

# NEW RETAIL CONSTRUCTION: +/- 1,800 SF AVAILABLE

## +/- 0.66 AC PAD SITE AVAILABLE

### NWQ OF PRESTON & CRENSHAW, PASADENA, TEXAS 77504



**+/- 1,800 SF  
AVAILABLE**

**0.66 ACRE PAD  
SITE AVAILABLE**

**SE DERM** Southeast Dermatology

**EYE CENTER OF TEXAS**  
Leaders in Eye Care

**ANCHOR** WOODSHORE FAMILY DENTISTRY  
**TR** Texas Rheumatology

# S&P INTERESTS

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5353 WEST ALABAMA, SUITE 602  
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The information herein has been obtained from sources believed reliable, however, S & P Interests, LLC does not guarantee, warranty or make any representations to the completeness or accuracy thereof. The information pertaining to this property is subject to errors, omissions, change of price, or conditions, prior to sale or lease, or the withdrawal of this offer without notice.



# PROPERTY OVERVIEW



## ADDRESS

4421 Crenshaw Road  
Pasadena, Texas 77504



## MEDICAL/MIXED-USE DEVELOPMENT

+/- 1,800 SF Available



## PAD SITE

0.66 Acres



## AVG HOUSEHOLD INCOME

\$75,475 (1 mile Radius)



## POPULATION

102,844 (3 mile Radius)



## PARKING

125 Spaces



## TRAFFIC COUNTS

Preston Ave: 13,702 VPD | Crenshaw Rd: 9,944 VPD



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**Market at Crenshaw**



98,788 VPD ('19)



DELTA 8

9,944 VPD ('20)

13,702 VPD ('20)

First Presbyterian Church

13,340 VPD ('20)

0.66 ACRE PAD SITE AVAILABLE

+/- 1,800 SF AVAILABLE

Future Development Pasadena ISD

Preston Rd

Crenshaw Rd



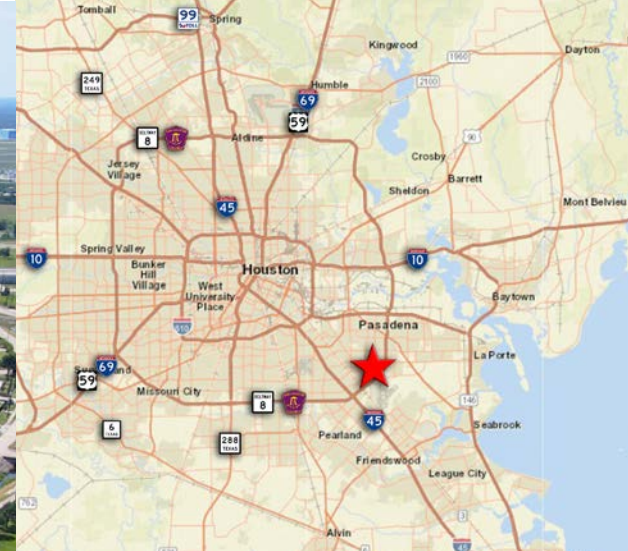
WOODSHORE FAMILY DENTISTRY



Texas Rheumatology



Southeast Dermatology



**PROPERTY FEATURES:**

- New Medical/Mixed Use Development
- +/- 1,800 SF Inline Space Available
- 0.66 AC Pad Site For Sale
- Strong Co-Tenants
- Near Pasadena Memorial High School
- Marquee Signage
- Call for Pricing

**DEMOGRAPHIC SUMMARY:**

Radius	1 Mile	3 Mile	5 Mile
2020 Population	16,082	102,844	318,437
2025 Population Est.	16,577	107,653	332,516
Daytime Population	14,817	100,107	298,466
Average HH Income	\$75,475	\$69,533	\$73,088

**TRAFFIC COUNTS:** Preston Rd: 13,702 VPD  
Crenshaw Rd: 9,944 VPD

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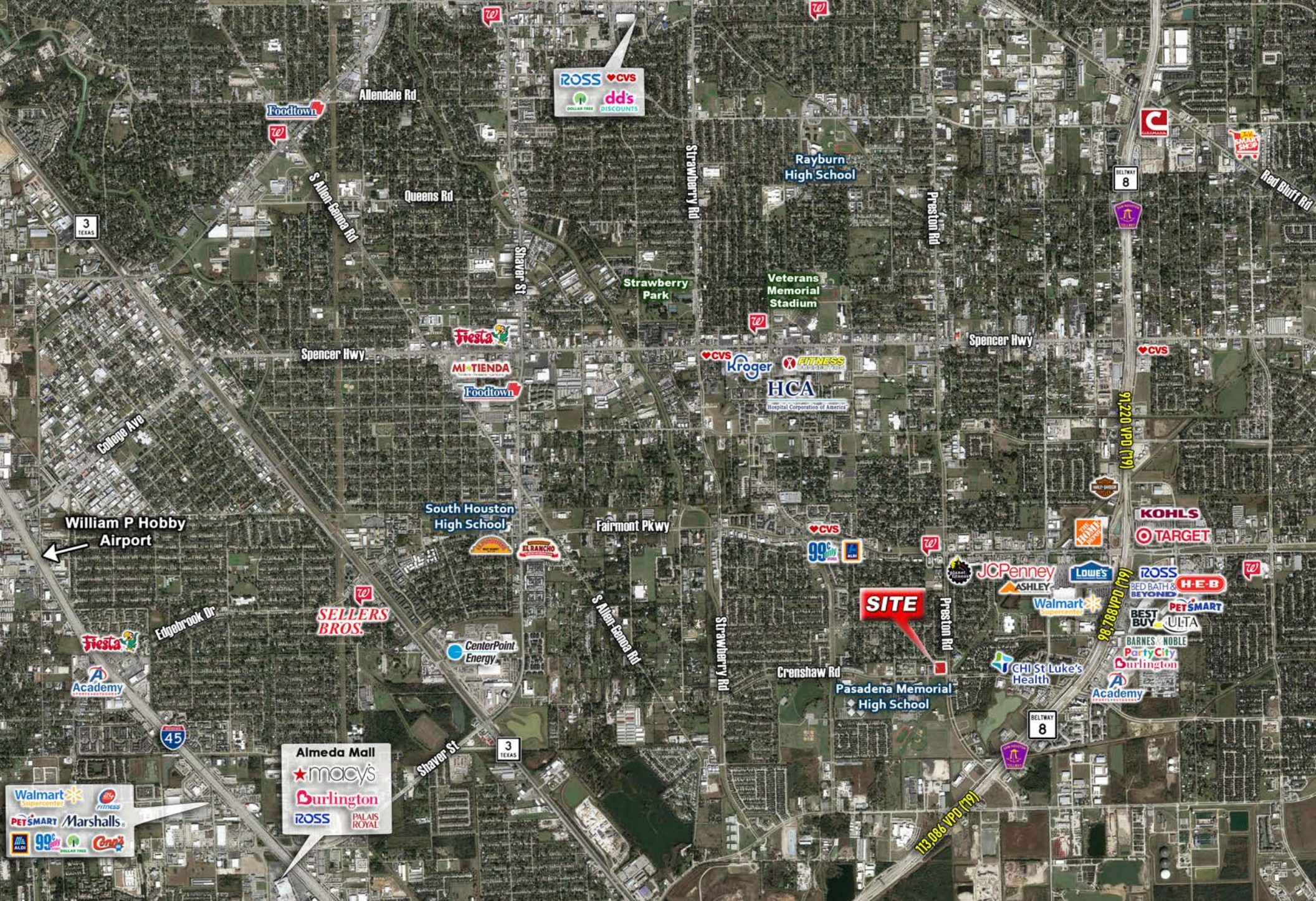
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	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	12,247	78,642	267,987
2010 Total Population	15,127	94,656	298,248
2020 Total Population	16,082	102,844	318,437
2020 Group Quarters	144	446	1,030
2025 Total Population	16,577	107,653	332,516
2020-2025 Annual Rate	0.61%	0.92%	0.87%
2020 Total Daytime Population	14,817	100,107	298,466
Workers	6,284	43,964	121,074
Residents	8,533	56,143	177,392
<b>Household Summary</b>			
2000 Households	4,766	27,589	89,113
2000 Average Household Size	2.53	2.83	2.99
2010 Households	5,656	31,855	96,804
2010 Average Household Size	2.65	2.96	3.07
2020 Households	6,007	34,000	101,702
2020 Average Household Size	2.65	3.01	3.12
2025 Households	6,185	35,387	105,589
2025 Average Household Size	2.66	3.03	3.14
2020-2025 Annual Rate	0.59%	0.80%	0.75%
2010 Families	3,904	23,114	72,558
2010 Average Family Size	3.24	3.50	3.57
2020 Families	4,066	24,469	75,776
2020 Average Family Size	3.27	3.58	3.64
2025 Families	4,177	25,464	78,707
2025 Average Family Size	3.28	3.60	3.66
2020-2025 Annual Rate	0.54%	0.80%	0.76%
<b>Housing Unit Summary</b>			
2000 Housing Units	5,002	29,728	94,241
Owner Occupied Housing Units	54.4%	53.2%	56.7%
Renter Occupied Housing Units	40.9%	39.6%	37.8%
Vacant Housing Units	4.7%	7.2%	5.4%
2010 Housing Units	6,018	34,937	106,036
Owner Occupied Housing Units	54.4%	51.2%	54.0%
Renter Occupied Housing Units	39.6%	40.0%	37.3%
Vacant Housing Units	6.0%	8.8%	8.7%
2020 Housing Units	6,358	36,925	111,119
Owner Occupied Housing Units	49.3%	47.5%	50.1%
Renter Occupied Housing Units	45.2%	44.6%	41.4%
Vacant Housing Units	5.5%	7.9%	8.5%
2025 Housing Units	6,552	38,469	115,422
Owner Occupied Housing Units	49.3%	47.5%	50.2%
Renter Occupied Housing Units	45.1%	44.5%	41.3%
Vacant Housing Units	5.6%	8.0%	8.5%
<b>Median Household Income</b>			
2020	\$55,621	\$53,152	\$54,481
2025	\$58,921	\$55,804	\$57,249
<b>Median Home Value</b>			
2020	\$168,934	\$147,843	\$143,469
2025	\$181,715	\$166,461	\$159,576
<b>Per Capita Income</b>			
2020	\$28,083	\$22,989	\$23,390
2025	\$30,688	\$24,894	\$25,262
<b>Median Age</b>			
2010	34.2	30.8	30.7
2020	34.8	32.4	32.2
2025	35.5	33.4	33.2
<b>2020 Households by Income</b>			
Household Income Base	6,007	34,000	101,702
<\$15,000	7.6%	9.8%	9.7%
\$15,000 - \$24,999	11.4%	10.8%	10.3%
\$25,000 - \$34,999	9.4%	11.2%	11.2%
\$35,000 - \$49,999	15.3%	14.5%	13.8%
\$50,000 - \$74,999	20.6%	19.9%	19.7%
\$75,000 - \$99,999	13.6%	12.5%	13.2%
\$100,000 - \$149,999	12.7%	14.0%	13.6%
\$150,000 - \$199,999	4.8%	4.1%	4.6%
\$200,000+	4.7%	3.1%	3.9%
Average Household Income	\$75,475	\$69,533	\$73,088

	1 mile	3 miles	5 miles
<b>2025 Households by Income</b>			
Household Income Base	6,185	35,387	105,589
<\$15,000	7.0%	8.9%	8.9%
\$15,000 - \$24,999	10.3%	9.9%	9.5%
\$25,000 - \$34,999	8.6%	10.7%	10.7%
\$35,000 - \$49,999	14.7%	14.2%	13.3%
\$50,000 - \$74,999	20.8%	20.1%	19.9%
\$75,000 - \$99,999	14.0%	13.0%	13.7%
\$100,000 - \$149,999	14.0%	15.1%	14.6%
\$150,000 - \$199,999	5.4%	4.8%	5.1%
\$200,000+	5.2%	3.4%	4.3%
Average Household Income	\$82,581	\$75,732	\$79,416
<b>2020 Owner Occupied Housing Units by Value</b>			
Total	3,135	17,527	55,659
<\$50,000	5.8%	8.0%	6.3%
\$50,000 - \$99,999	7.0%	16.4%	20.0%
\$100,000 - \$149,999	26.1%	26.8%	27.2%
\$150,000 - \$199,999	29.2%	21.1%	20.7%
\$200,000 - \$249,999	15.4%	13.2%	10.2%
\$250,000 - \$299,999	5.6%	6.3%	5.9%
\$300,000 - \$399,999	3.3%	4.4%	4.7%
\$400,000 - \$499,999	1.1%	0.7%	2.0%
\$500,000 - \$749,999	2.5%	1.6%	1.6%
\$750,000 - \$999,999	1.0%	0.7%	0.6%
\$1,000,000 - \$1,499,999	3.1%	0.7%	0.5%
\$1,500,000 - \$1,999,999	0.0%	0.1%	0.1%
\$2,000,000 +	0.0%	0.0%	0.1%
Average Home Value	\$219,226	\$177,145	\$177,662
<b>2025 Owner Occupied Housing Units by Value</b>			
Total	3,228	18,270	57,952
<\$50,000	5.0%	6.8%	5.4%
\$50,000 - \$99,999	5.1%	13.5%	16.6%
\$100,000 - \$149,999	22.1%	23.4%	24.1%
\$150,000 - \$199,999	27.9%	19.3%	20.0%
\$200,000 - \$249,999	18.0%	15.4%	12.3%
\$250,000 - \$299,999	7.7%	8.7%	7.7%
\$300,000 - \$399,999	5.0%	6.8%	6.3%
\$400,000 - \$499,999	2.0%	1.5%	2.7%
\$500,000 - \$749,999	2.9%	2.6%	2.5%
\$750,000 - \$999,999	1.0%	1.1%	1.1%
\$1,000,000 - \$1,499,999	3.2%	0.8%	0.9%
\$1,500,000 - \$1,999,999	0.0%	0.1%	0.2%
\$2,000,000 +	0.0%	0.0%	0.2%
Average Home Value	\$236,520	\$202,868	\$205,323
<b>2010 Population by Age</b>			
Total	15,128	94,658	298,245
0 - 4	7.3%	8.6%	8.7%
5 - 9	6.8%	8.4%	8.5%
10 - 14	6.8%	7.8%	8.4%
15 - 24	15.7%	15.9%	15.7%
25 - 34	14.5%	15.3%	15.1%
35 - 44	13.0%	13.3%	13.5%
45 - 54	14.1%	12.9%	13.0%
55 - 64	11.3%	8.9%	9.0%
65 - 74	5.8%	4.7%	4.6%
75 - 84	3.3%	3.0%	2.6%
85 +	1.4%	1.0%	0.9%
18 +	74.6%	70.4%	69.5%

	1 mile	3 miles	5 miles
<b>2020 Population by Age</b>			
Total	16,079	102,845	318,436
0 - 4	6.9%	8.0%	8.0%
5 - 9	6.5%	7.7%	7.8%
10 - 14	6.1%	7.2%	7.5%
15 - 24	12.9%	14.4%	14.6%
25 - 34	17.8%	16.9%	16.4%
35 - 44	12.5%	12.9%	13.0%
45 - 54	11.2%	11.1%	11.3%
55 - 64	11.4%	10.5%	10.5%
65 - 74	9.0%	6.9%	6.8%
75 - 84	3.9%	3.2%	2.9%
85 +	1.7%	1.3%	1.1%
18 +	77.1%	73.1%	72.4%

	1 mile	3 miles	5 miles
<b>2025 Population by Age</b>			
Total	16,577	107,653	332,516
0 - 4	7.0%	8.0%	8.0%
5 - 9	6.5%	7.6%	7.7%
10 - 14	6.4%	7.2%	7.6%
15 - 24	12.5%	13.7%	13.8%
25 - 34	16.7%	16.2%	15.8%
35 - 44	14.2%	14.3%	14.1%
45 - 54	10.3%	10.6%	11.0%
55 - 64	10.8%	9.8%	9.8%
65 - 74	9.0%	7.6%	7.5%
75 - 84	4.8%	3.7%	3.6%
85 +	1.7%	1.3%	1.1%
18 +	76.6%	73.2%	72.5%

	1 mile	3 miles	5 miles
<b>2010 Population by Sex</b>			
Males	7,298	46,648	147,814
Females	7,829	48,008	150,434

	1 mile	3 miles	5 miles
<b>2020 Population by Sex</b>			
Males	7,748	50,777	157,868
Females	8,335	52,066	160,569

	1 mile	3 miles	5 miles
<b>2025 Population by Sex</b>			
Males	7,993	53,205	164,859
Females	8,584	54,448	167,658

	1 mile	3 miles	5 miles
<b>2010 Population by Race/Ethnicity</b>			
Total	15,126	94,654	298,248
White Alone	76.7%	72.0%	68.5%
Black Alone	2.7%	4.1%	6.3%
American Indian Alone	0.5%	0.8%	0.7%
Asian Alone	4.2%	2.8%	4.3%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	13.2%	17.1%	17.1%
Two or More Races	2.6%	3.0%	3.1%
Hispanic Origin	45.9%	59.7%	58.5%
Diversity Index	70.3	73.0	75.6

	1 mile	3 miles	5 miles
<b>2020 Population by Race/Ethnicity</b>			
Total	16,082	102,844	318,437
White Alone	72.1%	68.5%	64.9%
Black Alone	3.2%	4.5%	6.6%
American Indian Alone	0.5%	0.7%	0.7%
Asian Alone	5.2%	3.8%	5.4%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	15.8%	19.1%	18.8%
Two or More Races	3.2%	3.4%	3.5%
Hispanic Origin	53.7%	65.1%	63.3%
Diversity Index	73.7	74.2	77.0

	1 mile	3 miles	5 miles
<b>2025 Population by Race/Ethnicity</b>			
Total	16,577	107,653	332,516
White Alone	70.4%	67.4%	63.8%
Black Alone	3.3%	4.5%	6.7%
American Indian Alone	0.5%	0.7%	0.7%
Asian Alone	5.6%	4.2%	6.0%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	16.7%	19.6%	19.1%
Two or More Races	3.4%	3.6%	3.7%
Hispanic Origin	57.6%	67.9%	65.6%
Diversity Index	74.4	74.2	77.2

	1 mile	3 miles	5 miles
<b>2010 Population by Relationship and Household Type</b>			
Total	15,127	94,656	298,248
In Households	99.2%	99.6%	99.7%
In Family Households	85.8%	88.2%	89.5%
Householder	25.7%	24.4%	24.4%
Spouse	18.6%	16.7%	16.9%
Child	34.0%	37.8%	38.9%
Other relative	5.1%	6.4%	6.5%
Nonrelative	2.3%	2.8%	2.8%
In Nonfamily Households	13.5%	11.4%	10.1%
In Group Quarters	0.8%	0.4%	0.3%
Institutionalized Population	0.7%	0.4%	0.3%
Noninstitutionalized Population	0.0%	0.0%	0.1%

	1 mile	3 miles	5 miles
<b>2020 Population 25+ by Educational Attainment</b>			
Total	10,860	64,562	197,593
Less than 9th Grade	5.7%	11.9%	13.1%
9th - 12th Grade, No Diploma	6.2%	10.5%	11.2%
High School Graduate	30.5%	26.2%	24.3%
GED/Alternative Credential	5.9%	6.5%	5.3%
Some College, No Degree	24.3%	21.4%	21.0%
Associate Degree	7.9%	7.1%	7.0%
Bachelor's Degree	13.3%	11.1%	12.1%
Graduate/Professional Degree	6.1%	5.3%	6.0%

	1 mile	3 miles	5 miles
<b>2020 Population 15+ by Marital Status</b>			
Total	12,941	79,384	244,077
Never Married	34.9%	36.1%	36.1%
Married	47.1%	48.7%	49.4%
Widowed	5.4%	5.0%	4.6%
Divorced	12.6%	10.2%	9.9%

	1 mile	3 miles	5 miles
<b>2020 Civilian Population 16+ in Labor Force</b>			
Civilian Population 16+	8,441	52,612	159,896
Population 16+ Employed	90.4%	89.9%	89.3%
Population 16+ Unemployment rate	9.6%	10.1%	10.7%
Population 16-24 Employed	13.1%	14.6%	14.4%
Population 16-24 Unemployment rate	19.3%	17.8%	18.9%
Population 25-54 Employed	66.9%	66.6%	67.4%
Population 25-54 Unemployment rate	8.2%	9.0%	9.4%
Population 55-64 Employed	13.6%	13.9%	13.9%
Population 55-64 Unemployment rate	6.9%	7.7%	8.3%
Population 65+ Employed	6.3%	4.9%	4.3%
Population 65+ Unemployment rate	7.5%	7.2%	7.6%

	1 mile	3 miles	5 miles
<b>2020 Employed Population 16+ by Industry</b>			
Total	7,630	47,295	142,818
Agriculture/Mining	1.2%	1.6%	1.7%
Construction	11.0%	15.7%	16.0%
Manufacturing	16.2%	13.9%	12.3%
Wholesale Trade	3.5%	2.6%	2.5%
Retail Trade	9.6%	9.2%	10.0%
Transportation/Utilities	9.3%	7.2%	7.6%
Information	0.9%	0.7%	0.6%
Finance/Insurance/Real Estate	4.1%	4.3%	4.7%
Services	42.6%	42.7%	41.9%
Public Administration	1.6%	2.0%	2.7%

	1 mile	3 miles	5 miles
<b>2020 Employed Population 16+ by Occupation</b>			
Total	7,630	47,294	142,818
White Collar	58.1%	47.1%	48.0%
Management/Business/Financial	13.5%	9.3%	9.5%
Professional	19.8%	16.1%	16.0%
Sales	8.9%	8.1%	9.3%
Administrative Support	15.8%	13.6%	13.1%
Services	12.7%	17.2%	16.9%
Blue Collar	29.2%	35.7%	35.1%
Farming/Forestry/Fishing	0.0%	0.3%	0.3%
Construction/Extraction	6.9%	12.0%	12.9%
Installation/Maintenance/Repair	5.3%	4.6%	4.7%
Production	9.0%	10.7%	9.0%
Transportation/Material Moving	8.0%	8.1%	8.2%
<b>2010 Households by Type</b>			
Total	5,656	31,856	96,804
Households with 1 Person	26.0%	22.5%	20.4%
Households with 2+ People	74.0%	77.5%	79.6%
Family Households	69.0%	72.6%	75.0%
Husband-wife Families	49.8%	49.8%	52.0%
With Related Children	24.3%	28.3%	30.3%
Other Family (No Spouse Present)	19.2%	22.8%	22.9%
Other Family with Male Householder	6.2%	7.2%	7.1%
With Related Children	3.7%	4.3%	4.3%
Other Family with Female Householder	13.0%	15.6%	15.8%
With Related Children	8.6%	11.0%	11.2%
Nonfamily Households	5.0%	5.0%	4.7%
All Households with Children	37.1%	44.0%	46.3%
Multigenerational Households	5.7%	7.2%	7.9%
Unmarried Partner Households	6.7%	7.1%	7.0%
Male-female	6.2%	6.5%	6.4%
Same-sex	0.6%	0.6%	0.6%
<b>2010 Households by Size</b>			
Total	5,656	31,857	96,802
1 Person Household	26.0%	22.5%	20.4%
2 Person Household	29.8%	25.7%	25.1%
3 Person Household	17.1%	17.4%	17.8%
4 Person Household	14.3%	16.3%	17.0%
5 Person Household	7.5%	10.3%	10.7%
6 Person Household	3.2%	4.5%	5.1%
7 + Person Household	2.0%	3.3%	3.8%
<b>2010 Households by Tenure and Mortgage Status</b>			
Total	5,656	31,855	96,804
Owner Occupied	57.9%	56.1%	59.1%
Owned with a Mortgage/Loan	39.5%	37.8%	39.9%
Owned Free and Clear	18.4%	18.4%	19.3%
Renter Occupied	42.1%	43.9%	40.9%
<b>2020 Affordability, Mortgage and Wealth</b>			
Housing Affordability Index	153	167	175
Percent of Income for Mortgage	12.7%	11.6%	11.0%
Wealth Index	75	63	71
<b>2010 Housing Units By Urban/ Rural Status</b>			
Total Housing Units	6,018	34,937	106,036
Housing Units Inside Urbanized Area	100.0%	100.0%	100.0%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.0%	0.0%
<b>2010 Population By Urban/ Rural Status</b>			
Total Population	15,127	94,656	298,248
Population Inside Urbanized Area	100.0%	100.0%	100.0%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.0%	0.0%
<b>Top 3 Tapestry Segments</b>			
1.	Home Improvement (4B)	Barrios Urbanos (7D)	Barrios Urbanos (7D)
2.	Young and Restless (11B)	NeWest Residents (13C)	American Dreamers (7C)
3.	Bright Young Professionals (8C)	American Dreamers (7C)	NeWest Residents (13C)

	1 mile	3 miles	5 miles
<b>2020 Consumer Spending</b>			
Apparel & Services: Total \$	\$11,332,160	\$60,190,919	\$187,792,917
Average Spent	\$1,886.49	\$1,770.32	\$1,846.50
Spending Potential Index	88	83	86
Education: Total \$	\$8,506,144	\$43,929,606	\$139,721,046
Average Spent	\$1,416.04	\$1,292.05	\$1,373.83
Spending Potential Index	79	72	77
Entertainment/Recreation: Total \$	\$16,202,490	\$83,602,780	\$261,286,934
Average Spent	\$2,697.27	\$2,458.91	\$2,569.14
Spending Potential Index	83	76	79
Food at Home: Total \$	\$27,610,194	\$145,849,957	\$453,035,793
Average Spent	\$4,596.34	\$4,289.70	\$4,454.54
Spending Potential Index	86	80	83
Food Away from Home: Total \$	\$19,857,973	\$105,316,735	\$328,959,175
Average Spent	\$3,305.81	\$3,097.55	\$3,234.54
Spending Potential Index	88	82	86
Health Care: Total \$	\$28,723,027	\$149,009,034	\$465,533,274
Average Spent	\$4,781.59	\$4,382.62	\$4,577.42
Spending Potential Index	83	76	80
HH Furnishings & Equipment: Total \$	\$11,269,853	\$59,371,279	\$186,523,849
Average Spent	\$1,876.12	\$1,746.21	\$1,834.02
Spending Potential Index	86	80	84
Personal Care Products & Services: Total \$	\$4,816,727	\$25,124,852	\$78,610,958
Average Spent	\$801.85	\$738.97	\$772.95
Spending Potential Index	87	80	84
Shelter: Total \$	\$99,348,635	\$523,278,669	\$1,643,684,343
Average Spent	\$16,538.81	\$15,390.55	\$16,161.77
Spending Potential Index	85	79	83
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$11,881,492	\$60,625,467	\$190,148,271
Average Spent	\$1,977.94	\$1,783.10	\$1,869.66
Spending Potential Index	84	76	80
Travel: Total \$	\$11,732,670	\$60,160,319	\$191,245,633
Average Spent	\$1,953.17	\$1,769.42	\$1,880.45
Spending Potential Index	81	73	78
Vehicle Maintenance & Repairs: Total \$	\$6,047,839	\$30,961,513	\$96,126,257
Average Spent	\$1,006.80	\$910.63	\$945.18
Spending Potential Index	87	79	82

