

# N Mullan Retail Center

1300-1312 N Mullan Rd, Spokane Valley, WA 99206

For Sale | 13,419 SqFt | 10 Units | NNN Leases



Easy Access to I-90 | On Main

Thoroughfare In Rapidly Growing Spokane Valley

Asking Price

\$2,800,000

6.4% CAP

Actual + Pro Forma

Income Data

NNN Leases

80% Occupied

10 Units | 8 Tenants

"Another Quality  
Commercial Property"  
Offered by:



Karla Kaley

PhD, CCIM, Des. Broker

(509)842-2672

- 13,419 SqFt Retail Center, 1 Building, 0.98 acres
  - Premium Spokane Valley Location, Easy I-90 Access, High Visibility, 20,000+ VDT, Superior Parking @ 4.2/1000, Convenient Ingress/Egress (3 curb cuts), New Roof, Paint & Parking Surface
  - All Ground Floor Suites w/ ADA Parking & ADA Compliant Restrooms, Front & Rear Access to Suites, Corner Property
  - Gas Forced Air Heat, Electric Utilities | Separately Metered
  - Excellent Signage | Pylon & Building, Lighted
  - Shadow Anchored by National Tenants | Rite Aid ACE Hardware, Holiday & Fairfield Inns, Union 76, Little Caesars, CENEX, Eden Home Health
- Disclosure: Listing Agent has an ownership interest in Property



**KPS Realty, LLC**

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MLS



CBX

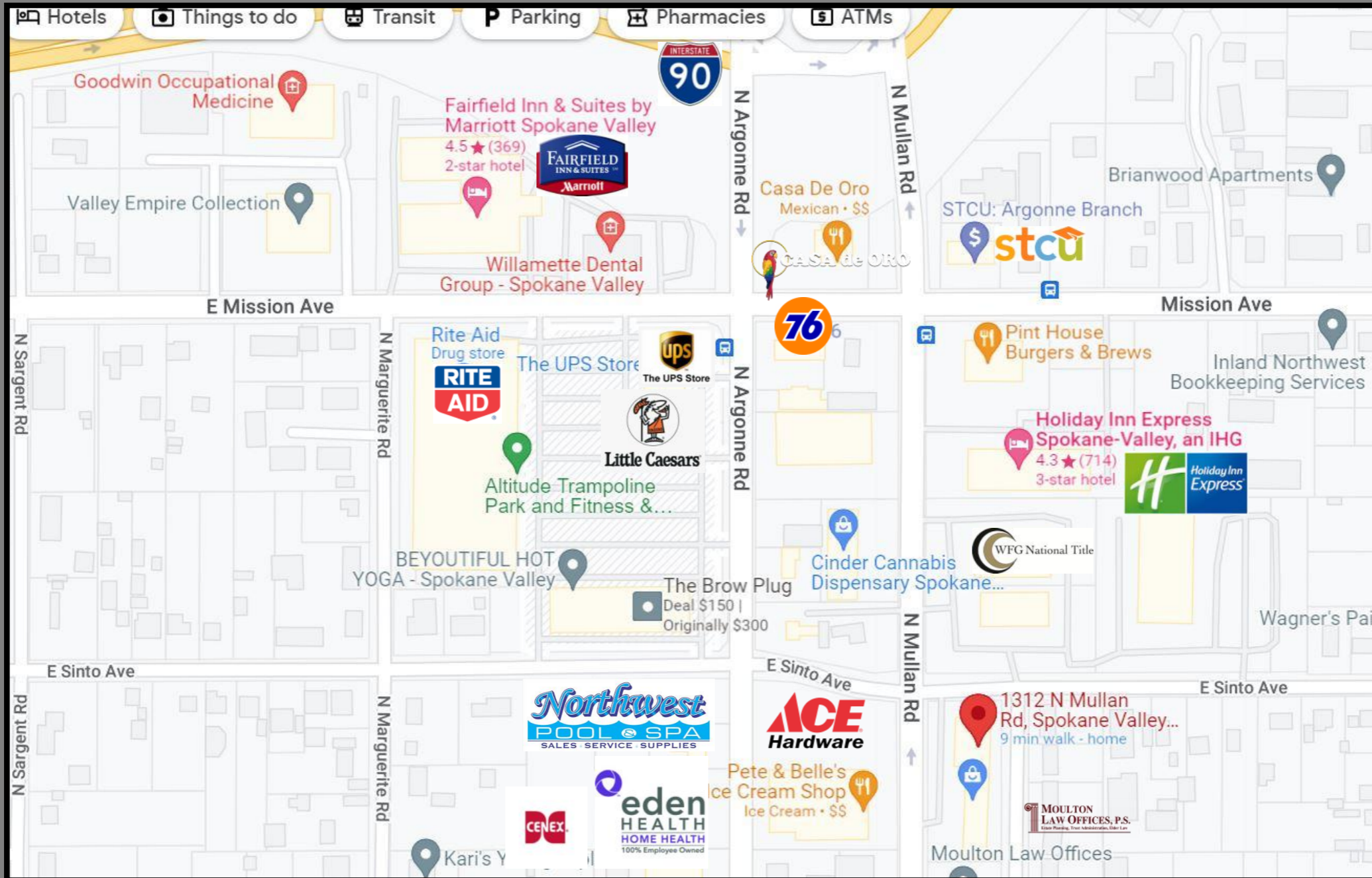


All data/values are provided for convenience only. Buyer/Investor should conduct their own critical assessment. Information is deemed reliable but is not guaranteed and no representations or warranties are expressed or implied. Broker shall not be responsible for changes, errors or omissions. (Rev 10/15/2022)



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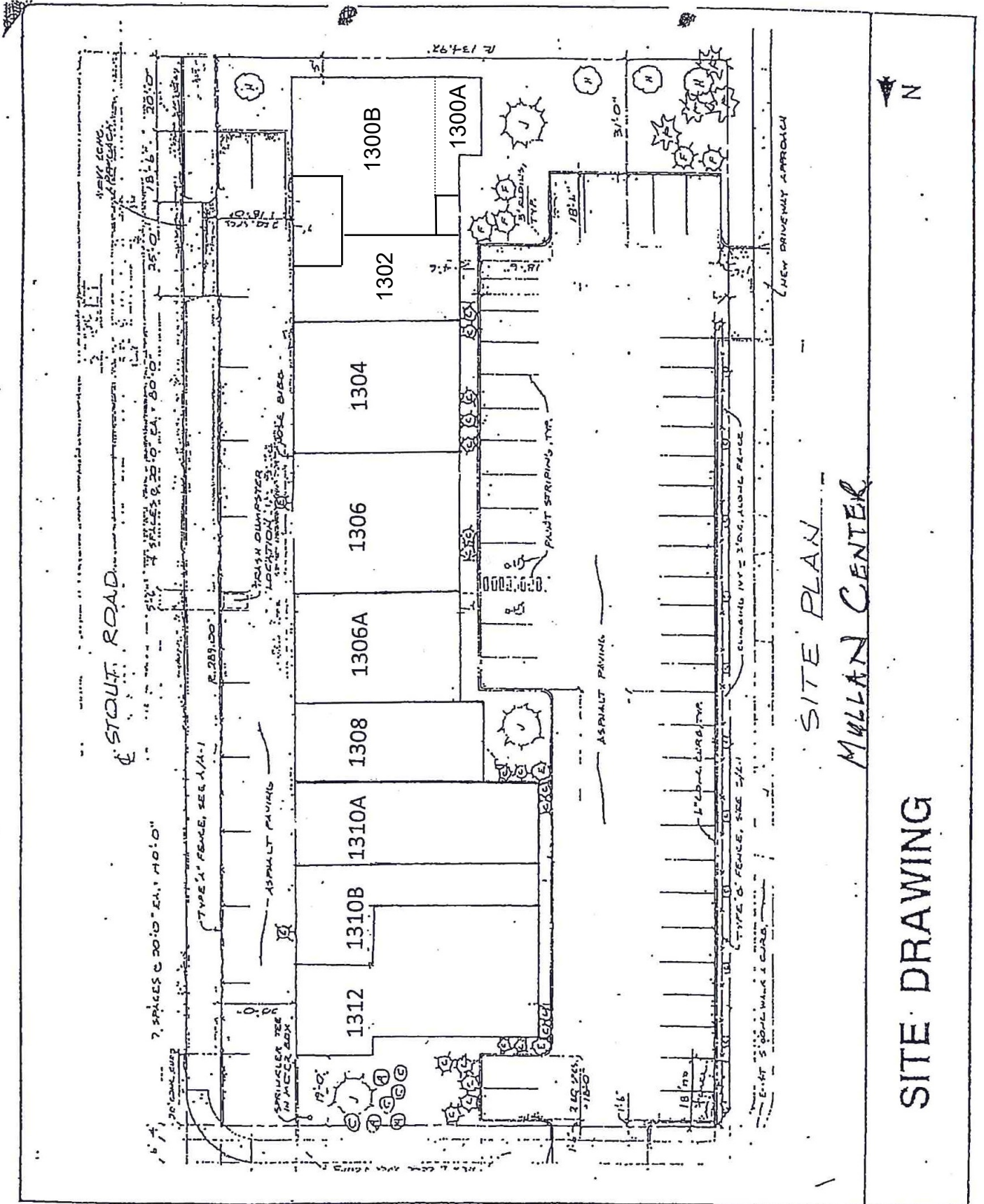


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EXHIBIT A

Site Plan



**NM3 | 1300-1312 N Mullan Rd, Spokane Valley, WA 99216**

**Annual Performance Operating Data (APOD) | 13,419 SqFt Retail Center | NNN Leases**

Tenant	SqFt	ProRata %	Rent per Yr	Rent sqft/yr	Taxes per Yr	Ins per Yr	CAM per Yr	Rent per Mo	Txs per Mo	Ins per Mo	CAM per Mo	Lease Start	Lease Thru <sup>2</sup>
NM3 1300A: Vacant <sup>1</sup>	1440	10.50%	23,040.00	16.00	2163.84	722.72	3544.49	1,440.00	180.32	60.23	295.37	0/0/2025	0/0/2030+
NM3 1300B: Vacant <sup>1</sup>	1439	10.50%	23,024.00	16.00	2163.84	722.72	3544.49	1,439.00	180.32	60.23	295.37	0/0/2025	0/0/2030+
NM3 1302:Appliance Parts Mart	1200	8.91%	15,276.96	12.73	1836.17	613.28	3007.75	1,273.08	153.01	51.11	250.65	2/26/2022	3/31/2026+
NM3 1304/1306:Dragon Parlor Games	2789	21.17%	31,989.84	11.47	4362.71	1457.13	7146.36	2,665.82	363.56	121.43	595.53	6/21/2019	6/30/2028+
NM3 1306A:Dragon Parlor Games	872	6.50%	10,001.88	11.47	1339.52	447.40	2194.21	833.49	111.63	37.28	182.85	6/21/2019	6/30/2028+
NM3 1308:Great Clips Inc (Mod Gross)	1071	8.13%	13,184.04	12.31	0.00	0.00	0.00	1,098.67	0.00	0.00	0.00	10/1/2020	3/31/2026+
NM3 1310A:Senior Ins Res LLC	1625	12.11%	23,562.48	14.50	2495.63	833.53	4087.97	1,963.54	207.97	69.46	340.66	12/1/2024	12/31/2029+
NM3 1310B: The Hive Salon	1433	10.63%	17,447.16	12.18	2190.63	731.66	3588.37	1,453.93	182.55	60.97	299.03	9/1/2022	8/31/2025+
NM3 1312:Halloran Enterprises LLC	1550	11.55%	20,754.48	13.39	2380.22	794.99	3898.93	1,729.54	198.35	66.25	324.91	12/1/2016	12/31/2025+

<sup>1</sup>Lease Negotions in process      13419      100.00%      178,281      13.34      18,933      6,323      31,013      13,897      1,578      527      2,584

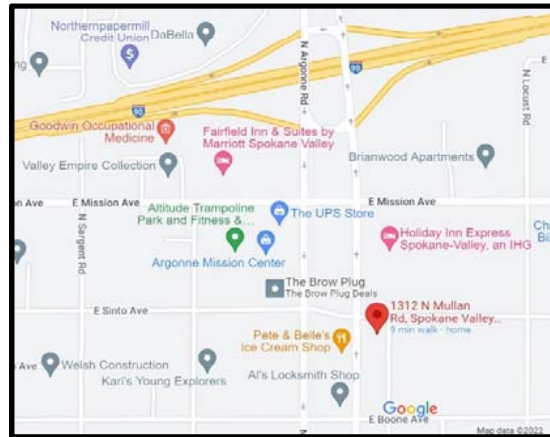
<sup>2</sup> Thru Dates do not Include Option Yrs (+=renewal opts)

\$20,608	\$6,883	\$33,757		18,933	6,323	31,013	Totals Check (Yr)
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Parcel #: 45172.0834

	Jan - Dec 24
<b>Income (Actual + Proforma)</b>	178,281
<b>4700 · NNN Tenant Fees</b>	56,269
<b>Total 4700 · NNN Tenant Fees</b>	56,269
<b>Total Income</b>	234,550
<b>Gross Profit</b>	234,550
<b>Expense (Actual)</b>	
5050 · NNN - Repairs & Maint	678
5100 · NNN -Cleaning/Janitorial	0
5150 · NNN -Yards & Grounds	7,392
5160 · NNN -Mgmt / Admin Fees	11,337
5200 · NNN -Office Admin	333
5400 · NNN -Utilities	9,128
<b>CAM SubTotal</b>	<b>\$28,868</b>
5700 · NNN -Insurance	6,883
5800 · NNN -Taxes Property	20,608
<b>Total NNN Expense</b>	<b>56,359</b>
<b>NNN Difference Addressed in Yr 2022</b>	<b>178,191</b>
<b>NOI</b>	<b>178,191</b>

**SqFt Bldg 13,419      Occupancy 80%**  
**# Units 10      Land (ac) 0.9**  
**# Tenants 8      Parking/1000 sqft 4.2**  
**Yr Built 1985      Vehicle Traffic 20,000+**



**Comments:** Bread & Butter NNN Investment in Premium location on N Mullan Corridor, main thoroughfare in heart of rapidly growing Spokane Valley. Excellent street frontage, high vehicle traffic exposure, easy ingress/egress, superior parking, 1 Block S of I-90 Argonne Exit. New roof & paint, maintained, Upside in Rents. \*\*Listing Agent Karla Kaley is Lic Realtor in WA State & has Ownership Interest in property.

**Asking Price \$2,800,000**  
**Actual CAP % 6.4**  
**Gross Inc \$234,549**  
**NOI \$178,191**  
**Lease Structure NNN**

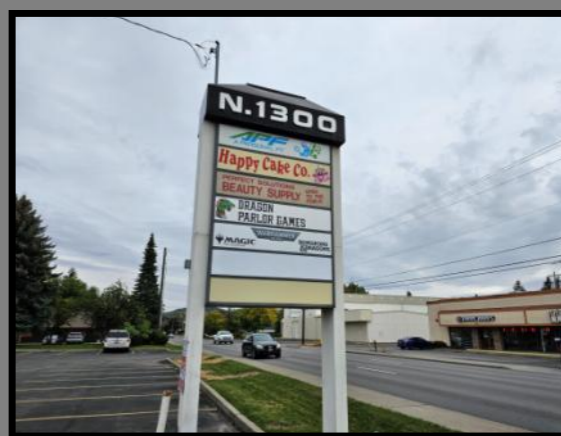


Sales, Acquisitions, Leasing  
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13,419 sqft  
10 Units  
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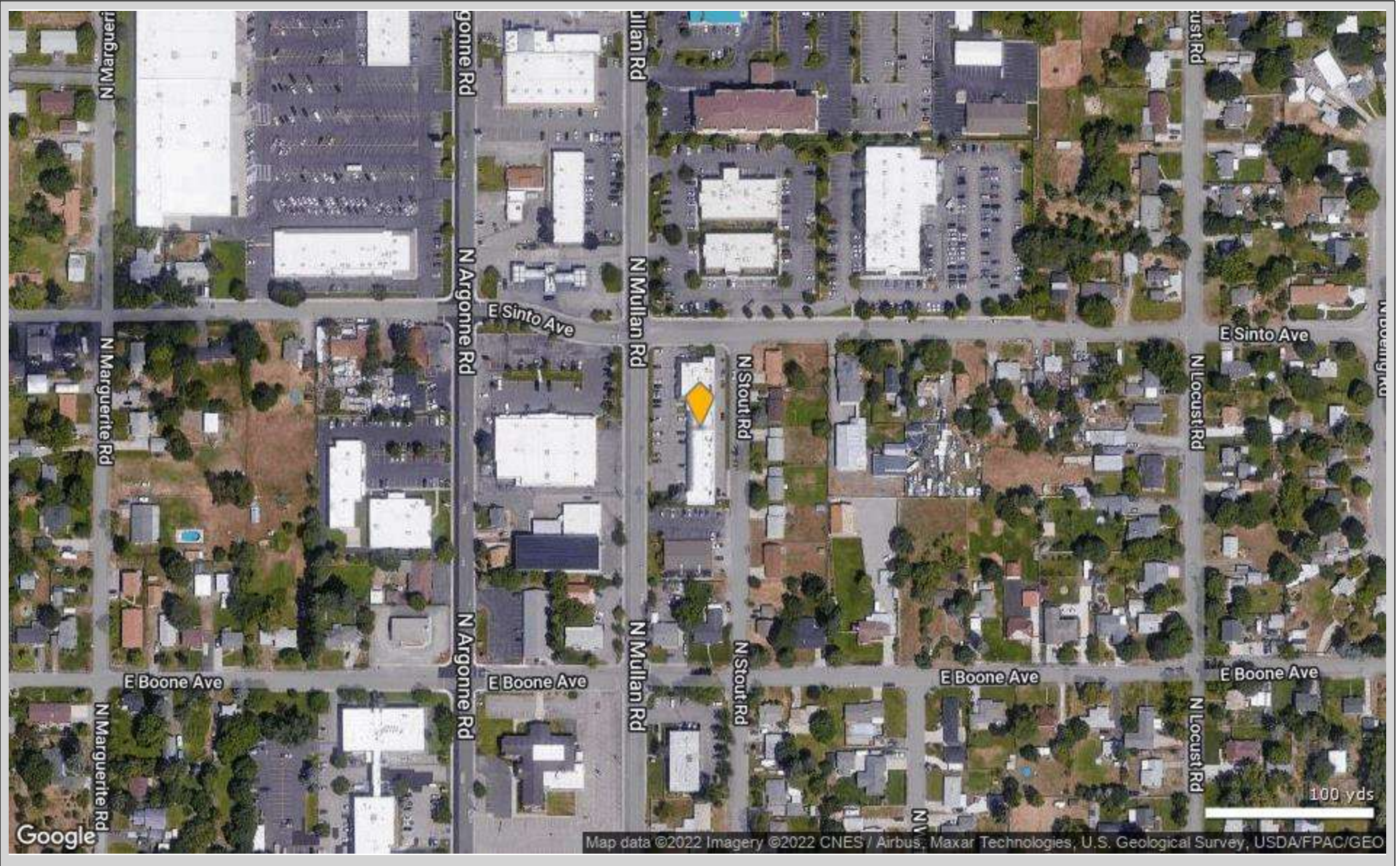
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Aerial / Map Report

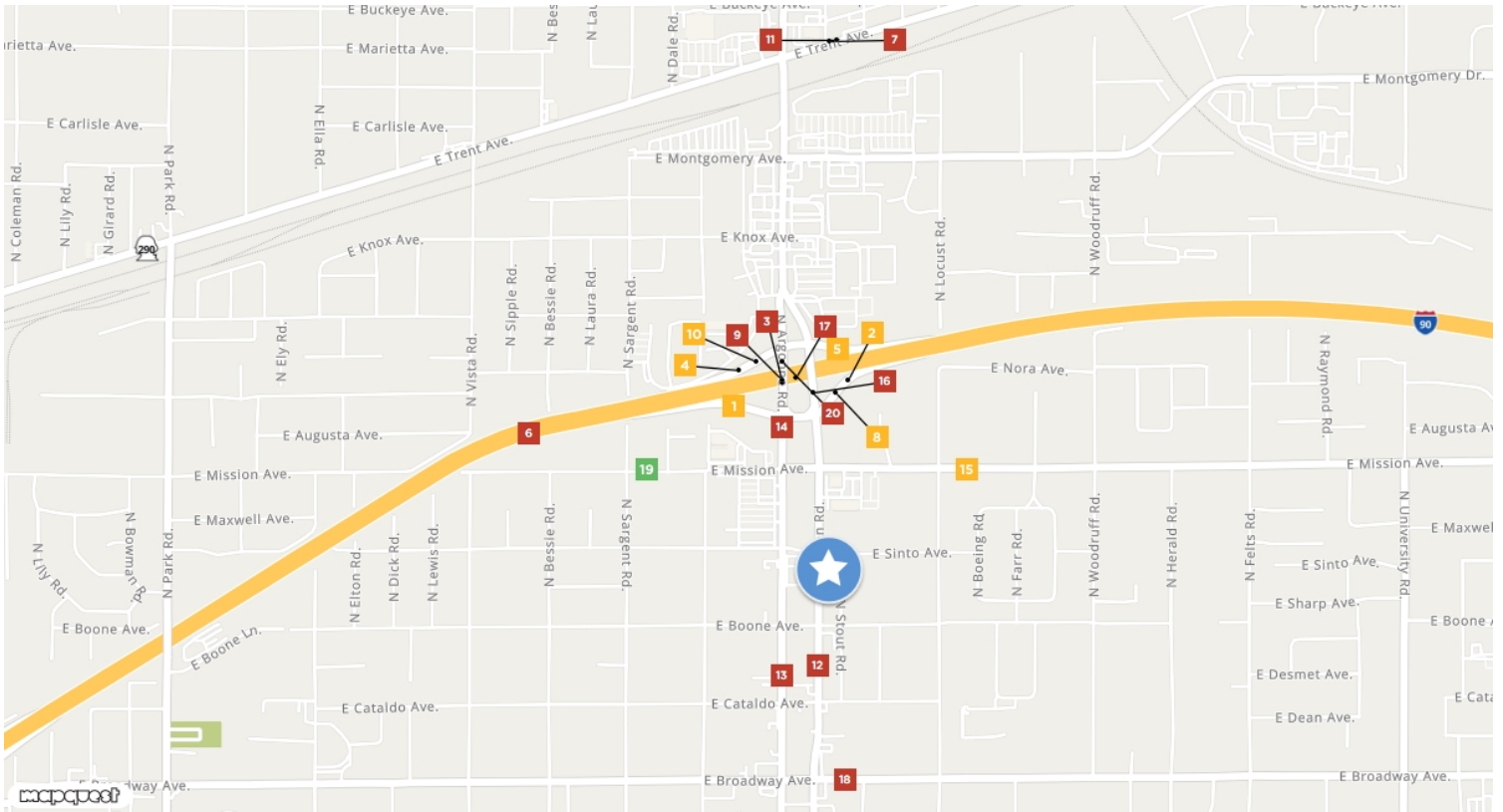
1300-1312 N Mullan Rd - Spokane Valley, WA 99206





# 1300 N Mullan Road

## Traffic Counts



1	
I- 90	
Year: 2021	8,087 est
Year: 2019	8,000
Year: 2018	7,900

2	
I- 90	
Year: 2021	19,081 est
Year: 2019	8,900
Year: 2006	18,000

North Argonne Road		3	
I- 90		Year: 2021	19,090 est
		Year: 2019	19,000
		Year: 2018	19,000

4	
I- 90	
Year: 2021	8,968 est
Year: 2019	8,900

5	
N Mullan Rd	
Year: 2021	8,413 est
Year: 2019	8,800
Year: 2018	8,700

Spokane Valley Freeway		6	
E Nora Ave		Year: 2021	112,904 est
		Year: 2019	111,000
		Year: 2018	110,000

East Trent Avenue		7	
N Stout Rd		Year: 2021	21,082 est
		Year: 2019	21,000

8	
Year: 2021	8,329 est
Year: 2018	8,800
Year: 2017	8,100

Spokane Valley Freeway		9	
I- 90		Year: 2021	94,410 est
		Year: 2018	92,000

I- 90		10	
N Argonne Rd		Year: 2021	8,987 est
		Year: 2018	8,800
		Year: 2017	9,000

East Trent Avenue		11	
N Stout Rd		Year: 2021	21,123 est
		Year: 2018	21,000

N Mullan Rd		12	
E Cataldo Ave		Year: 2021	13,437 est
		Year: 2017	12,400
		Year: 2014	12,400

N Argonne Rd		13	
E Cataldo Ave		Year: 2021	13,657 est
		Year: 2017	12,600
		Year: 2014	13,100

N Argonne Rd		14	
E Mission Ave		Year: 2021	18,160 est
		Year: 2017	16,600
		Year: 2015	17,100

E Mission Ave		15	
N Locust Rd		Year: 2021	7,287 est
		Year: 2017	7,300
		Year: 2015	7,000

N Mullan Rd		16	
I- 90		Year: 2021	16,130 est
		Year: 2017	17,500
		Year: 2015	14,000

I- 90		17	
N Argonne Rd		Year: 2021	89,199 est
		Year: 2017	90,000
		Year: 2015	87,000

E Broadway Ave		18	
N Willow Rd		Year: 2021	10,356 est
		Year: 2017	10,400
		Year: 2015	10,100

E Mission Ave		19	
N Sargent Rd		Year: 2021	4,848 est
		Year: 2017	2,800
		Year: 2014	4,400

N Argonne Rd		20	
I- 90		Year: 2021	17,936 est
		Year: 2017	18,000
		Year: 2013	16,000



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# Location Facts & Demographics

Demographics are determined by a 10 minute drive from 1300-1312 N Mullan Rd, Spokane, WA 99206-4089

## CITY, STATE

**Spokane, WA**

## POPULATION

**93,342**

## AVG. HHSIZE

**2.39**

## MEDIAN HH INCOME

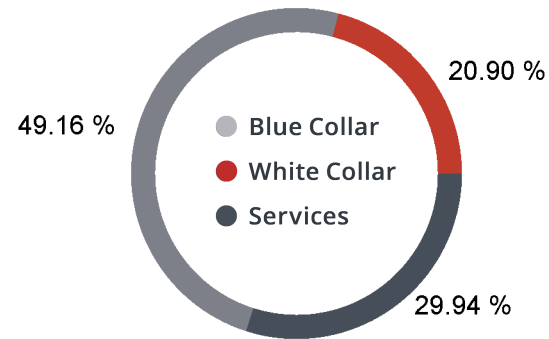
**\$47,641**

## HOME OWNERSHIP

Renters: **16,772**

Owners: **21,798**

## EMPLOYMENT



**45.57 %**

Employed

**1.93 %**

Unemployed

## EDUCATION

High School Grad: **29.33 %**

Some College: **27.97 %**

Associates: **10.81 %**

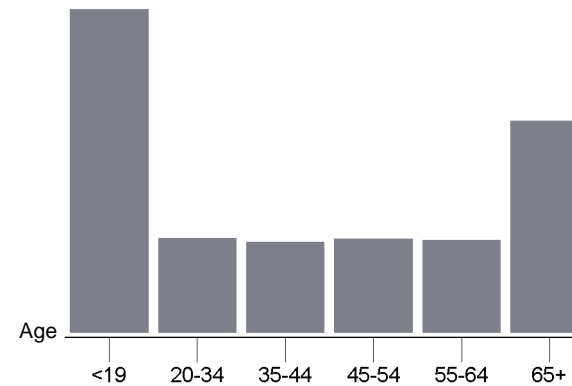
Bachelors: **21.87 %**

## GENDER & AGE

**49.12 %**



**50.88 %**



## RACE & ETHNICITY

White: **88.45 %**

Asian: **0.34 %**

Native American: **0.36 %**

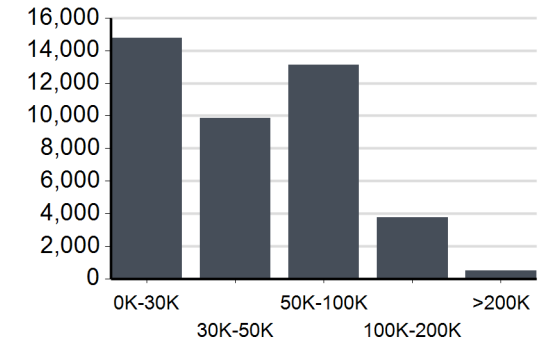
Pacific Islanders: **0.17 %**

African-American: **0.64 %**

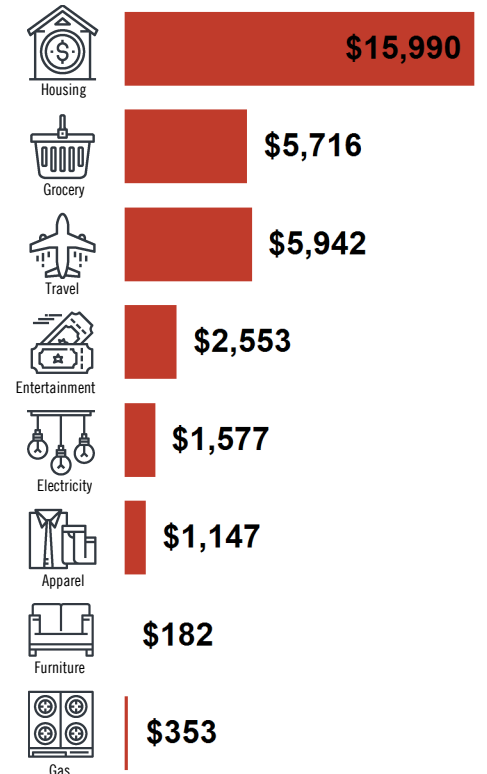
Hispanic: **5.24 %**

Two or More Races: **4.80 %**

## INCOME BY HOUSEHOLD

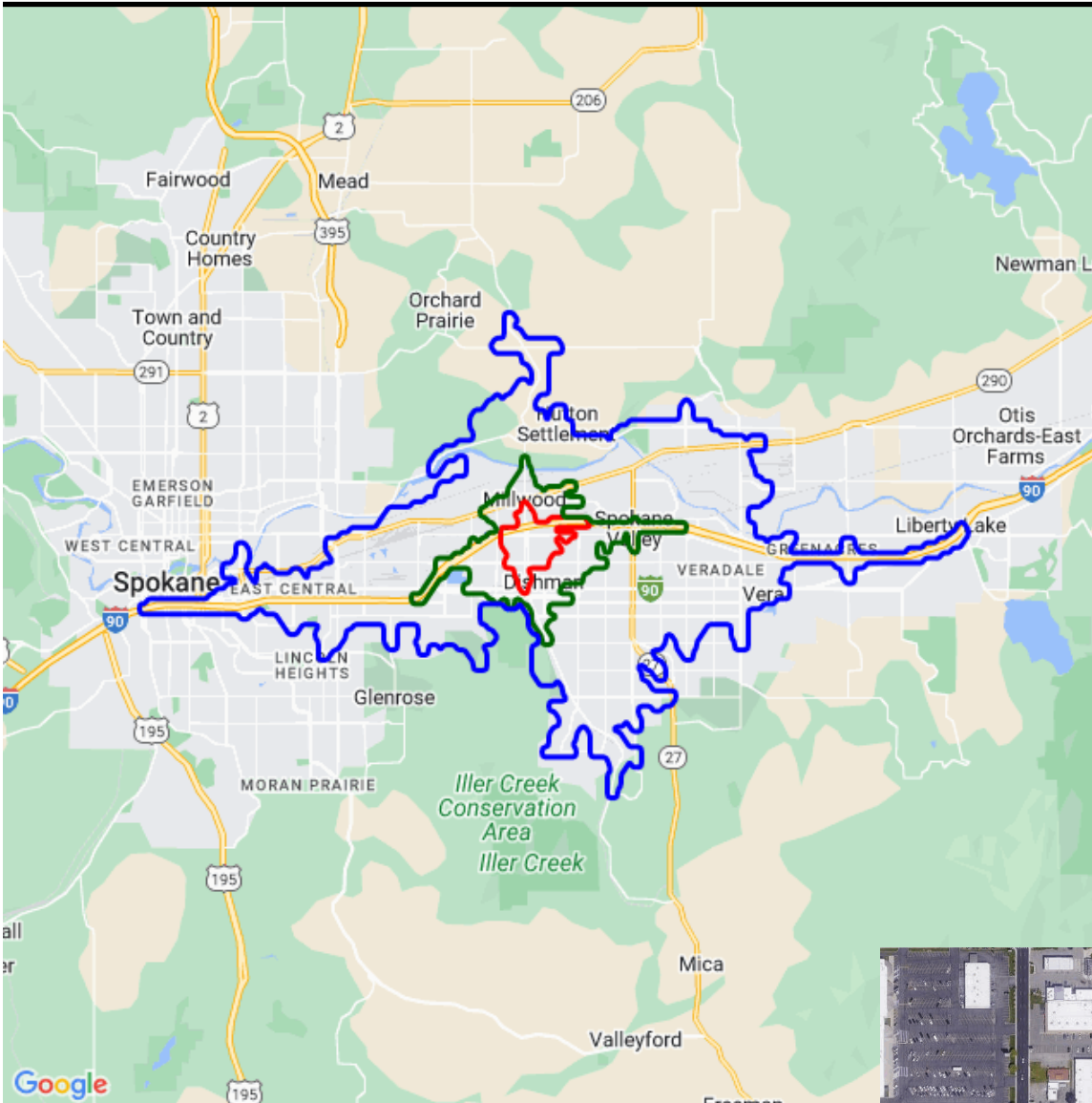


## HH SPENDING





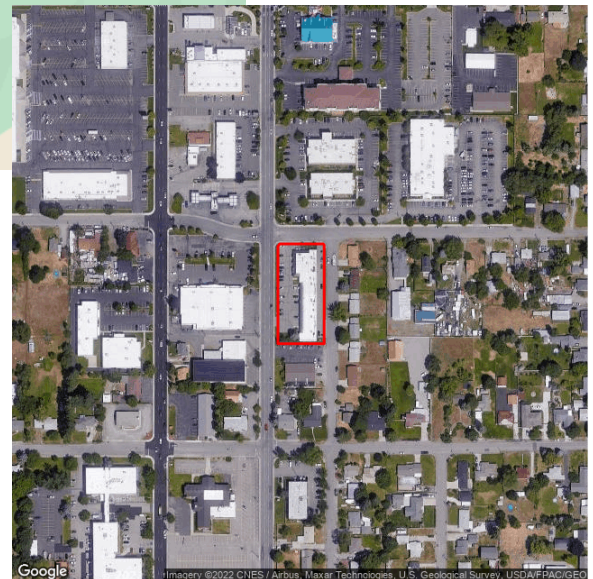
## Demographic Report



### 1300 N Mullan Road

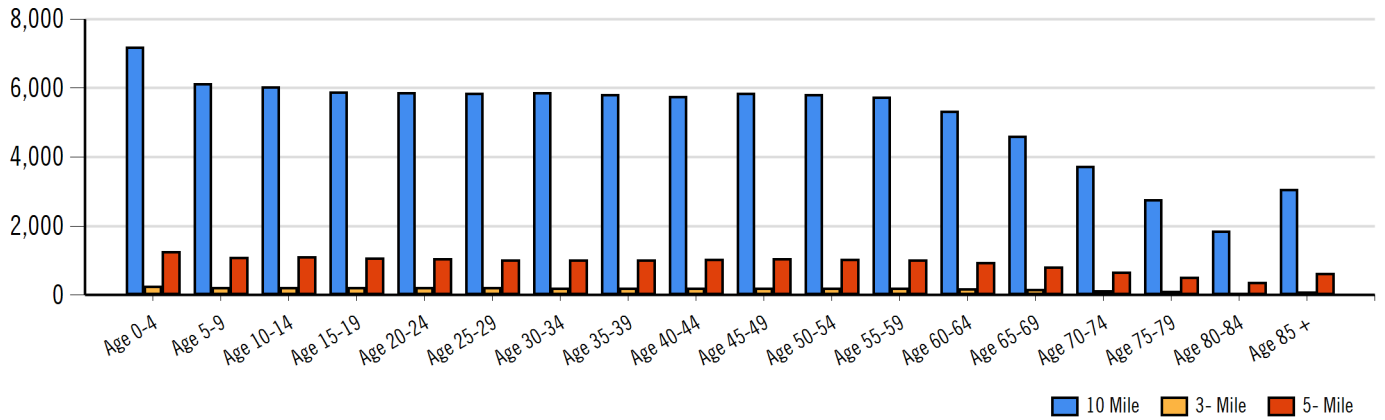
#### Population

Distance	Male	Female	Total
3- Minute	1,737	1,768	3,504
5- Minute	8,295	8,637	16,931
10 Minute	45,851	47,492	93,342

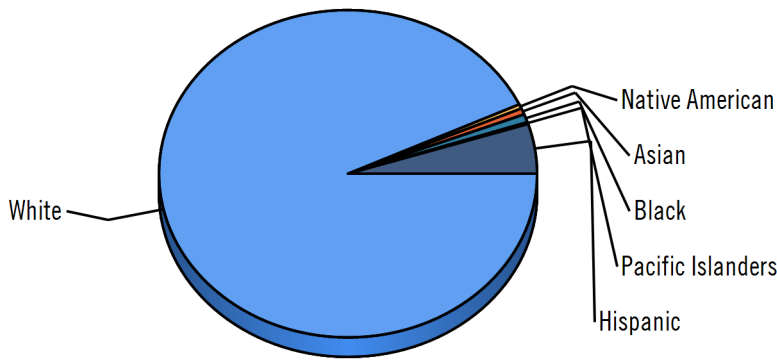


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## Population by Distance and Age (2020)

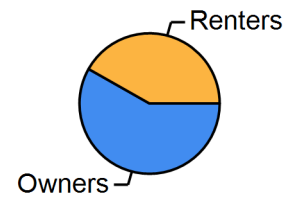


## Ethnicity within 5 Minute

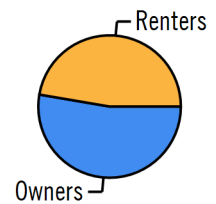


■ White 
 ■ Native American 
 ■ Asian 
 ■ Black 
 ■ Pacific Islanders 
 ■ Hispanic

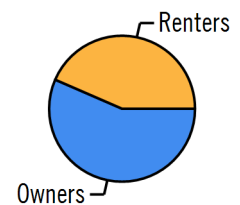
### Home Ownership 3 Minute



### Home Ownership 5 Minute



### Home Ownership 10 Minute



## Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
3-Minute	1,660	87	1.45 %
5-Minute	7,934	372	2.17 %
10-Minute	42,540	1,800	2.92 %



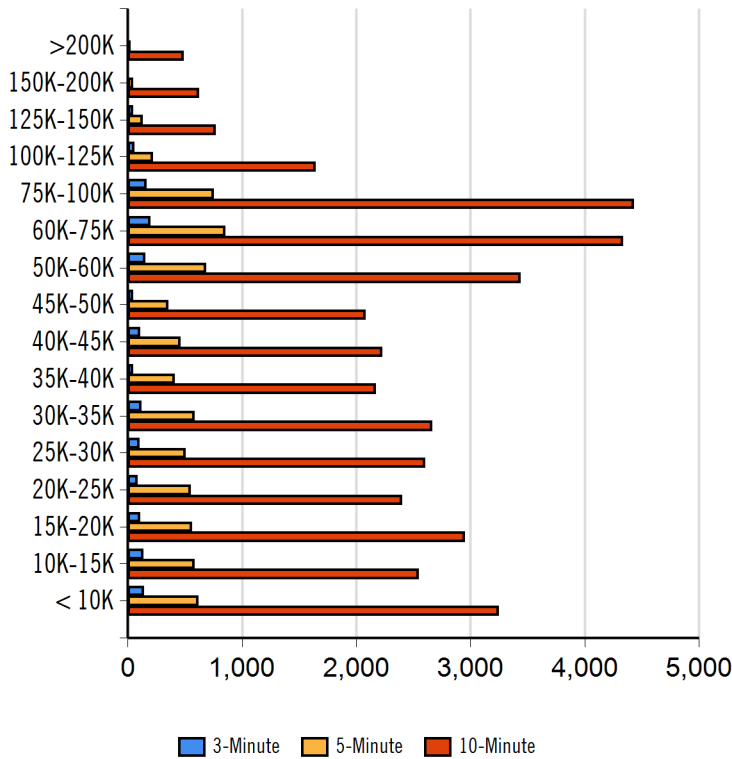
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## Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportaion	Information	Professional	Utility	Hospitality	Pub-Admin	Other
3-Minute	4	4	91	192	141	231	46	48	151	260	173	48	183
5-Minute	36	11	498	879	479	1,098	396	102	682	1,596	773	222	659
10-Minute	186	56	2,850	4,539	1,896	5,842	2,346	736	3,841	9,833	3,824	1,246	2,878

## Household Income



Radius	Median Household Income
5-Minute	\$39,857.90
3-Minute	\$41,548.50
10-Minute	\$47,641.11

Radius	Average Household Income
5-Minute	\$44,445.62
3-Minute	\$45,959.75
10-Minute	\$54,940.20

Radius	Aggregate Household Income
3-Minute	\$70,056,951.43
5-Minute	\$332,456,260.89
10-Minute	\$1,975,698,971.11

## Education

	3-Minute	5-Minute	10-Minute
Pop > 25	2,327	11,302	62,170
High School Grad	787	3,624	18,232
Some College	628	3,040	17,392
Associates	233	1,214	6,723
Bachelors	311	1,363	8,300
Masters	26	284	2,558
Prof. Degree	14	77	851
Doctorate	3	21	180

## Tapestry

	3-Minute	5-Minute	10-Minute
Vacant Ready For Rent	33 %	50 %	69 %
Teen's	34 %	50 %	67 %
Expensive Homes	0 %	0 %	9 %
Mobile Homes	11 %	36 %	41 %
New Homes	26 %	20 %	32 %
New Households	39 %	64 %	83 %
Military Households	29 %	33 %	34 %
Households with 4+ Cars	40 %	58 %	82 %
Public Transportation Users	15 %	26 %	44 %
Young Wealthy Households	6 %	29 %	50 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



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## Expenditures

	3-Minute	%	5-Minute	%	10-Minute	%
<b>Total Expenditures</b>	60,808,726		292,533,088		1,618,815,509	
<b>Average annual household</b>	40,005		39,577		43,236	
<b>Food</b>	5,335	13.34 %	5,290	13.37 %	5,716	13.22 %
Food at home	3,659		3,635		3,835	
Cereals and bakery products	518		515		543	
Cereals and cereal products	185		184		194	
Bakery products	333		330		349	
Meats poultry fish and eggs	743		743		774	
Beef	174		174		181	
Pork	136		137		140	
Poultry	140		140		146	
Fish and seafood	115		114		122	
Eggs	61		61		63	
Dairy products	359		354		381	
Fruits and vegetables	727		722		769	
Fresh fruits	106		105		112	
Processed vegetables	146		145		151	
Sugar and other sweets	135		135		141	
Fats and oils	116		116		122	
Miscellaneous foods	696		688		724	
Nonalcoholic beverages	323		322		333	
Food away from home	1,676		1,655		1,880	
Alcoholic beverages	263		257		296	
<b>Housing</b>	15,093	37.73 %	14,993	37.88 %	15,990	36.98 %
Shelter	9,057		8,997		9,631	
Owned dwellings	5,008		4,950		5,499	
Mortgage interest and charges	2,418		2,370		2,705	
Property taxes	1,675		1,654		1,840	
Maintenance repairs	913		924		954	
Rented dwellings	3,456		3,476		3,436	
Other lodging	592		571		694	
Utilities fuels	3,753		3,761		3,878	
Natural gas	334		335		353	
Electricity	1,545		1,551		1,577	
Fuel oil	139		138		146	
Telephone services	1,158		1,162		1,199	
Water and other public services	575		573		601	
<b>Household operations</b>	956	2.39 %	941	2.38 %	1,040	2.41 %
Personal services	249		240		281	
Other household expenses	707		701		759	
Housekeeping supplies	511		502		539	
Laundry and cleaning supplies	145		142		150	
Other household products	290		286		309	
Postage and stationery	75		73		79	
Household furnishings	814		791		900	
Household textiles	61		57		68	
Furniture	153		144		182	
Floor coverings	17		17		21	
Major appliances	127		132		132	
Small appliances	73		74		80	
Miscellaneous	380		364		416	
<b>Apparel and services</b>	1,056	2.64 %	1,028	2.60 %	1,147	2.65 %
Men and boys	189		178		210	
Men 16 and over	155		144		172	
Boys 2 to 15	34		34		38	
Women and girls	391		388		425	



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Women 16 and over	320	316	353
Girls 2 to 15	71	72	71
Children under 2	84	83	86

## Expenditures (Continued)

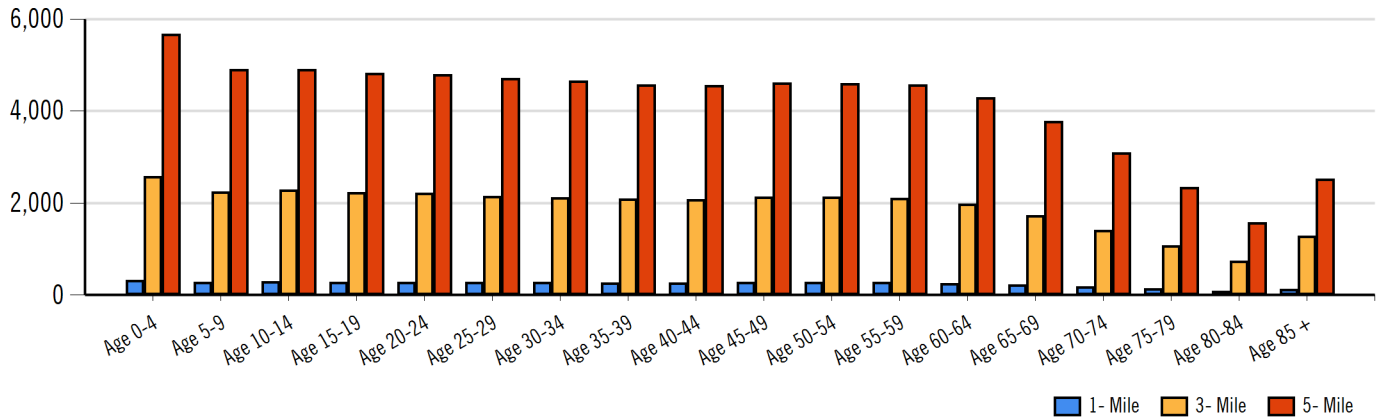
	3-Minute	%	5-Minute	%	10-Minute	%
<b>Total Expenditures</b>	60,808,726		292,533,088		1,618,815,509	
<b>Average annual household</b>	40,005		39,577		43,236	
<b>Transportation</b>	5,519	13.80 %	5,493	13.88 %	5,942	13.74 %
Vehicle purchases	1,165		1,142		1,319	
Cars and trucks new	582		575		670	
Cars and trucks used	549		535		613	
Gasoline and motor oil	1,872		1,879		1,961	
Other vehicle expenses	2,155		2,155		2,277	
Vehicle finance charges	142		141		152	
Maintenance and repairs	726		724		783	
Vehicle insurance	1,041		1,049		1,069	
Vehicle rental leases	246		240		272	
Public transportation	324		315		383	
<b>Health care</b>	3,268	8.17 %	3,262	8.24 %	3,447	7.97 %
Health insurance	2,195		2,197		2,293	
Medical services	643		634		697	
Drugs	326		327		345	
Medical supplies	102		102		110	
<b>Entertainment</b>	2,364	5.91 %	2,334	5.90 %	2,553	5.90 %
Fees and admissions	367		355		439	
Television radios	935		935		964	
Pets toys	858		850		931	
Personal care products	503		494		550	
Reading	45		45		49	
Education	860		819		1,028	
Tobacco products	408		411		404	
<b>Miscellaneous</b>	648	1.62 %	651	1.64 %	701	1.62 %
<b>Cash contributions</b>	1,143		1,146		1,201	
<b>Personal insurance</b>	3,494		3,346		4,206	
Life and other personal insurance	132		131		145	
Pensions and Social Security	3,362		3,214		4,060	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
3-Minute	2020	1,606	1,393	39.76 %	531	944	931	674	251
5-Minute	2020	7,836	6,808	155.10 %	2,707	4,427	4,122	3,714	1,205
10-Minute	2020	41,544	36,056	836.21 %	13,313	24,645	23,387	18,157	6,161
3-Minute	2023	1,530	1,393	24.91 %	505	900	900	630	420
5-Minute	2023	7,444	6,808	93.92 %	2,570	4,206	3,937	3,507	2,078
10-Minute	2023	39,433	36,056	480.23 %	12,609	23,419	22,522	16,911	10,807

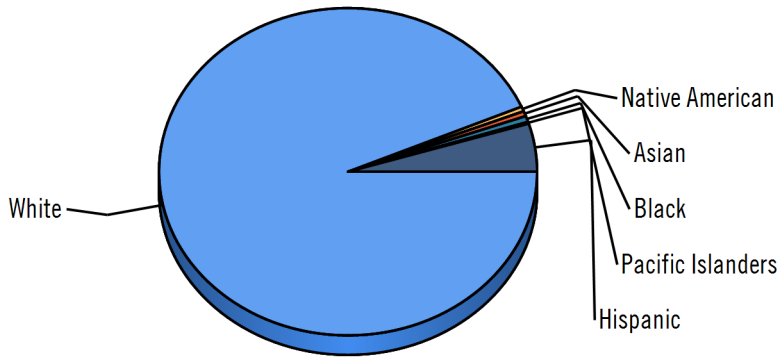


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## Population by Distance and Age (2020)

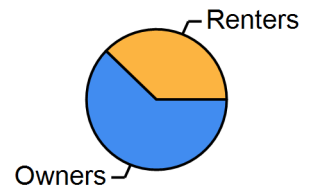


## Ethnicity within 5 miles

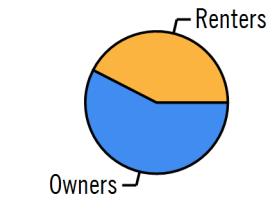


■ White 
 ■ Native American 
 ■ Asian 
 ■ Black 
 ■ Pacific Islanders 
 ■ Hispanic

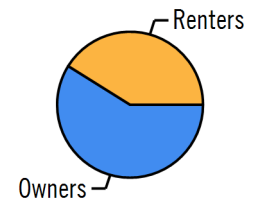
### Home Ownership 1 Mile



### Home Ownership 3 Mile



### Home Ownership 5 Mile



## Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	2,129	114	2.16 %
3-Mile	16,310	732	3.13 %
5-Mile	34,970	1,455	3.02 %



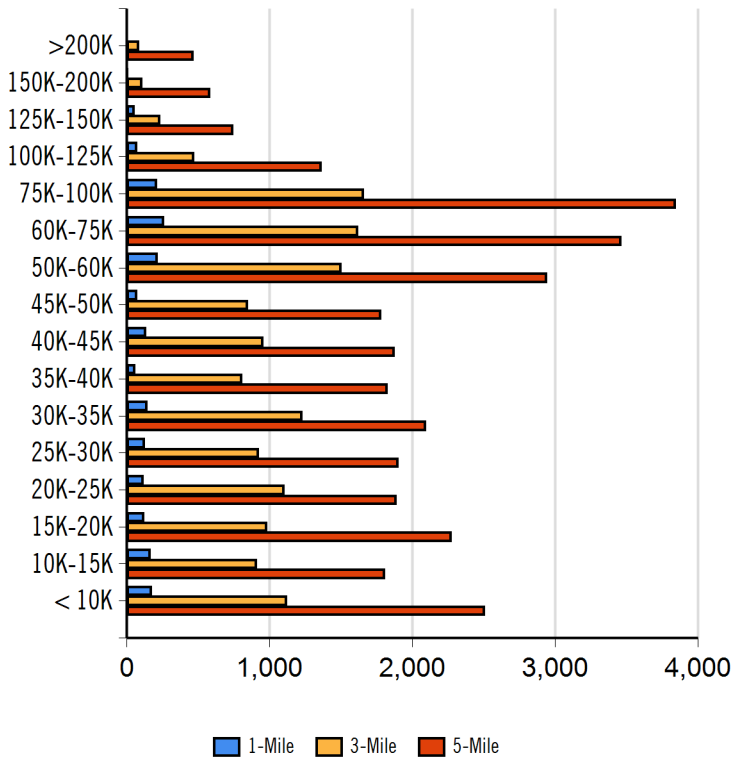
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## Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	5	5	121	258	189	288	61	54	176	328	219	68	241
3-Mile	59	18	1,081	1,915	827	2,382	881	207	1,366	3,340	1,531	454	1,321
5-Mile	153	35	2,309	3,713	1,584	4,750	2,040	562	2,971	8,119	3,047	1,021	2,554

## Household Income



Radius	Median Household Income
1-Mile	\$39,954.00
3-Mile	\$43,931.87
5-Mile	\$50,141.73

Radius	Average Household Income
1-Mile	\$44,061.86
3-Mile	\$49,358.57
5-Mile	\$56,737.21

Radius	Aggregate Household Income
1-Mile	\$90,508,435.27
3-Mile	\$697,969,813.44
5-Mile	\$1,674,058,985.23

## Education

	1-Mile	3-mile	5-mile
Pop > 25	3,020	23,085	49,953
High School Grad	1,036	7,238	14,607
Some College	809	6,461	13,845
Associates	309	2,532	5,386
Bachelors	384	2,738	6,949
Masters	37	654	2,178
Prof. Degree	13	211	724
Doctorate	3	69	180

## Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	50 %	68 %	66 %
Teen's	48 %	72 %	74 %
Expensive Homes	0 %	0 %	11 %
Mobile Homes	17 %	57 %	44 %
New Homes	35 %	34 %	39 %
New Households	52 %	83 %	87 %
Military Households	40 %	43 %	43 %
Households with 4+ Cars	60 %	100 %	97 %
Public Transportation Users	23 %	38 %	37 %
Young Wealthy Households	0 %	35 %	39 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



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## Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	78,031,813		595,903,476		1,339,792,525	
<b>Average annual household</b>	39,460		41,313		43,939	
<b>Food</b>	5,260	13.33 %	5,485	13.28 %	5,775	13.14 %
Food at home	3,616		3,732		3,868	
Cereals and bakery products	512		530		549	
Cereals and cereal products	183		189		196	
Bakery products	329		340		353	
Meats poultry fish and eggs	734		757		778	
Beef	170		177		182	
Pork	136		139		142	
Poultry	139		143		146	
Fish and seafood	113		117		122	
Eggs	61		62		64	
Dairy products	352		366		384	
Fruits and vegetables	721		746		777	
Fresh fruits	106		109		114	
Processed vegetables	145		148		153	
Sugar and other sweets	134		138		143	
Fats and oils	115		119		123	
Miscellaneous foods	687		705		730	
Nonalcoholic beverages	320		327		335	
Food away from home	1,644		1,752		1,907	
Alcoholic beverages	260		273		302	
<b>Housing</b>	14,961	37.91 %	15,482	37.47 %	16,224	36.92 %
Shelter	8,980		9,301		9,771	
Owned dwellings	4,943		5,232		5,641	
Mortgage interest and charges	2,381		2,533		2,774	
Property taxes	1,648		1,752		1,890	
Maintenance repairs	914		947		976	
Rented dwellings	3,460		3,448		3,422	
Other lodging	576		620		707	
Utilities fuels	3,742		3,840		3,944	
Natural gas	330		346		359	
Electricity	1,545		1,571		1,598	
Fuel oil	138		143		150	
Telephone services	1,154		1,188		1,223	
Water and other public services	573		589		611	
<b>Household operations</b>	940	2.38 %	986	2.39 %	1,059	2.41 %
Personal services	241		256		285	
Other household expenses	698		729		773	
Housekeeping supplies	503		517		541	
Laundry and cleaning supplies	142		145		150	
Other household products	286		296		312	
Postage and stationery	74		75		78	
Household furnishings	795		836		907	
Household textiles	60		61		67	
Furniture	145		158		182	
Floor coverings	17		18		21	
Major appliances	129		136		138	
Small appliances	72		77		80	
Miscellaneous	371		384		417	
<b>Apparel and services</b>	1,022	2.59 %	1,067	2.58 %	1,138	2.59 %
Men and boys	175		191		208	
Men 16 and over	143		156		171	
Boys 2 to 15	32		34		36	
Women and girls	385		401		424	



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Women 16 and over	315	329	352
Girls 2 to 15	69	72	72
Children under 2	83	84	86

## Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
<b>Total Expenditures</b>	78,031,813		595,903,476		1,339,792,525	
<b>Average annual household</b>	39,460		41,313		43,939	
<b>Transportation</b>	5,451	13.81 %	5,729	13.87 %	6,055	13.78 %
Vehicle purchases	1,128		1,230		1,340	
Cars and trucks new	570		627		690	
Cars and trucks used	525		568		611	
Gasoline and motor oil	1,872		1,929		1,998	
Other vehicle expenses	2,134		2,227		2,333	
Vehicle finance charges	144		147		158	
Maintenance and repairs	714		753		795	
Vehicle insurance	1,035		1,071		1,103	
Vehicle rental leases	239		254		275	
Public transportation	316		340		384	
<b>Health care</b>	3,274	8.30 %	3,383	8.19 %	3,538	8.05 %
Health insurance	2,197		2,266		2,351	
Medical services	647		671		720	
Drugs	328		339		353	
Medical supplies	101		106		112	
<b>Entertainment</b>	2,345	5.94 %	2,441	5.91 %	2,603	5.92 %
Fees and admissions	357		390		446	
Television radios	935		955		983	
Pets toys	851		888		946	
Personal care products	493		520		556	
Reading	45		46		49	
Education	806		883		1,009	
Tobacco products	412		410		408	
<b>Miscellaneous</b>	649	1.64 %	677	1.64 %	722	1.64 %
<b>Cash contributions</b>	1,134		1,193		1,250	
<b>Personal insurance</b>	3,343		3,718		4,302	
Life and other personal insurance	132		138		149	
Pensions and Social Security	3,210		3,579		4,152	

Distance	Year	Estimated Households			Housing Occupied By		Housing Occupancy		
		Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	4,381	3,856	13.41 %	1,480	2,545	2,748	1,633	701
3-Mile	2020	21,867	18,795	15.35 %	7,057	12,848	12,175	9,692	3,082
5-Mile	2020	42,891	36,812	15.15 %	12,310	27,171	27,057	15,834	5,173
1-Mile	2023	4,163	3,856	7.82 %	1,406	2,418	2,668	1,495	1,176
3-Mile	2023	20,746	18,795	9.46 %	6,694	12,189	11,680	9,066	5,523
5-Mile	2023	40,729	36,812	9.35 %	11,688	25,794	26,248	14,481	9,888



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KPS Realty, LLC. is a Full Service Commercial Real Estate Brokerage offering Outstanding Real Estate Investment, Sales, Acquisition & Commercial Property Management Services to a select clientele. Karla Kaley, PhD, CCIM, the Designated Broker for KPS Realty, has more than 35 years experience as a private Real Estate Investor and more than 14 years experience as a licensed Real Estate Broker in multiple States.



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