

Likewise



For Lease FREE STANDING OFFICE IN THE HEART OF DOWNTOWN

86 Asheland Avenue, Asheville, NC 28801

Likewise
COMMERCIAL REAL ESTATE

Carla Barnard LISTING BROKER

828.575.0272 | carla@likewisecommercial.com | likewisecommercial.com

86 Asheland Avenue, Asheville, NC 28801



OFFERING SUMMARY

LEASE PRICE	\$20 /SF NNN
BUILDING SIZE	11,202 SF
LOT SIZE	± 1.54 AC



PROPERTY FEATURES

- Excellent visibility at the corner of signalized intersection
- Free standing building with 74 parking spaces
- 2 levels of private offices, conference/training rooms and reception
- Highly sought-after location in Downtown Asheville, walkable to restaurants, bars, cafes & local amenities
- Easy access to major thoroughfares & public transportation
- Minutes away from Mission Hospital and Biltmore Village
- If you're seeking prominence, accessibility, ample parking, and room to grow then this space is for you!
- MLS# 4238268



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86 Asheland Avenue, Asheville, NC 28801



LOCATION INFORMATION

PIN

9648380833, 9648380625,
and 9648380529,

COUNTY

Buncombe

ZONING

Central Business District

MAJOR ROADS

.5 mi to I-240
.3 mi to Biltmore Avenue

PROPERTY DETAILS

BUILDING SIZE

11,202 SF

YEAR BUILT

1982

TRAFFIC COUNT

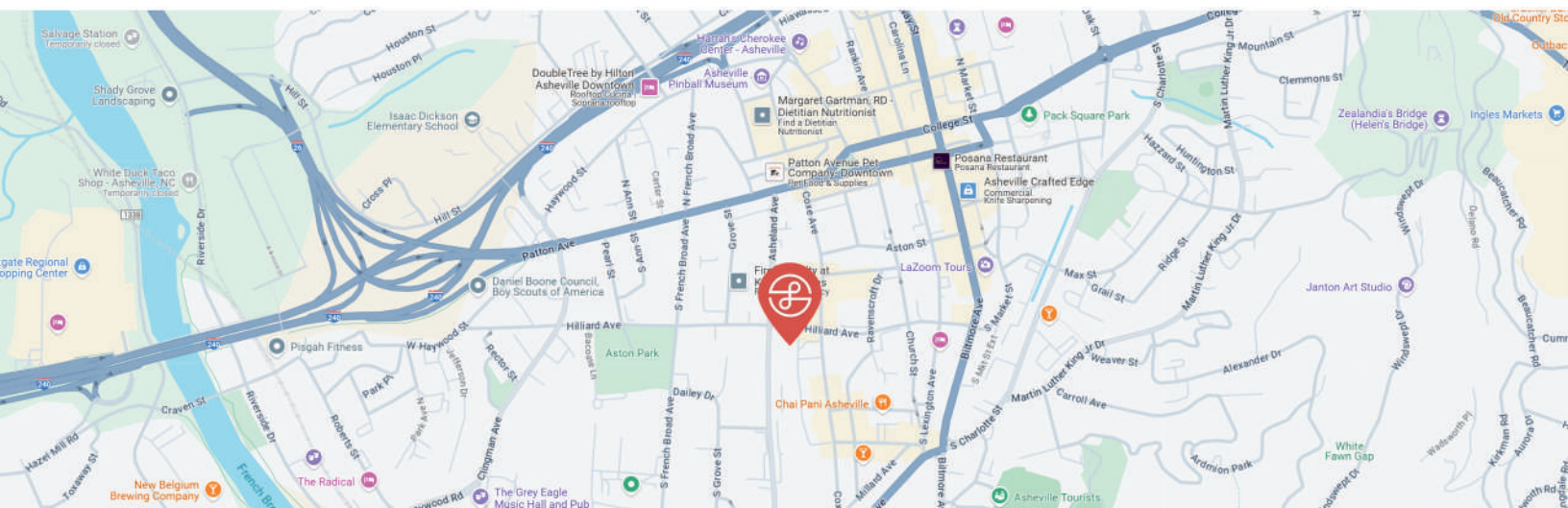
15,100 VPD

ROAD FRONTAGE

690 FT (combined)

FLOOD ZONE

No



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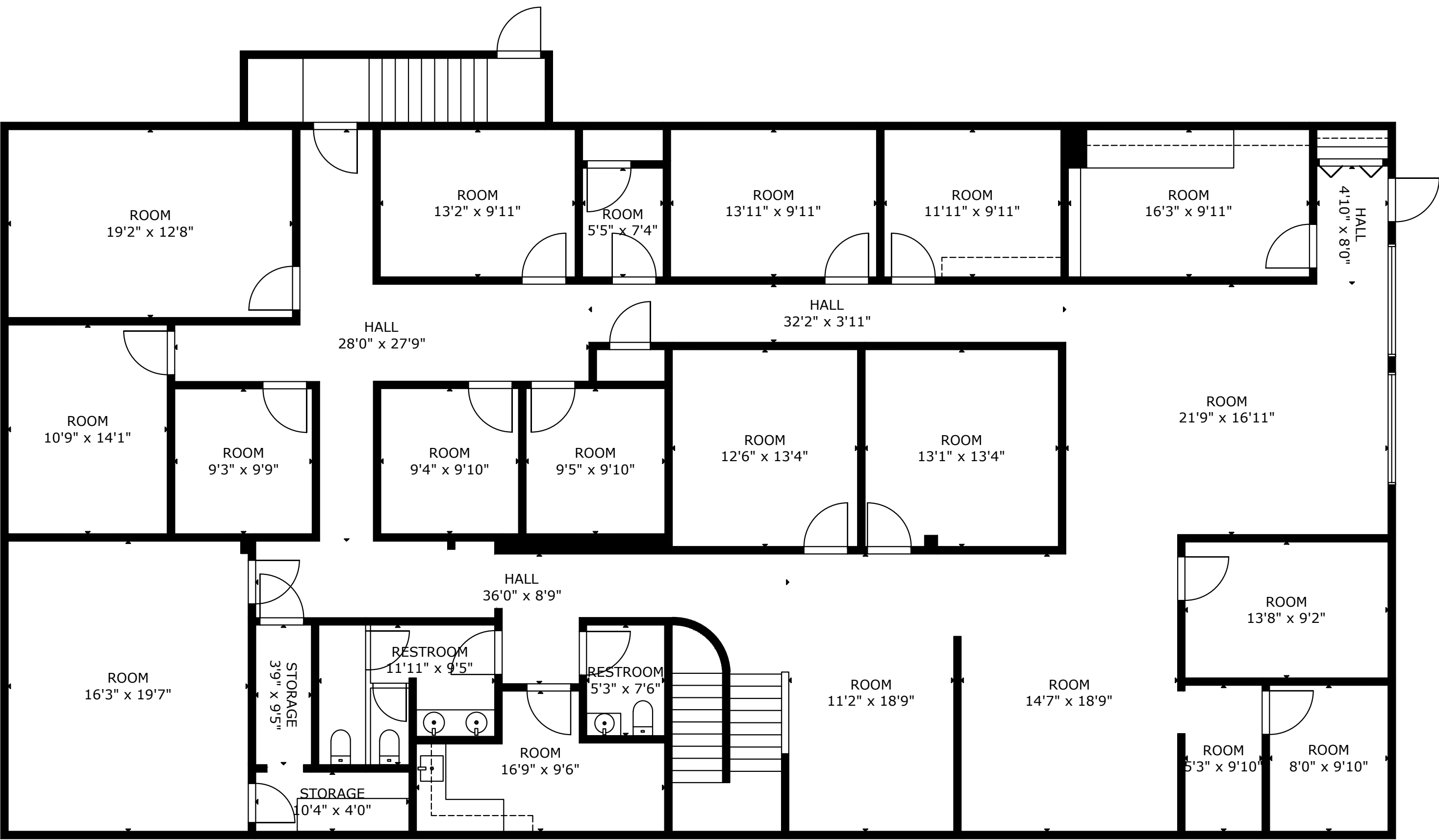


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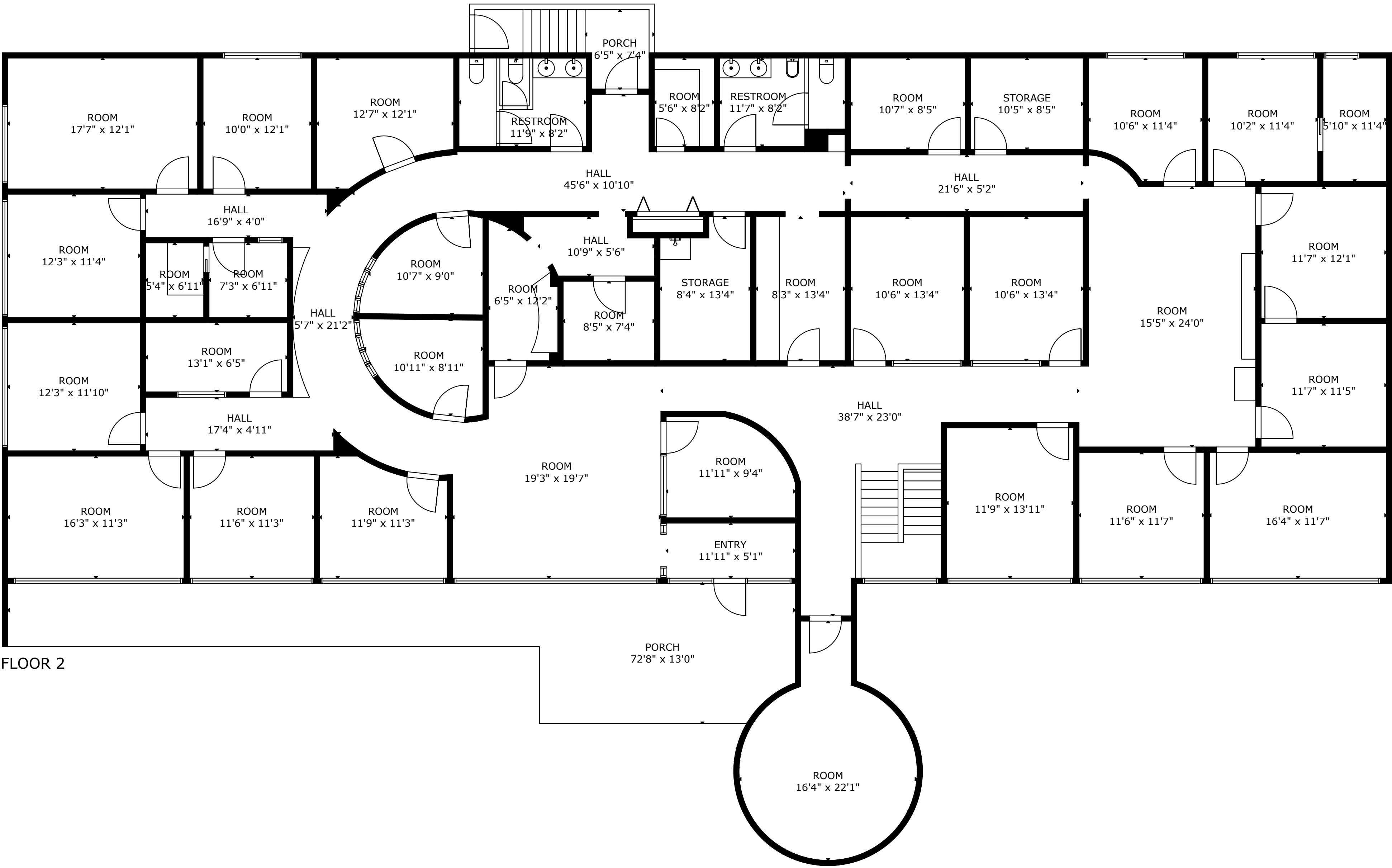
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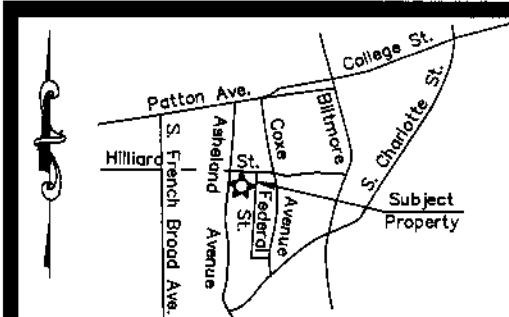


FLOOR 1



FLOOR 2

TOTAL EXTERIOR AREA: 11202 sq ft
Floor 1: 4652 (HLA),
Floor 2: 6550 (HLA), 618 Unfinished (618 Porch)
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



VICINITY MAP

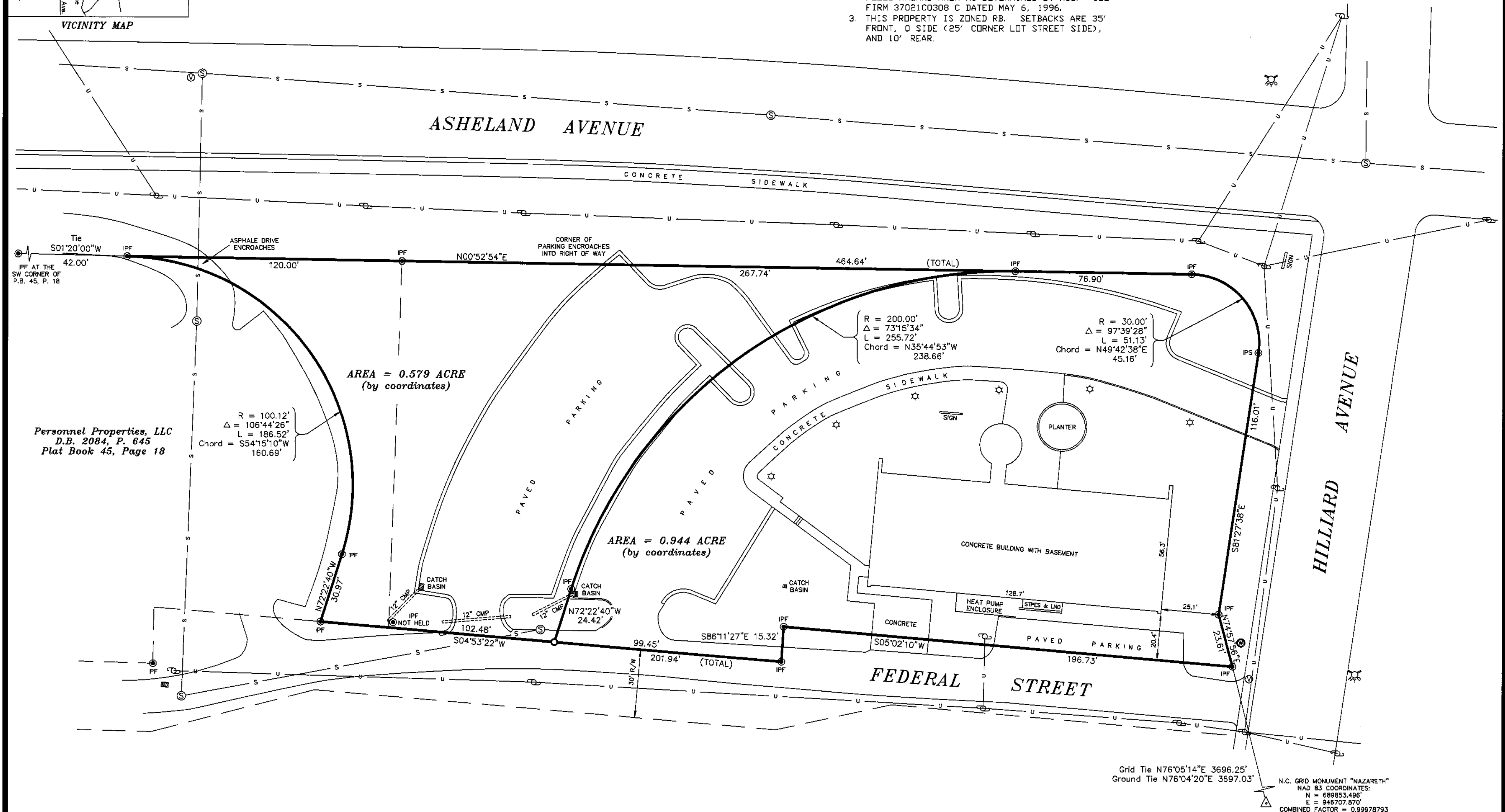
PLAT NORTH

P.B. 45, P. 35

NOTES

1. THIS SURVEY IS SUBJECT TO ANY EASEMENTS, RESTRICTIONS, RIGHTS OF WAY, PREVIOUS CONVEYANCES, OR ANY OTHER FACTS THAT MAY BE DISCLOSED BY A TITLE EXAMINATION.
2. THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY HUD. SEE FIRM 37021C0308 C DATED MAY 6, 1996.
3. THIS PROPERTY IS ZONED RB. SETBACKS ARE 35' FRONT, 0 SIDE (25' CORNER LOT STREET SIDE), AND 10' REAR.

Doc ID: 014618440001 Type: CRP
 Recorded: 03/16/2004 at 02:13:08 PM
 Fee Amt: \$21.00 Page 1 of 1
 Workflow# 1779312
 Buncombe County, NC
 Otto W. DeBruhl Register of Deeds
 BK 101 Pg 74

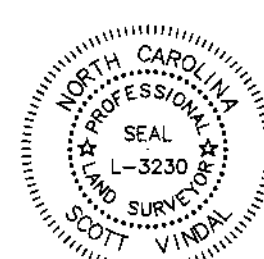


Grid Tie N76°05'14"E 3696.25'
 Ground Tie N76°04'20"E 3697.03'

N.C. GRID MONUMENT "NAZARETH"
 NAD 83 COORDINATES:
 N = 689853.496
 E = 948707.870
 COMBINED FACTOR = 0.99978793

LEGEND

- CMF CONCRETE MONUMENT FOUND
- IPF IRON PIN FOUND
- CNF CONCRETE NAIL FOUND
- CNS CONCRETE NAIL SET
- IPS IRON PIN SET (#5 REBAR W/ ID CAP)
- CPNT CALCULATED POINT-NOT SET
- FH FIRE HYDRANT
- UL UTILITY POLE & LINES
- WF WIRE FENCE
- CLF CHAIN LINK FENCE
- WF WOODEN FENCE
- EM ELECTRIC METER
- GM GAS METER
- SM SEWER MANHOLE
- CP CABLE PEDESTAL
- PP PHONE PEDESTAL
- SC SEWER CLEANDOUT
- WV WATER VALVE
- ET ELECTRICAL TRANSFORMER
- WM WATER METER
- LAMP



SEAL OR STAMP

I, SCOTT VINDAL, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DESCRIPTION RECORDED IN PLAT BOOK 45, PAGE 35 AND PLAT BOOK 64, PAGE 133), THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS BROKEN LINES AS DRAWN FROM INFORMATION FOUND IN ADJOINING PLATS AND DEEDS; THAT THAT THE RATIO OF PRECISION AS CALCULATED IS 1:10,000; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER, AND SEAL THIS 15th DAY OF MARCH, A. D., 2004.

Scott Vindal
 SURVEYOR
 LICENSE NUMBER L-3230

I, SCOTT VINDAL, CERTIFY THAT THE SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.

Scott Vindal
 SURVEYOR
 LICENSE NUMBER L-3230

REGISTERED THIS THE 16 DAY OF MARCH, 2004
 AT 2:03 PM. RECORDED IN BOOK 101, PAGE 74

Otto W. DeBruhl REGISTER OF DEEDS
 BY: *Sharon Hicks* DEPUTY/ASSISTANT

SURVEY FOR:

86 ASHELAND, LLC

CITY OF ASHEVILLE

P. I. N. 9648.06-28-9553, -9631, & -9759

BUNCOMBE COUNTY
 1 inch = 30 ft.

NORTH CAROLINA
 MARCH 15, 2004



REFERENCES: DEED BOOK 2042, PAGE 604
 DEED BOOK 1276, PAGE 197
 PLAT BOOK 64, PAGE 133, PARCELS 52A & 1A
 PLAT BOOK 45, PAGE 35, PARCEL 1

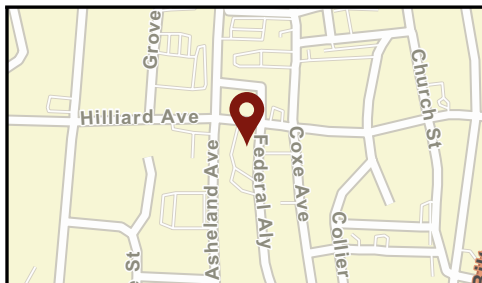
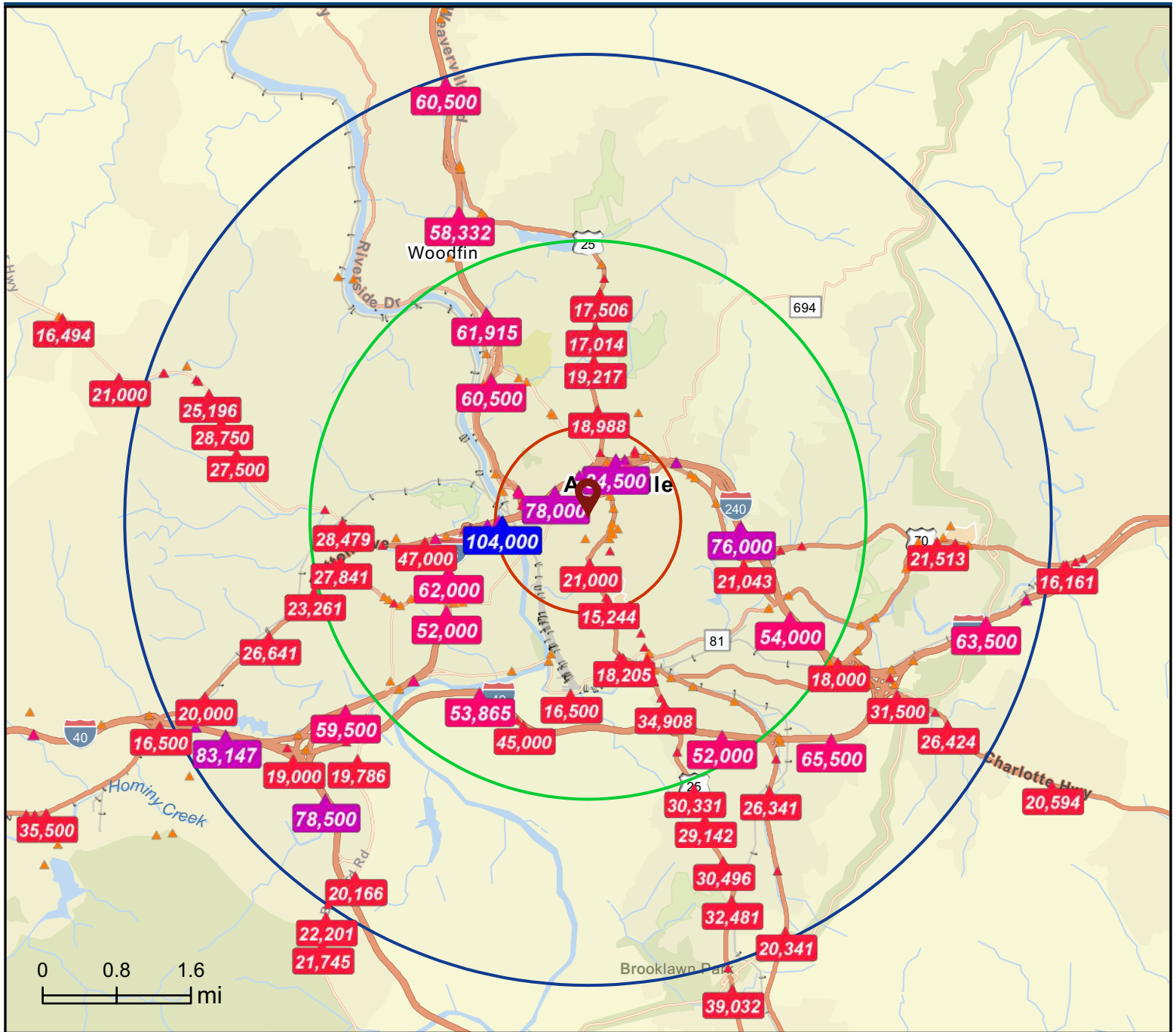


HIGH COUNTRY SURVEYORS, INC.
 117-D CHERRY STREET, BLACK MOUNTAIN, NC 28711 (828) 664-0091

Traffic Count Map

86 Asheland Avenue, Asheville, North Carolina, 28801
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.59077
Longitude: -82.55588



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q4 2024).

March 26, 2025

Traffic Count Map - Close Up

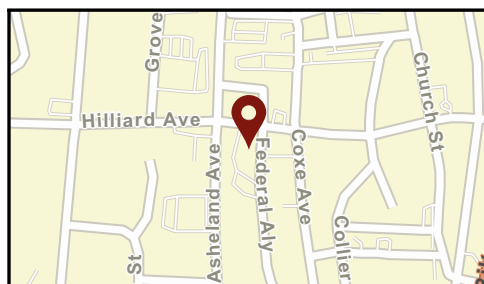
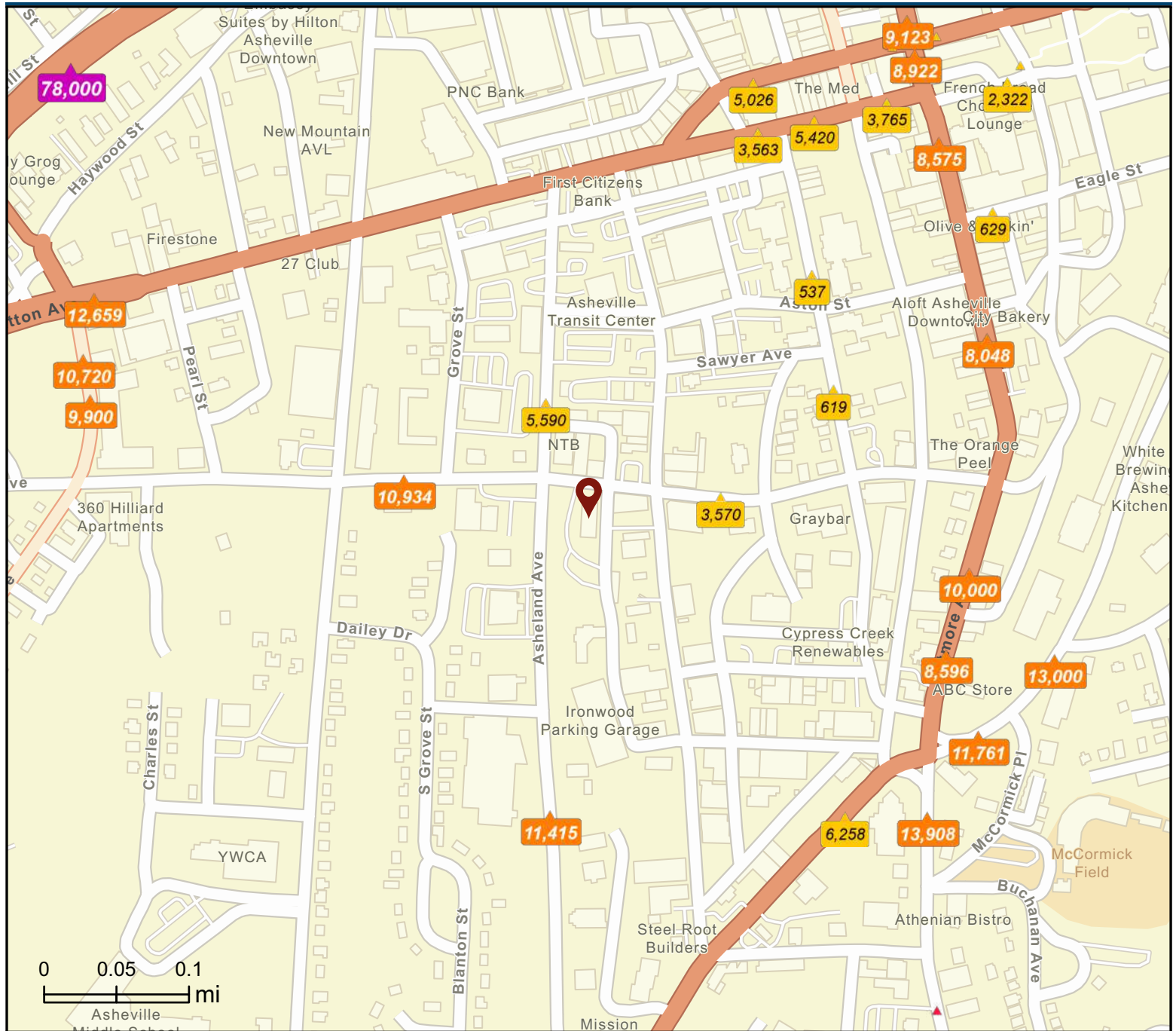
86 Asheland Avenue, Asheville, North Carolina, 28801

Rings: 1, 3, 5 mile radii

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- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q4 2024).

March 26, 2025

Emerald City

Dominant Tapestry
Segment

KEY FACTS



55,532

Total Population



\$431,775

Median Home Value



5,423

Businesses



95,079

Daytime Population



39.6

Median
Age



0.83%

2024-2029
Pop Growth
Rate



\$44,149

Per Capita
Income



2.1

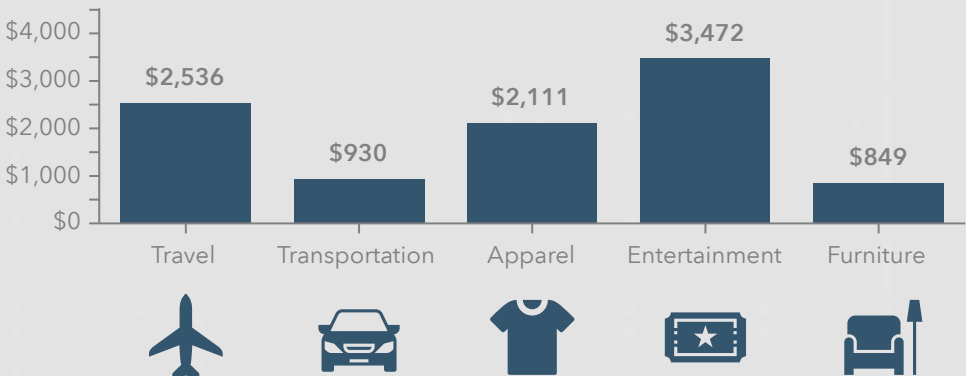
Avg Household
Size



\$61,902

Median Household
Income

KEY SPENDING FACTS



Source: This infographic contains data provided by Esri (2024, 2029), Esri-Data Axle (2024), Esri-U.S. BLS (2024).

© 2025 Esri

Spending facts are average annual dollars per household

Business Summary

86 Asheland Avenue, Asheville, North Carolina, 28801
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.59077
Longitude: -82.55588

Data for all businesses in area		1 mile		3 miles		5 miles						
Total Businesses:		2,370		5,423		7,418						
Total Employees:		25,065		63,662		85,229						
Total Population:		9,563		55,532		105,354						
Employee/Population Ratio (per 100 Residents)		262		115		81						
by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	9	0.4%	25	0.1%	21	0.4%	61	0.1%	31	0.4%	84	0.1%
Mining	0	0.0%	0	0.0%	1	0.0%	21	0.0%	4	0.1%	36	0.0%
Utilities	2	0.1%	53	0.2%	2	0.0%	92	0.1%	5	0.1%	217	0.3%
Construction	62	2.6%	364	1.4%	197	3.6%	1,612	2.5%	347	4.7%	3,699	4.3%
Building Construction	34	1.4%	213	0.8%	93	1.7%	677	1.1%	150	2.0%	1,443	1.7%
Heavy/Civil Eng Construction	5	0.2%	16	0.1%	12	0.2%	149	0.2%	28	0.4%	471	0.6%
Specialty Trade Contractor	23	1.0%	135	0.5%	91	1.7%	786	1.2%	169	2.3%	1,786	2.1%
Manufacturing	52	2.2%	523	2.1%	153	2.8%	1,914	3.0%	221	3.0%	3,248	3.8%
Wholesale Trade	24	1.0%	223	0.9%	99	1.8%	808	1.3%	146	2.0%	1,528	1.8%
Durable Goods	15	0.6%	180	0.7%	67	1.2%	567	0.9%	100	1.4%	848	1.0%
Nondurable Goods	9	0.4%	41	0.2%	30	0.6%	233	0.4%	41	0.6%	669	0.8%
Trade Broker	1	0.0%	2	0.0%	3	0.1%	7	0.0%	5	0.1%	11	0.0%
Retail Trade	203	8.6%	1,549	6.2%	642	11.8%	7,138	11.2%	919	12.4%	10,252	12.0%
Motor Vehicle & Parts Dealers	7	0.3%	38	0.1%	39	0.7%	347	0.6%	73	1.0%	733	0.9%
Furniture & Home Furnishings Stores	10	0.4%	85	0.3%	36	0.7%	314	0.5%	57	0.8%	484	0.6%
Electronics & Appliance Stores	5	0.2%	36	0.1%	18	0.3%	125	0.2%	25	0.3%	146	0.2%
Building Material & Garden Equipment & Supplies Dealers	4	0.2%	161	0.6%	30	0.6%	622	1.0%	49	0.7%	1,026	1.2%
Food & Beverage Stores	33	1.4%	468	1.9%	97	1.8%	1,431	2.3%	140	1.9%	2,248	2.6%
Health & Personal Care Stores	10	0.4%	39	0.2%	62	1.1%	520	0.8%	86	1.2%	791	0.9%
Gasoline Stations & Fuel Dealers	1	0.0%	3	0.0%	13	0.2%	66	0.1%	26	0.3%	122	0.1%
Clothing, Clothing Accessories, Shoe and Jewelry Stores	47	2.0%	288	1.1%	120	2.2%	1,150	1.8%	145	1.9%	1,302	1.5%
Sporting Goods, Hobby, Book, & Music Stores	77	3.3%	410	1.6%	178	3.3%	1,077	1.7%	238	3.2%	1,386	1.6%
General Merchandise Stores	9	0.4%	22	0.1%	49	0.9%	1,486	2.3%	82	1.1%	2,016	2.4%
Transportation & Warehousing	18	0.8%	222	0.9%	58	1.1%	685	1.1%	96	1.3%	967	1.1%
Truck Transportation	3	0.1%	19	0.1%	16	0.3%	143	0.2%	28	0.4%	267	0.3%
Information	56	2.4%	751	3.0%	115	2.1%	1,265	2.0%	150	2.0%	1,682	2.0%
Finance & Insurance	132	5.6%	972	3.9%	240	4.4%	1,564	2.5%	329	4.4%	2,101	2.5%
Central Bank/Credit Intermediation & Related Activities	43	1.8%	459	1.8%	81	1.5%	775	1.2%	110	1.5%	1,059	1.2%
Securities & Commodity Contracts	65	2.7%	364	1.4%	99	1.8%	477	0.8%	122	1.6%	560	0.7%
Funds, Trusts & Other Financial Vehicles	24	1.0%	149	0.6%	60	1.1%	311	0.5%	97	1.3%	482	0.6%
Real Estate, Rental & Leasing	157	6.6%	1,485	5.9%	326	6.0%	2,870	4.5%	456	6.2%	3,415	4.0%
Professional, Scientific & Tech Services	351	14.8%	2,239	8.9%	622	11.5%	3,772	5.9%	779	10.5%	4,694	5.5%
Legal Services	149	6.3%	873	3.5%	200	3.7%	1,077	1.7%	217	2.9%	1,130	1.3%
Management of Companies & Enterprises	13	0.6%	84	0.3%	20	0.4%	112	0.2%	28	0.4%	137	0.2%
Administrative, Support & Waste Management Services	60	2.5%	563	2.3%	156	2.9%	1,175	1.9%	237	3.2%	1,714	2.0%
Educational Services	48	2.0%	886	3.5%	120	2.2%	2,498	3.9%	180	2.4%	3,737	4.4%

Source: Copyright 2024 Data Axle, Inc. All rights reserved. Esri Total Population forecasts for 2024.

Date Note: Data on the Business Summary report is calculated using **Esri's Data allocation method** which uses census block groups to allocate business summary data to custom areas.

March 26, 2025

Business Summary

86 Asheland Avenue, Asheville, North Carolina, 28801
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.59077
Longitude: -82.55588

by NAICS Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Health Care & Social Assistance	310	13.1%	4,798	19.1%	705	13.0%	17,274	27.1%	908	12.2%	21,852	25.6%
Ambulatory Health Care	201	8.5%	2,289	9.1%	474	8.7%	7,129	11.2%	618	8.3%	9,722	11.4%
Hospital	22	0.9%	1,693	6.8%	44	0.8%	7,566	11.9%	55	0.7%	8,194	9.6%
Nursing/Residential Care	4	0.2%	41	0.2%	23	0.4%	534	0.8%	38	0.5%	1,108	1.3%
Social Assistance	83	3.5%	774	3.1%	164	3.0%	2,045	3.2%	197	2.7%	2,828	3.3%
Arts, Entertainment & Recreation	51	2.1%	482	1.9%	155	2.9%	2,209	3.5%	202	2.7%	3,282	3.9%
Accommodation & Food Services	241	10.2%	3,627	14.5%	546	10.1%	9,614	15.1%	691	9.3%	11,929	14.0%
Accommodation	35	1.5%	934	3.7%	95	1.8%	2,709	4.3%	125	1.7%	3,114	3.6%
Food Services & Drinking Places	206	8.7%	2,693	10.7%	451	8.3%	6,905	10.8%	566	7.6%	8,815	10.3%
Other Services (except Public Administration)	290	12.2%	1,588	6.3%	710	13.1%	3,524	5.5%	994	13.4%	4,676	5.5%
Repair & Maintenance	22	0.9%	92	0.4%	87	1.6%	404	0.6%	152	2.0%	670	0.8%
Automotive Repair & Maintenance	13	0.6%	62	0.3%	58	1.1%	289	0.5%	105	1.4%	478	0.6%
Personal & Laundry Service	90	3.8%	418	1.7%	251	4.6%	1,082	1.7%	344	4.6%	1,466	1.7%
Civic and Other Orgs	178	7.5%	1,078	4.3%	373	6.9%	2,039	3.2%	498	6.7%	2,540	3.0%
Public Administration	118	5.0%	4,572	18.2%	158	2.9%	5,293	8.3%	189	2.5%	5,757	6.8%
Unclassified Establishments	173	7.3%	60	0.2%	378	7.0%	160	0.3%	505	6.8%	220	0.3%
Total	2,370	100.0%	25,065	100.0%	5,423	100.0%	63,662	100.0%	7,418	100.0%	85,229	100.0%

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by SIC Codes	Businesses		Employees		Businesses		Employees		Businesses		Employees	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Agriculture & Mining	20	0.8%	103	0.4%	72	1.3%	383	0.6%	146	2.0%	788	0.9%
Construction	57	2.4%	336	1.3%	184	3.4%	1,472	2.3%	324	4.4%	3,489	4.1%
Manufacturing	55	2.3%	872	3.5%	148	2.7%	2,211	3.5%	215	2.9%	3,549	4.2%
Transportation	20	0.8%	233	0.9%	79	1.5%	739	1.2%	137	1.9%	1,191	1.4%
Communication	13	0.6%	106	0.4%	38	0.7%	356	0.6%	55	0.7%	683	0.8%
Utility	3	0.1%	55	0.2%	8	0.1%	190	0.3%	15	0.2%	508	0.6%
Wholesale Trade	25	1.1%	226	0.9%	101	1.9%	815	1.3%	148	2.0%	1,535	1.8%
Retail Trade Summary	415	17.5%	4,282	17.1%	1,114	20.5%	14,199	22.3%	1,520	20.5%	19,265	22.6%
Home Improvement	4	0.2%	161	0.6%	30	0.6%	622	1.0%	49	0.7%	1,029	1.2%
General Merchandise Stores	4	0.2%	12	0.1%	29	0.5%	1,431	2.3%	44	0.6%	1,779	2.1%
Food Stores	36	1.5%	503	2.0%	109	2.0%	1,580	2.5%	154	2.1%	2,413	2.8%
Auto Dealers & Gas Stations	8	0.3%	41	0.2%	50	0.9%	404	0.6%	96	1.3%	835	1.0%
Apparel & Accessory Stores	39	1.6%	265	1.1%	96	1.8%	981	1.5%	116	1.6%	1,118	1.3%
Furniture & Home Furnishings	17	0.7%	126	0.5%	62	1.1%	499	0.8%	97	1.3%	718	0.8%
Eating & Drinking Places	200	8.4%	2,654	10.6%	435	8.0%	6,733	10.6%	546	7.4%	8,597	10.1%
Miscellaneous Retail	108	4.6%	520	2.1%	303	5.6%	1,949	3.1%	417	5.6%	2,774	3.3%
Finance, Insurance, Real Estate Summary	304	12.8%	2,708	10.8%	559	10.3%	4,506	7.1%	763	10.3%	5,582	6.5%
Banks, Savings & Lending Institutions	45	1.9%	466	1.9%	86	1.6%	756	1.2%	116	1.6%	1,061	1.2%
Securities Brokers	62	2.6%	354	1.4%	96	1.8%	466	0.7%	118	1.6%	544	0.6%
Insurance Carriers & Agents	24	1.0%	149	0.6%	60	1.1%	311	0.5%	96	1.3%	478	0.6%
Real Estate, Holding, Other Investment Offices	172	7.3%	1,739	6.9%	317	5.8%	2,972	4.7%	434	5.8%	3,499	4.1%
Services Summary	1,167	49.2%	11,583	46.2%	2,584	47.6%	33,406	52.5%	3,399	45.8%	42,727	50.1%
Hotels & Lodging	35	1.5%	934	3.7%	95	1.8%	2,709	4.3%	125	1.7%	3,114	3.6%
Automotive Services	16	0.7%	82	0.3%	77	1.4%	360	0.6%	136	1.8%	584	0.7%
Movies & Amusements	54	2.3%	315	1.3%	161	3.0%	903	1.4%	217	2.9%	1,208	1.4%
Health Services	218	9.2%	3,977	15.9%	522	9.6%	15,113	23.7%	684	9.2%	18,497	21.7%
Legal Services	144	6.1%	857	3.4%	194	3.6%	1,058	1.7%	211	2.8%	1,111	1.3%
Education Institutions & Libraries	42	1.8%	936	3.7%	96	1.8%	2,509	3.9%	142	1.9%	3,709	4.3%
Other Services	658	27.8%	4,482	17.9%	1,439	26.5%	10,756	16.9%	1,885	25.4%	14,504	17.0%
Government	115	4.8%	4,493	17.9%	155	2.9%	5,211	8.2%	187	2.5%	5,678	6.7%
Unclassified Establishments	175	7.4%	66	17.9%	381	7.0%	174	8.2%	508	6.8%	234	6.7%
Totals	2,370	100.0%	25,065	100.0%	5,423	100.0%	63,662	100.0%	7,418	100.0%	85,229	100.0%

Source: Copyright 2024 Data Axle, Inc. All rights reserved. Esri Total Population forecasts for 2024.

Date Note: Data on the Business Summary report is calculated using **Esri's Data allocation method** which uses census block groups to allocate business summary data to custom areas.

March 26, 2025

Key Facts

86 Asheland Avenue, Asheville, North Carolina, 28801
Ring: 3 mile radius

KEY FACTS

55,532

Population



Average
Household Size

39.6

Median Age

\$61,902

Median Household
Income

EDUCATION

6.1%

No High School
Diploma



20.6%

High School
Graduate



19.0%

Some College/
Associate's Degree



54.3%

Bachelor's/Grad/
Prof Degree

BUSINESS



5,423

Total Businesses



63,662

Total Employees

EMPLOYMENT



66.7%

White Collar



13.8%

Blue Collar



19.5%

Services



Unemployment
Rate

INCOME



\$61,902

Median Household
Income



\$44,149

Per Capita Income



\$88,480

Median Net Worth

2024 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (18.2%)

The smallest group: \$150,000 - \$199,999 (6.4%)

Indicator ▲	Value	Diff		
<\$15,000	13.2%	+5.3%		
\$15,000 - \$24,999	8.4%	+1.1%		
\$25,000 - \$34,999	6.7%	+0.4%		
\$35,000 - \$49,999	11.3%	-1.6%		
\$50,000 - \$74,999	18.2%	-1.2%		
\$75,000 - \$99,999	10.5%	-2.3%		
\$100,000 - \$149,999	15.0%	-1.9%		
\$150,000 - \$199,999	6.4%	-0.2%		
\$200,000+	10.3%	+0.4%		

Bars show deviation from Buncombe County

Demographic and Income Profile

86 Asheland Avenue, Asheville, North Carolina, 28801
Ring: 3 mile radius

Prepared by Esri
Latitude: 35.59077
Longitude: -82.55588

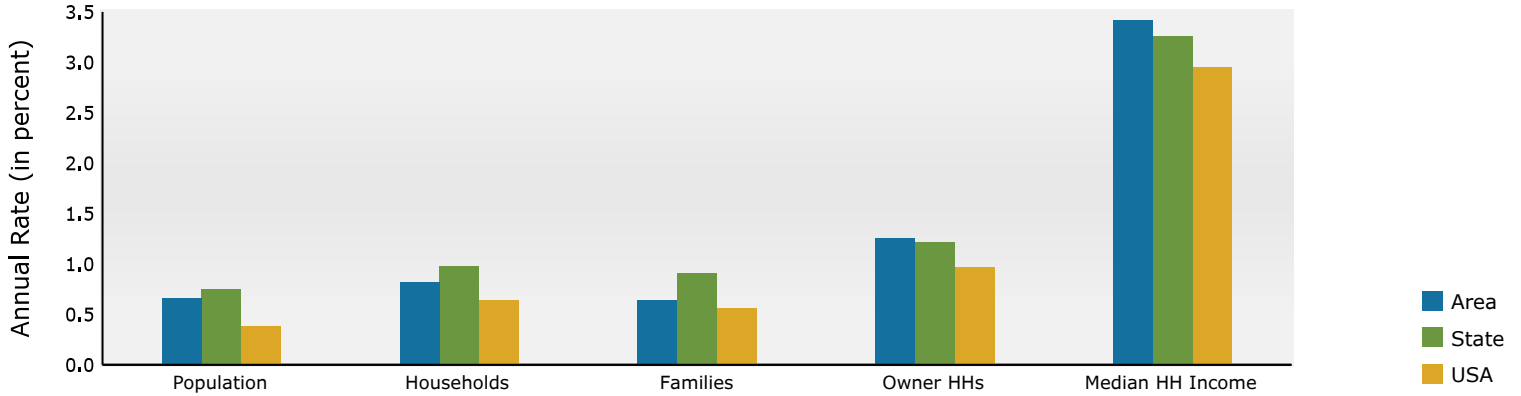
Summary	Census 2010		Census 2020		2024		2029	
Population	48,313		53,613		55,532		57,394	
Households	21,232		24,409		25,411		26,476	
Families	9,897		11,289		11,544		11,918	
Average Household Size	2.11		2.06		2.06		2.04	
Owner Occupied Housing Units	10,573		11,624		12,198		12,977	
Renter Occupied Housing Units	10,659		12,785		13,213		13,499	
Median Age	36.4		38.6		39.6		41.6	
Trends: 2024-2029 Annual Rate	Area		State		National			
Population	0.66%		0.75%		0.38%			
Households	0.82%		0.98%		0.64%			
Families	0.64%		0.91%		0.56%			
Owner HHs	1.25%		1.22%		0.97%			
Median Household Income	3.42%		3.26%		2.95%			
Households by Income			2024		2029			
			Number	Percent	Number	Percent		
<\$15,000			3,354	13.2%	2,860	10.8%		
\$15,000 - \$24,999			2,132	8.4%	1,651	6.2%		
\$25,000 - \$34,999			1,708	6.7%	1,587	6.0%		
\$35,000 - \$49,999			2,876	11.3%	2,696	10.2%		
\$50,000 - \$74,999			4,615	18.2%	4,680	17.7%		
\$75,000 - \$99,999			2,664	10.5%	2,981	11.3%		
\$100,000 - \$149,999			3,821	15.0%	4,568	17.3%		
\$150,000 - \$199,999			1,629	6.4%	2,173	8.2%		
\$200,000+			2,611	10.3%	3,281	12.4%		
Median Household Income			\$61,902		\$73,245			
Average Household Income			\$96,112		\$112,419			
Per Capita Income			\$44,149		\$52,012			
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,812	5.8%	2,358	4.4%	2,397	4.3%	2,352	4.1%
5 - 9	2,486	5.1%	2,439	4.5%	2,463	4.4%	2,351	4.1%
10 - 14	2,056	4.3%	2,496	4.7%	2,385	4.3%	2,481	4.3%
15 - 19	2,876	6.0%	3,260	6.1%	3,306	6.0%	3,338	5.8%
20 - 24	4,427	9.2%	3,772	7.0%	4,120	7.4%	4,102	7.1%
25 - 34	8,521	17.6%	9,449	17.6%	8,886	16.0%	7,675	13.4%
35 - 44	6,447	13.3%	8,085	15.1%	8,701	15.7%	9,489	16.5%
45 - 54	6,104	12.6%	6,389	11.9%	7,091	12.8%	7,808	13.6%
55 - 64	5,846	12.1%	6,178	11.5%	6,068	10.9%	6,363	11.1%
65 - 74	3,375	7.0%	5,863	10.9%	5,898	10.6%	5,881	10.2%
75 - 84	2,194	4.5%	2,379	4.4%	3,213	5.8%	4,267	7.4%
85+	1,167	2.4%	945	1.8%	1,003	1.8%	1,286	2.2%
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	37,096	76.8%	40,050	74.7%	41,015	73.9%	41,612	72.5%
Black Alone	8,050	16.7%	6,677	12.5%	6,855	12.3%	7,310	12.7%
American Indian Alone	177	0.4%	216	0.4%	239	0.4%	261	0.5%
Asian Alone	390	0.8%	631	1.2%	691	1.2%	769	1.3%
Pacific Islander Alone	24	0.0%	156	0.3%	183	0.3%	213	0.4%
Some Other Race Alone	1,281	2.7%	2,118	4.0%	2,411	4.3%	2,655	4.6%
Two or More Races	1,295	2.7%	3,765	7.0%	4,138	7.5%	4,573	8.0%
Hispanic Origin (Any Race)	2,924	6.1%	3,990	7.4%	4,594	8.3%	5,111	8.9%

Data Note: Income is expressed in current dollars.

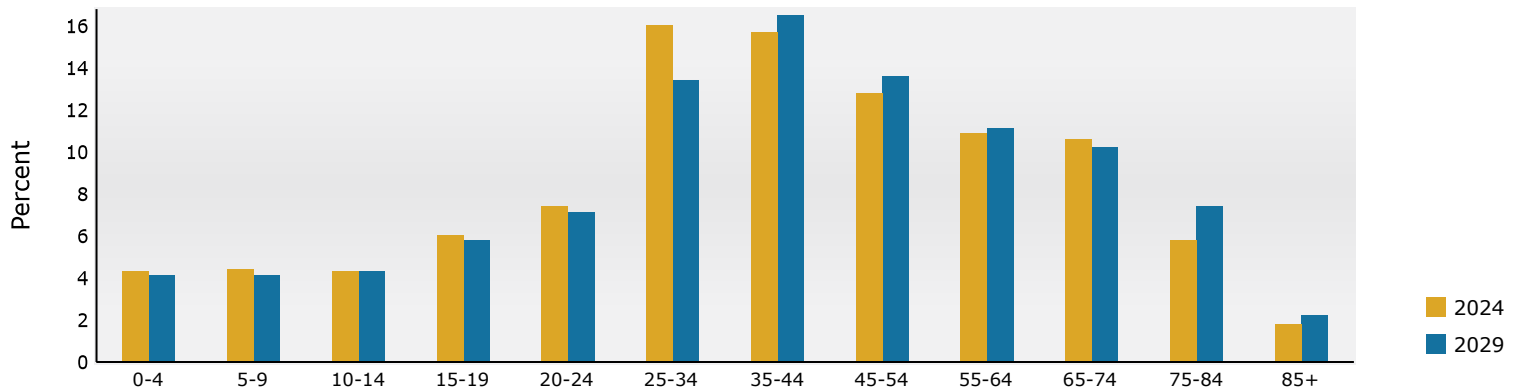
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

March 26, 2025

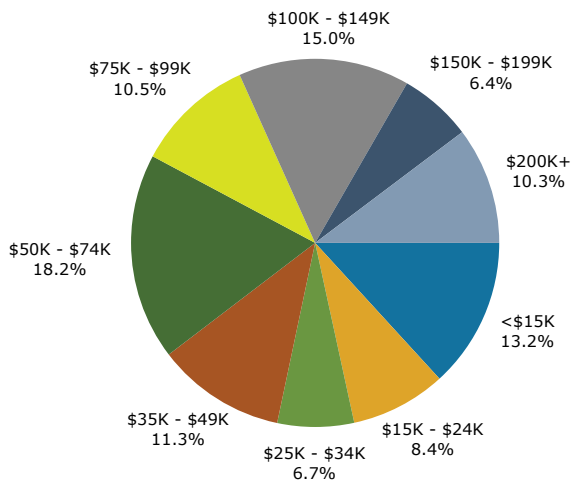
Trends 2024-2029



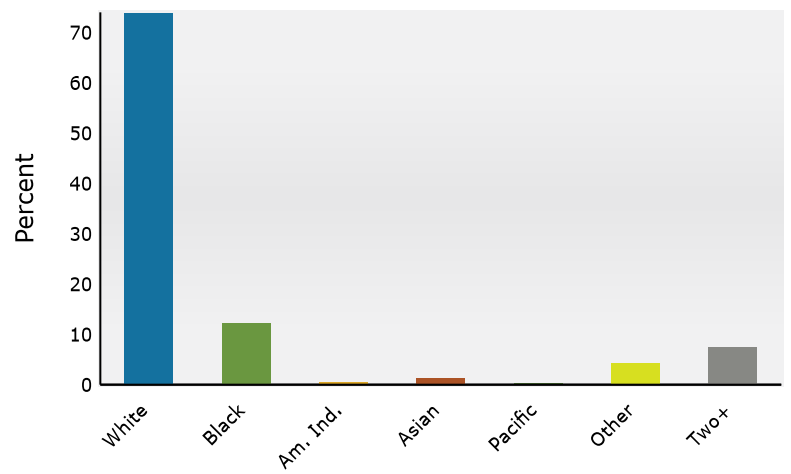
Population by Age



2024 Household Income



2024 Population by Race



2024 Percent Hispanic Origin: 8.3%