

## **4893-4907 CUBA MILLINGTON ROAD MILLINGTON, TN**



### **COMMERCIAL LAND FOR LEASE OR SALE**

#### Property Information

- ♦ **2.3 Acres**
- ♦ **Call for pricing**
- ♦ **B-2 Zoning**
- ♦ **Traffic Count: 24,332 US Hwy 51; 10,427 Veterans Parkway**
- ♦ **Retail Nearby: Tractor Supply Co., Kroger, FastPace Health Urgent Care, Little Caesar's, Walmart, Lowe's, Chick-fil-A, Millington-Memphis Airport**
- ♦ **Demographics:**

|                       | <b>3-Mile</b> | <b>5-Mile</b> | <b>7-Mile</b> |
|-----------------------|---------------|---------------|---------------|
| Population:           | 9,135         | 21,234        | 44,031        |
| Avg Household Income: | \$77,039      | \$77,639      | \$90,026      |

#### **Will Wegner**

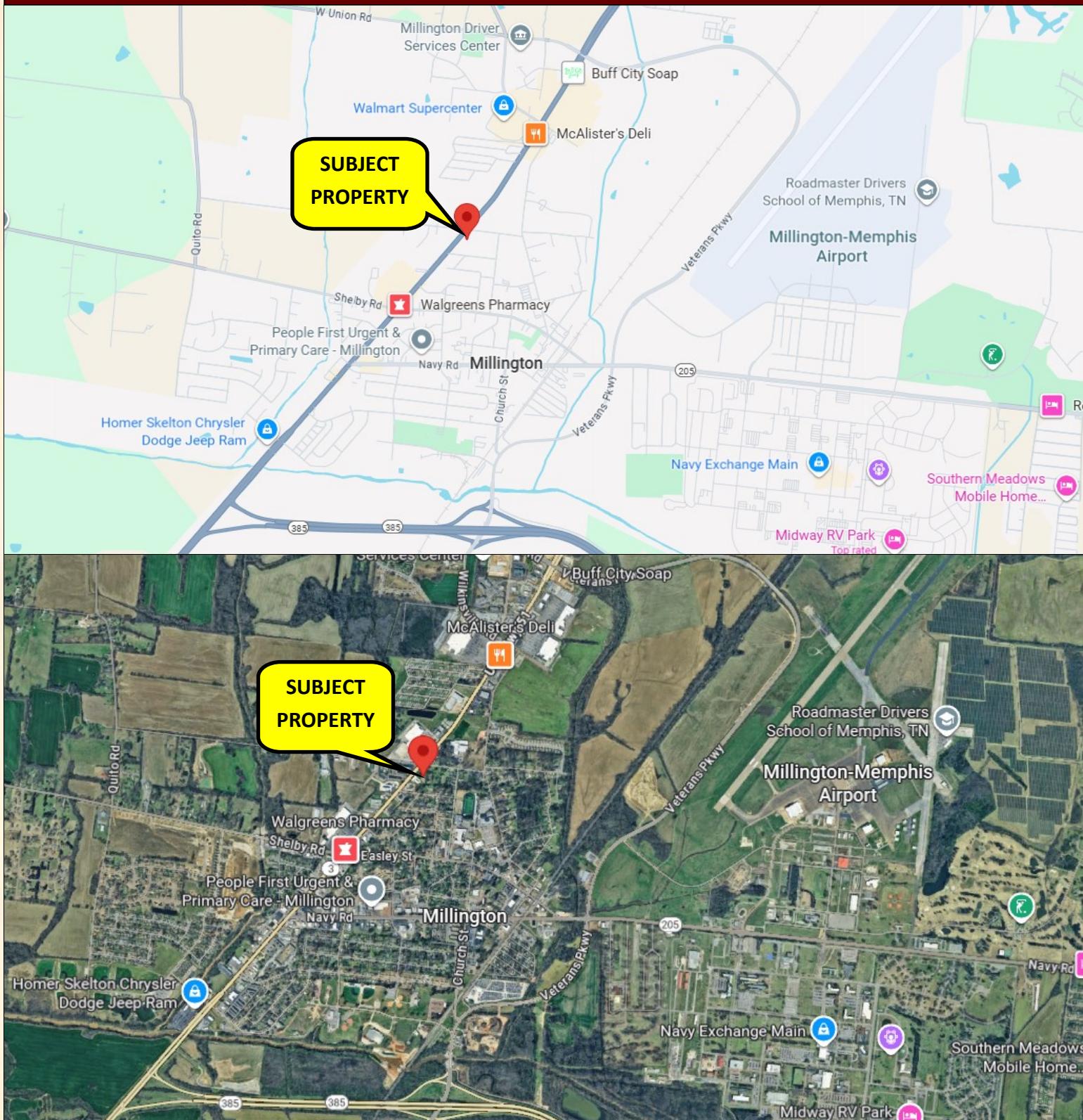
**7216 Wellington Drive, Suite One**

**Knoxville, Tennessee 37919**

**Office: (865) 584-2000 Cell: (408) 859-6154**

**Email: william@oliversmithrealty.com**

## Regional Map



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## Trade Area Aerial



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## Aerial of Site



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## Zoning

CHART ONE, PERMITTED USES

| Permitted Uses  | A | R-O | R-1 | R-2 | R-3 | R-4 | R-5 | R-LL | PRD | MUPD | B-1 | B-2 | P-C | O | M-1 | M-2 | M-P | M-3 | MT | OT | ER |
|---|---|-----|-----|-----|-----|-----|-----|------|-----|------|-----|-----|-----|---|-----|-----|-----|-----|----|----|----|
| RESIDENTIAL AND AGRICULTURAL  |   |     |     |     |     |     |     |      |     |      |     |     |     |   |     |     |     |     |    |    |    |
| Forestry and Agricultural   | P |     |     |     |     |     |     |      |     |      |     |     |     |   |     |     |     |     |    |    |    |
| Agricultural and agricultural related activities, excluding stockyards and live animals   |   |     |     |     |     |     |     |      |     |      |     |     |     |   |     |     |     |     |    |    |    |
| Single family dwellings   | P | P   | P   | P   | P   | P   |     | P    |     |      |     |     |     |   |     |     |     |     |    |    |    |
| Two-family dwellings  |   |     |     |     | S   | S   |     |      |     |      |     |     |     |   |     |     |     |     |    |    |    |
| Townhouse dwellings   |   |     |     |     |     | S   |     |      |     |      |     |     |     |   |     |     |     |     |    |    |    |
| Multi-family Dwellings  |   |     |     |     | S   |     |     |      |     |      |     |     |     |   |     |     |     |     |    |    |    |
| Single family mobile homes and mobile home park offices   |   |     |     |     |     |     | S   |      |     |      |     |     |     |   |     |     |     |     |    |    |    |
| Recreational Vehicles in mobile home parks not to exceed 30 days  |   |     |     |     |     |     | S   |      |     |      |     |     |     |   |     |     |     |     |    |    |    |
| Public Uses, Parks and Public Buildings and services  | P | P   | P   | P   | P   | P   |     | P    |     |      |     | P   | P   |   | P   | P   | P   | P   | P  | P  | P  |
| Roadside stands, offering for sale products produced on the premises  | P |     |     |     |     |     |     |      |     |      |     |     |     |   |     |     |     |     |    |    |    |
| Public Bulletin board or Temporary Signs  | P |     |     |     |     |     |     |      |     |      |     |     |     |   |     |     |     |     |    |    |    |
| Public Utilities  | P |     |     |     |     |     |     |      |     |      |     |     |     |   |     |     |     |     |    |    |    |
| Customary home occupations  | P | P   | P   | P   | P   | P   |     | P    |     |      |     | P   | P   |   | P   | S   | S   |     | P  |    |    |
| Accessory Buildings   | P | P   | P   | P   | P   | P   |     | P    |     |      |     |     |     |   |     |     |     |     | A  |    |    |
| Public and Private Schools  | A | A   | A   | A   | A   | A   |     | A    |     |      |     | A   | A   |   | S   | S   | S   | S   | S  |    |    |
| Business and Professional Schools   |   |     |     |     |     |     |     |      |     |      |     |     |     |   |     |     |     |     |    |    |    |
| Dormitories and other lodging related to a Business or Professional School  |   |     |     |     |     |     |     |      |     |      |     |     |     |   |     |     |     |     |    |    |    |
| Cemeteries  | A |     |     |     |     |     |     |      |     |      |     |     |     |   |     |     |     |     |    |    |    |
| Private Clubs excluding firearms  | A |     |     |     |     |     |     |      |     |      |     |     |     |   |     |     |     |     |    |    |    |
| Riding stables, veterinarian hospitals or clinics, large animals, or the keeping of small animals   | A |     |     |     |     |     |     |      |     |      |     |     |     |   |     |     |     |     |    |    |    |
| Grain elevators or similar storage facilities   | A |     |     |     |     |     |     |      |     |      |     |     |     |   |     |     |     |     |    |    |    |
| Hospitals and institutions of an educational, religious, charitable or philanthropic nature   | A |     |     |     |     |     |     |      |     |      |     | S   |     | S |     |     | S   |     |    |    |    |
| Churches and other places of worship  | A | A   | A   | A   | A   | A   |     | A    |     |      | A   | A   |     | A |     |     |     |     | A  |    |    |
| Church with a Day Care Center   | A | A   | A   | A   | A   | A   |     | A    |     |      | A   | A   |     | A |     |     |     |     | A  |    |    |
| Golf Courses or Country Clubs   | A | A   | A   | A   | A   | A   |     | A    |     |      |     |     |     |   |     |     |     |     |    |    |    |
| Day care centers  |   |     |     |     |     |     |     | A    | A   |      |     | S   | S   |   | S   |     | S   |     |    |    |    |
| Assisted living facilities  |   |     |     |     |     |     |     | A    | A   |      |     | S   |     |   |     |     | S   |     |    |    |    |
| Nursing Homes   |   |     |     |     |     |     |     | A    | A   |      |     | S   |     |   |     |     | S   |     |    |    |    |
| <b>NON RESIDENTIAL USES</b>   |   |     |     |     |     |     |     |      |     |      |     | S   | S   |   |     |     |     |     |    |    |    |
| Personal Services including:  |   |     |     |     |     |     |     |      |     |      |     |     |     |   |     |     |     |     |    |    |    |
| Self-service laundry  |   |     |     |     |     |     |     |      |     |      |     | S   | S   |   |     |     |     |     |    |    |    |
| Permitted Uses  | A | R-O | R-1 | R-2 | R-3 | R-4 | R-5 | R-LL | PRD | MUPD | B-1 | B-2 | P-C | O | M-1 | M-2 | M-P | M-3 | MT | OT | ER |
| Dry cleaning pickup and delivery services   |   |     |     |     |     |     |     |      |     |      |     | S   | S   |   |     |     |     |     | S  |    |    |
| Beauty and Barber services  |   |     |     |     |     |     |     |      |     |      |     | S   | S   |   |     |     |     |     | S  |    |    |
| Shoe repair   |   |     |     |     |     |     |     |      |     |      |     | S   | S   |   |     |     |     |     | S  |    |    |
| Apparel repair and alterations  |   |     |     |     |     |     |     |      |     |      |     | S   | S   |   |     |     |     |     | S  |    |    |
| Bank  |   |     |     |     |     |     |     |      |     |      |     | S   | S   |   | S   |     |     |     | S  |    |    |
| Kindergartens and child care homes  |   |     |     |     |     |     |     |      |     |      |     | S   | S   |   | S   |     |     |     | S  |    |    |
| <b>Retail trade, including:</b>   |   |     |     |     |     |     |     |      |     |      |     |     |     |   |     |     |     |     |    |    |    |
| Building materials, hardware and farm equipment   |   |     |     |     |     |     |     |      |     |      |     | S   |     |   | S   |     |     |     | S  |    |    |
| General merchandise   |   |     |     |     |     |     |     |      |     |      |     | S   |     |   | S   |     |     |     | S  |    |    |
| Food and groceries  |   |     |     |     |     |     |     |      |     |      |     | S   |     |   | S   |     |     |     | S  |    |    |
| Automotive, marine craft, aircraft and accessories, excluding auto junk yards   |   |     |     |     |     |     |     |      |     |      |     | S   |     |   | S   |     |     |     | S  |    |    |
| Automotive, marine craft, aircraft and accessories, limited to tires, batteries and accessories, and Gasoline service stations  |   |     |     |     |     |     |     |      |     |      |     | S   |     |   | S   | S   | S   |     | S  |    |    |
| Apparel and accessories   |   |     |     |     |     |     |     |      |     |      |     | S   |     |   | S   |     |     |     | S  |    |    |
| Furniture, home furnishings and equipment   |   |     |     |     |     |     |     |      |     |      |     | S   |     |   | S   |     |     |     | S  |    |    |
| Eating and drinking   |   |     |     |     |     |     |     |      |     |      |     | S   | S   |   | S   | S   | S   | S   | S  |    |    |
| Storefront Church   |   |     |     |     |     |     |     |      |     |      |     | S   | S   |   | S   | S   | S   | S   | S  |    |    |
| Other retail trade  |   |     |     |     |     |     |     |      |     |      |     | S   |     |   | S   |     |     |     | S  |    |    |
| Other retail trade limited to Drug and proprietary, book and stationary   |   |     |     |     |     |     |     |      |     |      |     | S   |     |   | S   |     |     |     |    |    |    |
| <b>Services, Including:</b>   |   |     |     |     |     |     |     |      |     |      |     |     |     |   | S   |     |     |     |    |    |    |
| Offices   |   |     |     |     |     |     |     |      |     |      |     | S   | S   |   | S   | S   | S   | S   | S  |    |    |
| Finance, insurance and real estate  |   |     |     |     |     |     |     |      |     |      |     | S   | S   |   | S   | S   | S   | S   | S  |    |    |
| Personal services   |   |     |     |     |     |     |     |      |     |      |     | S   | S   |   | S   | S   | S   | S   | S  |    |    |
| Business services   |   |     |     |     |     |     |     |      |     |      |     | S   | S   |   | S   | S   | S   | S   | S  |    |    |
| Business services limited to: Dwelling and other building services; Research development and testing; Equipment renting and leasing; Automotive and truck renting; and Electronic configuration and/or services |   |     |     |     |     |     |     |      |     |      |     |     |     |   |     |     | S   | S   |    |    |    |
| Funeral Home  |   |     |     |     |     |     |     |      |     |      |     | S   |     |   |     |     |     |     | S  |    |    |
| Personal storage, limited   |   |     |     |     |     |     |     |      |     |      |     | S   |     |   |     |     |     |     | S  |    |    |
| Repair services excluding tire recapping services   |   |     |     |     |     |     |     |      |     |      |     | S   |     |   |     |     |     |     | S  |    |    |
| Automobile repair and wash services   |   |     |     |     |     |     |     |      |     |      |     | S   |     |   | S   |     |     |     | S  |    |    |
| Electrical and electronic devices   |   |     |     |     |     |     |     |      |     |      |     | S   | S   |   | S   | S   | S   | S   | S  |    |    |
| Professional services   |   |     |     |     |     |     |     |      |     |      |     | S   | S   |   | S   | S   | S   | S   | S  |    |    |

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CHART ONE, PERMITTED USES

| Permitted Uses  | A | R-O | R-1 | R-2 | R-3 | R-4 | R-5 | R-LL | PRD | MUPD | B-1 | B-2 | P-C | O | M-1 | M-2 | M-P | M-3 | MT | OT | ER |
|---|---|-----|-----|-----|-----|-----|-----|------|-----|------|-----|-----|-----|---|-----|-----|-----|-----|----|----|----|
| Professional services limited to:<br>medical laboratories; dental laboratory<br>and other medical and health services   |   |     |     |     |     |     |     |      |     |      |     |     |     | S | S   | S   |     |     |    |    |    |
| Contract construction services  |   |     |     |     |     |     |     |      |     |      |     | S   | S   |   | S   | S   | S   |     |    | S  |    |
| Contract construction services office   |   |     |     |     |     |     |     |      |     |      |     | S   | S   |   | S   |     |     |     |    | S  |    |
| Educational services  |   |     |     |     |     |     |     |      |     |      |     | S   | S   |   |     |     |     |     |    | S  |    |
| Veterinary Hospital or Clinic, Small<br>Animal  |   |     |     |     |     |     |     |      |     |      |     | S   | S   |   |     |     |     |     |    | S  |    |
| Miscellaneous services  |   |     |     |     |     |     |     |      |     |      |     | S   |     |   |     |     |     |     |    | S  |    |
| Mini Storage  |   |     |     |     |     |     |     |      |     |      |     | A   |     |   | P   | S   | A   |     |    |    |    |
| Amusements  |   |     |     |     |     |     |     |      |     |      |     | S   |     |   |     |     |     |     | S  |    |    |
| Recreational activities   |   |     |     |     |     |     |     |      |     |      |     | S   |     |   | S   | S   | S   |     | S  |    |    |
| Transient Lodging: Motels, Hotels and<br>Tourist Courts   |   |     |     |     |     |     |     |      |     |      |     | S   |     |   |     |     |     |     | S  |    |    |
| Public Assembly   |   |     |     |     |     |     |     |      |     |      |     | S   |     |   |     |     |     |     | S  |    |    |
| Taxicab business, storage and garage  |   |     |     |     |     |     |     |      |     |      |     | S   |     |   | S   | S   |     |     | S  |    |    |
| Sexually oriented businesses  |   |     |     |     |     |     |     |      |     |      |     |     |     |   | S   |     |     |     |    |    |    |
| Cultural Entertainments and<br>Recreation   |   |     |     |     |     |     |     |      |     |      |     |     |     |   |     |     |     |     |    |    |    |
| Motion picture theatres   |   |     |     |     |     |     |     |      |     |      |     | S   |     |   |     |     |     |     | S  |    |    |
| Recreational activities limited to sports,<br>recreational centers, gymnasiums and<br>athletic clubs  |   |     |     |     |     |     |     |      |     |      |     | S   | S   |   |     |     |     |     |    |    |    |
| <b>Manufacturing, including</b>   |   |     |     |     |     |     |     |      |     |      |     |     |     |   | S   | S   | S   | S   |    |    |    |
| Apparel and other products made from<br>fabrics, leather and similar products,<br>excludes leather tanning and finishing  |   |     |     |     |     |     |     |      |     |      |     |     |     |   | S   | S   | S   | S   |    |    |    |
| Food, beverage and kindred products   |   |     |     |     |     |     |     |      |     |      |     |     |     |   | S   | S   | S   | S   |    |    |    |
| Furniture and fixtures  |   |     |     |     |     |     |     |      |     |      |     |     |     |   | S   | S   | S   | S   |    |    |    |
| Printing, publishing and allied industries  |   |     |     |     |     |     |     |      |     |      |     |     |     |   | S   | S   | S   | S   |    |    |    |
| Paper and allied products, limited to<br>paperboard containers and boxes  |   |     |     |     |     |     |     |      |     |      |     |     |     |   | S   | S   | S   | S   |    |    |    |
| Drug manufacturing  |   |     |     |     |     |     |     |      |     |      |     |     |     |   | S   | S   | S   | S   |    |    |    |
| Fabricated metal products, excluding<br>stamping  |   |     |     |     |     |     |     |      |     |      |     |     |     |   | S   | S   | S   | S   |    |    |    |
| Fabricated metal products   |   |     |     |     |     |     |     |      |     |      |     |     |     |   | S   | S   | S   | S   |    |    |    |
| Textile mill products   |   |     |     |     |     |     |     |      |     |      |     |     |     |   | S   | S   | S   | S   |    |    |    |
| Rubber and miscellaneous plastic<br>products  |   |     |     |     |     |     |     |      |     |      |     |     |     |   | S   | S   | S   | S   |    |    |    |
| Professional, scientific and controlling<br>instruments; electronic configuration<br>and repair; Photographic and optical<br>goods; and watches and clocks<br>manufacturing   |   |     |     |     |     |     |     |      |     |      |     |     |     |   | S   | S   | S   | S   |    |    |    |
| Lumber and wood products  |   |     |     |     |     |     |     |      |     |      |     |     |     |   | S   | S   | S   | S   |    |    |    |
| Permitted Uses  | A | R-O | R-1 | R-2 | R-3 | R-4 | R-5 | R-LL | PRD | MUPD | B-1 | B-2 | P-C | O | M-1 | M-2 | M-P | M-3 | MT | OT | ER |
| Chemical and allied products limited to<br>Drugs, soap, detergents and cleaning<br>preparations   |   |     |     |     |     |     |     |      |     |      |     |     |     |   | S   | S   | S   |     |    |    |    |
| Chemical and allied products  |   |     |     |     |     |     |     |      |     |      |     |     |     |   |     |     | S   |     |    |    |    |
| Stone, Clay and glass products  |   |     |     |     |     |     |     |      |     |      |     |     |     |   | S   | S   | S   |     |    |    |    |
| Petroleum refining and related<br>industries  |   |     |     |     |     |     |     |      |     |      |     |     |     |   | S   | S   | S   |     |    |    |    |
| Primary metal limited to rolling, drawing<br>and extruding of ferrous and non-<br>ferrous metals  |   |     |     |     |     |     |     |      |     |      |     |     |     |   |     |     | S   |     |    |    |    |
| Transportation Communication and<br>Utilities   |   |     |     |     |     |     |     |      |     |      |     |     |     |   |     |     |     | S   |    |    |    |
| Airport and Aviation Related Uses   |   |     |     |     |     |     |     |      |     |      |     |     |     |   |     |     |     | S   |    |    |    |
| Communication   |   |     |     |     |     |     |     |      |     |      |     |     |     |   | S   | S   | S   |     |    |    |    |
| Communication towers  | A |     |     |     |     |     |     |      |     |      |     |     | A   |   | A   | A   | A   | A   | A  | A  | P  |
| Utilities   |   |     |     |     |     |     |     |      |     |      |     |     |     |   | S   | S   |     |     |    |    |    |
| Motor vehicle transportation  |   |     |     |     |     |     |     |      |     |      |     |     |     |   | S   | S   |     |     |    |    |    |
| Other communication   |   |     |     |     |     |     |     |      |     |      |     |     |     |   | S   | S   |     |     |    |    |    |
| <b>Wholesale trade limited to:</b>  |   |     |     |     |     |     |     |      |     |      |     |     |     |   | S   | S   | S   | S   |    |    |    |
| Motor vehicles and automotive<br>equipment, excluding auto salvage and<br>junkyards   |   |     |     |     |     |     |     |      |     |      |     |     |     |   | S   | S   | S   | S   |    |    |    |
| Drugs, drug proprietaries and druggists<br>supplies   |   |     |     |     |     |     |     |      |     |      |     |     |     |   | S   | S   | S   | S   |    |    |    |
| Drugs, chemicals and allied products  |   |     |     |     |     |     |     |      |     |      |     |     |     |   | S   | S   | S   | S   |    |    |    |
| Dry goods and apparel   |   |     |     |     |     |     |     |      |     |      |     |     |     |   | S   | S   | S   | S   |    |    |    |
| Farm products excluding live animals  |   |     |     |     |     |     |     |      |     |      |     |     |     |   | S   | S   | S   | S   |    |    |    |
| Groceries, beverages and related<br>products  |   |     |     |     |     |     |     |      |     |      |     |     |     |   | S   | S   | S   | S   |    |    |    |
| Electrical and electronic goods   |   |     |     |     |     |     |     |      |     |      |     |     |     |   | S   | S   | S   | S   |    |    |    |
| Hardware, plumbing, heating<br>equipment and supplies   |   |     |     |     |     |     |     |      |     |      |     |     |     |   | S   | S   | S   | S   |    |    |    |
| Machinery, equipment and supplies   |   |     |     |     |     |     |     |      |     |      |     |     |     |   | S   | S   | S   | S   |    |    |    |
| Metals and minerals, excluding<br>petroleum products  |   |     |     |     |     |     |     |      |     |      |     |     |     |   | S   | S   | S   | S   |    |    |    |
| Office, paper and paper products  |   |     |     |     |     |     |     |      |     |      |     |     |     |   | S   | S   | S   | S   |    |    |    |
| Lumber and construction materials   |   |     |     |     |     |     |     |      |     |      |     |     |     |   | S   | S   | S   | S   |    |    |    |
| Other Wholesale not listed, excluding:<br>Metals, plastic and minerals; Petroleum<br>bulk stations and terminals; Scrap and<br>waste metals; and Livestock or live<br>animals |   |     |     |     |     |     |     |      |     |      |     |     |     |   | S   | S   | S   | S   |    |    |    |
| Other Wholesale trade limited to<br>petroleum bulk stations and terminals<br>and wholesale scrap and waste<br>materials   |   |     |     |     |     |     |     |      |     |      |     |     |     |   |     |     | S   |     |    |    |    |

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# Oliver Smith Realty & Development Co.

[www.oliversmithrealty.com](http://www.oliversmithrealty.com)

## Zoning

CHART ONE, PERMITTED USES

| Permitted Uses  | A | R-O | R-1 | R-2 | R-3 | R-4 | R-5 | R-LL | PRD | MUPD | B-1 | B-2 | P-C | O | M-1 | M-2 | M-P | M-3 | MT | OT | ER |
|---|---|-----|-----|-----|-----|-----|-----|------|-----|------|-----|-----|-----|---|-----|-----|-----|-----|----|----|----|
| Warehousing and Storage services<br>excluding stockyards  |   |     |     |     |     |     |     |      |     |      |     |     |     |   | S   | S   | S   |     |    |    |    |
| <b>OTHER</b>  |   |     |     |     |     |     |     |      |     |      |     |     |     |   |     |     |     |     |    |    |    |
| Signs as permitted in Section 14-202  | P | P   | P   | P   | P   | P   | P   | P    | P   | P    | P   | P   | P   | P | P   | P   | P   | P   | P  | P  | P  |
| United States Government uses at the<br>sole discretion and pleasure of the<br>military authority in charge |   |     |     |     |     |     |     |      |     |      |     |     |     |   |     |     |     |     | P  |    |    |
| Planned Residential District  |   |     | S   | S   | S   | S   |     |      |     |      |     |     |     |   |     |     |     |     |    |    |    |
| Mixed Use Planned Developments  |   |     | S   | S   | S   | S   | S   |      |     |      |     |     | S   | S |     |     |     |     |    | S  |    |
| Fireworks Sales Overlay District  |   |     |     |     |     |     |     |      |     |      |     |     | S   | S |     |     |     |     |    |    |    |
| Water Park, See Chapter 26  |   |     |     |     |     |     |     |      |     |      |     |     |     |   |     |     |     |     |    |    | S  |
| Concrete batching and asphalt processing<br>and manufacture, batch plant                                    |   |     |     |     |     |     |     |      |     |      |     |     | A   | A |     | A   | A   | S   |    |    |    |

P Permitted Use

S Permitted Use, requires site plan approval

A Use permitted on appeal by BZA as a Special Exception and requires a Site Plan approval

Chart 1 Page 5  
Revised April 13, 2020, Ordinance 2020-5  
Revised October 12, 2020, Ordinance 2020-16

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## Demographics

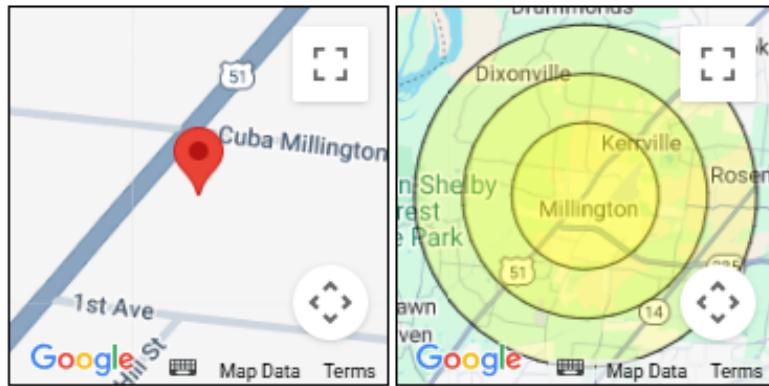


### **EASI Updated Site Selection Reports & Analysis Executive Summary**

Address: 4893 Millington Road Millington TN

Latitude: 35° : 20' : 59"

Longitude: -89° : 54' : 01"



| Description                               | 3 Miles | 5 Miles | 7 Miles |
|---|---------|---------|---------|
| <b>POPULATION BY YEAR</b>                 |         |         |         |
| Population (4/1/2000)                     | 11,317  | 22,147  | 39,059  |
| Population (4/1/2010)                     | 9,784   | 22,312  | 44,600  |
| Population (4/1/2020)                     | 9,447   | 21,706  | 44,587  |
| Population (1/1/2025)                     | 9,135   | 21,234  | 44,031  |
| Population (1/1/2030)                     | 9,294   | 21,575  | 44,682  |
| Percent Growth (2025/2020)                | -3.30   | -2.17   | -1.25   |
| Percent Forecast (2030/2025)              | 1.74    | 1.61    | 1.48    |
| <b>HOUSEHOLDS BY YEAR</b>                 |         |         |         |
| Households (4/1/2000)                     | 3,986   | 7,740   | 13,611  |
| Households (4/1/2010)                     | 3,772   | 8,102   | 15,631  |
| Households (4/1/2020)                     | 3,911   | 8,422   | 16,473  |
| Households (1/1/2025)                     | 3,680   | 7,991   | 15,715  |
| Households (1/1/2030)                     | 3,713   | 8,045   | 15,773  |
| Percent Growth (2025/2020)                | -5.91   | -5.12   | -4.60   |
| Percent Forecast (2030/2025)              | 0.90    | 0.68    | 0.37    |
| <b>GENERAL POPULATION CHARACTERISTICS</b> |         |         |         |
| Median Age                                | 40.9    | 40.2    | 39.3    |
| Male                                      | 4,149   | 10,231  | 21,417  |
| Female                                    | 4,986   | 11,003  | 22,614  |
| Density                                   | 381.2   | 252.8   | 200.2   |
| Urban                                     | 7,432   | 15,356  | 28,686  |
| Rural                                     | 1,703   | 5,878   | 15,345  |

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## Demographics

| GENERAL HOUSEHOLD CHARACTERISTICS                 |             |             |               |
|---|-------------|-------------|---------------|
| Households (1/1/2025)                             | 3,680       | 7,991       | 15,715        |
| Families  | 2,280       | 5,424       | 11,634        |
| Non-Family Households                             | 1,400       | 2,567       | 4,081         |
| Average Size of Household                         | 2.44        | 2.64        | 2.79          |
| Median Age of Householder                         | 56.1        | 54.4        | 52.0          |
| Median Value Owner Occupied (\$)                  | 147,596     | 181,500     | 228,432       |
| Median Rent (\$)                                  | 784         | 809         | 849           |
| Median Vehicles Per Household                     | 2.0         | 2.2         | 2.4           |
| GENERAL HOUSING CHARACTERISTICS                   |             |             |               |
| Housing, Units                                    | 3,983       | 8,530       | 16,577        |
| Housing, Owner Occupied                           | 1,848       | 4,874       | 10,878        |
| Housing, Renter Occupied                          | 1,832       | 3,117       | 4,837         |
| Housing, Vacant                                   | 303         | 539         | 862           |
| POPULATION BY RACE                                |             |             |               |
| White Alone                                       | 5,338       | 12,193      | 25,667        |
| Black Alone                                       | 2,193       | 5,503       | 11,413        |
| Asian Alone                                       | 264         | 396         | 702           |
| American Indian and Alaska Native Alone           | 32          | 111         | 218           |
| Other Race Alone                                  | 380         | 1,001       | 2,086         |
| Two or More Races                                 | 928         | 2,030       | 3,945         |
| POPULATION BY ETHNICITY                           |             |             |               |
| Hispanic  | 720         | 1,660       | 3,519         |
| White Non-Hispanic                                | 5,146       | 11,805      | 24,917        |
| GENERAL INCOME CHARACTERISTICS                    |             |             |               |
| Total Personal Income (\$)                        | 287,910,316 | 624,817,226 | 1,419,430,696 |
| Total Household Income (\$)                       | 283,504,778 | 620,411,688 | 1,414,761,990 |
| Median Household Income (\$)                      | 56,993      | 62,614      | 71,066        |
| Average Household Income (\$)                     | 77,039      | 77,639      | 90,026        |
| Per Capita Income (\$)                            | 31,517      | 29,425      | 32,237        |
| RETAIL SALES                                      |             |             |               |
| Total Retail Sales (including Food Services) (\$) | 216,286     | 462,345     | 1,171,977     |
| CONSUMER EXPENDITURES                             |             |             |               |
| Total Annual Expenditures (\$000)                 | 268,398.1   | 587,869.0   | 1,205,963.2   |
| EMPLOYMENT BY PLACE OF BUSINESS                   |             |             |               |
| Employees, Total (by Place of Work)               | 2,531       | 4,378       | 9,250         |
| Establishments, Total (by Place of Work)          | 176         | 325         | 876           |
| EASI QUALITY OF LIFE                              |             |             |               |
| EASI Quality of Life Index (US Avg=100)           | 125         | 125         | 127           |
| EASI Total Crime Index (US Avg=100; A=High)       | 89          | 76          | 78            |
| EASI Weather Index (US Avg=100)                   | 146         | 146         | 146           |
| BLOCK GROUP COUNT                                 | 8           | 15          | 26            |

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## **Disclosure**

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