



2.27 ACRES COMMERCIAL LAND FOR SALE GAHANNA OHIO

0 Beecher Crossing Road, Gahanna, Ohio 43230



- Selling 2 Parcels As One Unit– Great Value!
- Office (OF) Zoned Land City of Gahanna Ohio
- Wooded Cul-de-Sac Setting
-Backs Up To Ravine & Stream
- Walk-Out Building Opportunities
- All Utilities Available
- Surrounded by Medical , General Office, Residential Condos
- Prime Location – Quick Access to SR 161 & I-270
- Surrounded By Dining , Shopping, & Services

Offered For Sale At \$499,900

Ron Beitzel (614) 746-3533 * ron@fourseasonslandco.com





An exceptional development opportunity in the heart of Gahanna, Ohio

This 2.27-acre wooded cul-de-sac site—comprised of two parcels being sold together—offers an exceptional value for office development. The property overlooks a ravine and stream with excellent walk-out building potential, and is zoned Office (OF) within an area of medical offices, general office, and residential communities.

Combining natural appeal with unmatched accessibility, the site is just 3.5 miles to Hamilton Road & SR-161, 3 miles to Hamilton Road & I-270, and 11 miles to Downtown Columbus. Easton Town Center and John Glenn International Airport are only minutes away, making this a premier investment location.





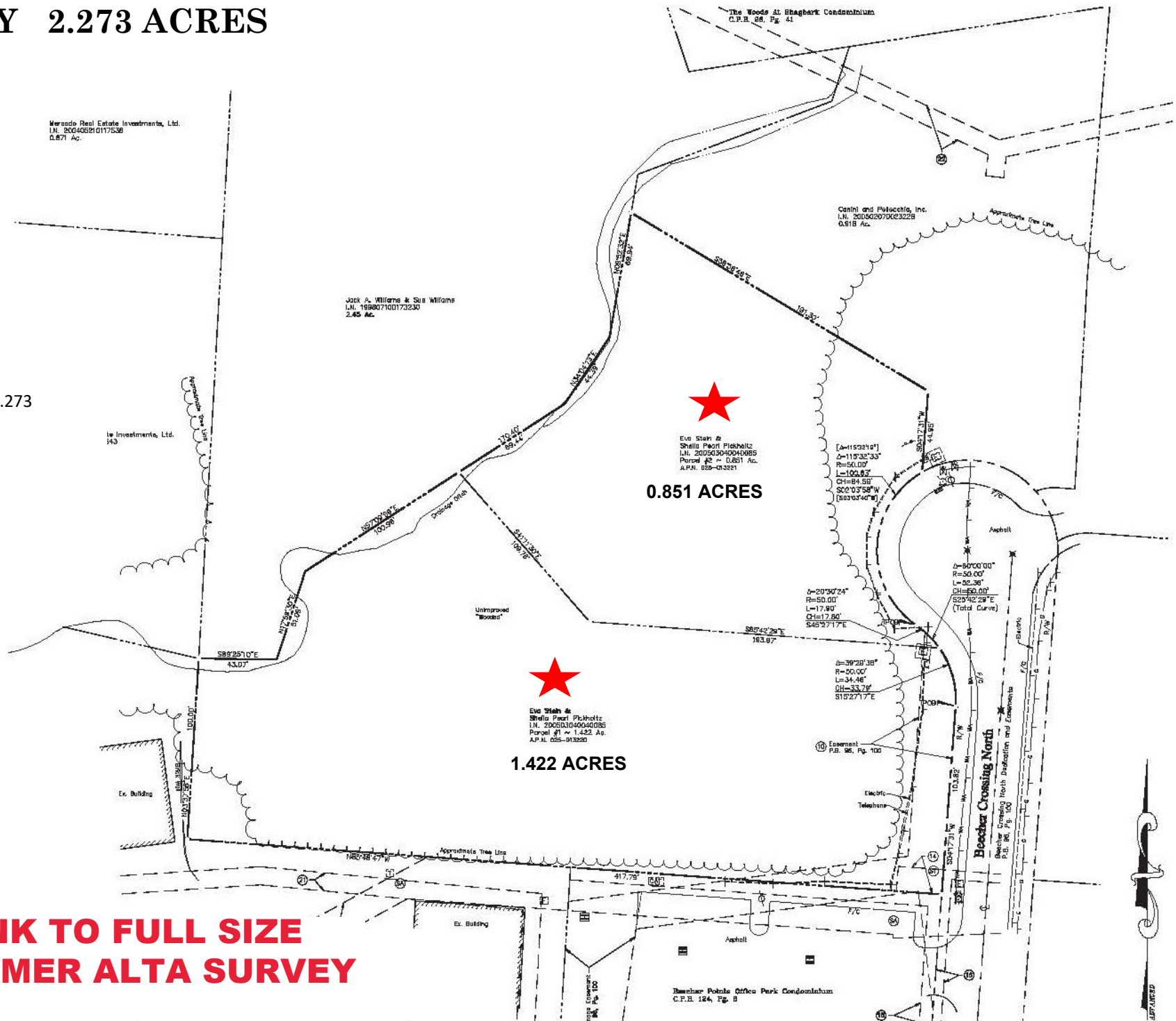
- **Four Seasons View—Panoramic Wooded Ravine & Stream Views**
- **Natural Privacy Buffer- Private, quiet, park-like office campus setting**



SURVEY 2.273 ACRES

2.273

**LINK TO FULL SIZE
FORMER ALTA SURVEY**



**Franklin County
Auditor's Office**
Auditor
Michael Stinziano

Map Produced September 23, 2025

Planimetric Legend

Source: 2021 Aerial Photography

- Edge of Pavement
- Roadway Centerlines
- Railroad Centerlines
- Building Footprints
- Building Under Construction
- Creeks, Streams, Ditches
- Rivers & Ponds

Topographic Legend

Source: OSIP - 2019 LiDAR Collection

- Spot Elevation
- Index Contour
- Intermediate Contour

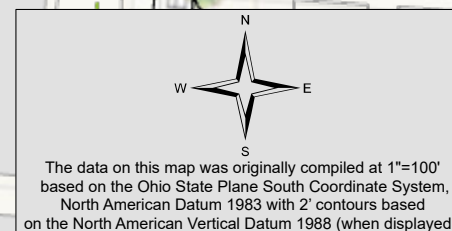
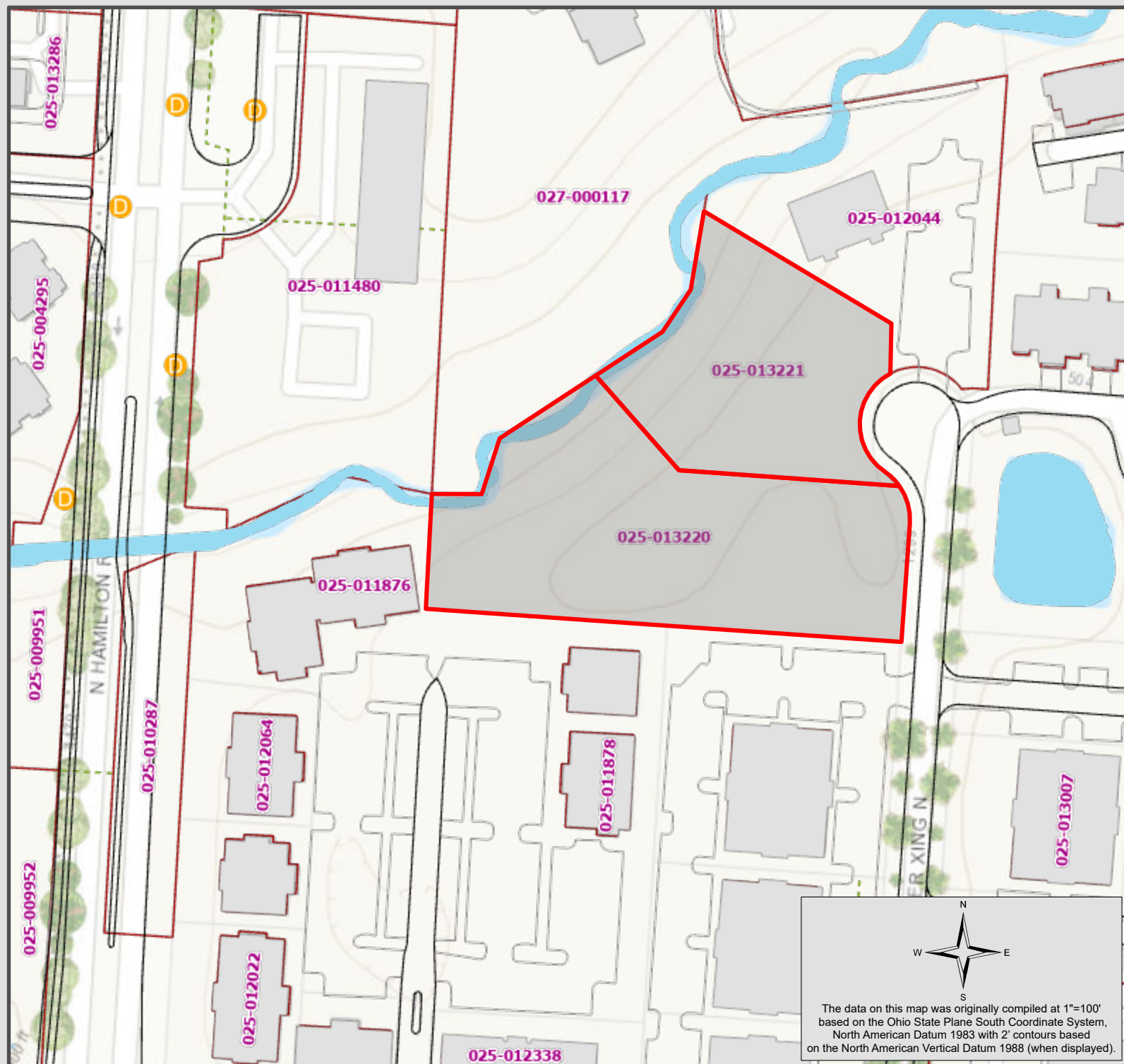
Appraisal Legend

Source: Franklin County Auditor & Engineer

- Parcel IDs
- Parcel Dimensions
- Lot Numbers
- Site Address
- Parcel Boundary
- Subdivision Boundary
- Condominium Boundary
- County Boundary
- City or Village Boundary
- Tax District Boundary
- School District Boundary
- Zip Code Boundary

This map is prepared for the real property inventory within the county. It is compiled from record deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be considered for verification of the information contained on this map. The county and the mapping companies assume no legal responsibility for the information contained on this map. Please notify the Franklin County Auditor's GIS Department of any discrepancies.

For scaled maps, please visit the parcel viewer at <https://gis.franklincountyohio.gov/parcelviewer>



The data on this map was originally compiled at 1"=100' based on the Ohio State Plane South Coordinate System, North American Datum 1983 with 2' contours based on the North American Vertical Datum 1988 (when displayed).

**Franklin County
Auditor's Office**
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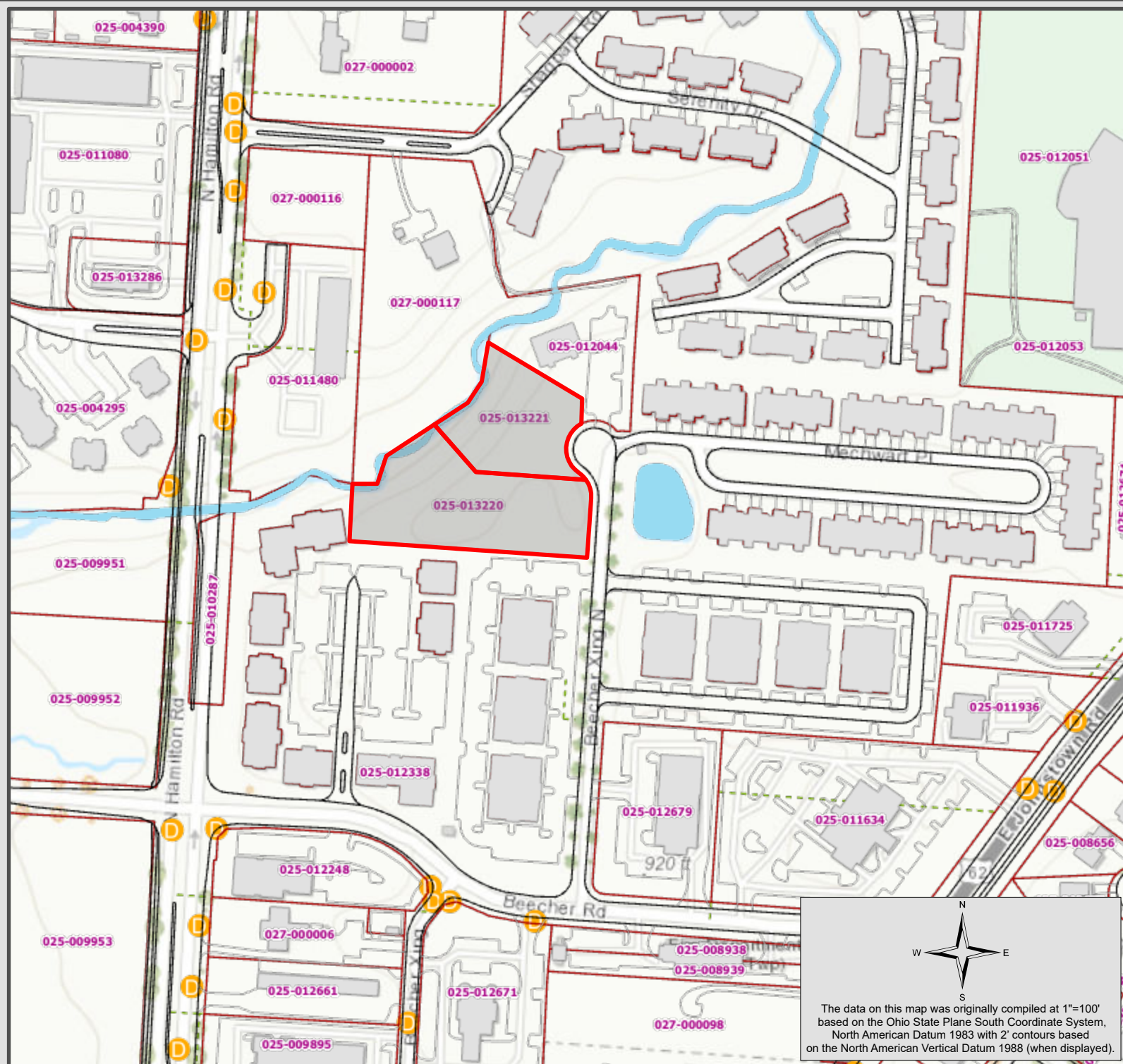
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North American Datum 1983 with 2' contours based
on the North American Vertical Datum 1988 (when displayed).



2.27 ACRES COMMERCIAL/OFFICE LAND FOR SALE

0 BEECHER CROSS ROAD NORTH, GAHANNA OHIO 43230

\$499,900

GENERAL DETAILS

Marketed By: Four Seasons Land Company

Ron Beitzel, Broker

5017 Pine Creek Drive

Westerville, Ohio 43081

(614) 898-5263 Office : (614)746-3533 Cell

ron@fourseasonslandco.com

Address: 0 Beecher Crossing Road North, Gahanna Ohio 43230 Aerial Map Link: [LINK](#)

Municipality: [City of Gahanna](#)

County: [Franklin](#)

Franklin County Auditor Parcel Numbers: 025-013220, 025-01321

Total Acres: 2.27 Total Acres (1.42 Acres Tax Parcel ID 025-013220-00) , (0.851 Acres 025-013221-00)

Real Estate Taxes (2024): Total Taxes \$11,002.84

1.42 Acres 025-013220-00 **\$6,883.38**

0.851 Acres 025-013221-00 **\$4,119.46**

Tax District: 025 City of Gahanna, Gahanna Jefferson Local School District

The effective real estate tax rate for the subject property using the rates specified for 2024 in Franklin County is as follows:

- Commercial Use: 83.831187 mills

These effective rates reflect the actual amount of property taxes paid per \$1,000 of assessed value (based on 35% of market value), after applying applicable credits and rollbacks.

Franklin County Ohio Auditor
373 S High St 21st Floor
Columbus, OH 43215
(614) 525-4663
[Auditor Website With GIS Access](#)

Current Zoning: Office (OF)

Planning and Zoning: [City of Gahanna Zoning Department](#)
200 S Hamilton Road
Gahanna, OH 43230
(614) 342-4025

Zoning Ordinance: [City of Gahanna Zoning Code](#)

Public Transportation: COTA Bus Stop Available Off Hamilton Road

Traffic Counts:

24,862 AADT At Hamilton Road & Beecher Road

3,572 AADT At Beecher Road & Beecher Crossing Road

Utilities: American Electric and Power (AEP)

Electrical Service Information

(800) 672-2231

Columbia Gas

Columbia Gas of Ohio

(800) 344-4077

Spectrum Business

Serviced with Fiber and Coax

Evan Falardeau

Account Executive

(614) 809-5131

1015 Olentangy River Road

Columbus, Ohio 43212

evan.falardeau@charter.com

Sewer & Water

Sewer, Water, Storm Water Services

City of Gahanna Engineer's Office

200 S Hamilton Road

Gahanna, OH 43230

(614) 342-4050

NOTABLE DEMOGRAPHICS

Radius	2020 Census Total Population	2025 Estimated Population	2030 Estimated Population	2020 Average Household Income	2025 Average Household Income	2025 Estimated Median Household Income
1 mile	12,652	12,567	12,281	\$134,354	\$150,970	\$106,921
3 miles	62,526	66,579	67,579	\$145,793	\$165,525	\$116,405
5 miles	107,368	112,296	115,530	\$116,726	\$133,545	\$133,545

- **Office / Professional:** High share of \$100K+ households and a large 25–44 age cohort support recruitment and executive-level clients within a short drive.
- **Medical / Dental / Specialty Clinics:** Rapid growth in 65–84 age cohorts in close rings plus strong incomes indicates demand for outpatient services in a convenient, quiet setting.
- **Daycare / Early Learning:** 0–9 age population near 10–15% across rings, creating consistent family-oriented demand within 3–5 miles.
- Growing population and employment base in the Gahanna/Easton/New Albany corridor

DISCLAIMER

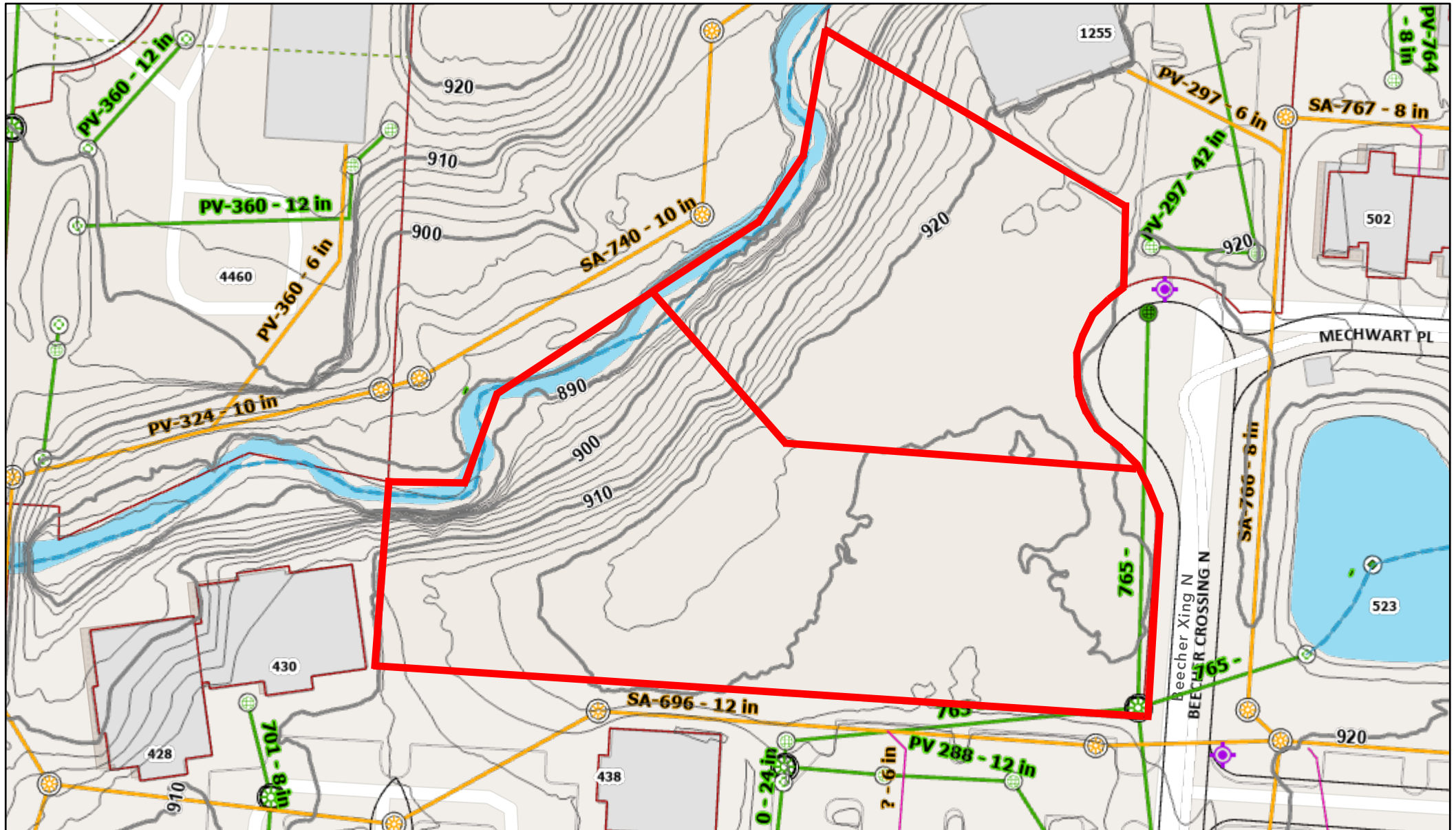
Information contained herein has been obtained from sources that we deem reliable. We have no reason to doubt the accuracy of this information, but we do not guarantee it. Prospective buyer(s) should verify the information to satisfy themselves and not rely exclusively upon the information contained herein.



Ron Beitzel, Broker

Office (614) 898-5263 * Cell (614) 746-353
ron@fourseasonslandco.com

Utilities Map 2.27 Acres Beecher Crossing North



9/23/2025, 2:41:51 PM

Contours	Stormwater Line	Basins	Open Drainage	sa - Manhole	Waterbodies
INDEX CONTOUR	Pipe	Outfall	Junction	Streets	SecondaryTransportation
INTERMEDIATE CONTOUR	Open Channel	Stormwater - Inlets	sa - Mains and Laterals	LBRS Site Addresses	Pavement
Streetlight	Stormwater - Manhole	Curb Inlet	Gravity	Original Lot Lines	Building Footprints
City of Gahanna	Manhole	Catch Basin	Unknown	Tax Parcel	

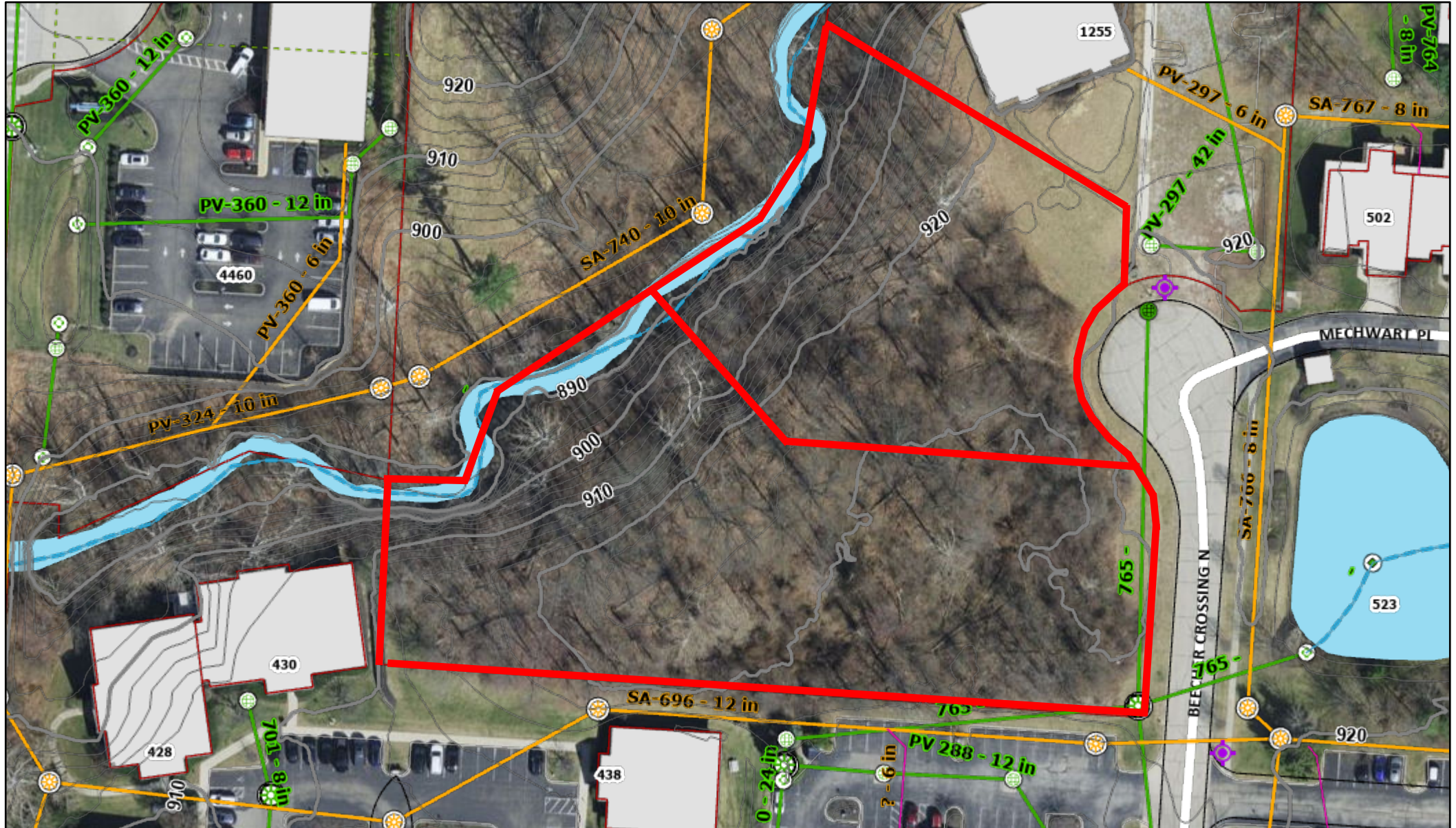
1:1,128

0 0.01 0.01 0.02 mi

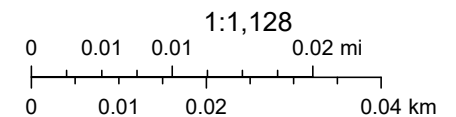
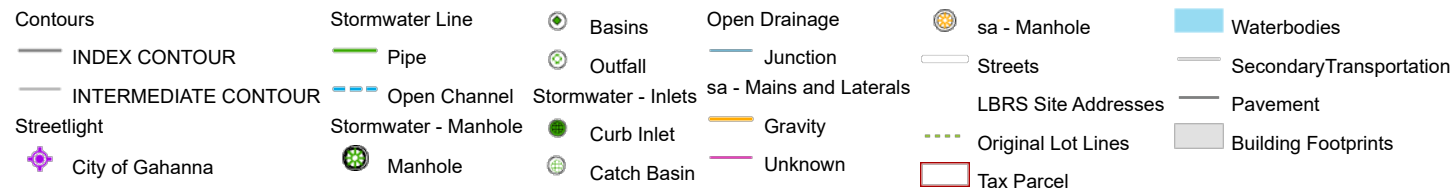
0 0.01 0.02 0.04 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

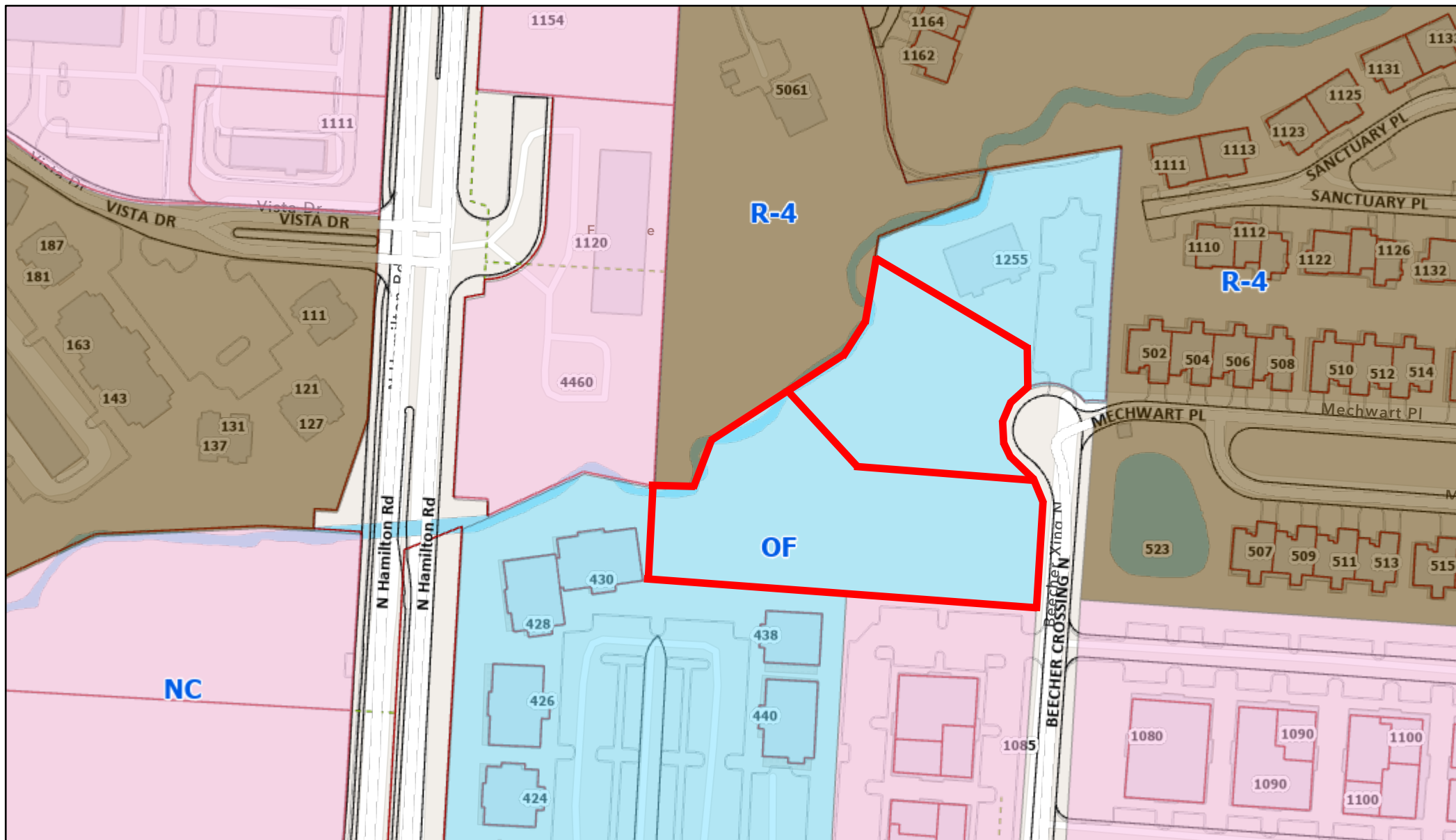
Topographic Map 2.27 Acres Beecher Crossing North



9/23/2025, 2:42:38 PM




Zoning Map 2.27 Acres Beecher Crossing North



9/23/2025, 2:48:00 PM

Zoning

 Multi-Unit Residential (R-4)

 Neighborhood Commercial (NC)

 Office (OF)

☐ Streets

LBRS Site Addresses

Original Lot Lines

 Tax Parcel

 Waterbodies

SecondaryTransportation

— Pavement

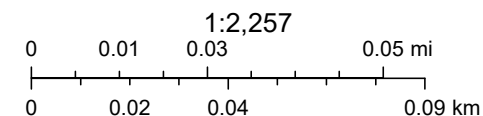
 Building Footprints

R-4

OF

R-4

ZONING CODE LINK



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

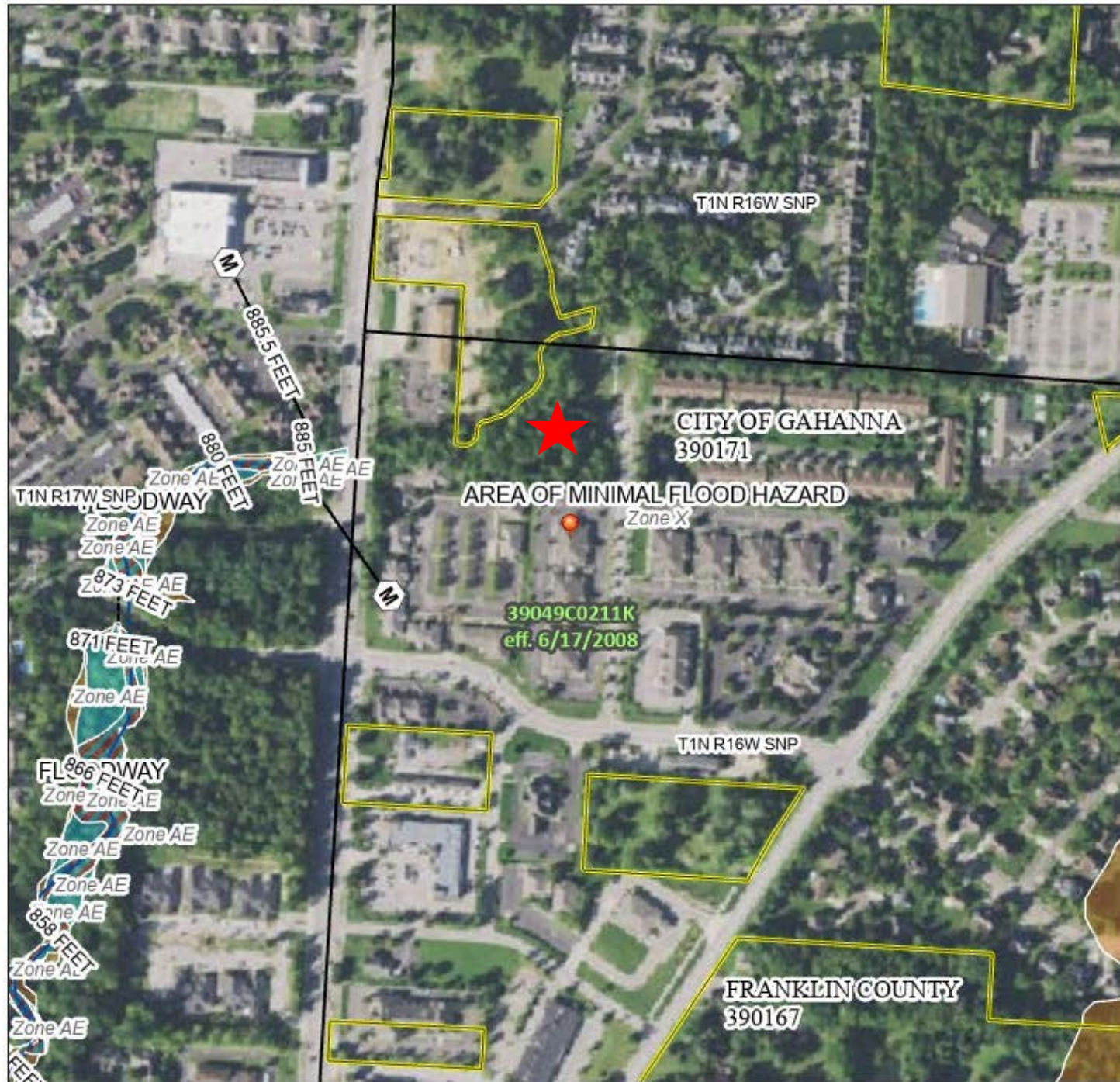
Gahanna GIS

Esri Community Maps Contributors, Franklin County Auditor, Ohio Rail Development Commission, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS |

National Flood Hazard Layer FIRMette



82°52'3"W 40°31'N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AD, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee See Notes Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

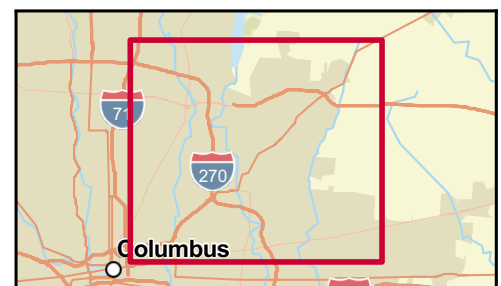
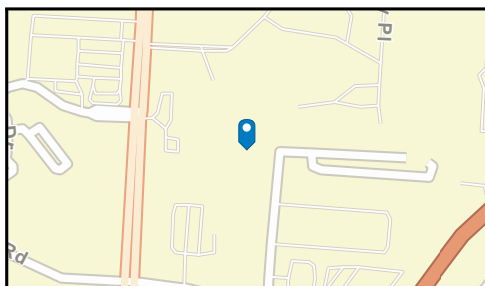
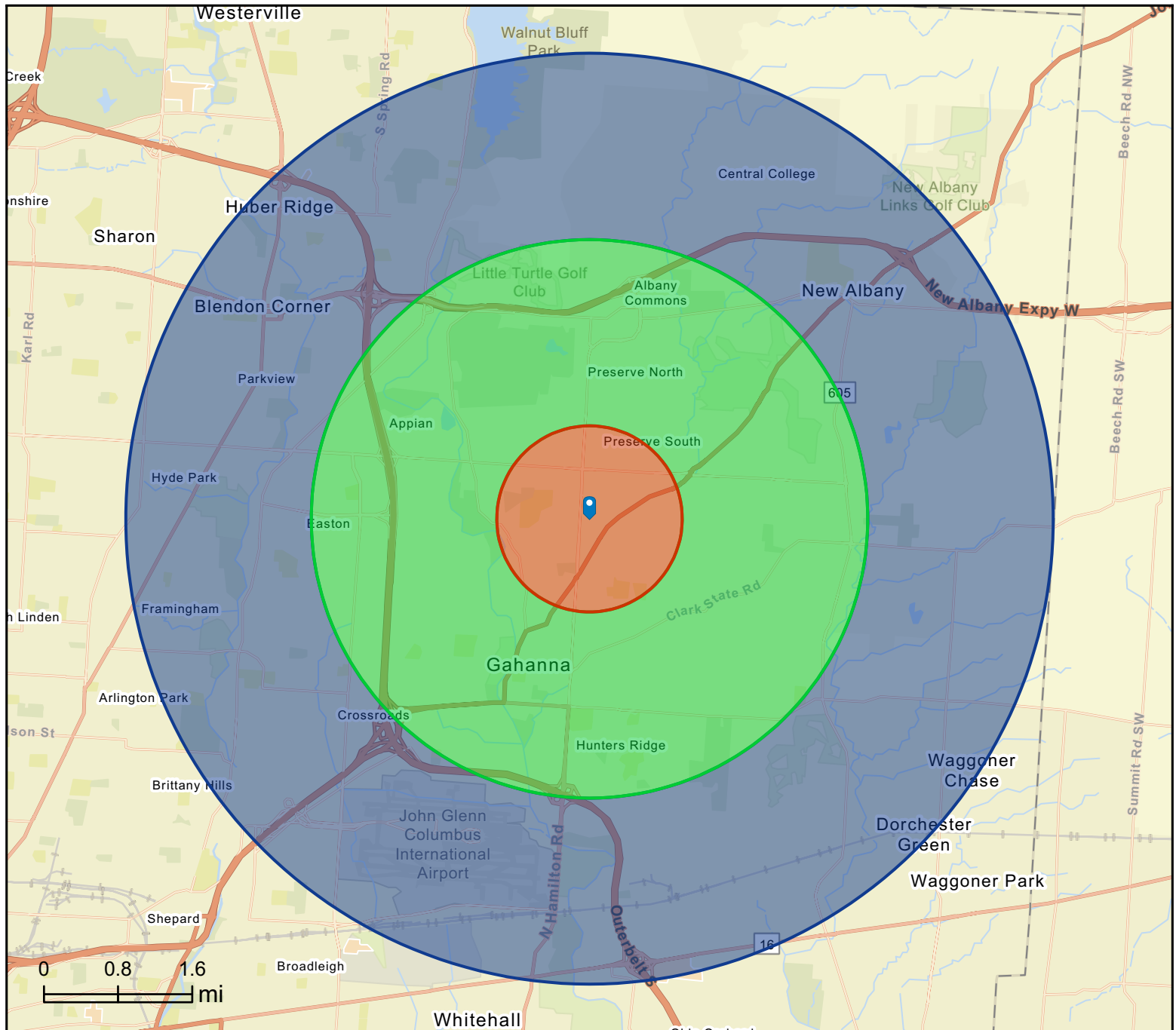
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/23/2025 at 7:14 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Site Map

1670 Mechwart Pl
1670 Mechwart Pl, Columbus, Ohio, 43230
Ring bands: 0-1, 1-3, 3-5 mile radii

Prepared by Esri
Latitude: 40.04755
Longitude: -82.86230



Demographic and Income Profile

1670 Mechwart Pl
 1670 Mechwart Pl, Columbus, Ohio, 43230
 Ring band: 0 - 1 mile radius

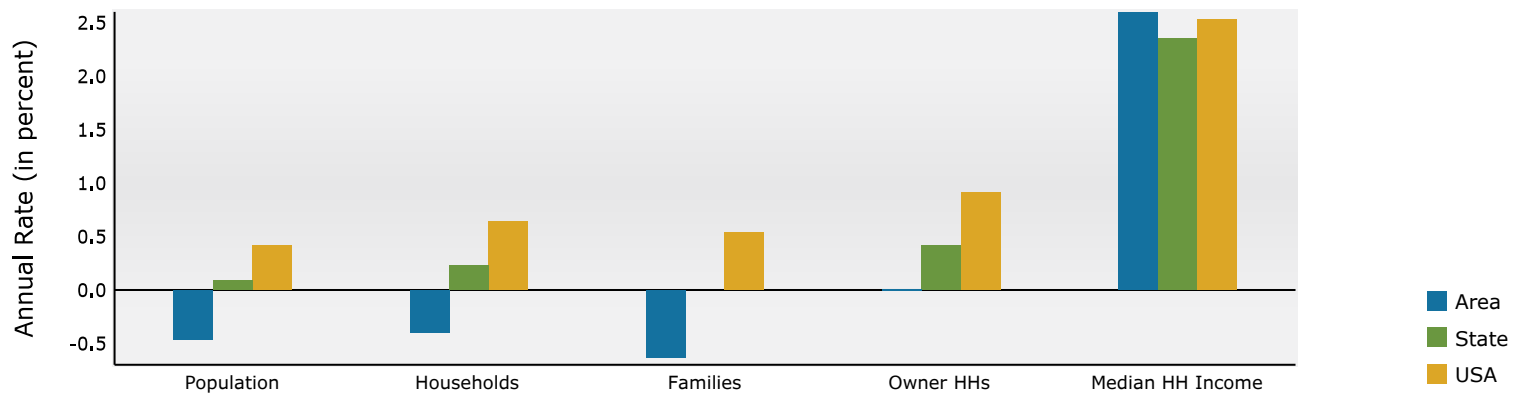
Prepared by Esri
 Latitude: 40.04755
 Longitude: -82.86230

Summary	Census 2010		Census 2020		2025		2030	
Population	10,069		12,652		12,567		12,281	
Households	4,690		5,885		5,840		5,725	
Families	2,627		3,295		3,137		3,039	
Average Household Size	2.13		2.12		2.12		2.12	
Owner Occupied Housing Units	2,905		3,126		3,157		3,155	
Renter Occupied Housing Units	1,785		2,759		2,683		2,571	
Median Age	38.5		39.0		40.4		41.7	
Trends: 2025-2030 Annual Rate	Area		State		National			
Population	-0.46%		0.09%		0.42%			
Households	-0.40%		0.23%		0.64%			
Families	-0.63%		0.00%		0.54%			
Owner HHs	-0.01%		0.42%		0.91%			
Median Household Income	2.59%		2.35%		2.53%			
Households by Income			2025		2030			
			Number	Percent	Number	Percent		
<\$15,000			384	6.6%	321	5.6%		
\$15,000 - \$24,999			161	2.8%	125	2.2%		
\$25,000 - \$34,999			231	4.0%	187	3.3%		
\$35,000 - \$49,999			541	9.3%	462	8.1%		
\$50,000 - \$74,999			1,074	18.4%	971	17.0%		
\$75,000 - \$99,999			657	11.2%	597	10.4%		
\$100,000 - \$149,999			1,141	19.5%	1,112	19.4%		
\$150,000 - \$199,999			711	12.2%	783	13.7%		
\$200,000+			941	16.1%	1,168	20.4%		
Median Household Income			\$94,102		\$106,921			
Average Household Income			\$134,354		\$150,970			
Per Capita Income			\$62,725		\$70,691			
Population by Age	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	491	4.9%	684	5.4%	641	5.1%	600	4.9%
5 - 9	512	5.1%	639	5.1%	643	5.1%	571	4.6%
10 - 14	542	5.4%	602	4.8%	628	5.0%	627	5.1%
15 - 19	545	5.4%	583	4.6%	577	4.6%	589	4.8%
20 - 24	604	6.0%	727	5.7%	764	6.1%	756	6.2%
25 - 34	1,919	19.1%	2,311	18.3%	2,060	16.4%	1,893	15.4%
35 - 44	1,203	11.9%	1,782	14.1%	1,826	14.5%	1,650	13.4%
45 - 54	1,490	14.8%	1,347	10.6%	1,383	11.0%	1,570	12.8%
55 - 64	1,340	13.3%	1,500	11.9%	1,284	10.2%	1,164	9.5%
65 - 74	674	6.7%	1,395	11.0%	1,392	11.1%	1,264	10.3%
75 - 84	473	4.7%	706	5.6%	962	7.7%	1,120	9.1%
85+	278	2.8%	375	3.0%	407	3.2%	477	3.9%
Race and Ethnicity	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	8,122	80.7%	8,708	68.8%	8,317	66.2%	7,869	64.1%
Black Alone	1,123	11.2%	2,137	16.9%	2,338	18.6%	2,404	19.6%
American Indian Alone	17	0.2%	28	0.2%	27	0.2%	28	0.2%
Asian Alone	505	5.0%	827	6.5%	842	6.7%	879	7.2%
Pacific Islander Alone	5	0.0%	6	0.0%	6	0.0%	6	0.0%
Some Other Race Alone	70	0.7%	180	1.4%	199	1.6%	214	1.7%
Two or More Races	226	2.2%	766	6.1%	837	6.7%	882	7.2%
Hispanic Origin (Any Race)	246	2.4%	487	3.8%	546	4.3%	582	4.7%

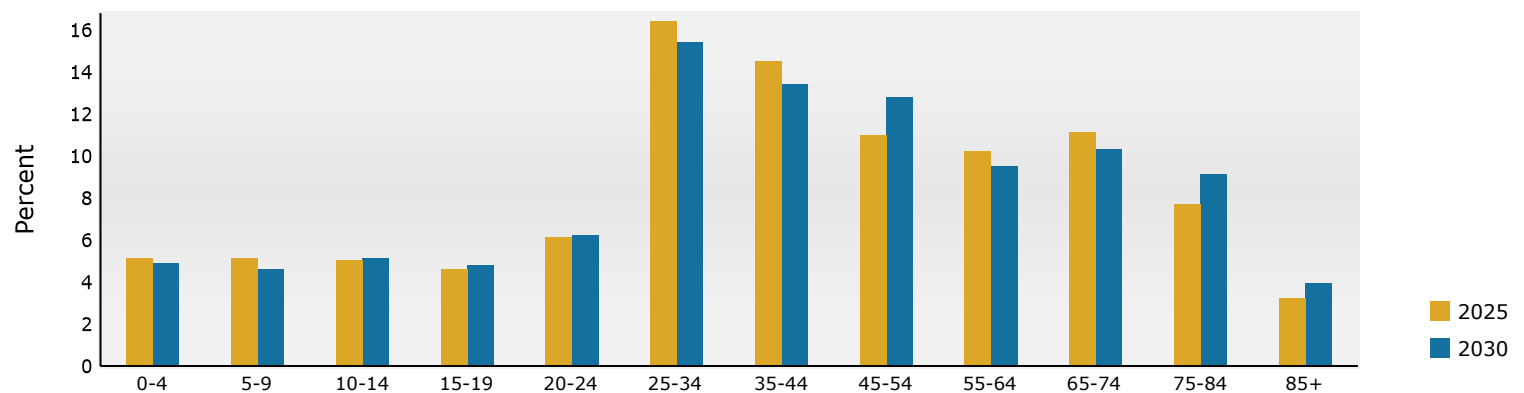
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

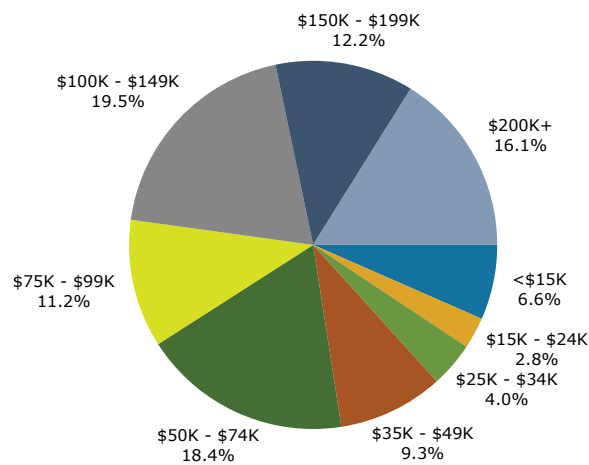
Trends 2025-2030



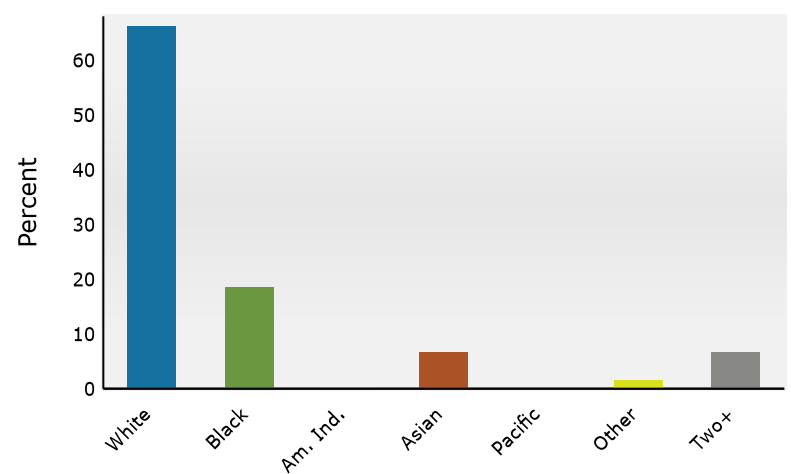
Population by Age



2025 Household Income



2025 Population by Race



2025 Percent Hispanic Origin: 4.3%

Demographic and Income Profile

1670 Mechwart Pl
 1670 Mechwart Pl, Columbus, Ohio, 43230
 Ring band: 1 - 3 mile radius

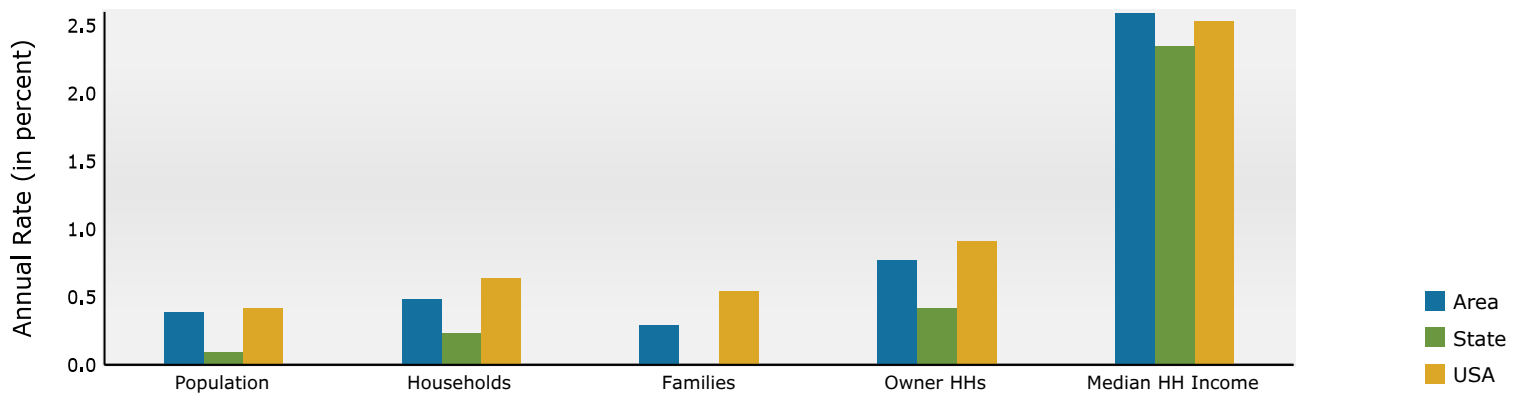
Prepared by Esri
 Latitude: 40.04755
 Longitude: -82.86230

Summary	Census 2010		Census 2020		2025		2030	
Population	53,265		62,526		66,266		67,579	
Households	21,266		25,570		27,129		27,792	
Families	13,984		16,089		16,483		16,727	
Average Household Size	2.49		2.43		2.43		2.42	
Owner Occupied Housing Units	14,617		15,578		16,088		16,713	
Renter Occupied Housing Units	6,649		9,992		11,041		11,079	
Median Age	36.2		37.0		37.9		39.2	
Trends: 2025-2030 Annual Rate	Area		State		National			
Population	0.39%		0.09%		0.42%			
Households	0.48%		0.23%		0.64%			
Families	0.29%		0.00%		0.54%			
Owner HHs	0.77%		0.42%		0.91%			
Median Household Income	2.59%		2.35%		2.53%			
Households by Income			2025		2030			
			Number	Percent	Number	Percent		
<\$15,000			1,050	3.9%	876	3.2%		
\$15,000 - \$24,999			954	3.5%	747	2.7%		
\$25,000 - \$34,999			1,351	5.0%	1,149	4.1%		
\$35,000 - \$49,999			2,772	10.2%	2,403	8.6%		
\$50,000 - \$74,999			3,994	14.7%	3,634	13.1%		
\$75,000 - \$99,999			3,047	11.2%	2,815	10.1%		
\$100,000 - \$149,999			5,654	20.8%	5,781	20.8%		
\$150,000 - \$199,999			3,096	11.4%	3,719	13.4%		
\$200,000+			5,212	19.2%	6,668	24.0%		
Median Household Income			\$102,451		\$116,405			
Average Household Income			\$145,793		\$165,525			
Per Capita Income			\$59,934		\$68,404			
Population by Age	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,534	6.6%	3,942	6.3%	3,991	6.0%	3,937	5.8%
5 - 9	3,894	7.3%	3,907	6.2%	4,281	6.5%	3,997	5.9%
10 - 14	4,016	7.5%	4,183	6.7%	4,072	6.1%	4,342	6.4%
15 - 19	3,484	6.5%	3,944	6.3%	4,012	6.1%	3,827	5.7%
20 - 24	2,706	5.1%	3,729	6.0%	4,161	6.3%	4,199	6.2%
25 - 34	8,059	15.1%	9,749	15.6%	9,663	14.6%	9,402	13.9%
35 - 44	8,086	15.2%	8,820	14.1%	9,777	14.8%	9,858	14.6%
45 - 54	8,345	15.7%	7,892	12.6%	8,372	12.6%	8,853	13.1%
55 - 64	5,934	11.1%	7,675	12.3%	7,406	11.2%	7,236	10.7%
65 - 74	3,000	5.6%	5,429	8.7%	6,241	9.4%	6,537	9.7%
75 - 84	1,572	3.0%	2,407	3.8%	3,327	5.0%	4,165	6.2%
85+	636	1.2%	847	1.4%	962	1.5%	1,227	1.8%
Race and Ethnicity	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	41,439	77.8%	42,214	67.5%	42,201	63.7%	41,441	61.3%
Black Alone	7,287	13.7%	10,915	17.5%	13,194	19.9%	14,200	21.0%
American Indian Alone	102	0.2%	155	0.2%	181	0.3%	190	0.3%
Asian Alone	2,470	4.6%	3,770	6.0%	4,328	6.5%	4,756	7.0%
Pacific Islander Alone	22	0.0%	27	0.0%	26	0.0%	26	0.0%
Some Other Race Alone	565	1.1%	1,132	1.8%	1,327	2.0%	1,461	2.2%
Two or More Races	1,381	2.6%	4,312	6.9%	5,010	7.6%	5,505	8.1%
Hispanic Origin (Any Race)	1,504	2.8%	2,696	4.3%	3,215	4.9%	3,569	5.3%

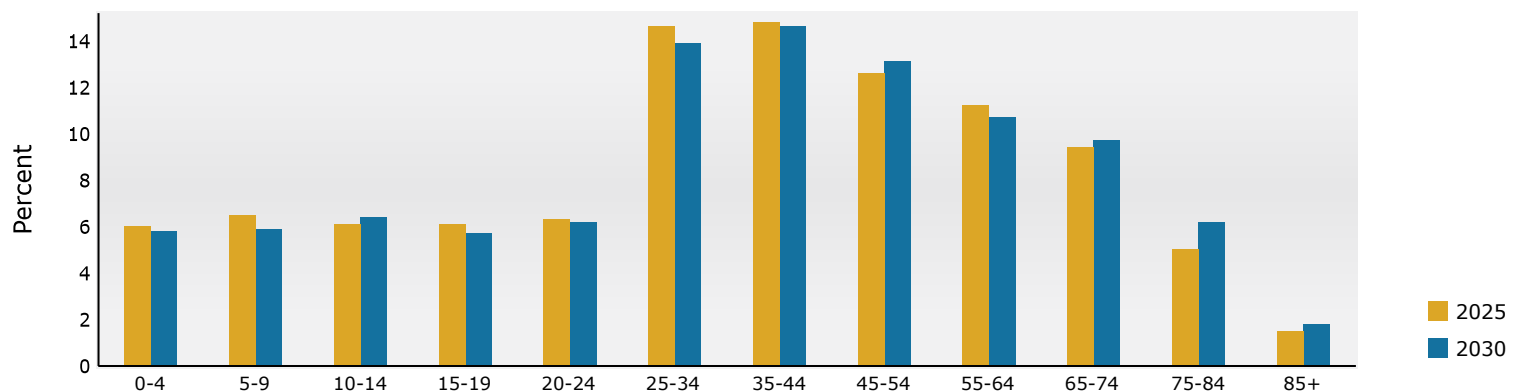
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

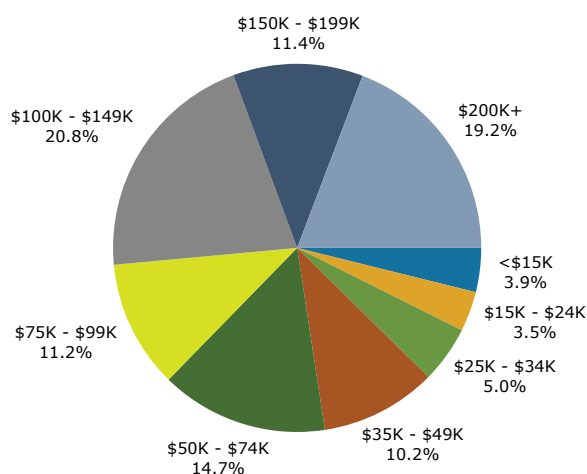
Trends 2025-2030



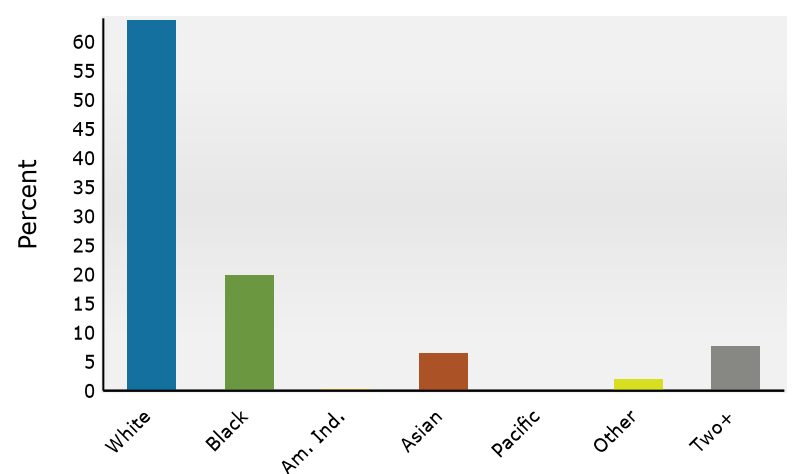
Population by Age



2025 Household Income



2025 Population by Race



2025 Percent Hispanic Origin: 4.9%

Demographic and Income Profile

1670 Mechwart Pl
 1670 Mechwart Pl, Columbus, Ohio, 43230
 Ring band: 3 - 5 mile radius

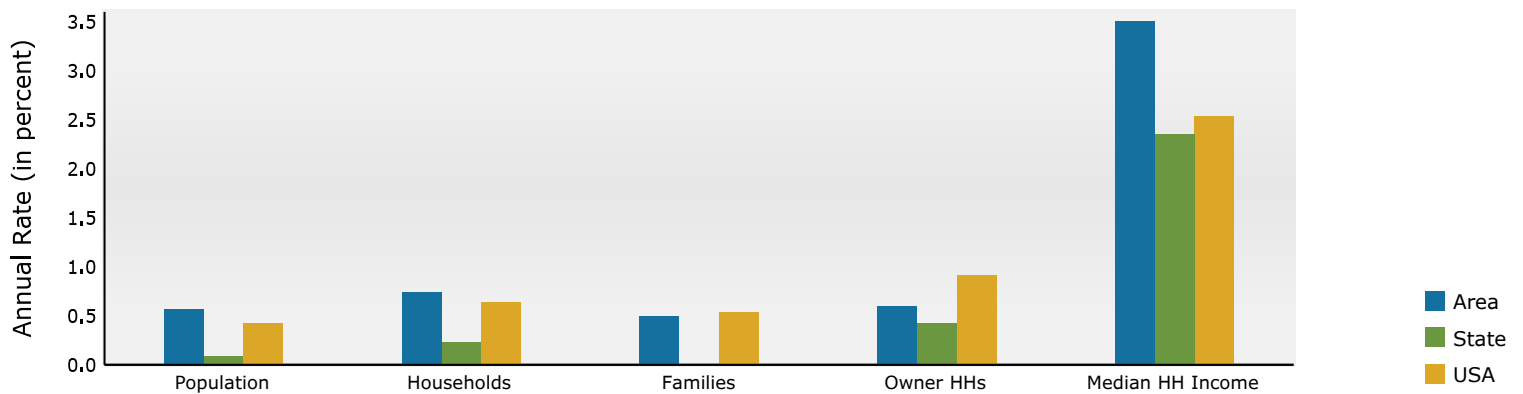
Prepared by Esri
 Latitude: 40.04755
 Longitude: -82.86230

Summary	Census 2010		Census 2020		2025		2030	
Population	87,501		107,368		112,296		115,530	
Households	35,858		43,028		45,499		47,206	
Families	22,086		26,577		27,267		27,960	
Average Household Size	2.41		2.47		2.45		2.43	
Owner Occupied Housing Units	19,684		22,643		23,601		24,320	
Renter Occupied Housing Units	16,174		20,385		21,898		22,886	
Median Age	32.6		34.4		35.6		36.8	
Trends: 2025-2030 Annual Rate	Area		State		National			
Population	0.57%		0.09%		0.42%			
Households	0.74%		0.23%		0.64%			
Families	0.50%		0.00%		0.54%			
Owner HHs	0.60%		0.42%		0.91%			
Median Household Income	3.50%		2.35%		2.53%			
Households by Income			2025		2030			
			Number	Percent	Number	Percent		
<\$15,000			2,573	5.7%	2,215	4.7%		
\$15,000 - \$24,999			2,057	4.5%	1,686	3.6%		
\$25,000 - \$34,999			2,999	6.6%	2,498	5.3%		
\$35,000 - \$49,999			4,967	10.9%	4,526	9.6%		
\$50,000 - \$74,999			8,125	17.9%	7,655	16.2%		
\$75,000 - \$99,999			5,385	11.8%	5,278	11.2%		
\$100,000 - \$149,999			9,228	20.3%	10,018	21.2%		
\$150,000 - \$199,999			4,285	9.4%	5,341	11.3%		
\$200,000+			5,872	12.9%	7,988	16.9%		
Median Household Income			\$82,898		\$98,475			
Average Household Income			\$116,726		\$133,545			
Per Capita Income			\$46,828		\$54,018			
Population by Age	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	7,668	8.8%	8,170	7.6%	8,055	7.2%	7,987	6.9%
5 - 9	6,542	7.5%	7,848	7.3%	8,172	7.3%	7,600	6.6%
10 - 14	5,707	6.5%	7,315	6.8%	7,582	6.8%	7,863	6.8%
15 - 19	5,534	6.3%	6,630	6.2%	6,997	6.2%	7,179	6.2%
20 - 24	5,984	6.8%	6,768	6.3%	7,404	6.6%	7,798	6.7%
25 - 34	16,053	18.3%	18,058	16.8%	16,811	15.0%	16,270	14.1%
35 - 44	12,250	14.0%	15,626	14.6%	17,301	15.4%	17,307	15.0%
45 - 54	11,522	13.2%	12,674	11.8%	13,363	11.9%	14,497	12.5%
55 - 64	8,607	9.8%	11,359	10.6%	11,217	10.0%	11,358	9.8%
65 - 74	4,266	4.9%	7,918	7.4%	9,110	8.1%	9,731	8.4%
75 - 84	2,294	2.6%	3,428	3.2%	4,661	4.2%	5,950	5.2%
85+	1,075	1.2%	1,574	1.5%	1,623	1.4%	1,991	1.7%
Race and Ethnicity	Census 2010		Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	49,949	57.1%	51,920	48.4%	51,920	46.2%	51,565	44.6%
Black Alone	30,060	34.4%	38,613	36.0%	41,904	37.3%	43,900	38.0%
American Indian Alone	204	0.2%	288	0.3%	321	0.3%	330	0.3%
Asian Alone	2,393	2.7%	6,430	6.0%	6,853	6.1%	7,397	6.4%
Pacific Islander Alone	34	0.0%	30	0.0%	29	0.0%	29	0.0%
Some Other Race Alone	2,031	2.3%	3,138	2.9%	3,498	3.1%	3,835	3.3%
Two or More Races	2,829	3.2%	6,948	6.5%	7,772	6.9%	8,473	7.3%
Hispanic Origin (Any Race)	4,480	5.1%	6,195	5.8%	7,027	6.3%	7,718	6.7%

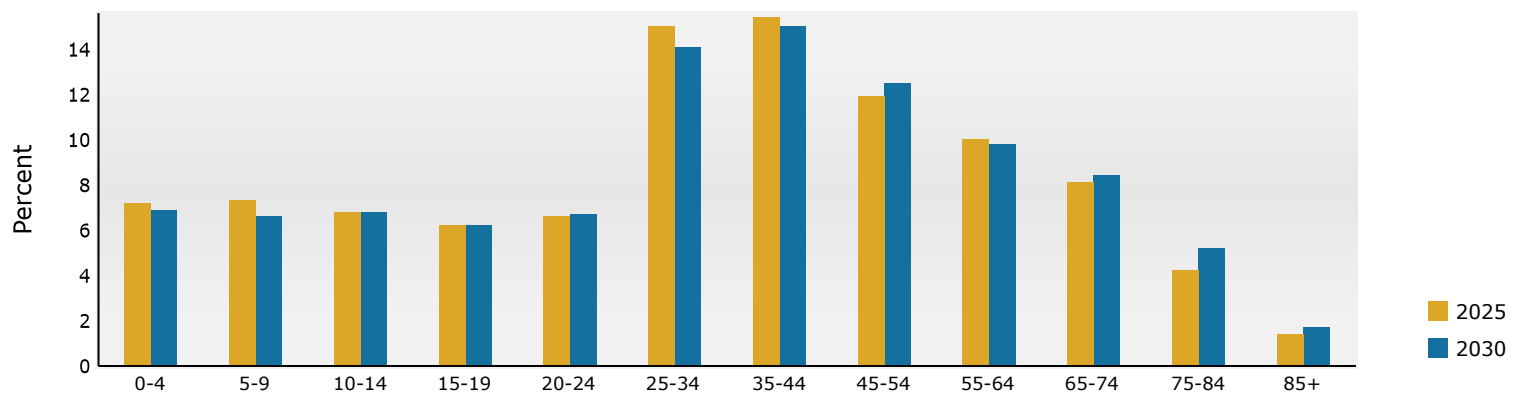
Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

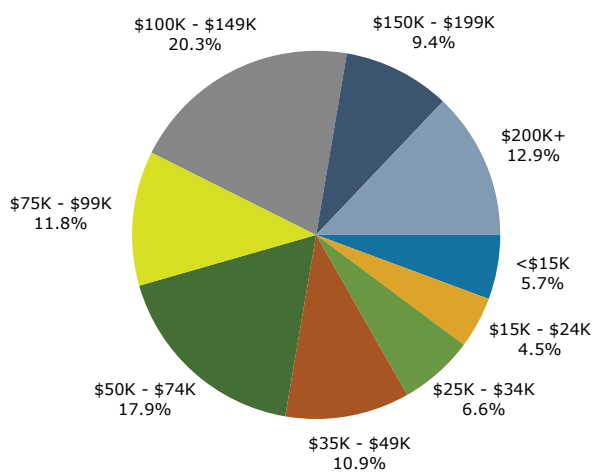
Trends 2025-2030



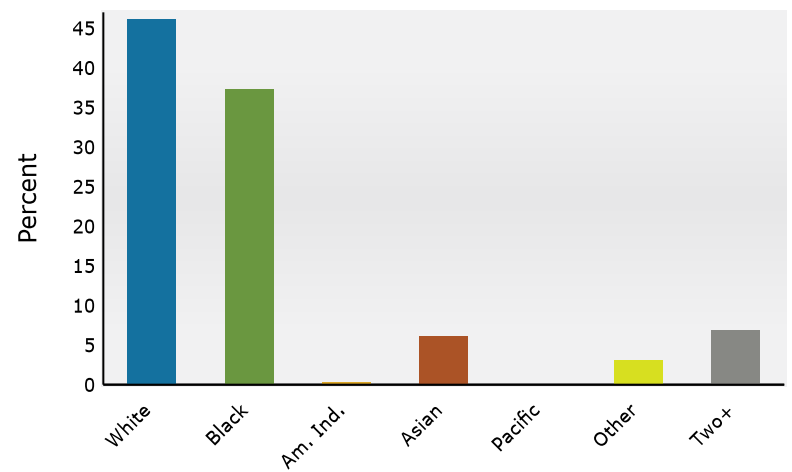
Population by Age



2025 Household Income



2025 Population by Race



2025 Percent Hispanic Origin: 6.3%