDSCAPING (CAM)	8,775.00
PARKING LOT SWEEPING (CAM)	36,005.00
PROPERTY INSURANCE (CAM)	14,730.78
PROPERTY TAXES (CAM)	32,171.11
MANAGEMENT FEES (CAM)	18,667.08

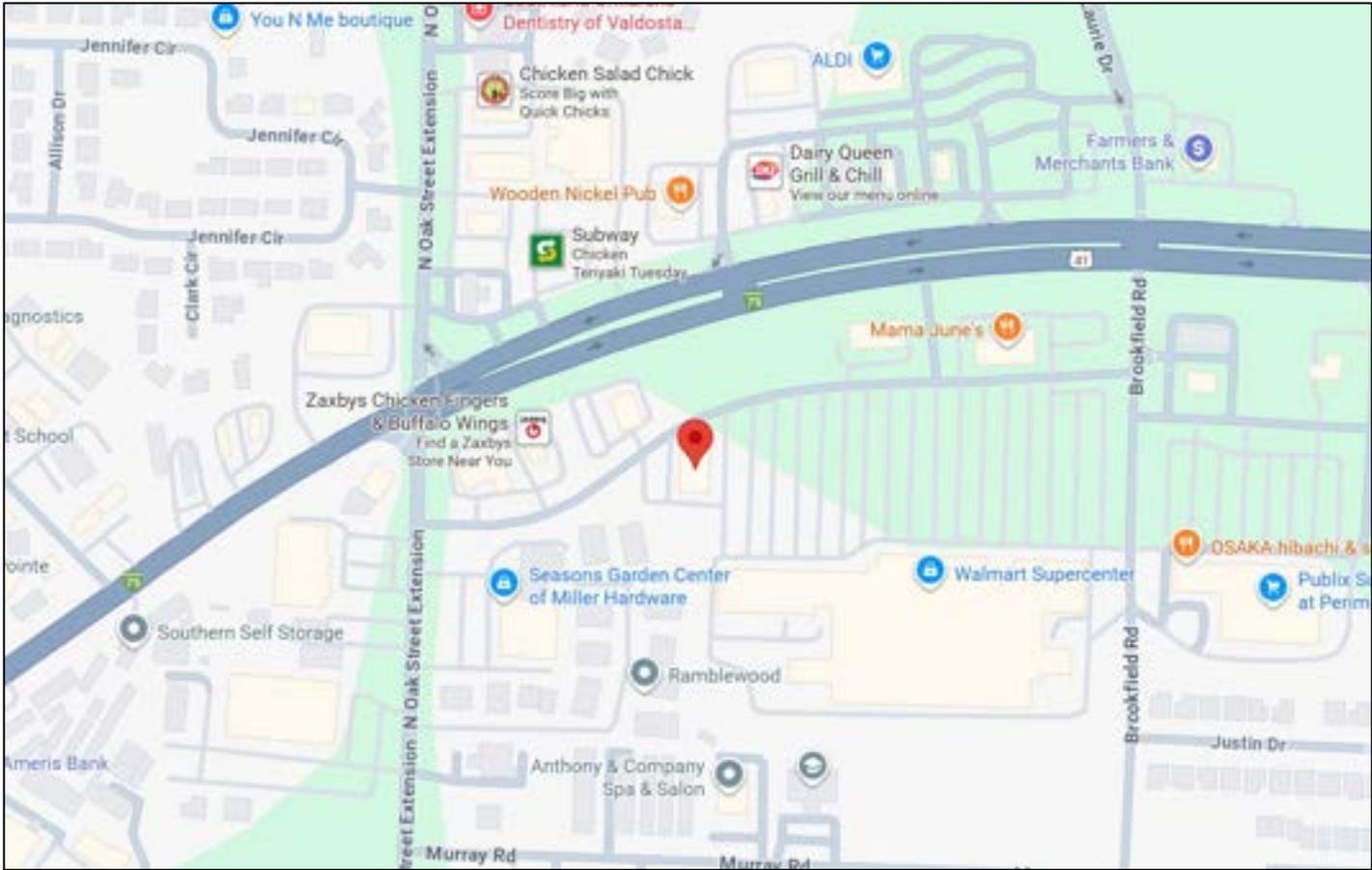
Total OPERATING EXPENSES 150,052.76

Total NET OPERATING INCOME 310,290.15

MAPS



Perimeter Oaks



AERIAL PHOTOGRAPHS



Perimeter Oaks

TRAFFIC DATA

24,800 cars per day

PHOTOGRAPHS



Perimeter Oaks



Perimeter Oaks



Perimeter Oaks



Perimeter Oaks

DEMOGRAPHICS

Pop-Facts® Demographic Snapshot | Summary



Trade Area: 3262 Inner Perimeter Rd - 1 mi., 3262 Inner Perimeter Rd - 3 mi.,
3262 Inner Perimeter Rd - 5 mi.

	3262 Inner Perimeter Rd - 1 mi.	3262 Inner Perimeter Rd - 3 mi.	3262 Inner Perimeter Rd - 5 mi.
Population			
2010 Census	6,831	43,833	71,497
2020 Census	7,477	46,730	76,857
2025 Estimate	7,643	47,759	79,076
2030 Projection	7,906	48,942	81,432
Population Growth			
Percent Change: 2010 to 2020	9.46	6.70	7.50
Percent Change: 2020 to 2025	2.89	2.12	2.89
Percent Change: 2025 to 2030	2.74	2.48	2.98
Households			
2010 Census	3,034	16,930	26,563
2020 Census	3,427	18,368	29,437
2025 Estimate	3,541	19,027	30,608
2030 Projection	3,679	19,551	31,573
Household Growth			
Percent Change: 2010 to 2020	12.95	8.62	10.74
Percent Change: 2020 to 2025	3.33	3.59	3.98
Percent Change: 2025 to 2030	2.77	2.75	3.15
Family Households			
2010 Census	1,539	8,754	16,300
2020 Census	1,768	10,634	17,990
2025 Estimate	1,827	11,054	18,811
2030 Projection	1,875	11,382	19,477
Family Household Growth			
Percent Change: 2010 to 2020	14.88	9.52	10.37
Percent Change: 2020 to 2025	3.34	3.97	4.56
Percent Change: 2025 to 2030	2.63	2.95	3.54

Benchmark: USA

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Pop-Facts® Demographic Snapshot | Population & Race



Trade Area: 3252 Inner Perimeter Rd - 1 mi., 3252 Inner Perimeter Rd - 3 mi., 3252 Inner Perimeter Rd - 5 mi.

Total Population: 7,693, 47,759, 79,078 | Total Households: 3,541, 19,027, 30,608

	3252 Inner Perimeter Rd - 1mi.		3252 Inner Perimeter Rd - 3mi.		3252 Inner Perimeter Rd - 5mi.	
	Count	%	Count	%	Count	%
2025 Est. Population by Single-Classification Race						
White Alone	3,748	48.72	18,546	38.83	31,759	40.36
Black/African American Alone	2,634	34.24	23,087	48.34	37,643	47.38
American Indian/Alaskan Native Alone	36	0.49	186	0.39	321	0.41
Asian Alone	311	4.56	905	2.02	1,601	2.03
Native Hawaiian/Pacific Islander Alone	4	0.05	44	0.09	91	0.12
Some Other Race Alone	279	3.63	1,667	3.49	2,482	3.14
Two or More Races	679	8.81	3,264	6.85	5,356	6.77
2025 Est. Population by Hispanic or Latino Origin						
Hispanic/Latino	653	8.49	3,731	7.81	6,011	7.60
Not Hispanic or Latino	7,040	91.51	44,028	92.19	73,067	92.40
Mexican Origin	359	54.98	2,103	56.37	2,989	49.73
Puerto Rican Origin	43	6.58	498	13.35	1,211	20.15
Cuban Origin	83	12.54	206	5.52	353	5.86
All Other Hispanic or Latino	159	24.35	724	19.41	1,059	17.47
2025 Est. Pop. by Race, Asian Alone, by Category						
Chinese, except Taiwanese	2	0.57	22	2.28	36	2.24
Filipino	188	53.56	392	40.42	601	28.72
Japanese	81	23.08	100	10.36	101	6.29
Asian Indian	42	11.97	119	12.40	146	9.30
Korean	1	0.28	71	7.36	119	6.85
Vietnamese	9	2.56	57	5.91	167	10.40
Cambodian	0	0.00	0	0.00	0	0.00
Hmong	0	0.00	0	0.00	0	0.00
Laotian	0	0.00	0	0.00	0	0.00
Thai	30	8.45	29	3.00	50	3.12
All Other Asian Races Including 2+ Category	18	5.13	184	19.07	134	8.27
2025 Est. Pop. Age 5+ by Language Spoken at Home						
Speak Only English at Home	6,709	92.81	42,000	94.09	69,130	93.63
Speak Asian/Pacific Isl Lang. at Home	48	0.66	234	0.52	466	0.63
Speak Indo-European Language at Home	174	2.41	713	1.59	1,095	1.50
Speak Spanish at Home	186	2.57	1,059	2.26	2,822	3.82
Speak Other Language at Home	193	2.63	207	0.46	281	0.38
2025 Est. Hisp. or Latino Pop. by Single-Class. Race						
White Alone	152	23.28	817	21.90	1,465	24.27
Black/African American Alone	35	5.36	326	8.74	495	8.23
American Indian/Alaskan Native Alone	18	2.76	83	2.23	125	2.08
Asian Alone	7	1.07	33	0.84	35	0.58
Native Hawaiian/Pacific Islander Alone	0	0.00	8	0.21	12	0.20
Some Other Race Alone	311	46.91	1,436	38.49	2,129	35.19
Two or More Races	200	30.63	1,042	27.93	1,739	28.83
2025 Population by Ancestry						
Arya	46	0.60	116	0.24	133	0.20
Czech	15	0.20	31	0.07	32	0.04
Danish	0	0.00	21	0.04	28	0.04
Dutch	41	0.53	213	0.45	266	0.34
English	660	11.18	3,639	7.62	6,214	7.86
French (Excluding Basque)	155	2.02	586	1.23	736	0.93
French Canadian	32	0.42	92	0.19	127	0.16
German	453	5.88	2,137	4.47	3,377	4.27
Greek	12	0.16	30	0.06	37	0.05
Hungarian	0	0.00	93	0.20	132	0.17
Irish	442	5.73	2,649	5.55	4,329	5.52
Italian	305	3.96	811	1.76	1,126	1.42
Lithuanian	0	0.00	6	0.01	31	0.04
Norwegian	34	0.44	93	0.20	164	0.21
Polish	38	0.49	225	0.46	440	0.56
Portuguese	8	0.10	67	0.14	86	0.11
Russian	30	0.39	71	0.15	127	0.16
Scottish-Irish	81	1.05	382	0.80	546	0.69
Scottish	158	2.05	705	1.47	1,017	1.29
Slovak	2	0.03	52	0.11	61	0.08
Southeastern African	134	1.74	646	1.35	839	1.06
Swedish	12	0.16	69	0.14	176	0.22
Swiss	0	0.00	9	0.02	12	0.01
Ukrainian	0	0.00	1	0.00	9	0.01
United States or American	533	6.93	1,974	4.13	2,877	3.64
Welsh	89	1.16	318	0.67	395	0.50
West Indian (Excluding Hispanic groups)	26	0.34	237	0.50	373	0.47
Other Ancestry	2,583	33.58	20,593	43.12	35,069	44.35
Ancestry Unclassified	1,617	21.02	11,863	24.94	20,495	25.92

Benchmark: USA

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Pop-Facts® Demographic Snapshot | Population & Race



Trade Area: 3262 Inner Perimeter Rd - 1 mi., 3262 Inner Perimeter Rd - 3 mi., 3262 Inner Perimeter Rd - 5 mi.

Total Population: 7,693, 47,759, 79,078 | Total Households: 3,541, 19,027, 30,808

	2022 Inner Perimeter Rd - 1 mi.		2022 Inner Perimeter Rd - 3 mi.		2022 Inner Perimeter Rd - 5 mi.	
	Count	%	Count	%	Count	%
2025 Est. Population by Sex						
Male	3,562	46.56	22,111	46.30	37,311	47.58
Female	4,132	53.45	25,648	53.70	41,767	52.42
2025 Est. Population by Age						
Age 0 - 4	464	6.03	3,057	6.40	5,256	6.63
Age 5 - 9	421	5.47	2,924	6.12	5,261	6.65
Age 10 - 14	362	4.71	2,694	5.66	5,125	6.49
Age 15 - 17	306	3.98	1,968	4.12	3,237	4.09
Age 18 - 20	441	5.73	3,923	8.21	5,076	6.42
Age 21 - 24	927	12.18	4,928	10.32	7,581	9.59
Age 25 - 34	1,373	17.83	7,747	16.22	12,262	15.51
Age 35 - 44	864	11.23	5,509	11.54	8,542	10.81
Age 45 - 54	630	8.19	4,201	8.80	7,501	9.49
Age 55 - 64	600	7.80	4,013	8.40	7,099	8.98
Age 65 - 74	480	6.24	3,727	7.80	6,268	7.93
Age 75 - 84	448	5.82	2,155	4.55	3,399	4.30
Age 85 and over	147	1.91	711	1.49	1,071	1.35
Age 16 and over	6,325	82.22	38,228	80.04	62,360	78.86
Age 18 and over	6,121	79.57	36,916	77.30	60,199	76.53
Age 21 and over	5,680	73.83	32,992	69.68	54,723	69.20
Age 45 and over	1,275	16.57	6,594	13.81	10,737	13.58
Median Age	--	30.79	--	29.73	--	30.66
Average Age	--	36.81	--	35.25	--	35.42
2025 Est. Pop. Age 15+ by Marital Status						
Total Never Married	2,941	45.76	18,602	47.84	28,208	44.47
Male, Never Married	1,328	20.66	8,592	22.10	13,530	21.33
Female, Never Married	1,613	25.10	10,009	25.74	14,678	23.14
Married, Spouse Present	2,445	38.04	13,827	35.59	24,349	38.38
Married, Spouse Absent	194	3.02	1,372	3.53	2,215	3.49
Widowed	300	4.67	2,094	5.38	3,421	5.39
Male, Widowed	67	1.04	521	1.37	791	1.25
Female, Widowed	234	3.64	1,564	4.02	2,629	4.14
Divorced	546	8.49	2,979	7.66	5,243	8.27
Male, Divorced	210	3.27	863	2.27	1,655	2.61
Female, Divorced	336	5.23	2,095	5.39	3,588	5.66
2025 Est. Male Population by Age						
Male Age 0 - 4	237	6.62	1,542	7.06	2,478	7.58
Male Age 5 - 9	211	5.89	1,597	6.77	2,674	7.57
Male Age 10 - 14	196	5.19	1,461	6.61	2,614	7.01
Male Age 15 - 17	143	3.99	961	4.35	1,609	4.31
Male Age 18 - 20	210	5.86	1,662	7.52	2,434	6.52
Male Age 21 - 24	437	12.20	2,183	9.87	3,473	9.31
Male Age 25 - 34	704	19.65	3,838	17.36	6,138	16.45
Male Age 35 - 44	414	11.56	2,578	11.66	4,514	12.50
Male Age 45 - 54	282	7.87	1,908	8.59	3,451	9.25
Male Age 55 - 64	263	7.34	1,794	8.11	3,280	8.74
Male Age 65 - 74	282	7.87	1,590	7.19	2,704	7.35
Male Age 75 - 84	168	4.69	819	3.84	1,366	3.66
Male Age 85 and over	43	1.20	236	1.07	355	0.95
Median Age, Male	--	29.47	--	28.94	--	28.64
Average Age, Male	--	34.98	--	33.85	--	34.09
2025 Est. Female Population by Age						
Female Age 0 - 4	227	5.52	1,495	5.83	2,768	6.53
Female Age 5 - 9	209	5.08	1,427	5.54	2,587	6.19
Female Age 10 - 14	196	4.77	1,433	5.59	2,520	6.03
Female Age 15 - 17	162	3.96	1,007	3.93	1,628	3.90
Female Age 18 - 20	232	5.64	2,261	8.62	3,042	7.28
Female Age 21 - 24	500	12.56	2,745	10.70	4,108	9.84
Female Age 25 - 34	669	16.27	3,909	15.24	6,124	14.66
Female Age 35 - 44	450	10.94	2,932	11.43	5,028	12.04
Female Age 45 - 54	347	8.44	2,301	8.97	4,050	9.70
Female Age 55 - 64	337	8.20	2,219	8.65	3,879	9.19
Female Age 65 - 74	397	9.65	2,137	8.33	3,524	8.44
Female Age 75 - 84	280	6.81	1,307	5.00	2,032	4.87
Female Age 85 and over	104	2.53	476	1.86	716	1.71
Median Age, Female	--	32.34	--	30.59	--	31.77
Average Age, Female	--	36.41	--	36.48	--	36.42

Benchmark: USA

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Pop-Facts® Demographic Snapshot | Housing & Households



Trade Area: 3262 Inner Perimeter Rd - 1 mi., 3262 Inner Perimeter Rd - 3 mi., 3262 Inner Perimeter Rd - 5 mi.

Total Population: 7,603, 47,759, 79,078 | Total Households: 3,541, 19,027, 30,608
30,608

	3262 Inner Perimeter Rd - 1 mi.		3262 Inner Perimeter Rd - 3 mi.		3262 Inner Perimeter Rd - 5 mi.	
	Count	%	Count	%	Count	%
2025 Est. Households by Household Type						
Total Households	3,541	100.00	19,027	100.00	30,608	100.00
Family Households	1,827	51.60	11,056	58.11	18,011	61.46
Other Households	1,714	--	7,971	--	11,797	--
2025 Est. Group Quarters Population						
2025 Est. Group Quarters Population	548	1.92	2,490	5.21	3,275	4.14
2025 HHs By Ethnicity, Hispanic/Latino						
2025 HHs By Ethnicity, Hispanic/Latino	257	7.26	1,198	6.30	1,892	6.18
2025 Est. Households by Type and Presence of Own Children						
Married Couple						
With Own Kids + 18	1,239	34.99	6,764	35.55	11,936	39.00
Without Own Kids + 18	498	14.06	2,506	13.17	4,930	16.11
With Own Kids + 18	742	20.95	4,258	22.38	7,005	22.89
Cohabiting Couple						
With Own Kids + 18	367	10.36	1,952	10.26	2,511	8.20
Without Own Kids + 18	17	0.48	499	2.62	680	2.22
Female Householder, No Spouse or Partner Present	350	9.88	1,453	7.64	1,832	5.99
Living Alone	1,237	35.93	6,950	36.53	10,029	35.38
With Own Kids + 18	747	21.10	3,718	19.54	5,808	18.98
Without Own Kids + 18	233	6.58	1,671	8.78	2,626	8.58
With Only Nonrelatives	155	4.38	1,215	6.39	1,900	6.21
With Only Relatives	103	2.91	345	1.81	496	1.62
Male Householder, No Spouse or Partner Present						
Living Alone	498	14.06	3,361	17.66	5,332	17.42
With Own Kids + 18	453	12.79	2,332	12.26	3,585	11.70
Without Own Kids + 18	32	0.90	168	0.88	265	0.87
With Only Nonrelatives	37	1.04	408	2.14	654	2.14
With Only Relatives	175	4.94	452	2.38	632	2.06
With Own Kids + 18	779	22.00	4,845	25.46	8,505	27.77
Without Own Kids + 18	2,742	78.00	14,182	74.54	22,107	72.23
2025 Est. Households by Household Size						
1-Person Household	1,402	39.59	6,201	32.61	9,131	29.81
2-Person Household	1,547	43.69	6,567	34.51	9,624	31.44
3-Person Household	424	11.97	2,949	15.50	5,074	16.58
4-Person Household	330	9.32	2,032	10.69	3,653	11.94
5-Person Household	132	3.73	1,054	5.54	1,876	6.13
6-Person Household	63	1.78	425	2.23	773	2.53
7-or-more-person	44	1.24	294	1.54	473	1.54
2025 Est. Average Household Size	--	2.15	--	2.37	--	2.47
2025 Est. Households by Number of Vehicles						
No Vehicles	295	8.33	1,376	7.23	2,376	7.76
1 Vehicle	1,454	41.06	8,384	43.99	12,514	40.89
2 Vehicles	1,242	35.08	6,667	35.04	11,000	35.94
3 Vehicles	401	11.32	1,951	10.26	3,399	11.11
4 Vehicles	521	14.71	493	2.59	1,010	3.30
5 or more Vehicles	28	0.79	158	0.83	308	1.01
2025 Est. Average Number of Vehicles	--	1.65	--	1.60	--	1.65
2025 Occupied Housing Units by Tenure						
Housing Units, Owner-Occupied	1,572	44.39	7,562	39.74	11,866	38.76
Housing Units, Renter-Occupied	2,369	66.90	11,465	60.26	18,742	61.24
2025 Owner Occ. HUs: Avg. Length of Residence						
2025 Owner Occ. HUs: Avg. Length of Residence	--	14.98	--	17.42	--	16.99
2025 Renter Occ. HUs: Avg. Length of Residence						
2025 Renter Occ. HUs: Avg. Length of Residence	--	5.32	--	5.63	--	5.90
2025 Est. Owner-Occupied Housing Units by Value						
Value Less Than \$20,000	2	0.17	93	1.23	369	2.46
Value \$20,000 - \$39,999	11	0.94	149	1.97	429	3.17
Value \$40,000 - \$59,999	0	0.00	165	2.18	358	2.58
Value \$60,000 - \$79,999	44	3.75	243	3.21	440	3.17
Value \$80,000 - \$99,999	6	0.51	377	4.99	608	4.38
Value \$100,000 - \$149,999	103	8.79	956	12.64	1,307	9.71
Value \$150,000 - \$199,999	147	12.54	1,112	14.71	2,039	14.71
Value \$200,000 - \$249,999	233	19.88	2,247	29.71	3,850	27.77
Value \$250,000 - \$299,999	265	22.41	950	12.56	1,881	13.85
Value \$300,000 - \$399,999	196	16.72	628	8.30	1,131	8.16
Value \$400,000 - \$499,999	136	11.60	505	6.68	1,071	7.72
Value \$500,000 - \$599,999	25	2.13	117	1.55	303	2.17
Value \$600,000 - \$699,999	4	0.34	9	0.12	24	0.17
Value \$700,000 - \$799,999	0	0.00	2	0.03	12	0.09
Value \$800,000 or more	0	0.00	7	0.09	27	0.20
2025 Est. Median All Owner-Occupied Housing Value	--	\$15,151.42	--	\$28,372.21	--	\$31,672.95

Benchmark: USA

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Pop-Facts® Demographic Snapshot | Housing & Households



Trade Area: 3262 Inner Perimeter Rd - 1 mi., 3262 Inner Perimeter Rd - 3 mi., 3262 Inner Perimeter Rd - 5 mi.

Total Population: 7,693, 47,759, 79,078 | Total Households: 3,541, 19,027, 30,608

	3262 Inner Perimeter Rd - 1 mi.		3262 Inner Perimeter Rd - 3 mi.		3262 Inner Perimeter Rd - 5 mi.	
	Count	%	Count	%	Count	%
2025 Est. Housing Units by Units in Structure						
1 Unit Detached	2,079	54.83	13,594	45.28	21,506	49.89
1 Unit Attached	320	3.32	468	2.25	414	1.83
2 Units	322	3.37	837	4.02	1,023	3.07
3 to 4 Units	471	12.24	1,755	8.43	1,942	5.77
5 to 19 Units	716	18.61	3,034	14.57	4,414	13.12
20 to 49 Units	371	4.44	482	2.31	558	1.66
50 or More Units	343	3.72	471	2.26	481	2.02
Mobile Home or Trailer	26	0.68	184	0.88	861	2.56
Boat, RV, Van, etc.	0	0.00	0	0.00	23	0.07
2025 Est. Housing Units by Year Structure Built						
Built 2020 or Later	135	3.51	763	3.66	1,250	3.72
Built 2010 to 2019	340	4.36	1,351	6.49	3,023	8.99
Built 2000 to 2009	736	19.53	3,471	16.47	6,412	19.07
Built 1990 to 1999	1,568	30.25	3,989	19.16	6,524	19.40
Built 1980 to 1989	811	21.08	3,395	16.30	4,567	13.58
Built 1970 to 1979	501	13.02	3,306	15.87	4,910	14.60
Built 1960 to 1969	229	5.95	1,956	9.39	2,630	7.82
Built 1950 to 1959	63	1.64	1,785	8.57	2,286	6.80
Built 1940 to 1949	2	0.05	312	1.50	880	2.62
Built 1939 or Earlier	64	1.34	499	2.40	1,111	3.42
2025 Est. Median Year Structure Built	-	1,992.43	-	1,887.61	-	1,990.67

Benchmark: USA

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Pop-Facts® Demographic Snapshot | Affluence & Education



Trade Area: 3262 Inner Perimeter Rd - 1 mi., 3262 Inner Perimeter Rd - 3 mi., 3262 Inner Perimeter Rd - 5 mi.

Total Population: 7,693, 47,759, 79,076 | Total Households: 3,541, 19,027, 30,608

	3262 Inner Perimeter Rd - 1 mi.		3262 Inner Perimeter Rd - 3 mi.		3262 Inner Perimeter Rd - 5 mi.	
	Count	%	Count	%	Count	%
2025 Est. Pop Age 25+ by Edu. Attainment						
Less than 9th Grade	48	1.43	856	3.05	1,798	3.81
Some High School, No Diploma	137	2.89	1,762	6.28	3,138	6.46
High School Graduate (or GED)	905	19.09	7,322	26.09	12,393	26.11
Some College, No Degree	986	25.84	4,063	21.60	30,408	22.08
Associate's Degree	438	8.40	2,658	9.47	5,023	10.65
Bachelor's Degree	1,205	25.41	4,805	17.12	7,792	16.53
Master's Degree	666	14.04	3,219	11.58	4,669	9.90
Professional Degree	325	2.21	406	1.45	741	1.57
Doctorate Degree	259	5.46	943	3.36	1,264	2.66
2025 Est. Pop Age 25+ by Edu. Attain., Hisp./Lat.						
Less than High School Diploma	2	0.64	429	24.31	743	25.65
High School Graduate	61	19.36	485	27.48	760	26.23
Some College or Associate's Degree	80	28.57	649	25.44	852	29.41
Bachelor's Degree or Higher	162	51.43	402	22.78	542	18.71
2025 Est. Households by HH Income						
Income < \$15,000	355	10.03	2,632	13.83	4,560	14.90
Income \$15,000 - \$24,999	279	7.88	1,547	8.13	2,451	8.01
Income \$25,000 - \$34,999	552	15.59	1,931	10.15	2,847	9.30
Income \$35,000 - \$49,999	501	14.15	3,240	17.03	4,819	15.74
Income \$50,000 - \$74,999	795	22.45	4,058	21.33	6,189	19.96
Income \$75,000 - \$99,999	448	12.65	2,311	12.15	3,797	12.40
Income \$100,000 - \$124,999	185	5.22	1,293	6.80	2,272	7.42
Income \$125,000 - \$149,999	123	3.47	603	3.17	1,144	3.74
Income \$150,000 - \$199,999	156	4.41	693	3.64	1,268	4.14
Income \$200,000 - \$249,999	57	1.61	298	1.57	559	1.83
Income \$250,000 - \$499,999	45	1.26	294	1.54	558	1.82
Income \$500,000+	27	0.76	127	0.67	224	0.73
2025 Est. Average Household Income	--	70,135.00	--	47,930.00	--	70,559.00
2025 Est. Median Household Income	--	52,463.32	--	30,837.76	--	52,380.89
2025 Median HH Inc. by Single-Class, Race or Eth.						
White Alone	--	42,817.65	--	47,535.23	--	71,384.78
Black or African American Alone	--	32,652.21	--	38,489.64	--	36,991.81
American Indian and Alaska Native Alone	--	11,949.73	--	17,956.39	--	18,037.79
Asian Alone	--	61,435.26	--	58,497.47	--	67,200.59
Native Hawaiian and Other Pacific Islander Alone	--	50,000.00	--	53,629.52	--	52,327.16
Some Other Race Alone	--	59,747.66	--	56,736.89	--	55,291.61
Two or More Races	--	72,438.37	--	66,931.39	--	67,050.37
Hispanic or Latino	--	59,801.63	--	61,996.13	--	61,020.17
Not Hispanic or Latino	--	51,773.37	--	49,728.82	--	51,444.15
2025 Est. Families by Poverty Status						
Families at or Above Poverty	1,679	91.90	1,604	86.67	16,402	87.18
Families at or Above Poverty with children	854	44.55	4,409	29.88	7,806	41.50
Families Below Poverty	167	8.05	1,452	13.13	2,459	12.81
Families Below Poverty, with children	78	4.27	1,072	9.70	1,864	9.91

Benchmark: USA

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Pop-Facts® Demographic Snapshot | Employment & Occupation



Trade Area: 3262 Inner Perimeter Rd - 1 mi., 3262 Inner Perimeter Rd - 3 mi., 3262 Inner Perimeter Rd - 5 mi.

Total Population: 7,693, 47,759, 79,078 | Total Households: 3,541, 19,027, 30,608

	3262 Inner Perimeter Rd - 1 mi.		3262 Inner Perimeter Rd - 3 mi.		3262 Inner Perimeter Rd - 5 mi.	
	Count	%	Count	%	Count	%
2025 Est. Employed Civilian Population 16+ by Occupation Classification						
White Collar	2,364	69.70	12,331	58.27	19,776	58.34
Blue Collar	635	18.68	4,811	22.74	7,789	22.98
Service and Farming	294	11.65	4,017	35.98	6,329	56.67
2025 Est. Workers Age 16+ by Travel Time to Work						
Less than 15 Minutes	1,672	45.80	9,806	47.02	13,968	41.61
15 - 29 Minutes	1,623	44.55	8,103	38.84	14,143	42.13
30 - 44 Minutes	148	4.06	1,454	6.97	3,088	8.99
45 - 59 Minutes	115	3.36	990	4.75	1,688	5.06
60 or more Minutes	85	2.33	506	2.43	744	2.22
2025 Est. Avg Travel Time to Work in Minutes	--	18.00	--	19.00	--	20.00
2025 Est. Workers Age 16+ by Transp. to Work						
2025 Est. Workers Age 16+ by Transp. to Work	3,746	100.00	21,867	100.00	35,169	100.00
Drove Alone	3,447	92.02	17,553	80.27	28,840	82.00
Carpooled	139	3.71	2,226	10.18	3,069	8.73
Public Transport	39	0.27	99	0.45	150	0.31
Walked	0	0.00	545	2.49	806	2.29
Bicycle	1	0.03	46	0.21	73	0.21
Other Means	50	1.33	376	1.72	763	2.00
Worked at Home	98	2.62	1,022	4.67	1,548	4.46
2025 Est. Civ. Employed Pop 16+ by Class of Worker						
2025 Est. Civ. Employed Pop 16+ by Class of Worker	3,399	100.00	21,160	100.00	33,895	100.00
For-Profit Private Workers	2,151	63.28	14,688	69.41	23,999	70.80
Non-Profit Private Workers	289	8.50	1,287	6.08	1,929	5.69
Local Government Workers	221	6.50	1,121	5.30	1,687	4.98
State Government Workers	352	10.36	2,088	9.87	2,938	8.61
Federal Government Workers	32	0.94	547	2.58	1,069	3.15
Self-Employed Workers	305	10.44	1,407	6.65	2,254	6.65
Unpaid Family Workers	0	0.00	23	0.11	39	0.12
2025 Est. Civ. Employed Pop 16+ by Occupation						
Architecture/Engineering	92	2.71	343	1.15	377	1.11
Arts/Design/Entertainment/Sports/Media	54	1.59	222	1.05	321	0.95
Building/Grounds/Cleaning/Maintenance	30	0.88	693	3.27	1,204	3.72
Business/Financial Operations	125	3.68	643	3.04	1,221	3.60
Community/Social Services	25	0.74	444	2.09	834	2.41
Computer/Mathematical	68	2.00	396	1.87	768	2.27
Construction/Extraction	198	5.83	897	4.24	1,386	4.09
Education/Training/Library	196	5.77	1,407	6.65	2,294	6.77
Farming/Fishing/Forestry	7	0.21	75	0.35	121	0.36
Food Preparation/Serving Related	181	5.33	1,374	6.49	2,217	6.51
Healthcare Practitioner/Technician	558	16.42	1,639	7.75	2,440	7.20
Healthcare Support	130	3.24	677	3.20	899	2.65
Installation/Maintenance/Repair	60	1.76	756	3.57	1,225	3.61
Legal	66	1.94	172	0.81	298	0.88
Life/Physical/Social Science	87	2.56	313	1.48	364	1.07
Management	293	8.62	1,343	6.35	2,248	6.63
Office/Administrative Support	445	13.09	2,478	11.71	4,015	11.85
Production	7	0.21	620	2.91	1,195	3.52
Protective Services	15	0.44	464	2.19	648	1.91
Sales/Related	362	10.65	2,800	13.25	4,636	13.62
Personal Care/Service	52	1.53	734	3.47	1,179	3.48
Transportation/Material Moving	270	10.89	2,308	11.00	2,783	8.14
2025 Est. Pop Age 16+ by Employment Status						
In Armed Forces	500	7.91	1,362	3.62	2,658	4.26
Civilian - Employed	3,382	53.47	21,431	56.06	34,601	55.49
Civilian - Unemployed	131	2.07	996	2.60	1,656	2.59
Not in Labor Force	2,311	36.54	14,419	37.72	23,484	37.66

Benchmark: USA

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Pop-Facts® Demographic Snapshot | Map



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