

# Subject Property

5404 W Highway 74

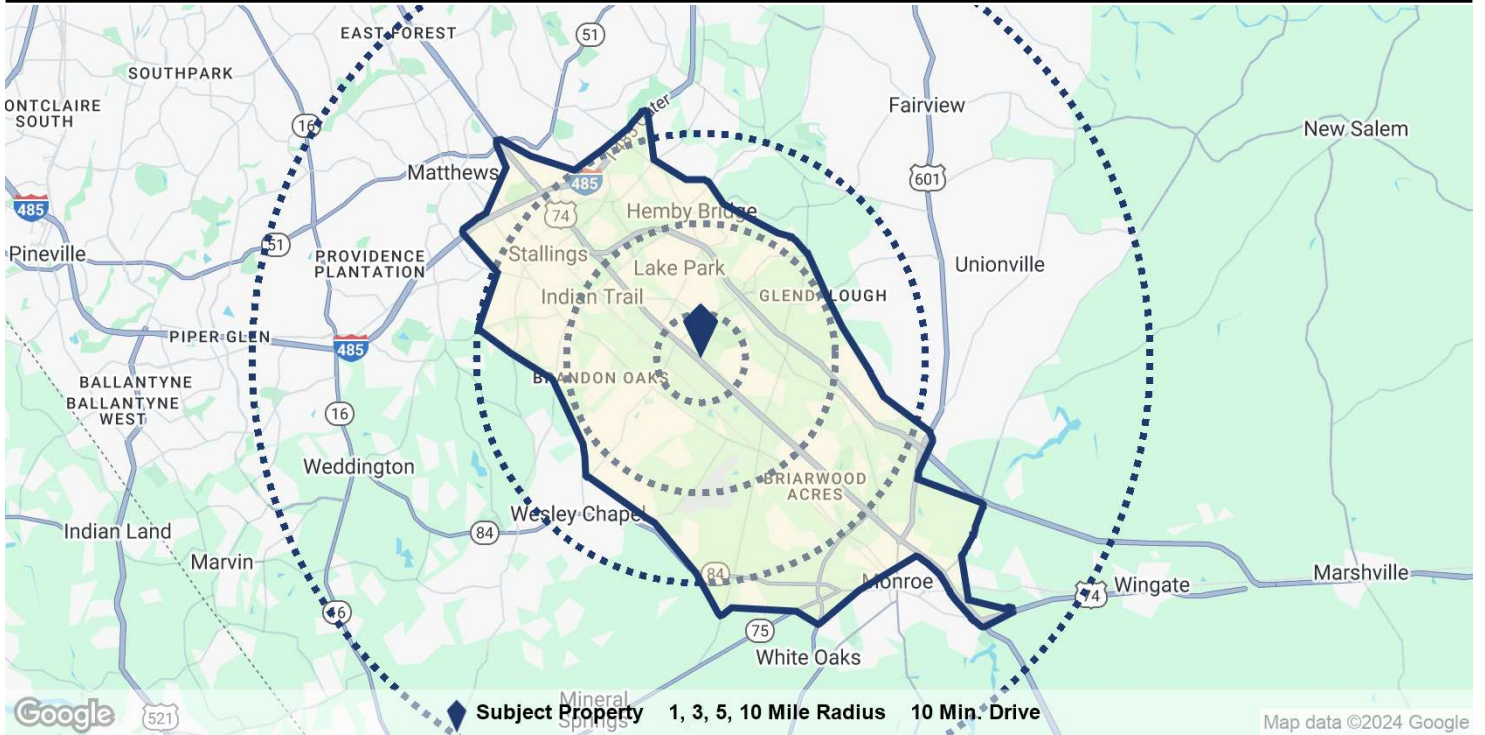
AERIAL VIEW



# Subject Property

5404 W Highway 74

## DEMOGRAPHICS

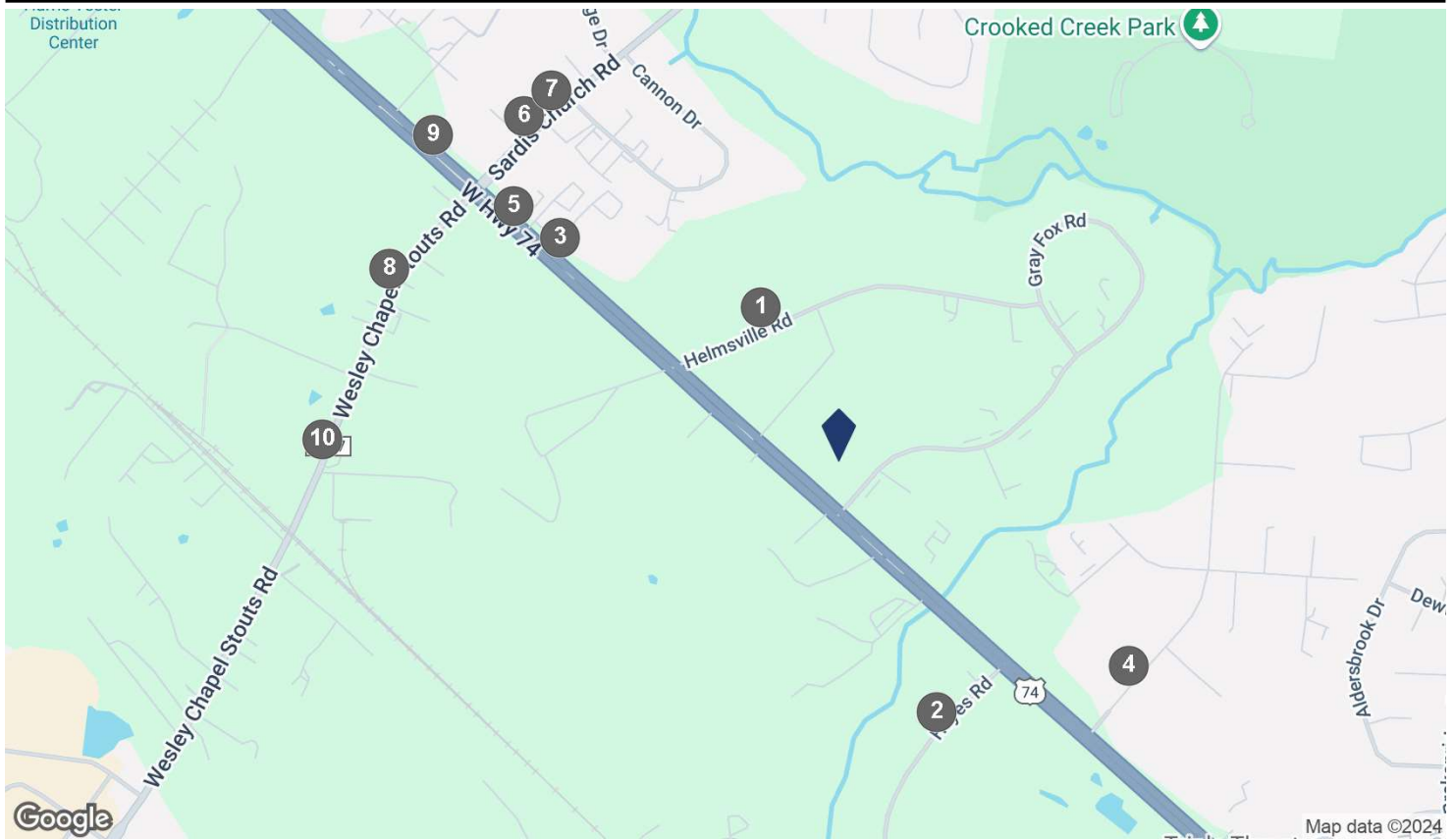


Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	2,039	39,866	91,665	313,732	87,338
5 Yr Growth	11.3%	12.2%	12.4%	9.5%	11.3%
Median Age	35	38	39	41	39
5 Yr Forecast	36	39	40	41	40
White / Black / Hispanic	50% / 11% / 34%	66% / 11% / 15%	69% / 10% / 13%	66% / 12% / 12%	65% / 11% / 16%
5 Yr Forecast	51% / 11% / 34%	66% / 11% / 15%	68% / 10% / 13%	66% / 12% / 12%	65% / 11% / 16%
Employment	2,656	14,477	28,628	104,978	47,216
Buying Power	\$56.4M	\$1.2B	\$2.8B	\$10.6B	\$2.5B
5 Yr Growth	13.7%	12.4%	12.0%	9.4%	10.8%
College Graduates	21.4%	28.5%	31.3%	41.0%	40.0%
<b>Household</b>					
Households	687	13,713	31,897	112,907	30,848
5 Yr Growth	11.5%	12.5%	12.6%	9.4%	11.4%
Median Household Income	\$82,117	\$84,831	\$86,347	\$93,523	\$81,067
5 Yr Forecast	\$83,750	\$84,822	\$85,865	\$93,517	\$80,634
Average Household Income	\$97,784	\$104,819	\$107,329	\$119,610	\$100,310
5 Yr Forecast	\$100,468	\$105,377	\$107,361	\$119,650	\$100,137
% High Income (>\$75K)	56%	57%	57%	60%	54%
<b>Housing</b>					
Median Home Value	\$257,339	\$271,926	\$300,215	\$359,837	\$282,907
Median Year Built	2001	2001	2001	1996	1999
Owner / Renter Occupied	74% / 26%	79% / 21%	80% / 20%	75% / 25%	76% / 24%

# Subject Property

5404 W Highway 74

## TRAFFIC COUNTS



## COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 Helmsville Rd	Independence Blvd - W	188	2018	0.22 mi
2 Hayes Rd	Independence Blvd - NE	2,104	2022	0.41 mi
3 Independence Blvd	Sardis Church Rd - NW	45,968	2022	0.49 mi
4 Chamber Dr	Independence Blvd - SW	2,748	2022	0.52 mi
5 Independence Boulevard	Independence Blvd - SW	56,478	2022	0.57 mi
6 Sardis Church Road	Sardis Dr - SW	9,634	2022	0.64 mi
7 Sardis Church Rd	Cannon Dr - NE	8,385	2022	0.64 mi
8 Wesley Chapel Stouts Rd	Archie Hargette Rd - SW	11,434	2022	0.68 mi
9 Independence Blvd	Wesley Chapel Stouts Rd - SE	46,656	2022	0.72 mi
10 Wesley Chapel Stouts Rd	Orr Rd - SW	17,470	2022	0.73 mi